

Legend

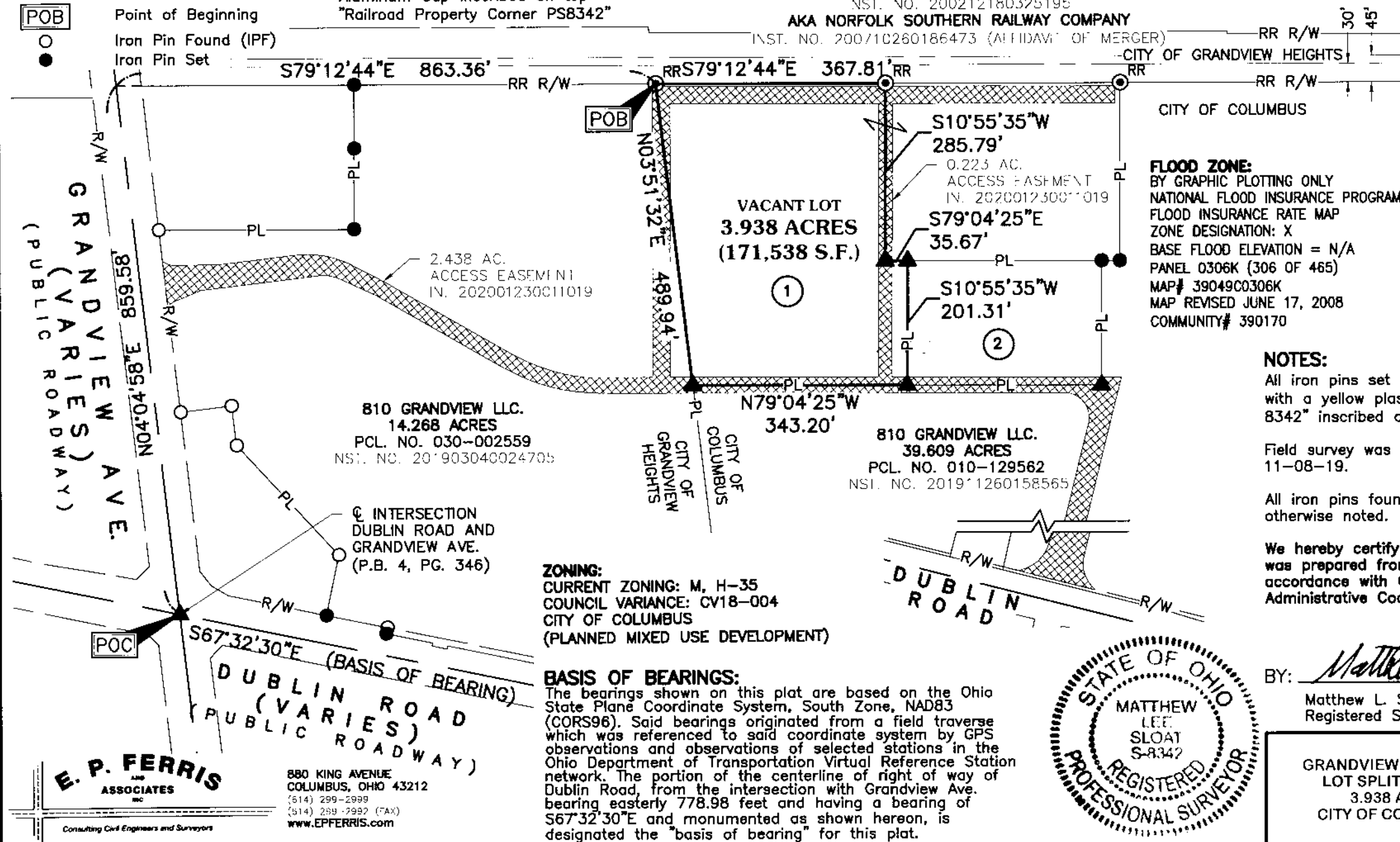
- R/W Right-of-Way
- PL Property Line
- RR R/W Railroad Right-of-Way
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Found (IPF)
- Iron Pin Set
- ▲ Mag Nail Set
- RR ⊙ Set 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"

3.938 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 12, TOWNSHIP 1, RANGE 23 CONGRESS LANDS

MAR 03 2020

PENNSYLVANIA LINES LLC.
 NSI. NO. 200212180325195
 AKA NORFOLK SOUTHERN RAILWAY COMPANY
 INST. NO. 200710260186473 (AFFIDAVIT OF MERGER)



(IN FEET)
 1 Inch = 200 Ft.

FLOOD ZONE:
 BY GRAPHIC PLOTTING ONLY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = N/A
 PANEL 0306K (306 OF 465)
 MAP# 39049C0306K
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

- ① 810 GRANDVIEW LLC.
 7.843 ACRES
 PCL. NO. 010-300626
 NSI. NO. 202001300014671
- ② 810 GRANDVIEW CROSSING OFFICE I LLC.
 1.436 ACRES
 PCL. NO. 010-300647
 INST. NO. 202002180024175

NOTES:
 All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.
 Field survey was conducted from 10-26-16 to 11-08-19.
 All iron pins found are in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

ZONING:
 CURRENT ZONING: M, H-35
 COUNCIL VARIANCE: CV18-004
 CITY OF COLUMBUS
 (PLANNED MIXED USE DEVELOPMENT)

BASIS OF BEARINGS:
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this plat.



BY: *Matthew Lee Sloat 3/3/20*
 Matthew L. Sloat, P.E., P.S.
 Registered Surveyor No. 8342

DATE:	03/03/20
JOB NO:	1005.009
DRAWN BY:	JEC
CHECKED BY:	MJA
APPROVED BY:	MLS
1 OF 1	

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