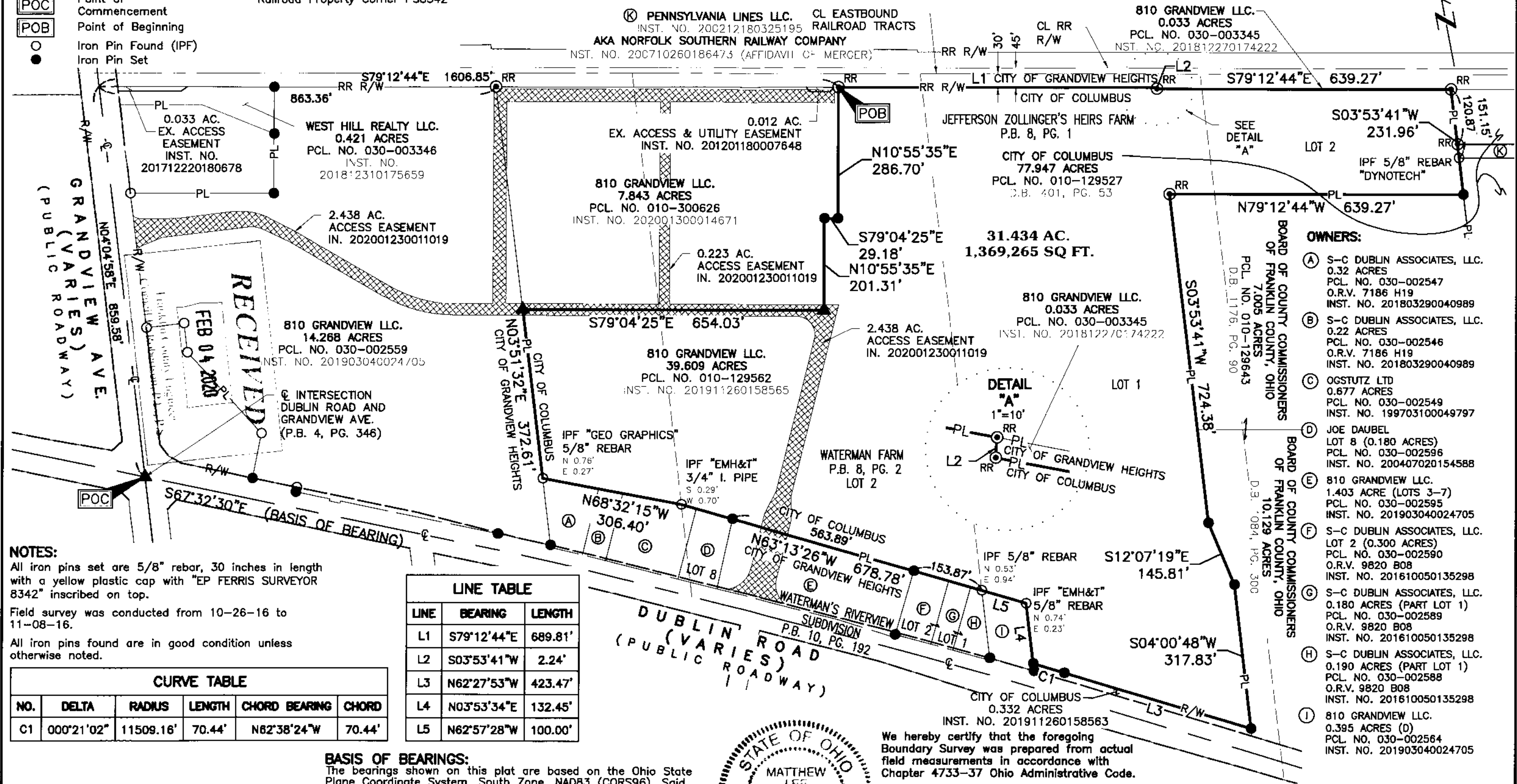
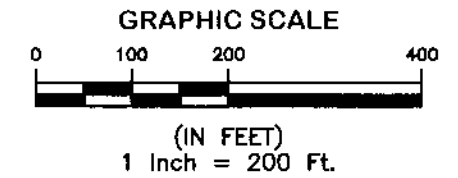


Legend

- 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 Found
- ▲ Mag Nail Set
- ⊙ Set 5/8" Rebar w/2" Aluminum Cap inscribed on top
- ⊙ "Railroad Property Corner PS8342"

31.434 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 12, TOWNSHIP 1, RANGE 23, CONGRESS LANDS, HALF SECTION 7, TOWNSHIP 5, RANGE 23, REFUGEE LANDS, BEING PART OF LOTS 1 & 2 OF THE PLAT OF JEFFERSON ZOLLINGER'S HEIRS FARM AS RECORDED IN PLAT BOOK 8 PAGE 1, ALSO BEING PART OF LOT 2 OF THE PLAT OF WATERMAN'S FARM AS RECORDED IN PLAT BOOK 8 PAGE 2



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 11-08-16.
 All iron pins found are in good condition unless otherwise noted.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	000°21'02"	11509.16'	70.44'	N62°38'24"W	70.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°12'44"E	689.81'
L2	S03°53'41"W	2.24'
L3	N62°27'53"W	423.47'
L4	N03°53'34"E	132.45'
L5	N62°57'28"W	100.00'

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.



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

BY: *Matthew Lee Sloat* 2/4/20
 Matthew L. Sloat, P.E., P.S.
 Registered Surveyor No. 8342

- OWNERS:**
- (A) S-C DUBLIN ASSOCIATES, LLC. 0.32 ACRES PCL. NO. 030-002547 O.R.V. 7186 H19 INST. NO. 201803290040989
 - (B) S-C DUBLIN ASSOCIATES, LLC. 0.22 ACRES PCL. NO. 030-002546 O.R.V. 7186 H19 INST. NO. 201803290040989
 - (C) OGSTUTZ LTD 0.677 ACRES PCL. NO. 030-002549 INST. NO. 199703100049797
 - (D) JOE DAUBEL LOT 8 (0.180 ACRES) PCL. NO. 030-002596 INST. NO. 200407020154588
 - (E) 810 GRANDVIEW LLC. 1.403 ACRE (LOTS 3-7) PCL. NO. 030-002595 INST. NO. 201903040024705
 - (F) S-C DUBLIN ASSOCIATES, LLC. LOT 2 (0.300 ACRES) PCL. NO. 030-002590 O.R.V. 9820 B08 INST. NO. 201610050135298
 - (G) S-C DUBLIN ASSOCIATES, LLC. 0.180 ACRES (PART LOT 1) PCL. NO. 030-002589 O.R.V. 9820 B08 INST. NO. 201610050135298
 - (H) S-C DUBLIN ASSOCIATES, LLC. 0.190 ACRES (PART LOT 1) PCL. NO. 030-002588 O.R.V. 9820 B08 INST. NO. 201610050135298
 - (I) 810 GRANDVIEW LLC. 0.395 ACRES (D) PCL. NO. 030-002564 INST. NO. 201903040024705

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 Consulting Civil Engineers and Surveyors
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 (614) 299-2999
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 www.EPFERRIS.com

DATE: 2/4/20
 JOB NO: 1005.009
 DRAWN BY: JEC
 CHECKED BY: MJA
 APPROVED BY: MLS

GRANDVIEW CROSSING
 31.434 ACRE
 BOUNDARY SURVEY
 CITY OF COLUMBUS

1 OF 1