0.274 ACRE & 0.397 ACRE LOT SPLIT

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

Legend

R/W	Right-of-Way
PL	Property Line
RR R/W	Railroad Right-of-Way
POC	Point of Commencement
POB	Point of Beginning
O	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"

PENNSYLVANIA LINES LLC.
INST. NO. 200212180325195
AKA NORFOLK SOUTHERN RAILWAY COMPANY
INST. NO. 200710260186475 (AFFIDAVIT OF MERGER)

RR R/W

POB 0.274 AC.

S79°12'44"E 58.55'

2.438 AC. ACCESS EASEMENT INST. NO. 202001230011019

863.36'

RR — RR R/W — 30' — 45' — S79°12'44"E 1231.17' — RR — RR

CITY OF GRANDVIEW HEIGHTS
CITY OF COLUMBUS

VACANT LOT
0.274 ACRES
(11,938 S.F.)

N10°55'35"E 236.26'

S10°55'36"W 175.11'

PL

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14

810 GRANDVIEW LLC.
7.843 ACRES (D)
PCL. NO. 010-300626
INST. NO. 202001300014671

POB 0.397 AC.

S79°04'25"E 155.50'

N10°55'35"E 49.54'

340.00'

N79°04'25"W 375.68' (M)

29.18'

VACANT LOT
0.397 ACRES
(17,313 S.F.)

810 GRANDVIEW CROSSING OFFICE I LLC.
1.436 ACRES
PCL. NO. 010-300647
INST. NO. 202002180024175

0.223 AC. ACCESS EASEMENT INST. NO. 202001230011019

3.938 ACRES
INST. NO. 2020_____

CITY OF GRANDVIEW HEIGHTS — CITY OF COLUMBUS

GRANDVIEW AVENUE (VARIES) (PUBLIC ROADWAY)
PLAT BOOK 4, PAGE 346
CL — R/W — N04°04'58"E 859.58'

℄ INTERSERCTION DUBLIN ROAD AND GRANDVIEW AVE. (P.B. 4, PG. 346)

Mag Nail Set

CL

DUBLIN ROAD (VARIES) (PUBLIC ROADWAY)

S64°32'30"E (Basis of Bearing)

R/W — R/W

810 GRANDVIEW LLC.
39.609 ACRES (D)
PCL. NO. 010-129562
INST. NO. 201912060158565

POC
0.274 AC.
0.397 AC.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.37'	N79°04'25"W
L2	24.96'	S10°55'35"W
L3	32.75'	N79°04'25"W
L4	36.33'	S10°55'35"W
L5	14.43'	N79°04'25"W
L6	56.93'	S79°04'25"E
L7	9.67'	S10°55'35"W
L8	46.83'	S79°04'25"E
L9	18.13'	N10°55'35"E
L10	19.63'	S10°55'35"W
L11	55.33'	S79°04'25"E
L12	14.77'	S10°55'35"W
L13	61.09'	S79°04'25"E
L14	23.60'	S10°55'35"W

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 Inch = 100 Ft.

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

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

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.

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.

BY: Matthew Lee Sloat 3/13/20
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

STATE OF OHIO
MATTHEW LEE SLOAT
S-8342
REGISTERED
PROFESSIONAL SURVEYOR

GRANDVIEW CROSSING
LOT SPLIT EXHIBIT
0.274 ACRE
0.397 ACRE
CITY OF COLUMBUS

DATE:	03/11/20
JOB NO:	1005.009
DRAWN BY:	CK
CHECKED BY:	MJA
APPROVED BY:	MLS

1 OF 1

RECEIVED
MAR 13 2020
Department of Building | Inspection
Columbus, Ohio