

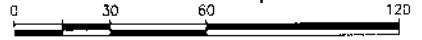
LEGEND

- Iron Pin Found or Mag Nail Found (if designated)
- Iron Pin Set
- ▲ Mag Nail Set
- PL Property Line
- R/W Right-of-Way
- CL Centerline
- SH Highway Easement
- RR Railroad Right-of-Way
- POC Point of Commencement
- POB Point of Beginning

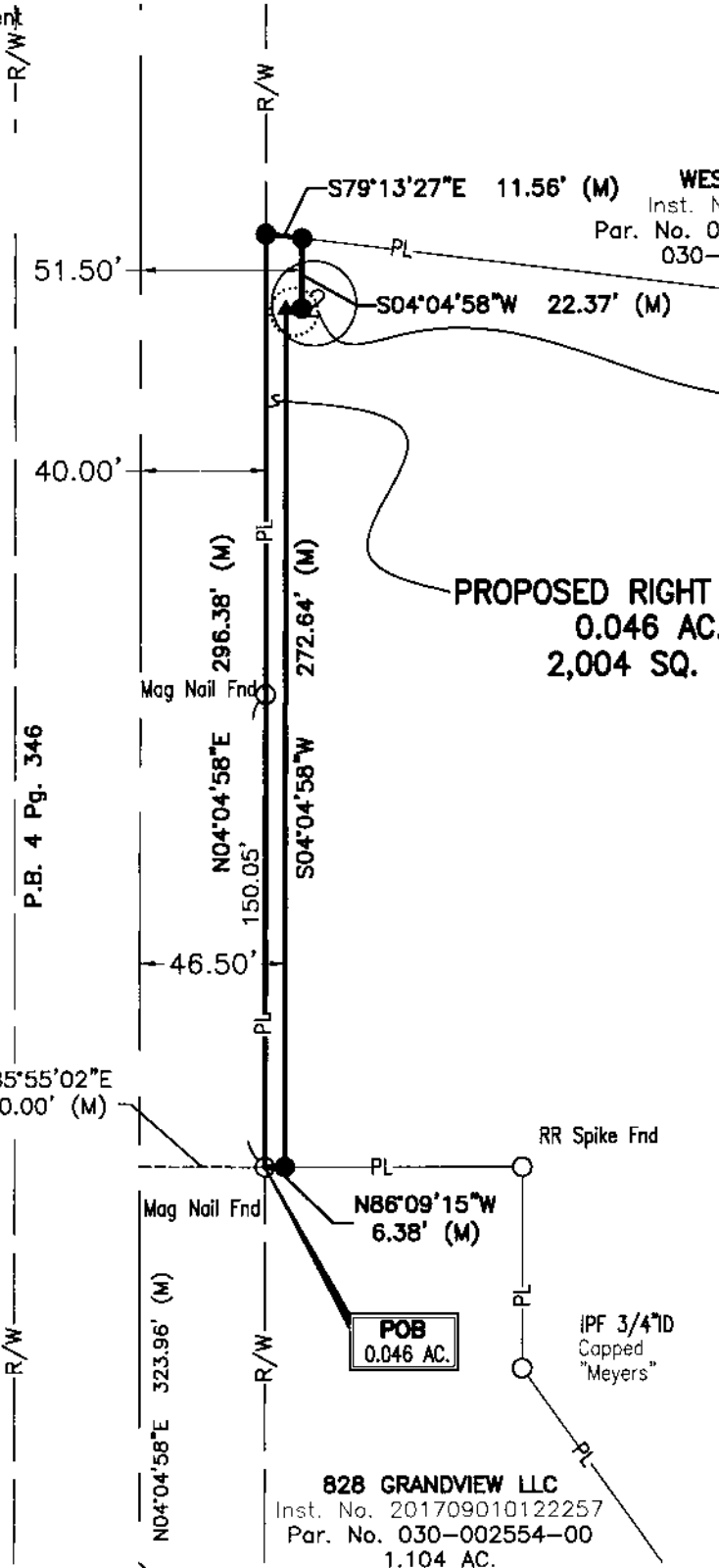
0.046 ACRE RIGHT-OF-WAY DEDICATION

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands

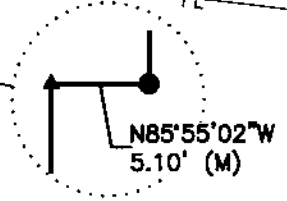
Scale: 1"=60'



GRANDVIEW AVENUE (80')
(PUBLIC ROADWAY)



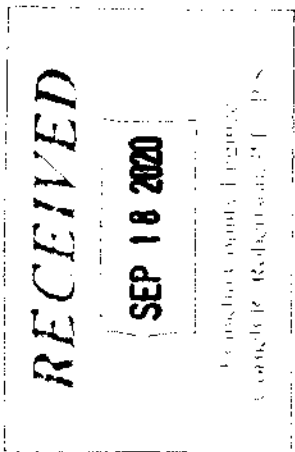
WEST HILL REALTY LLC
Inst. No. 201812310175660
Par. No. 030-002799, 030-002800,
030-000786, 030-00445
0.613 AC.



PROPOSED RIGHT OF WAY
0.046 AC.
2,004 SQ. FT.

810 GRANDVIEW LLC
Inst. No. 201903040024705
Par. No. 030-002559-00
14.268 AC.

828 GRANDVIEW LLC
Inst. No. 201709010122257
Par. No. 030-002554-00
1.104 AC.



POC
0.046 AC.

BASIS OF BEARING:
CL INTERSECTION OF DUBLIN ROAD AND GRANDVIEW AVENUE (P.B. 4, PG. 346)

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* 9/18/20

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

All Set Iron Pins are 5/8" Rebor, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field Surveys were conducted from 06/2010 through 11/2019.

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

E. P. FERRIS
AND ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

PROPOSED RIGHT OF WAY
GRANDVIEW CROSSING
0.046 ACRE TRACT
CITY OF GRANDVIEW HEIGHTS, OHIO

JOB NO.	1005.009
DRAWN BY:	CRK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	08-31-2020