

**BASIS OF BEARING:**

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.

**0.115 ACRE TRACT**

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, being part of a 0.395 acre tract conveyed to 810 Grandview, LLC in Instrument Number 2016060070351 all records being of the Recorder's Office, Franklin County, Ohio

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

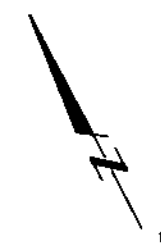
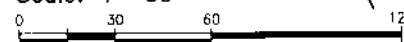
All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field Surveys were conducted from 06/2010 through 08/2016, 01/00/2019.

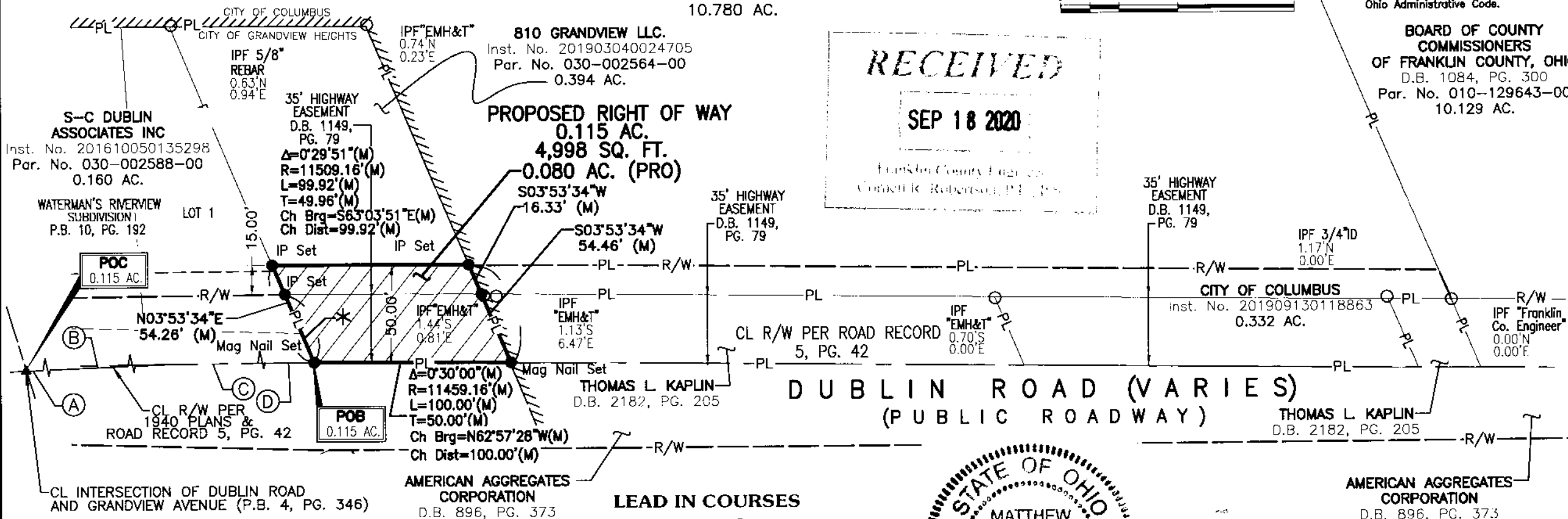
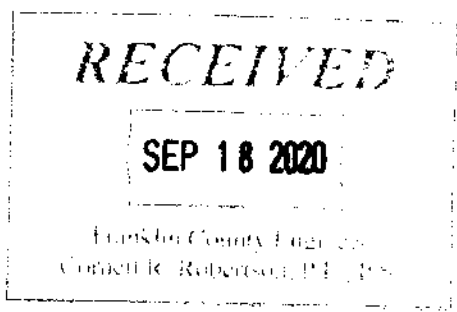
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

**810 GRANDVIEW LLC**  
Inst. No. 202008070115386  
Par. No. 010-129562-00  
10.780 AC.

Scale: 1"=60'



**BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO**  
D.B. 1084, PG. 300  
Par. No. 010-129643-00  
10.129 AC.



**DUBLIN ROAD (VARIES) (PUBLIC ROADWAY)**

**LEAD IN COURSES**

- Ⓐ S67°32'30"E, 778.98'
- Ⓑ CURVE TO THE RIGHT  
Δ=02°37'04"  
R=5729.58'  
L=261.78'  
ChBRG=S66°13'58"E  
ChDIST=261.76'
- Ⓒ S64°55'26"E, 509.60'
- Ⓓ CURVE TO THE RIGHT  
Δ=01°42'59"  
R=11459.16'  
L=343.26'  
ChBRG=S64°03'57"E  
ChDIST=343.25'

- LEGEND**
- IPF Iron Pin Found
  - MNF Mag Nail Found
  - 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
  - \* N03°53'34"E 37.98' (M)



BY: *Matthew Lee Sloat* 9/10/20  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

**E. P. FERRIS AND ASSOCIATES INC**  
Consulting Civil Engineers and Surveyors

**CONTACT:**  
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COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

**PROPOSED RIGHT OF WAY GRANDVIEW CROSSING 0.115 ACRE TRACT CITY OF GRANDVIEW HEIGHTS, OHIO**

|              |            |
|--------------|------------|
| JOB NO.      | 1005.009   |
| DRAWN BY:    | CRK        |
| CHECKED BY:  | MLS        |
| APPROVED BY: | MLS        |
| DATE:        | 09-02-2020 |