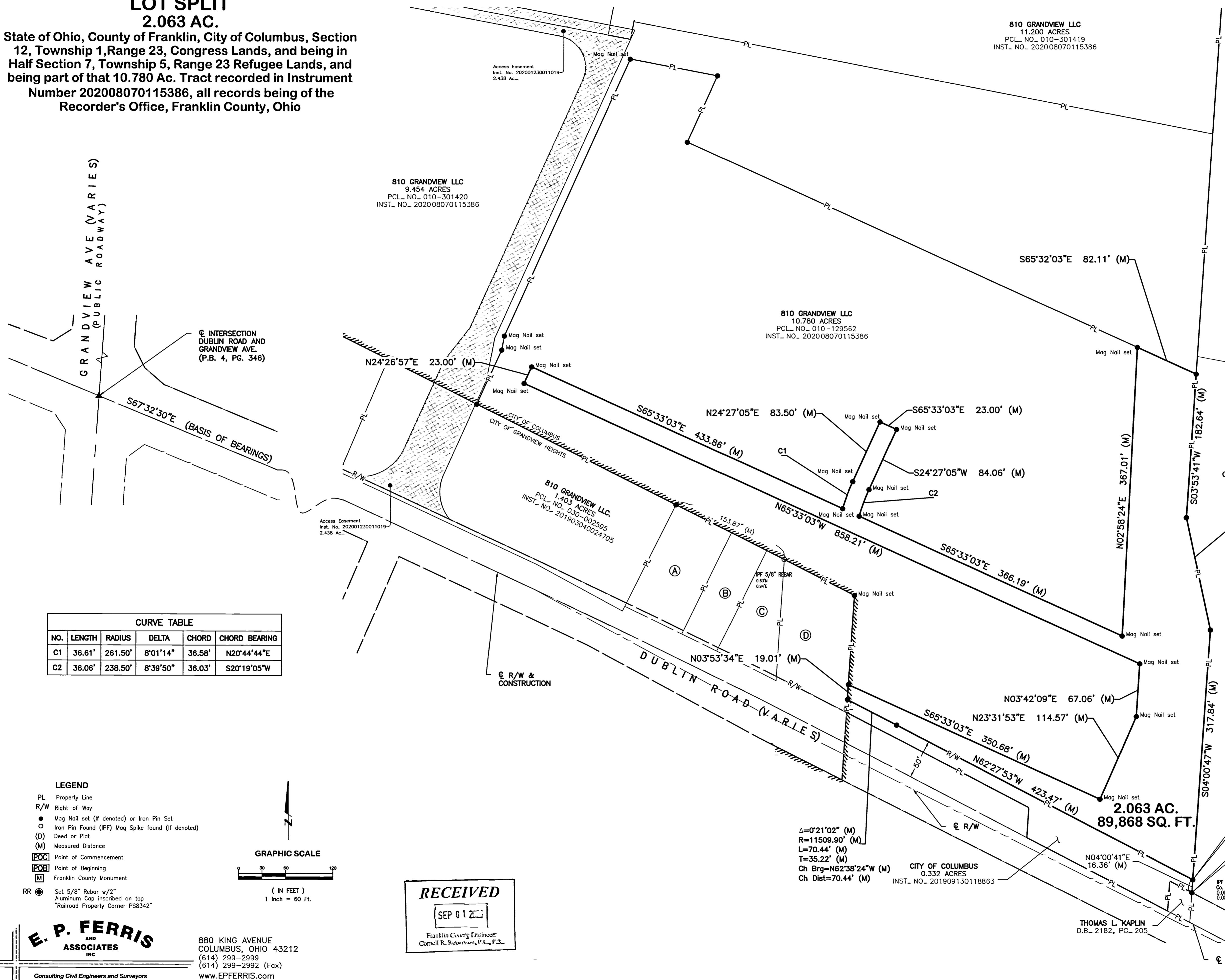


LOT SPLIT 2.063 AC.

State of Ohio, County of Franklin, City of Columbus, Section 12, Township 1, Range 23, Congress Lands, and being in Half Section 7, Township 5, Range 23 Refugee Lands, and being part of that 10.780 Ac. Tract recorded in Instrument Number 202008070115386, all records being of the Recorder's Office, Franklin County, Ohio



810 GRANDVIEW LLC
11.200 ACRES
PCL. NO. 010-301419
INST. NO. 202008070115386

810 GRANDVIEW LLC
9.454 ACRES
PCL. NO. 010-301420
INST. NO. 202008070115386

810 GRANDVIEW LLC
10.780 ACRES
PCL. NO. 010-129562
INST. NO. 202008070115386

BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO
7.005 ACRES
Par. No. 010-129643-00
D.B. 1176, PG. 90

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

810 GRANDVIEW LLC
1.403 ACRES
PCL. NO. 030-002595
INST. NO. 201903040024705

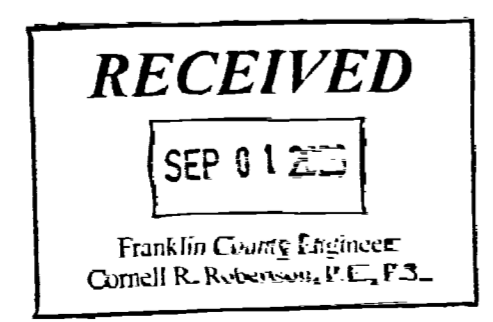
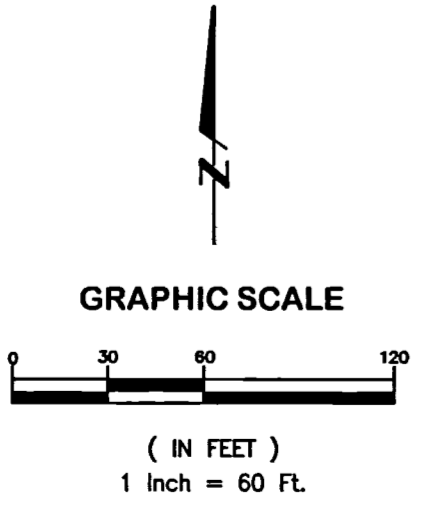
- OWNERS**
- (A) S-C DUBLIN ASSOCIATES
LOT 2 (0.300 ACRES)
PCL. NO. 030-002590
O.R.V. 9820 B08
INST. NO. 198706080128730
 - (B) S-C DUBLIN ASSOCIATES
0.180 ACRES (PART LOT 1)
PCL. NO. 030-002589
O.R.V. 9820 B08
INST. NO. 198706080128730
 - (C) S-C DUBLIN ASSOCIATES
0.190 ACRES (PART LOT 1)
PCL. NO. 030-002588
O.R.V. 9820 B08
INST. NO. 198706080128730
 - (D) 810 GRANDVIEW LLC.
0.394 ACRES
PCL. NO. 030-002564
INST. NO. 201903040024705

BASIS OF BEARING
The bearings shown on this plot 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 plot.
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.
Field survey was conducted from 11-01-16 to 11-14-17.

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

| CURVE TABLE | | | | | |
|-------------|--------|---------|----------|--------|---------------|
| NO. | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 36.61' | 261.50' | 8°01'14" | 36.58' | N20°44'44"E |
| C2 | 36.06' | 238.50' | 8°39'50" | 36.03' | S20°19'05"W |

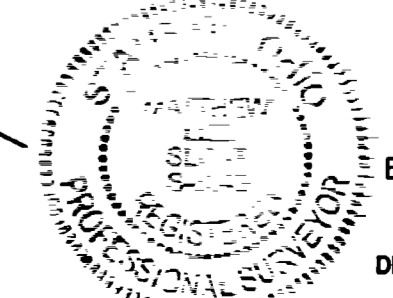
- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - Mag Nail set (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF) Mag Spike found (if denoted)
 - (D) Deed or Plat
 - (M) Measured Distance
 - POC Point of Commencement
 - POB Point of Beginning
 - M Franklin County Monument
 - RR Set 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"



Δ=0°21'02" (M)
R=11509.90' (M)
L=70.44' (M)
T=35.22' (M)
Ch Brg=N62°38'24"W (M)
Ch Dist=70.44' (M)

CITY OF COLUMBUS
0.332 ACRES
INST. NO. 201909130118863

THOMAS L. KAPLIN
D.B. 2182, PG. 205



By: *Matthew Lee Sloat* 9/1/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342
DRAWN BY CRK CHK BY MLS DATE 08-24-2020

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