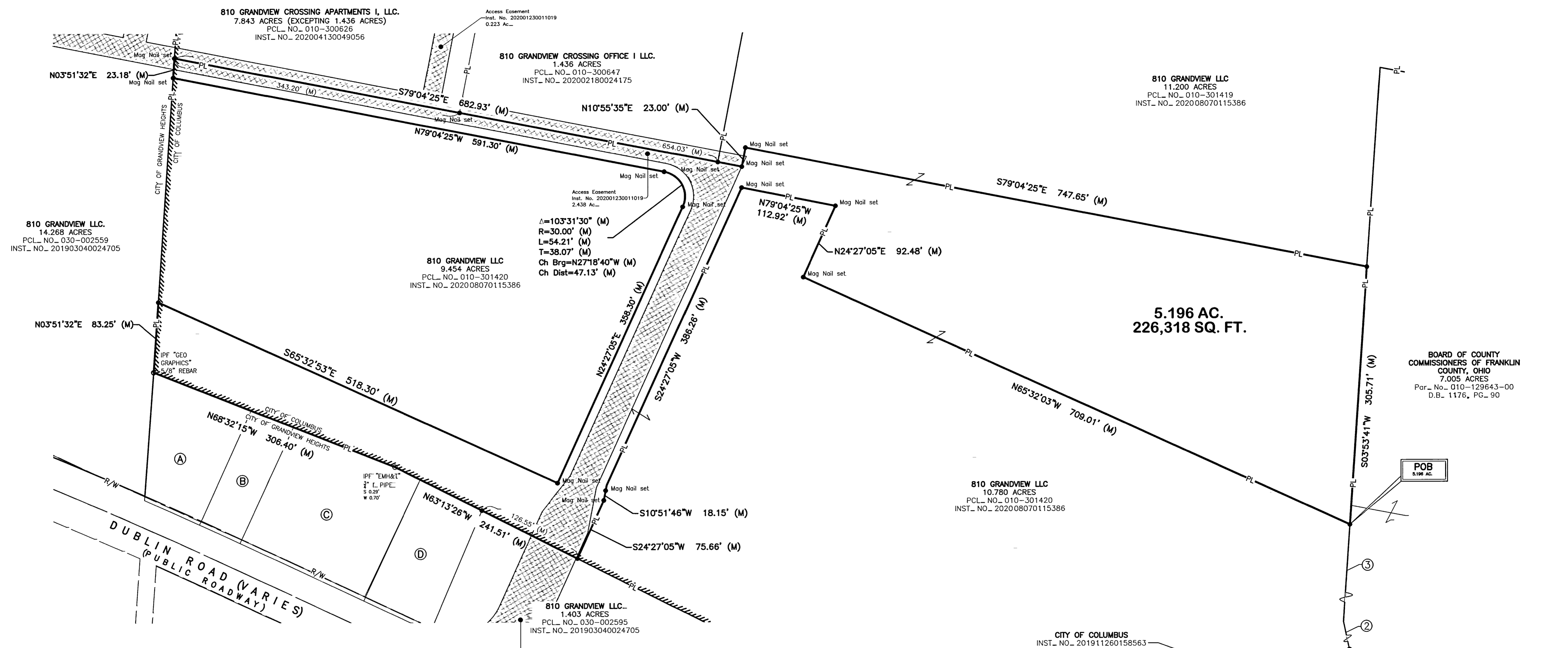
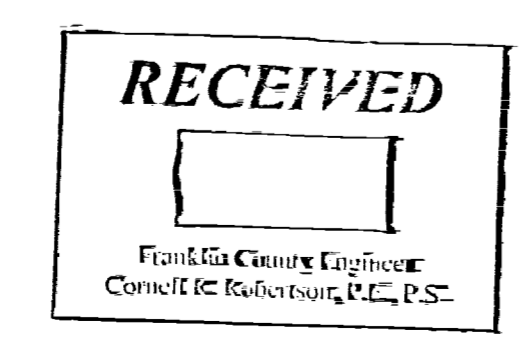
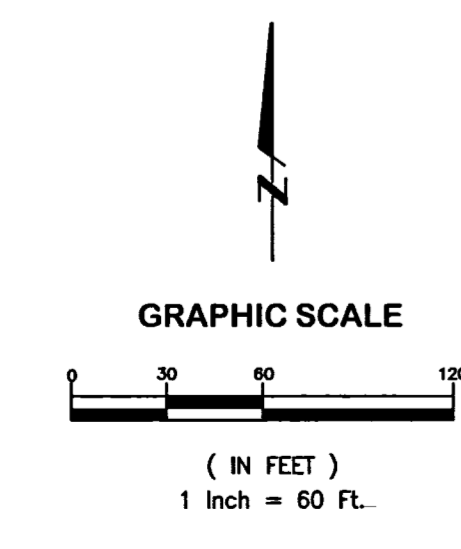


# LOT SPLIT 5.196 AC.

State of Ohio, County of Franklin, City of Columbus,  
Section 12, Township 1, Range 23, Congress Lands, and  
Half Section 7, Township 5, Range 23, Refugee Lands,  
being part of that 9.454 Ac. Tract recorded in Instrument  
Number 202008070115386, all records being of the  
Recorder's Office, Franklin County, Ohio



- 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)
  - 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 P58342"



- OWNERS**
- (A) S-C DUBLIN ASSOCIATES  
0.320 ACRES  
PCL NO. 030-002547  
O.R.V. 7186 H19
  - (B) S-C DUBLIN ASSOCIATES  
0.230 ACRES  
PCL NO. 030-002546  
O.R.V. 7186 H19
  - (C) OGSTUTZ LTD  
0.677 ACRES  
PCL NO. 030-002549  
INST. NO. 199703100049797
  - (D) JOE DAUBEL  
0.180 ACRES  
PCL NO. 030-002596  
INST. NO. 200407020154588

**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.

**LEAD IN COURSES**

- ① N04°00'41"E 334.19' (M)
- ② N12°07'19"W 145.81' (M)
- ③ N03°53'41"E 182.64' (M)

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

DRWN BY CRK CHK BY MLS DATE 08-12-2020

1005009

M:\1005009\_Kaplin\DWG\Exhibits\1005009\_Lot\_Split\_5.196Ac.dwg -Layout1 LAST EDITED By: Kelly ON 8/12/20

**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