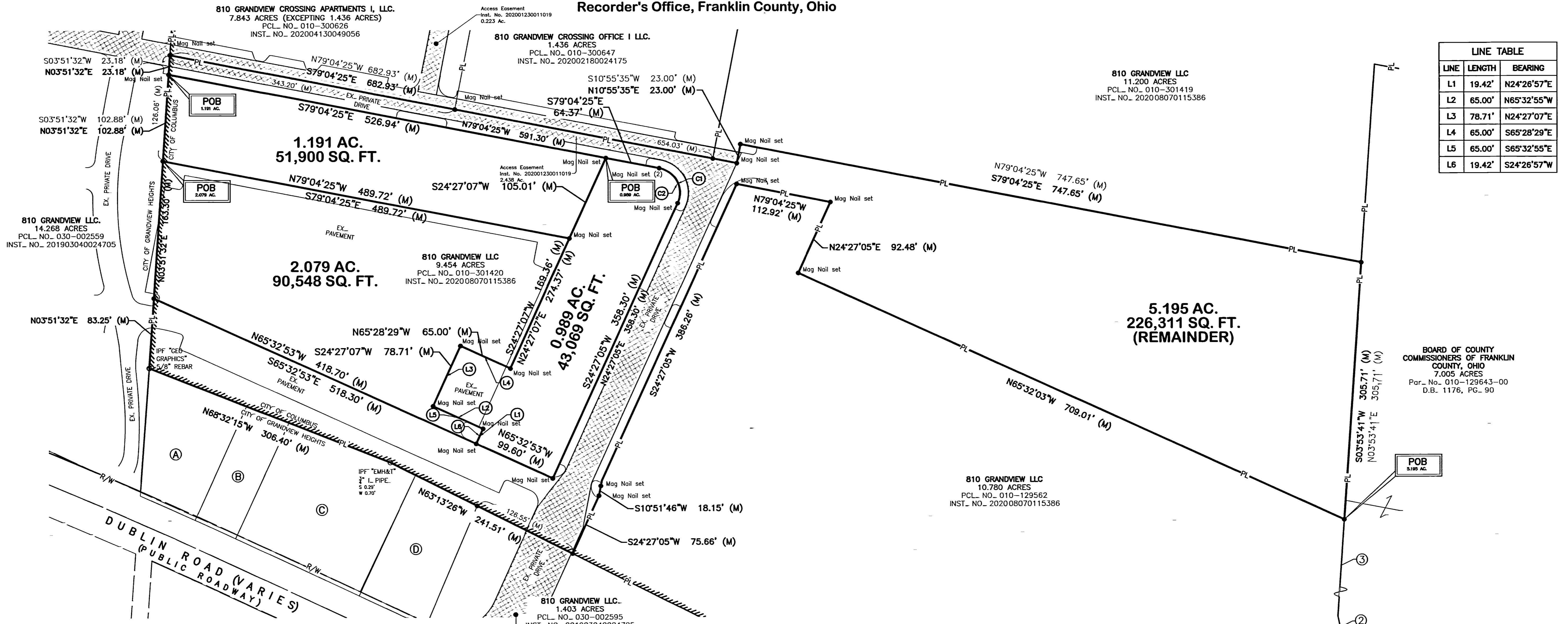


LOT SPLITS 5.195 AC. (REMAINDER) 0.989 AC. 1.191 AC. 2.079 AC.

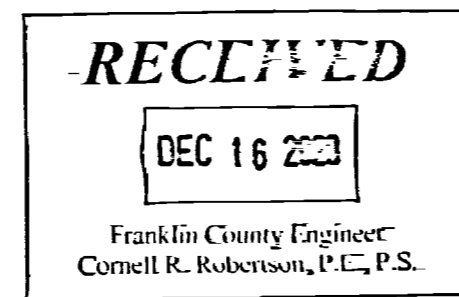
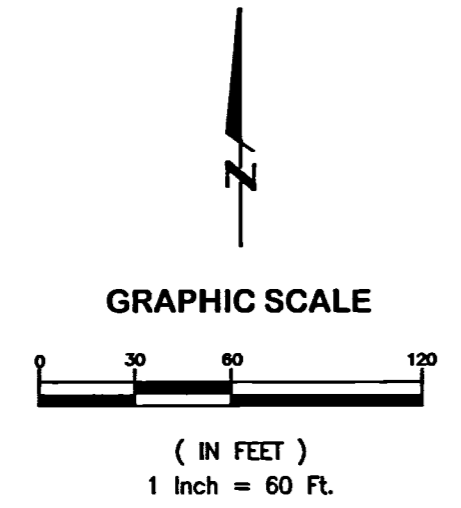
State of Ohio, County of Franklin, City of Columbus,
Section 12, Township 1, Range 23, Congress Lands, and
Half Section 7, Township 5, Range 23, Refuge Lands,
being all of that 9.454 Ac. Tract recorded in Instrument
Number 202008070115386, all records being of the
Recorder's Office, Franklin County,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

- △=103°31'30" (M)
R=30.00' (M)
L=54.21' (M)
T=38.07' (M)
Ch Brg=N27°18'40"W (M)
Ch Dist=47.13' (M)
- △=103°31'30" (M)
R=30.00' (M)
L=54.21' (M)
T=38.07' (M)
Ch Brg=S27°18'40"E (M)
Ch Dist=47.13' (M)



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.42'	N24°26'57"E
L2	65.00'	N65°32'55"W
L3	78.71'	N24°27'07"E
L4	65.00'	S65°28'29"E
L5	65.00'	S65°32'55"E
L6	19.42'	S24°26'57"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"



- 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
0.810 ACRES
PCL. NO. 030-002596
INST. NO. 200407020154588

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.

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.

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

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

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)

BY: *Matthew Lee Stodt* 12/15/20
Matthew Lee Stodt, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY: CK CHK BY: MLS DATE 12-11-2020

E. P. FERRIS AND ASSOCIATES INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

M:\005009_Kaplin\DWG\Exhibits\005009_Lot_Split_5.195Ac_+Remainders.dwg ~Layout1 LAST EDITED By:kelly ON 12/11/20