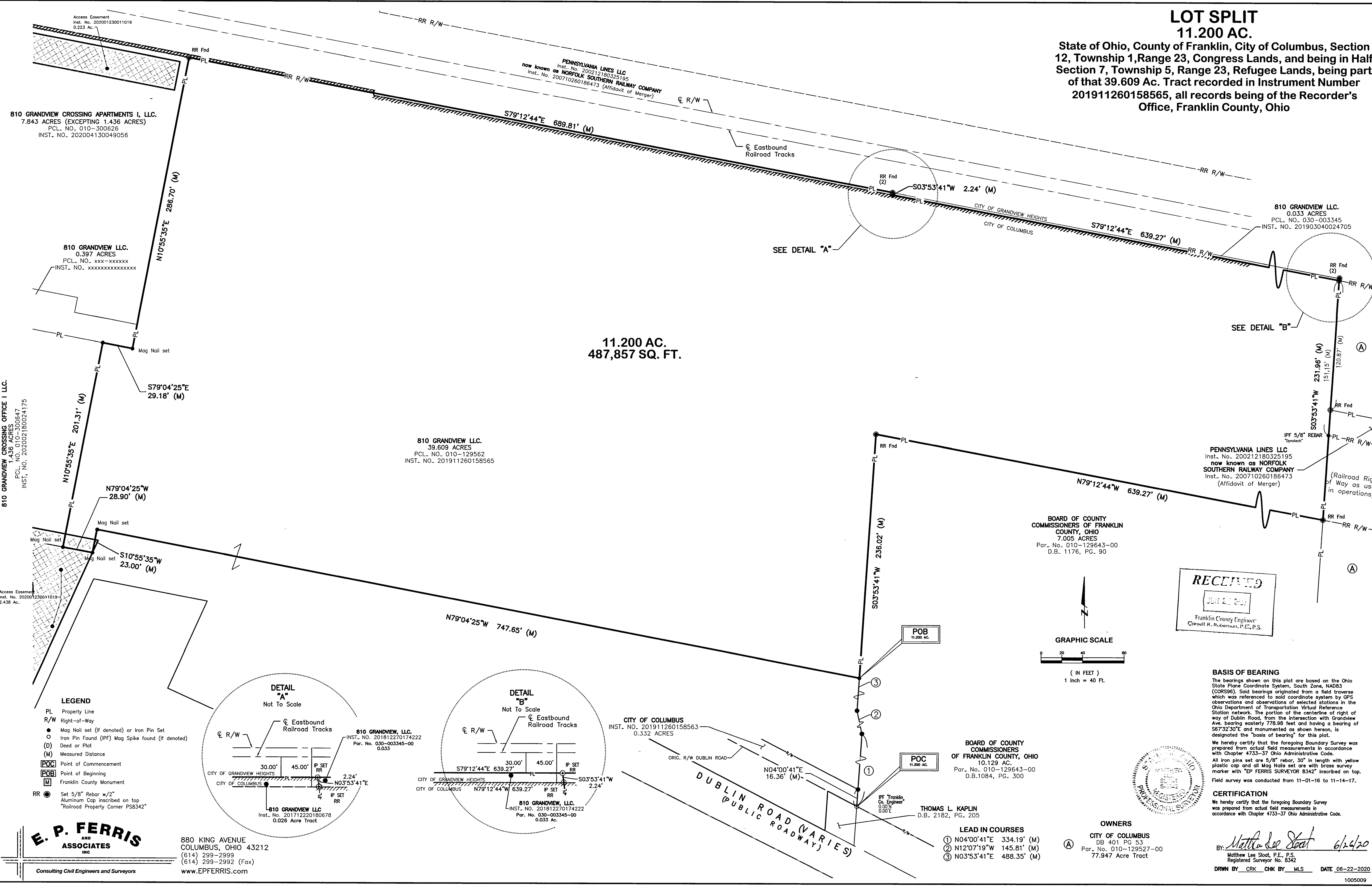


LOT SPLIT 11.200 AC.

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, being part of that 39.609 Ac. Tract recorded in Instrument Number 201911260158565, all records being of the Recorder's Office, Franklin County, Ohio



11.200 AC.
487,857 SQ. FT.

810 GRANDVIEW CROSSING APARTMENTS I, LLC.
7.843 ACRES (EXCEPTING 1.436 ACRES)
PCL. NO. 010-300626
INST. NO. 202004130049056

810 GRANDVIEW LLC.
0.397 ACRES
PCL. NO. xxx-xxxxxx
INST. NO. xxxxxxxxxxxxxxx

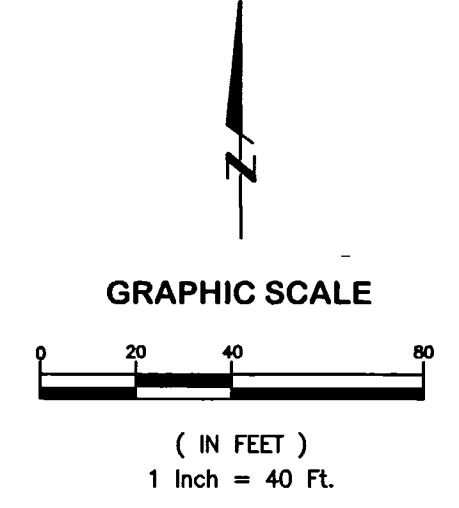
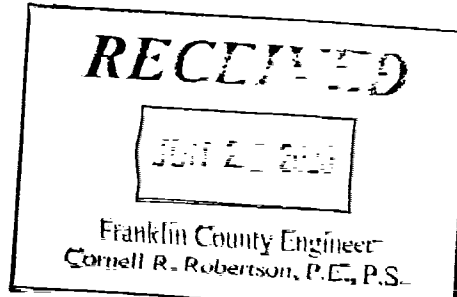
810 GRANDVIEW CROSSING OFFICE I LLC.
1.436 ACRES
PCL. NO. 010-300647
INST. NO. 202002180024175

810 GRANDVIEW LLC.
39.609 ACRES
PCL. NO. 010-129562
INST. NO. 201911260158565

810 GRANDVIEW LLC.
0.033 ACRES
PCL. NO. 030-003345
INST. NO. 201903040024705

PENNSYLVANIA LINES LLC
Inst. No. 200212180325195
now known as NORFOLK SOUTHERN RAILWAY COMPANY
Inst. No. 200710260186473 (Affidavit of Merger)

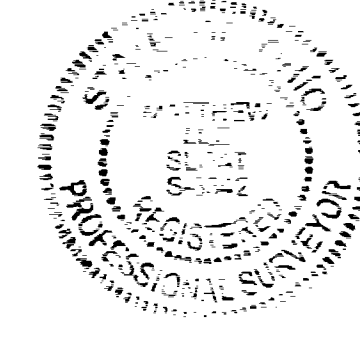
BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO
7,005 ACRES
Par. No. 010-129643-00
D.B. 1176, PG. 90



BASIS OF BEARING
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (ORS96). 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 S87°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 488.35' (M)

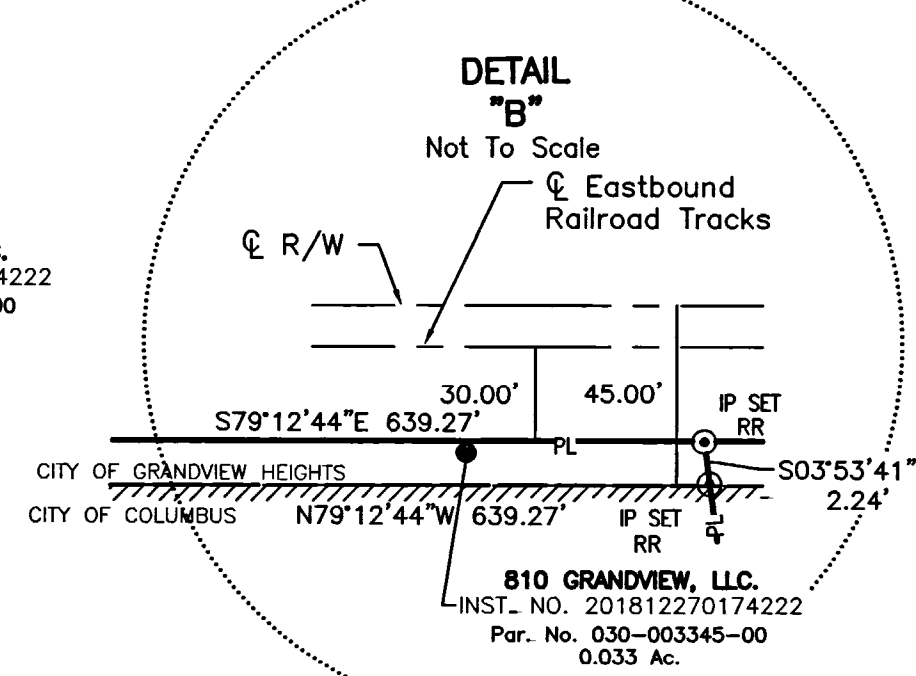
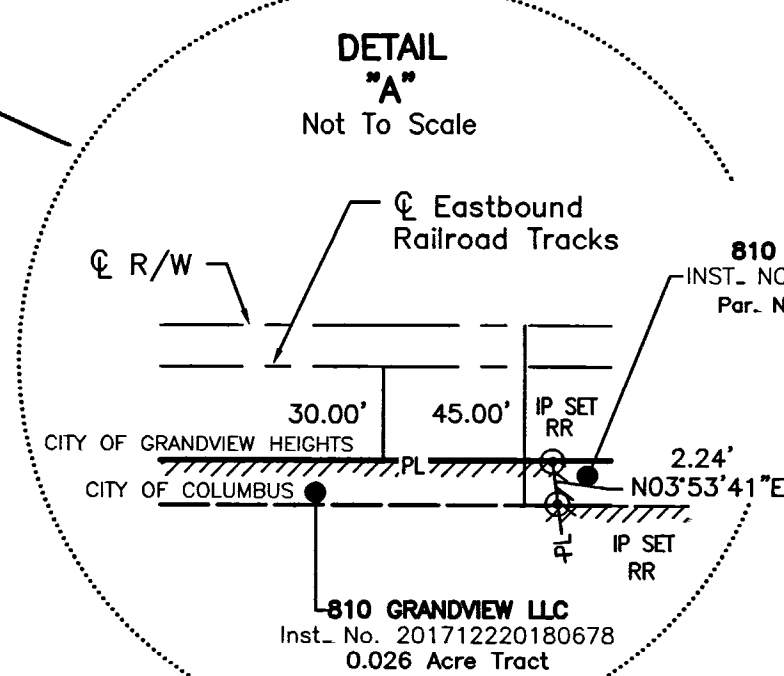
OWNERS
CITY OF COLUMBUS
DB 401 PG 53
Par. No. 010-129527-00
77.947 Acre Tract

DRWN BY CRK CHK BY MLS DATE 06-22-2020
1005009

- 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 Plot
 - (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"

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



CITY OF COLUMBUS
INST. NO. 201911260158563
0.332 ACRES

POB
11.200 AC.

POC
11.200 AC.

DUBLIN ROAD (PUBLIC ROADWAY)
N04°00'41"E 16.36' (M)
N79°12'44"W 639.27' (M)

M:\1005009_Koplin\DWG\Exhibits\1005009_Lot_Split_11.200Ac.dwg - Layout1 LAST EDITED BY:ckraft ON 6/22/20