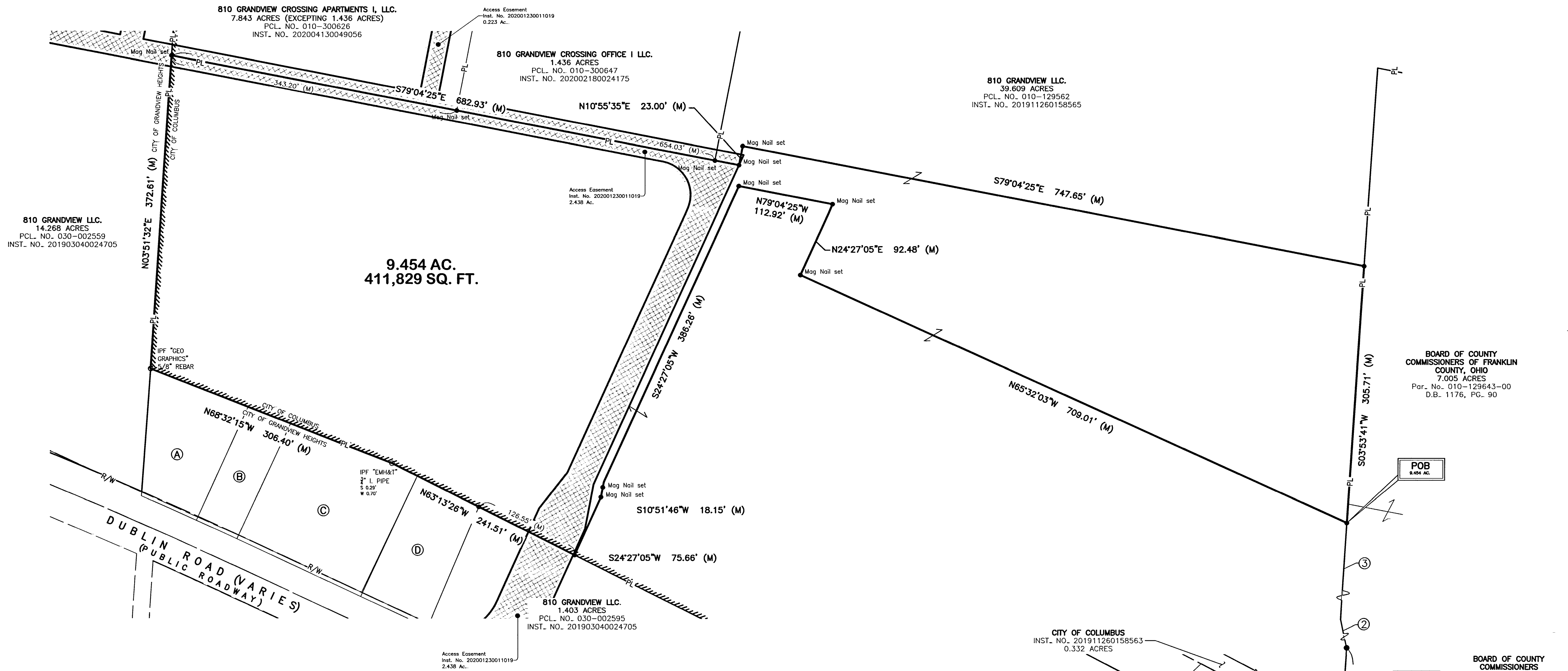


LOT SPLIT 9.454 AC.

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



810 GRANDVIEW LLC.
14.268 ACRES
PCL. NO. 030-002559
INST. NO. 201903040024705

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

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

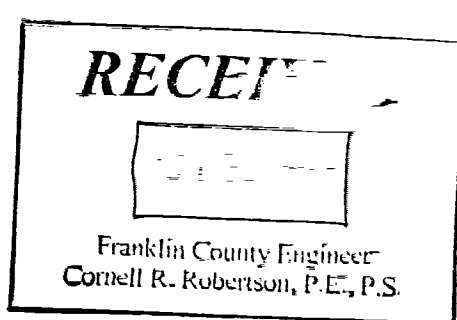
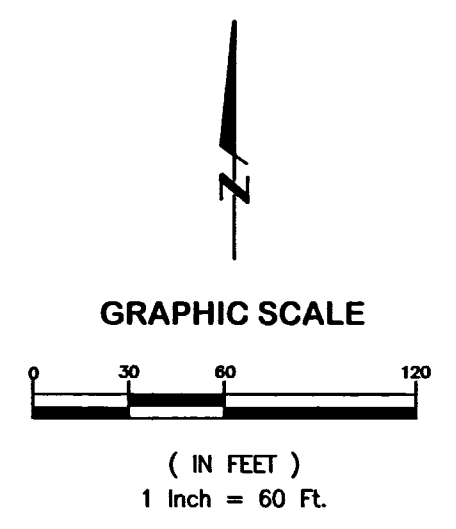
810 GRANDVIEW LLC.
39.609 ACRES
PCL. NO. 010-129562
INST. NO. 201911260158565

9.454 AC.
411,829 SQ. FT.

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

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

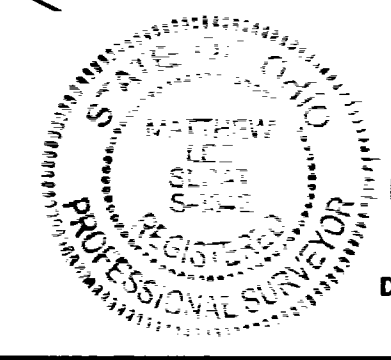
BASIS OF BEARING
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department 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.



BY: *Matthew Lee Sloat* 6/26/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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

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

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(614) 299-2992 (Fax)
www.EPFERRIS.com