

PARCEL 1

LINE	LENGTH	BEARING
1	423.47'	N62°27'53"W
2	19.01'	N03°53'34"E
3	350.68'	S65°33'03"E
4	114.57'	N23°31'53"E
5	67.06'	N03°42'09"E
6	858.21'	N65°33'03"W
7	23.00'	N24°26'57"E
8	433.86'	S65°33'03"E
9	83.50'	N24°27'05"E
10	23.00'	S65°33'03"E
11	84.06'	S24°27'05"W
12	366.19'	S65°33'03"E
13	367.01'	N02°58'24"E
14	82.11'	S65°32'03"E
15	182.64'	S03°53'41"W
16	145.81'	S12°07'19"E
17	317.84'	S04°00'41"W

PARCEL 4

45	84.06'	N24°27'05"E
46	23.00'	N65°33'03"W
47	83.50'	S24°27'05"W
48	433.86'	N65°33'03"W
49	23.00'	S24°26'57"W
50	858.21'	S65°33'03"E
51	67.06'	S03°42'09"W
52	114.57'	S23°31'53"W
53	80.57'	N65°33'03"W
54	106.87'	N24°26'57"E
55	284.76'	N65°33'03"W
56	25.19'	N67°01'55"W

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C4	36.06'	238.50'	08°39'50"	36.03'	N20°19'05"E
C5	36.61'	261.50'	08°01'14"	36.58'	S20°44'44"W

CURVE TABLE 2.063 AC.

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	70.44'	11,509.16'	00°21'02"	70.44'	N62°38'24"W
C2	36.61'	261.50'	08°01'14"	36.58'	N20°44'44"E
C3	36.06'	238.50'	08°39'50"	36.03'	S20°19'05"W

PARCEL 5

LINE	LENGTH	BEARING
57	253.66'	S02°58'24"W
58	85.32'	N86°32'51"W
59	53.85'	N03°40'41"E
60	484.32'	N65°27'14"W
61	215.60'	N24°27'13"E
62	490.19'	S65°32'03"E

PARCEL 2

LINE	LENGTH	BEARING
18	113.44'	N03°53'34"E
19	25.19'	S67°01'55"E
20	284.76'	S65°33'03"E
21	106.87'	S24°26'57"W
22	270.11'	N65°33'03"W

PARCEL 3

LINE	LENGTH	BEARING
23	2.91'	N10°51'46"E
24	386.26'	N24°27'05"E
25	112.92'	S79°04'25"E
26	92.48'	S24°27'05"W
27	136.71'	S65°32'03"E
28	175.55'	S24°26'57"W
29	146.90'	N65°34'51"W
30	147.34'	S24°27'27"W
31	98.90'	N65°32'55"W

PARCEL 4

LINE	LENGTH	BEARING
32	100.00'	N62°57'28"W
33	437.27'	N63°13'26"W
34	75.66'	N24°27'05"E
35	15.25'	N10°51'46"E
36	98.90'	S65°32'55"E
37	147.34'	N24°27'27"E
38	146.90'	S65°34'51"E
39	40.05'	S24°28'25"W
40	484.32'	S65°27'14"E
41	53.85'	S03°40'41"W
42	85.32'	S86°32'51"E
43	113.35'	S02°58'24"W
44	366.19'	N65°33'03"W

LINE	LENGTH	BEARING
L1	423.47'	N62°27'53"W
L2	19.01'	N03°53'34"E

LINE	LENGTH	BEARING
L3	132.45'	N03°53'34"E
L4	100.00'	N62°57'28"W
L5	437.27'	N63°13'26"W
L6	75.66'	N24°27'05"E
L7	15.25'	N10°51'46"E

LINE	LENGTH	BEARING
L8	317.84'	N04°00'41"E
L9	145.81'	N12°07'19"W
L10	182.64'	N03°53'41"E
L11	82.11'	N65°32'03"W

LINE	LENGTH	BEARING
L12	317.84'	N04°00'41"E
L13	145.81'	N12°07'19"W
L14	182.64'	N03°53'41"E
L15	82.11'	N65°32'03"W

PLAT OF WATERMAN FARM P.B. 8 PG. 28

PLAT OF JEFFERSON ZOLLINGER HEIRS FARM P.B. 8 PG. 1

810 GRANDVIEW LLC Inst. No. 202008070115386 Par. No. 010-301420-00 9.454 AC. (D)

VACANT LOT PARCEL 3 1,530 AC. (66,671 S.F.)

810 GRANDVIEW LLC Inst. No. 202008070115386 Par. No. 010-301420-00 9.454 AC. (D)

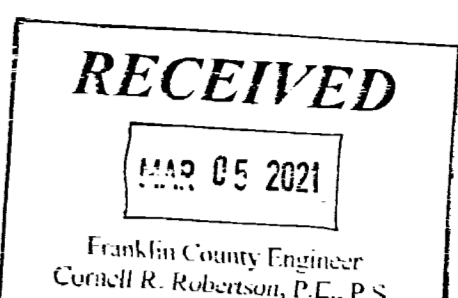
810 GRANDVIEW LLC Inst. No. 202008070115386 Par. No. 010-129562-00 10.780 AC. (D)

VACANT LOT PARCEL 5 2,715 AC. (118,253 S.F.)

VACANT LOT PARCEL 4 3,760 AC. (163,795 S.F.)

VACANT LOT PARCEL 2 0,712 AC. (30,999 S.F.)

VACANT LOT PARCEL 1 2,063 AC. (89,868 S.F.)



- OWNERS**
 BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO
 D.B. 1084, PG. 300
 Par. No. 010-129643-00 10.129 AC. (D)
- 810 GRANDVIEW LLC
 Inst. No. 201903040024705
 Par. No. 030-002564-00 0.394 AC. (D)
- S-C DUBLIN ASSOCIATES, LLC
 O.R.V. 9820 B08
 Affidavit of Facts Relating to Title
 Inst. No. 201803290040989
 Par. No. 030-002589-00 0.190 AC. (D)
- S-C DUBLIN ASSOCIATES, LLC
 O.R.V. 9820 B08
 Affidavit of Facts Relating to Title
 Inst. No. 201803290040989
 Par. No. 030-002589-00 0.180 AC. (D)
- S-C DUBLIN ASSOCIATES, LLC
 O.R.V. 9820 B08
 Affidavit of Facts Relating to Title
 Inst. No. 201803290040989
 Par. No. 030-002590-00 0.300 AC. (D)
- 810 GRANDVIEW LLC
 Inst. No. 201903040024705
 Par. No. 030-002595-00 1.403 AC. (D)

- LEGEND**
- PPL Proposed Property Line
 - PL Property Line
 - R/W Right-of-Way
 - (D) Deed or Plat
 - (M) Measured Value
 - o Iron Pin Found (IPF) or PK Nail Found (PKF)
 - Iron Pin Set
 - ▲ Mag Nail Set
 - ▲ Point of Commencement
 - POB Point of Beginning

Scale: 1" = 50'

BASIS OF BEARING
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). 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.

CERTIFICATION
 All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.
 All Set Mag Nails are magnetic nails with a 1.5" diameter brass washer with "E.P. FERRIS SURVEYOR 8342" inscribed on top.
 All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.
 Field Surveys were conducted from 06/2010 through 11/2019.
 We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

ZONING:
 CURRENT ZONING: M, H-35
 COUNCIL VARIANCE: CV18-004
 CITY OF COLUMBUS
 (PLANNED MIXED USE DEVELOPMENT)

FLOOD ZONE:
 BY GRAPHIC PLOTTING ONLY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = N/A
 PANEL 0308K (306 OF 465)
 MAP# 39049C0306K
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

By: *Matthew Lee Sloat* 3/4/21
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

M:\1005009_Kaplin\DWG\Exhibits\1005009_EXH-1a_Split out_10_1780.dwg ~ Layout1 LAST EDITED BY CKELLY ON 3/2/21

E.P. FERRIS & ASSOCIATES INC

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

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 COLUMBUS, OHIO 43212
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 www.EPFERRIS.com

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

JOB NO.	1005.009
DESIGNED BY:	CK
DRAWN BY:	CRK
CHECKED BY:	MJA
APPROVED BY:	MLS
DATE:	3/3/2021

LOT SPLIT
 2.063 AC., 0.712 AC., 1.530 AC.,
 3.760 AC., AND 2.751 AC. TRACT

SCALE:	1" = 50'
SHEET NO.	1
OF	1