

E-6-D



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614.471.0663
www.terrasurveyingservices.com

SURVEY OF PROPOSED LOT SPLIT
LOCATED IN PART OF QUARTER TOWNSHIP 4, TOWNSHIP 2N, RANGE 18W
UNITED STATES MILITARY DISTRICT
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

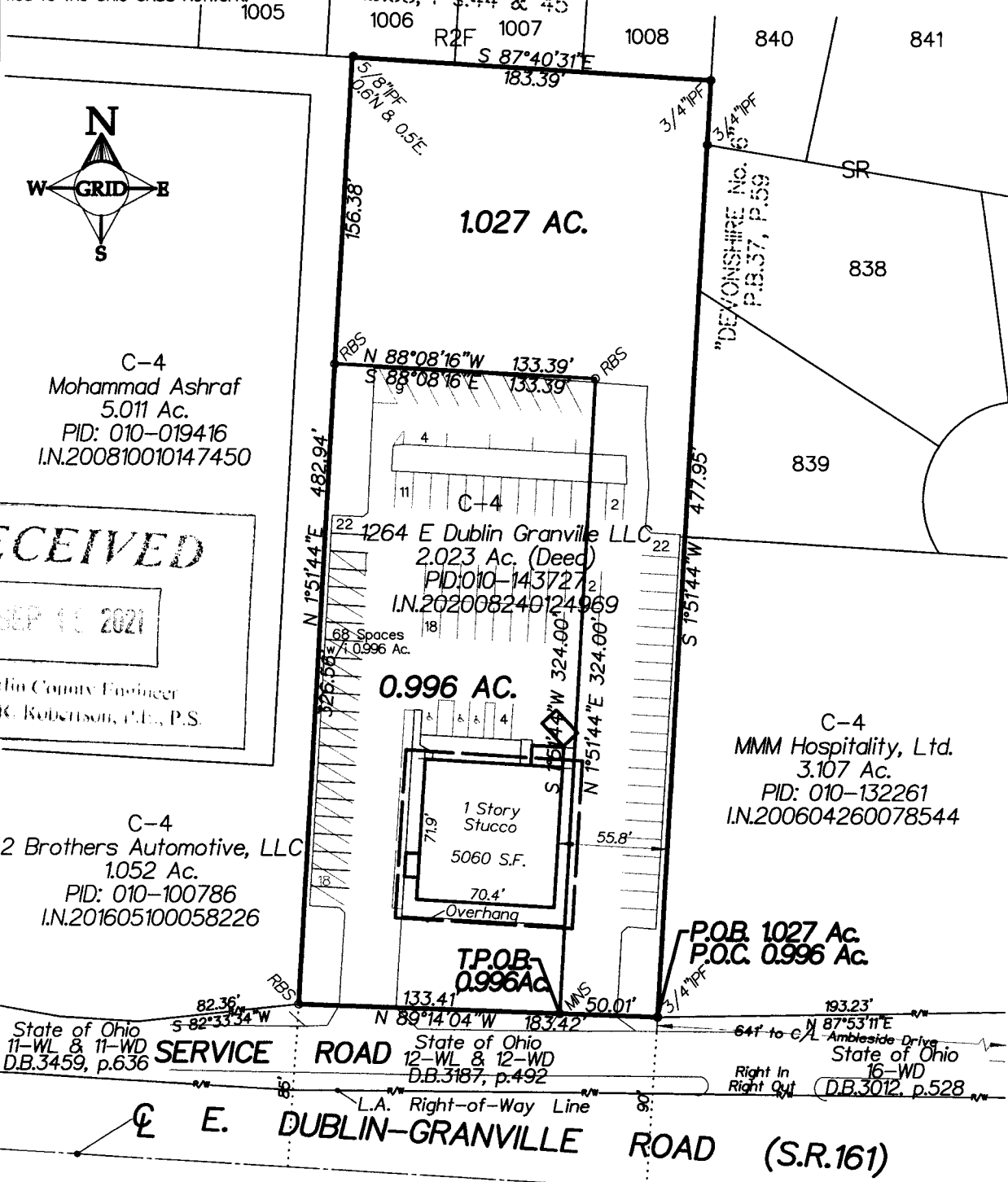
PREPARED EXCLUSIVELY FOR:
1264 E Dublin Granville LLC & Igol Biggs

15 SEPTEMBER 2021

INSTRUMENT NO. 202008240124969
PLAT BOOK 37, PAGE 59
PLAT BOOK 38, PAGE 44 & 45
FEMA/FIRM: 39049C0178K (6/17/08)
ZONE X-Area of minimal flood hazard

BASIS OF BEARINGS: The Grid Bearing for the east property line (S 1°51'44"W), (Ohio SPC System South Zone, NAD83-2011) as tied to the Ohio GNSS Network.

"DEVONSHIRE NO. 7"
P.B.38, P.44 & 45



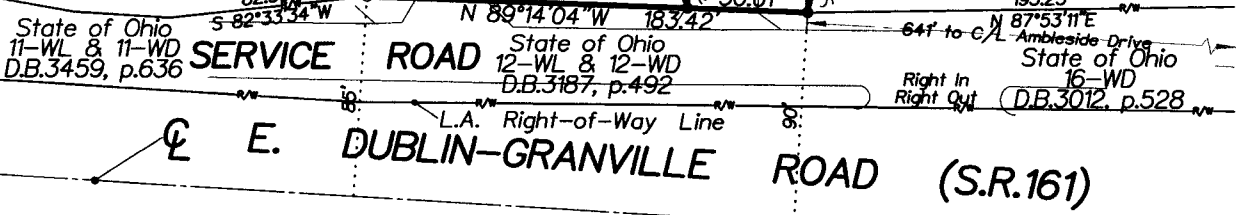
C-4
Mohammad Ashraf
5.011 Ac.
PID: 010-019416
I.N.200810010147450

RECEIVED
SEP 15 2021
Franklin County Engineer
Cornell K. Robertson, P.E., P.S.

C-4
2 Brothers Automotive, LLC
1.052 Ac.
PID: 010-100786
I.N.201605100058226

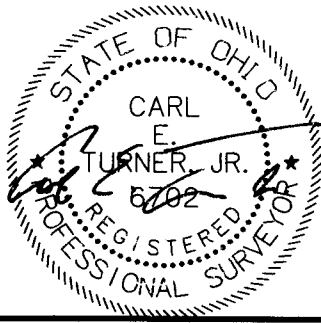
1264 E Dublin Granville LLC
2.023 Ac. (Deed)
PID: 010-143727
I.N.202008240124969
68 Spaces
0.996 Ac.
1 Story Stucco
5060 S.F.
70.4'
Overhang
T.P.O.B.
0.996 Ac.

C-4
MMM Hospitality, Ltd.
3.107 Ac.
PID: 010-132261
I.N.200604260078544

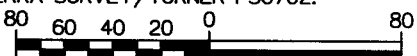


SURVEYOR'S STATEMENT:

We Hereby Declare that the attached plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, set back or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



SURVEY MONUMENTS: Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike; PK=PK Nail & RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.



GRAPHIC SCALE: 1"=80'

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL