

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 & Igal Biggs

15 SEPTEMBER 2021

INSTRUMENT NO. 202008240124969

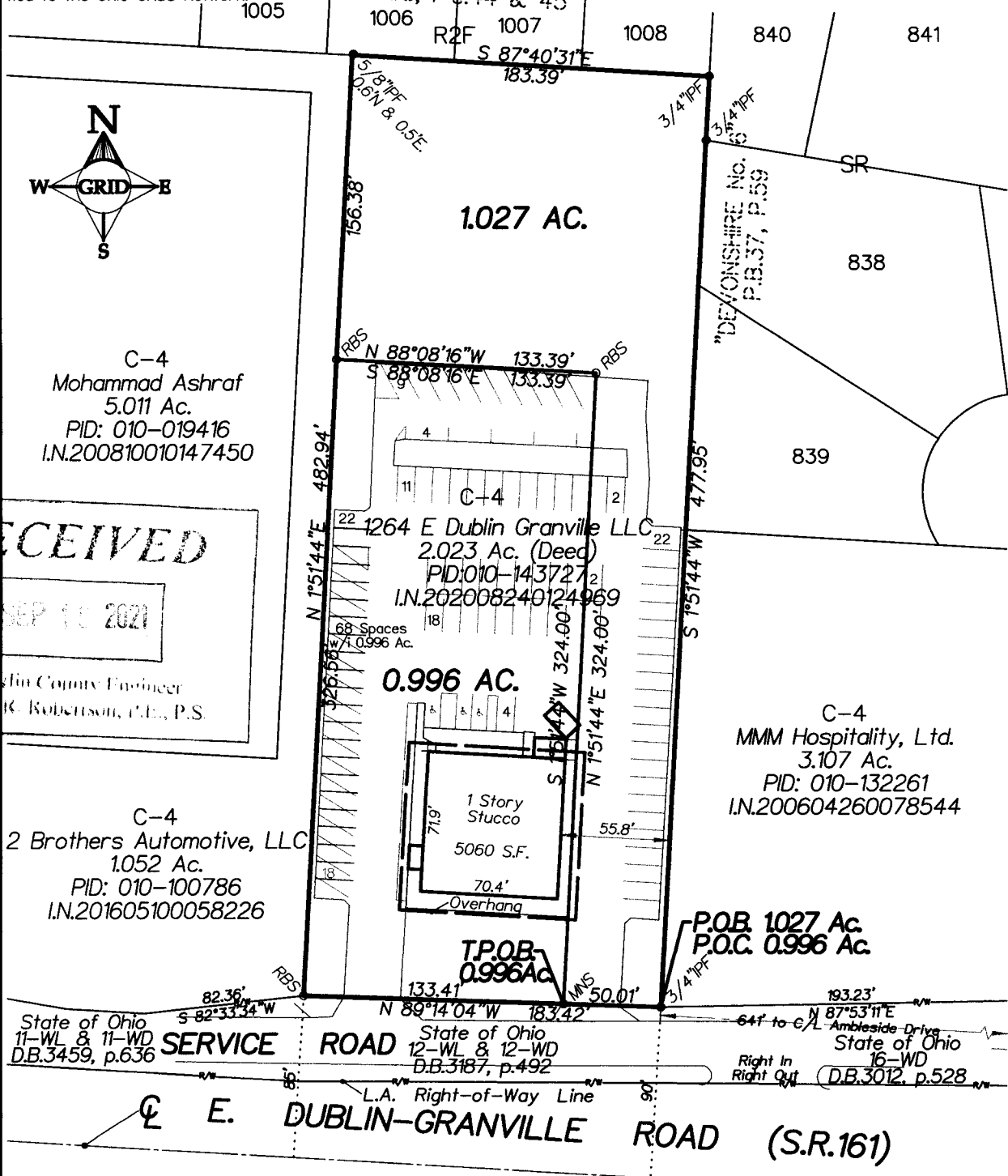
PLAT BOOK 37, PAGE 59

PLAT BOOK 38, PAGE 44 & 45

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's.44 & 45

FEMA/FIRM: 39049C0178K (6/17/08)  
ZONE X-Area of minimal flood hazard



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

0.996 AC.

1 Story Stucco  
5060 S.F.  
70.4'  
Overhang

T.P.O.B.  
0.996Ac

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

P.O.B. 1027 Ac.  
P.O.C. 0.996 Ac.

State of Ohio  
11-WL & 11-WD  
D.B.3459, p.636

SERVICE ROAD

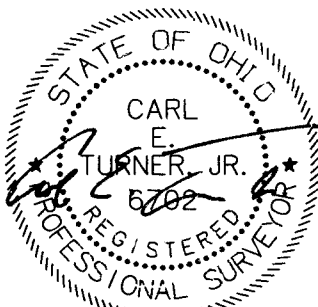
State of Ohio  
12-WL & 12-WD  
D.B.3187, p.492

State of Ohio  
16-WD  
D.B.3012, p.528

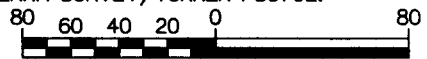
E. DUBLIN-GRANVILLE ROAD (S.R.161)

**SURVEYOR'S STATEMENT:**

We Herby 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

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FIELD SURVEY: CT/VRS/IG8 DRAWN BY: C. Turner TERRA FILE #: 25.11GAH.1121