

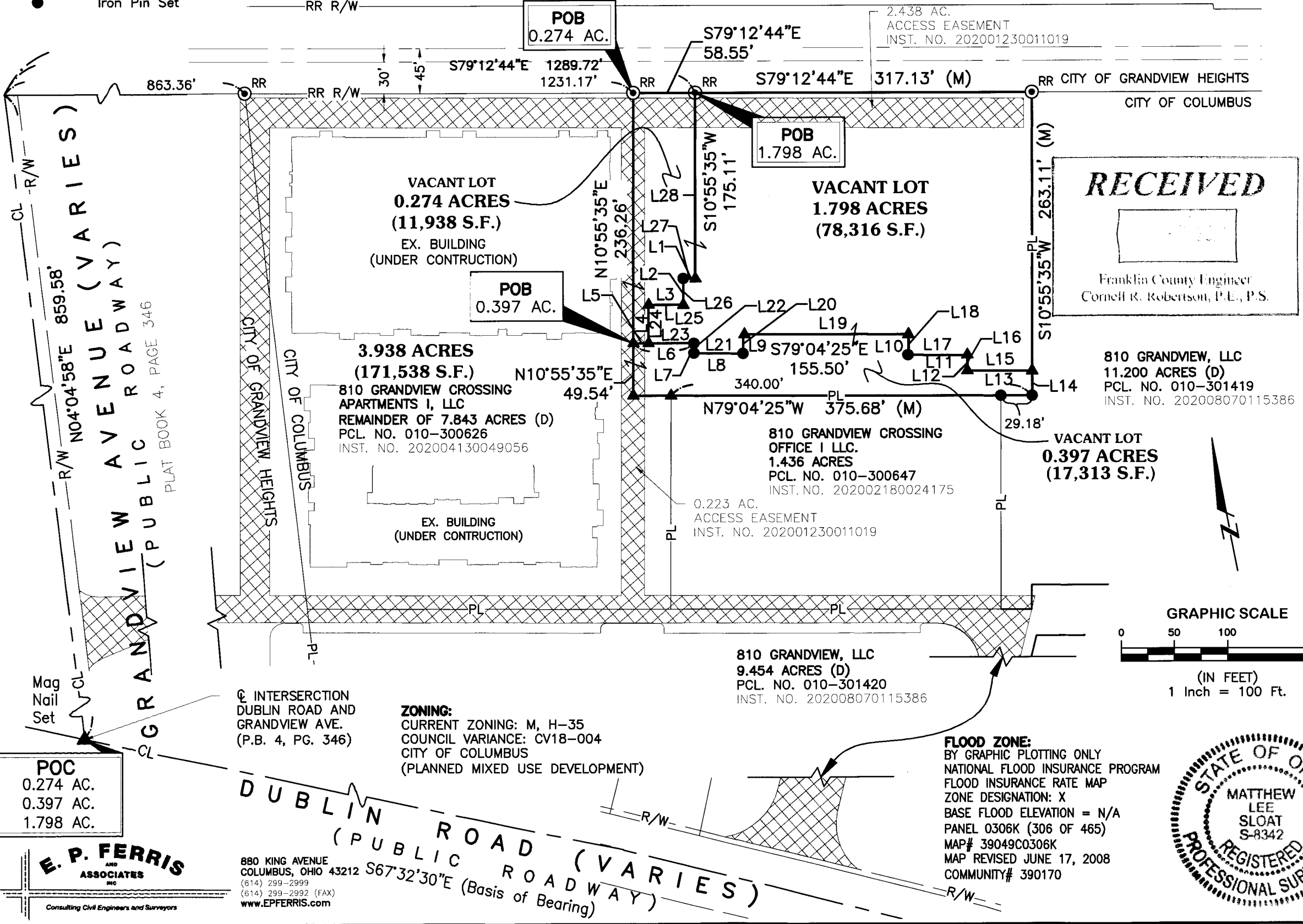
0.274 ACRE, 0.397 ACRE, & 1.798 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 12, TOWNSHIP 1, RANGE 23 CONGRESS LANDS

PENNSYLVANIA LINES LLC.
INST. NO. 200212180325195
AKA NORFOLK SOUTHERN RAILWAY COMPANY
INST. NO. 200710260186473 (AFFIDAVIT OF MERGER)

- Legend**
- R/W Right-of-Way
 - PL Property Line
 - RR R/W Railroad Right-of-Way
 - POC Point of Commencement
 - POB Point of Beginning
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - ▲ Mag Nail Set
 - RR ⊙ Set 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	11.37'	N79°04'25"W	L15	61.09'	N79°04'25"W
L2	24.96'	S10°55'35"W	L16	14.77'	N10°55'35"E
L3	32.75'	N79°04'25"W	L17	55.33'	N79°04'25"W
L4	36.33'	S10°55'35"W	L18	19.63'	N10°55'35"E
L5	14.43'	N79°04'25"W	L19	155.50'	N79°04'25"W
L6	56.93'	S79°04'25"E	L20	18.13'	S10°55'35"W
L7	9.67'	S10°55'35"W	L21	46.83'	N79°04'25"W
L8	46.83'	S79°04'25"E	L22	9.67'	N10°55'35"E
L9	18.13'	N10°55'35"E	L23	42.50'	N79°04'25"W
L10	19.63'	S10°55'35"W	L24	36.33'	N10°55'35"E
L11	55.33'	S79°04'25"E	L25	32.75'	S79°03'51"E
L12	14.77'	S10°55'35"W	L26	24.96'	N10°55'35"E
L13	61.09'	S79°04'25"E	L27	11.37'	S79°04'25"E
L14	23.60'	S10°55'35"W	L28	175.11'	N10°55'35"E



BASIS OF BEARINGS:
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.

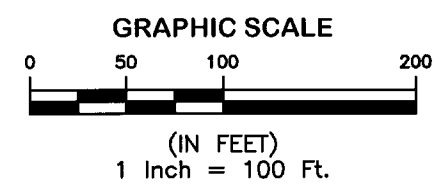
NOTES:
All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from June 2010 through November 2019.

All iron pins found are in good condition unless otherwise noted.

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 L. Sloat 3/19/21
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342



GRANDVIEW CROSSING LOT SPLIT EXHIBIT 0.274 ACRE 0.397 ACRE 1.798 ACRE CITY OF COLUMBUS	DATE:	03/11/21
	JOB NO:	1005.009
	DRAWN BY:	CK
	CHECKED BY:	MJA
	APPROVED BY:	MLS
1 OF 1		

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

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COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

INTERSECTION
DUBLIN ROAD AND
GRANDVIEW AVE.
(P.B. 4, PG. 346)

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

810 GRANDVIEW, LLC
9.454 ACRES (D)
PCL. NO. 010-301420
INST. NO. 202008070115386

810 GRANDVIEW, LLC
11.200 ACRES (D)
PCL. NO. 010-301419
INST. NO. 202008070115386

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

810 GRANDVIEW CROSSING
APARTMENTS I, LLC
REMAINDER OF 7.843 ACRES (D)
PCL. NO. 010-300626
INST. NO. 202004130049056

VACANT LOT
0.274 ACRES
(11,938 S.F.)
EX. BUILDING
(UNDER CONSTRUCTION)

VACANT LOT
1.798 ACRES
(78,316 S.F.)

VACANT LOT
0.397 ACRES
(17,313 S.F.)

GRANDVIEW AVENUE (VARIES)
 GRANDVIEW AVENUE (PUBLIC ROADWAY)
 PLAT BOOK 4, PAGE 346

DUBLIN ROAD (VARIES)
 DUBLIN ROAD (PUBLIC ROADWAY)
 S67°32'30"E (Basis of Bearing)