

3.938 ACRE LOT SPLIT

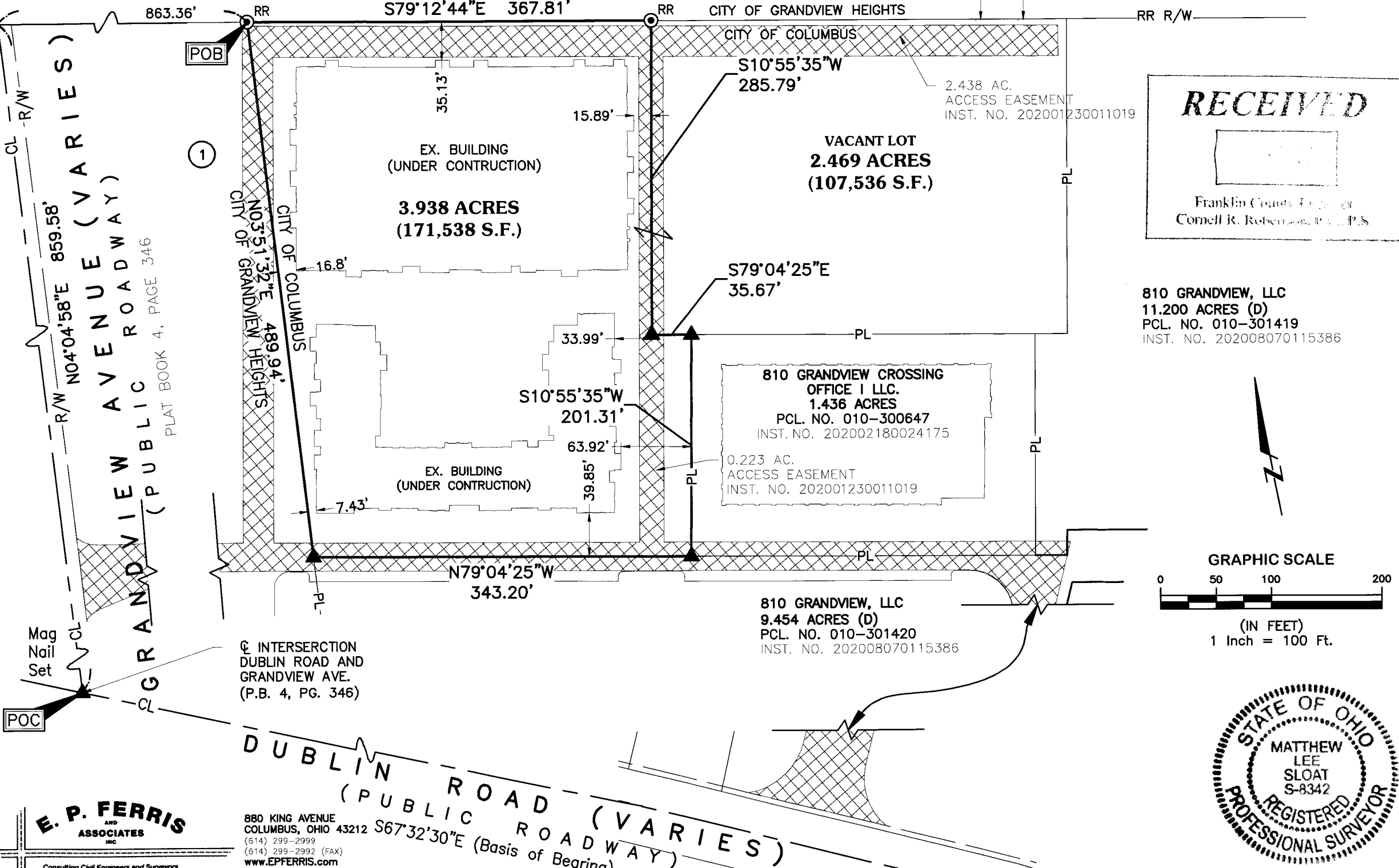
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 12, TOWNSHIP 1, RANGE 23 CONGRESS LANDS

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

1

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"



FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0306K (306 OF 465)
MAP# 39049C0306K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

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

BASIS OF BEARINGS:
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.

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.

All Mag Nail Sets are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

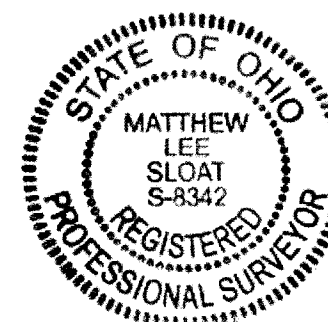
Field survey was conducted from June 2010 through November 2019.

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 Lee Sloat* 3/19/21

Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342



GRANDVIEW CROSSING
LOT SPLIT EXHIBIT
3.938 ACRE

CITY OF COLUMBUS

DATE:	03/12/21
JOB NO:	1005.009
DRAWN BY:	CK
CHECKED BY:	MJA
APPROVED BY:	MLS

E. P. FERRIS
AND ASSOCIATES
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