

GRANDVIEW AVENUE (80')
(PUBLIC ROADWAY)

LEGEND

- Iron Pin Found or Mag Nail Found (if designated)
- Iron Pin Set
- ▲ Mag Nail Set
- PL Property Line
- R/W Right-of-Way
- CL Centerline
- SH Highway Easement
- RR Railroad Right-of-Way
- POC Point of Commencement
- POB Point of Beginning

LEAD IN COURSE
① S67°32'30"E, 230.19'

1.383 ACRE LOT SPLIT

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands

BASIS OF BEARING:

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (COR96). 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.

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

Scale: 1"=60'
0 30 60 120



828 GRANDVIEW LLC
Inst. No. 201709010122257
Par. No. 030-002554-00
1.104 AC.

Thomas P. Zelkoff
D.B. 2099 PG. 188

AMERICAN AGGREGATES CORPORATION
896 PG. 373

STATE OF OHIO COURT OF COMMON PLEAS
CASE NO. 202041
PARCEL NO. 11 HIGHWAY EASEMENT
0.017 AC.
PARCEL NO. 11A HIGHWAY EASEMENT
0.065 AC.

STATE OF OHIO COURT OF COMMON PLEAS
CASE NO. 202340
PARCEL NO. 10 HIGHWAY EASEMENT
0.079 AC.

GLENDALE AVE (VACATED)
VACATED BY FRANKLIN COUNTY COMMISSIONERS IN ROAD RECORD 13 PG. 168

CROUGHTON, DENMEAD, AND POPES GRANDVIEW SUBDIVISION
P.B. 4, PG. 346

810 GRANDVIEW LLC
Inst. No. 201903010024705
Par. No. 030-002559-00
14.268 AC.

POC 1.383 AC.

POB 1.383 AC.

CL INTERSECTION OF DUBLIN ROAD AND GRANDVIEW AVENUE (P.B. 4, PG. 346)

RECEIVED

JAN 12 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.



BY: *Matthew Lee Sloat 1/11/21*

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

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 "EP 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.

E. P. FERRIS AND ASSOCIATES INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

LOT SPLIT
GRANDVIEW CROSSING
1.383 ACRE TRACT
CITY OF GRANDVIEW HEIGHTS, OHIO

| | |
|--------------|------------|
| JOB NO. | 1005.009 |
| DRAWN BY: | CRK |
| CHECKED BY: | MLS |
| APPROVED BY: | MLS |
| DATE: | 01-04-2021 |

JUDGEMENT ENTRY FRANKLIN COUNTY COURT OF COMMON PLEAS, CASE NO. 172266 AS RECORDED IN D.B. 1426, PG. 387

AVONDALE AVE
PRIVATE AVENUE PER PLAT BOOK 4 PG. 346 (VACATED)

