

LEGEND

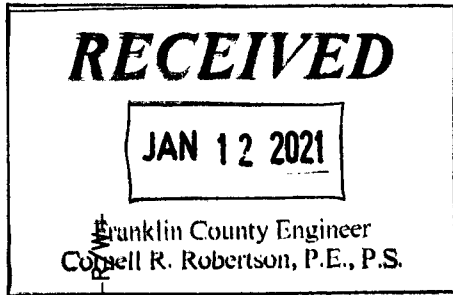
- Iron Pin Found or
Mag Nail Found (if designated)
- Iron Pin Set
- ▲ Mag Nail Set
- PL Property Line
- R/W Right-of-Way
- CL Centerline
- SH Highway Easement
- RR Railroad Right-of-Way
- POC Point of Commencement
- POB Point of Beginning

0.479 ACRE LOT SPLIT

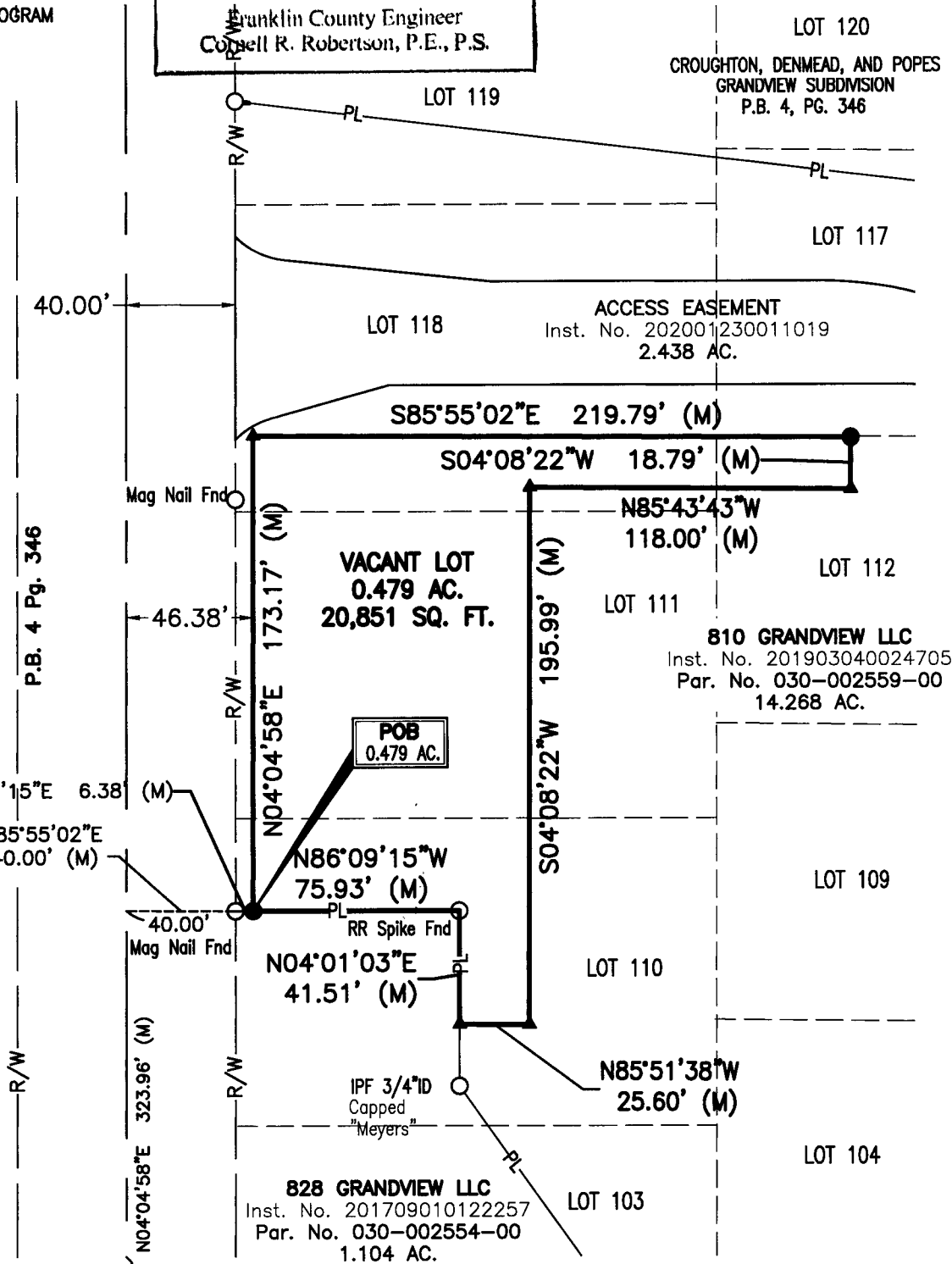
Situated in the State of Ohio, County of Franklin,
in the City of Grandview Heights, being in Section
12, Township 1, Range 23, Congress Lands



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



GRANDVIEW AVENUE (80')
(PUBLIC ROADWAY)



BASIS OF BEARING:

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.



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.

BY: *Matthew Lee Sloat* 1/11/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

<p>E. P. FERRIS AND ASSOCIATES INC. Consulting Civil Engineers and Surveyors</p>	<p>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com</p>	<p>LOT SPLIT GRANDVIEW CROSSING 0.479 ACRE TRACT CITY OF GRANDVIEW HEIGHTS, OHIO</p>		<p>JOB NO. 1005.009</p>
		<p>DRAWN BY: CRK</p>	<p>CHECKED BY: MLS</p>	
		<p>APPROVED BY: MLS</p>	<p>DATE: 01-11-2021</p>	