1.806 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 11, RANGE 21
CONGRESS LANDS EAST OF THE SCIOTO RIVER
BEING PART OF LOT 5 OF GREEN POINTE BUSINESS PARK
P.B. 85, PG. 100

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 Inch = 100 Ft.

FLOOD ZONE:
The subject property lies entirely in Zone X, areas outside of the 0.2% annual chance floodplain, per FEMA Map No. 39049C0432K with an effective date of 06/17/2008.

ZONING:
Planned Industrial Park (PIP)
City of Groveport

BASIS OF BEARINGS:
The bearings shown on this plat are referenced to the Green Pointe Business Park plat recorded in Plat Book 85, Page 100 with the centerline of Groveport Road bearing S66°48'12"E.

NOTES:
All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top.

Field survey was conducted in November, 2021.

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

Lot 5 has ingress/egress access from Green Pointe Drive South through lots 1–4 per Green Pointe Business Park recorded in Plat Book 85, Page 100.

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E.,P.S.
BY: jwiggins
12/06/2021
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

LEGEND

℄	Centerline
POC	Point of Commencement
POB	Point of Beginning
O	Iron Pin Found (IPF)
●	Iron Pin Set
ℙ	Property Line
R/W	Right-of-Way
(M)	Measured Distance
(D)	Deed Distance

GROVEPORT LOGISTICS CENTER, LLC
Inst. No. 202003100035294
PID: 185-002997-00
15.525 Ac. (Plat)

SALTZGABER WAREHOUSE
P.B. 128, PG. 28

N03°49'04"E 224.82'

IPF
5/8" Rebar
CEC INC.

IPF
13/16" Pipe
HOCKADEN

30' Buffer Zone
P.B. 85, Pg. 100

Lot 2
Lot 5

Proposed Lot Line

Gordon Capital, LLC
Inst. No. 201412310173161
PID: 185-002056-00
4.768 Ac. (D)

N86°10'56"W 350.00' (M&D)

VACANT LOT
1.806 AC.
(78,688 S.F.)

S86°10'56"E 350.00'

R&C Murphy Family LLC
Inst. No. 200412160284954
PID: 185-001851-00
7.276 Ac. (Plat)

GREEN POINTE
BUSINESS PARK
P.B. 85, PG. 100

Lot 7
Lot 5

POB
1.806 Ac.

POC
1.806 Ac.

IPF
13/16" Pipe
HOCKADEN

Lot 5
Lot 6

S03°49'04"W 224.82'

S03°49'04"W 619.18'

Lot 5
Lot 4

MASON MANAGEMENT GROUP, LLC
Inst. No. 201210290163266
PID: 185-001852-00
5.231 Ac. (Plat)

(A) Scioto Valley Traction Company
D.B. 356, Pg. 231
(All in easement Right-of-Way as appropriated by the Franklin County Commissioners on file in Road Record 19, Pg. 74)

GROVEPORT ROAD
(PUBLIC ROADWAY)
S66°48'12"E

IPF
13/16" Pipe
HOCKADEN @ NW
Corner of Lot 4

City of Groveport, Ohio
Inst. No. 201308130138454
PID: 185-001850-00
1.186 Ac. (Plat)

R/W

RECEIVED
JAN 28 2022
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

BY: Garrett Brown 12/06/21
Garrett Brown, P.S.
Registered Surveyor No. 8797

STATE OF OHIO
GARRETT BROWN
S-8797
REGISTERED PROFESSIONAL SURVEYOR

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

1.806 ACRE TRACT

DATE:	12/03/21
JOB NO:	708.831
DRAWN BY:	GGB
CHECKED BY:	MEF
APPROVED BY:	MEF

1 OF 1