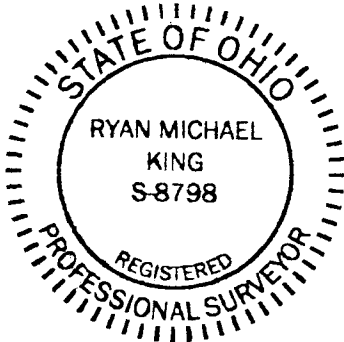


**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION BETWEEN NOVEMBER 2022 AND MAY 2023 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

*Ryan M. King*

RYAN M. KING, PS 8798  
DATE 6/21/2023



THIS PLAT WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:

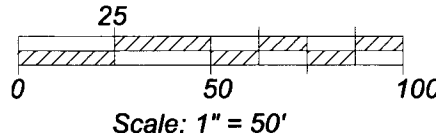
- IN. 199907070172521
- IN. 200009270196246
- IN. 202107200127841
- IN. 202207140103413
- IN. 202208220120964
- IN. 202208220121018
- FRA-257-0-2.92: DUBLIN-BELLPOINTE ROAD SH. 558 SEC. A

THE CITY OF DUBLIN, OHIO,  
AN OHIO MUNICIPAL CORPORATION  
IN. 200009270196246  
6.6832 AC (DEED)

RADIUS = 2880.00'  
ARC LENGTH = 504.08'  
DELTA = 10°01'42"  
CHORD BEARING =  
CHORD DISTANCE = 503.44'

**CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
QTR TWP 2, TWP 2, R 19, USML**

LINE	BEARING	DISTANCE
L1	N19°34'01"E	263.35'
L2	S47°13'45"E	65.28'
L3	S19°34'01"W	191.93'
L4	N83°42'37"W	48.22'
L5	S40°14'26"W	37.01'



MARA T WARD  
PID: 273-008612  
IN. 202207140103413  
1.50 AC. (AUDITOR)

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO STATE PLACE COORDINATE SYSTEM, SOUTH ZONE (NSRS 2007), AS ESTABLISHED FROM A GPS SURVEY UTILIZING ODOT CORS STATION "COLB" PERFORMED BY OHM-ADVISORS IN 2022. HOLDING THE CENTERLINE OF RIVERSIDE DRIVE BEING N19°34'01"E

**LEGEND**

- I.P.S. 5/8" x30" REBAR SET WITH CAP STAMPED "OHM"
- ⊙ P.F. IRON PIPE FOUND
- M.N.S. 8" MAG SPIKE SET

**POR** POINT OF REFERENCE

**TPOB** TRUE POINT OF BEGINNING

CITY OF DUBLIN, OHIO,  
AN OHIO MUNICIPAL CORPORATION  
PID: 273-009098  
IN. 199907070172521  
4.584 AC. (DEED)

**RIVERSIDE MILL DEVELOPMENT LLC,  
AN OHIO LIMITED LIABILITY COMPANY  
PID: 273-008600  
IN. 202208220121018  
3.24 AC. (AUDITOR)**

PARCEL 1-WD  
TOTAL = 0.297 ACRE  
P.R.O = 0.139 ACRE  
NET = 0.158 ACRE

NOTE: PARCEL 1-WD OVERLAPS WITH 0.103 ACRES OF 0.258 ACRE SLOPE EASEMENT IN THE NAME OF THE STATE OF OHIO

10' UTILITY POLE EASEMENT  
DEED BOOK 2372, PAGE 561

16' DRIVEWAY EASEMENT  
DEED BOOK 2372 PAGE 561

STATE OF OHIO  
SLOPE EASEMENT PARCEL 6-A  
DEED RECORD 1149 PG 145  
STATE OF OHIO RIGHT OF WAY PLAN  
OF DUBLIN-BELLPOINTE ROAD  
S.H. 558 SEC. A (1940)  
0.258 AC (DEED)

**RECEIVED**

JUN 26 2023

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

PARCEL 1-WD EXHIBIT  
RIVERSIDE DRIVE WEST SHARED-USE PATH SECTION 1

DESIGN AGENCY



DESIGNER	BAR
REVIEWER	RMK 06-16-2023
PROJECT ID	6051220010
SHEET TOTAL	P.1 1

\*STATE OF OHIO RIGHT OF WAY PLAN  
OF DUBLIN-BELLPOINTE ROAD S.R. 558 SEC. A (1940)

FRA-257-1

MODEL: CLX\_RW\_1 - Plan 1 [Sheet] PAPER SIZE: 14x8.5 (in.) DATE: 6/16/2023 TIME: 2:20:07 PM USER: rking P:\6000\_6100\6051220010\_Riverside\_Dr\_West\_SUP\ODOT\Riverside\_West\_SUP\400-Engineering\RW\Sheets\Riverside\_West\_SUP\_RD001-U Easement.dgn