

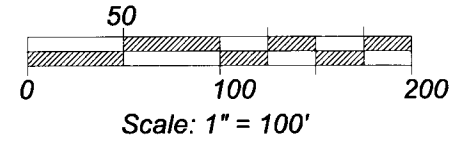
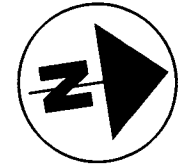
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
QTR TWP 2, TWP 2, R 19, USML

LEGEND

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TPOB

POINT OF REFERENCE
TRUE POINT OF BEGINNING

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



CURVE	DIRECTION	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	LEFT	1582.20'	338.24'	12°14'55"	N13°26'40"E	337.60'
C2	LEFT	1607.20'	21.03'	00°44'59"	N06°56'43"E	21.03'
C3	RIGHT	1637.20'	371.37'	12°59'48"	S13°04'07"W	370.58'

LINE	BEARING	DISTANCE
L1	N47°13'45"W	59.84'
L2	S82°40'48"E	25.00'
L3	N05°01'08"E	222.12'
L4	S73°28'24"E	30.62'
L5	S05°01'18"W	216.83'
L6	S19°34'01"W	23.62'

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

*STATE OF OHIO RIGHT OF WAY PLAN OF DUBLIN-BELLPOINT ROAD S.H. 558 SEC. A (1940)

THIS PLAT WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:

IN. 199907070172521
IN. 200009270196246
IN. 202107200127841
IN. 202207140103413
IN. 202208220120964
IN. 202208220121018
FRA-257-0.292: DUBLIN-BELLPOINT ROAD SH. 558 SEC. A

(B) PAUL A. GELPI AND MARIAN E. GELPI
PID: 273-013206
IN. 202107200127841
1.398 AC. (DEED)

PARCEL 2-WD
TOTAL = 0.615 ACRE
P.R.O. = 0.378 ACRE
NET = 0.237 ACRE*

*NOTE: PARCEL 2-WD OVERLAPS WITH 0.010 ACRES OF AN EXISTING 10' UTILITY POLE EASEMENT PER DEED BOOK 2372, PAGE 561

*NOTE: PARCEL 2-WD OVERLAPS WITH 0.011 ACRES OF AN EXISTING 16' DRIVEWAY EASEMENT PER DEED BOOK 2372, PAGE 561

CITY OF DUBLIN, OHIO, AN OHIO MUNICIPAL CORPORATION
IN. 202208220120964
1.956 AC. (DEED)
9-WD

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 7/18/23



(A) STATE OF OHIO SLOPE EASEMENT
DEED RECORD VOL 1149 PG 145
PARCEL 6-A*
0.258 ACRE (DEED)

10' UTILITY POLE EASEMENT
DEED BOOK 2372, PAGE 561

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

16' DRIVEWAY EASEMENT
DEED BOOK 2372, PAGE 561

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

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

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

JUL 24 2023

RECEIVED

PARCEL 2-WD EXHIBIT
RIVERSIDE DRIVE WEST SHARED-USE PATH

DESIGN AGENCY



DESIGNER

BAR

REVIEWER

RMK 07-17-23

PROJECT ID

6051220010

SHEET TOTAL

1 1

FRA-257-2

MODEL: CLX_RW_1 - Plan 1 (Sheet) PAPER SIZE: 14x8.5 (in.) DATE: 7/17/2023 TIME: 5:53:41 PM USER: rking
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