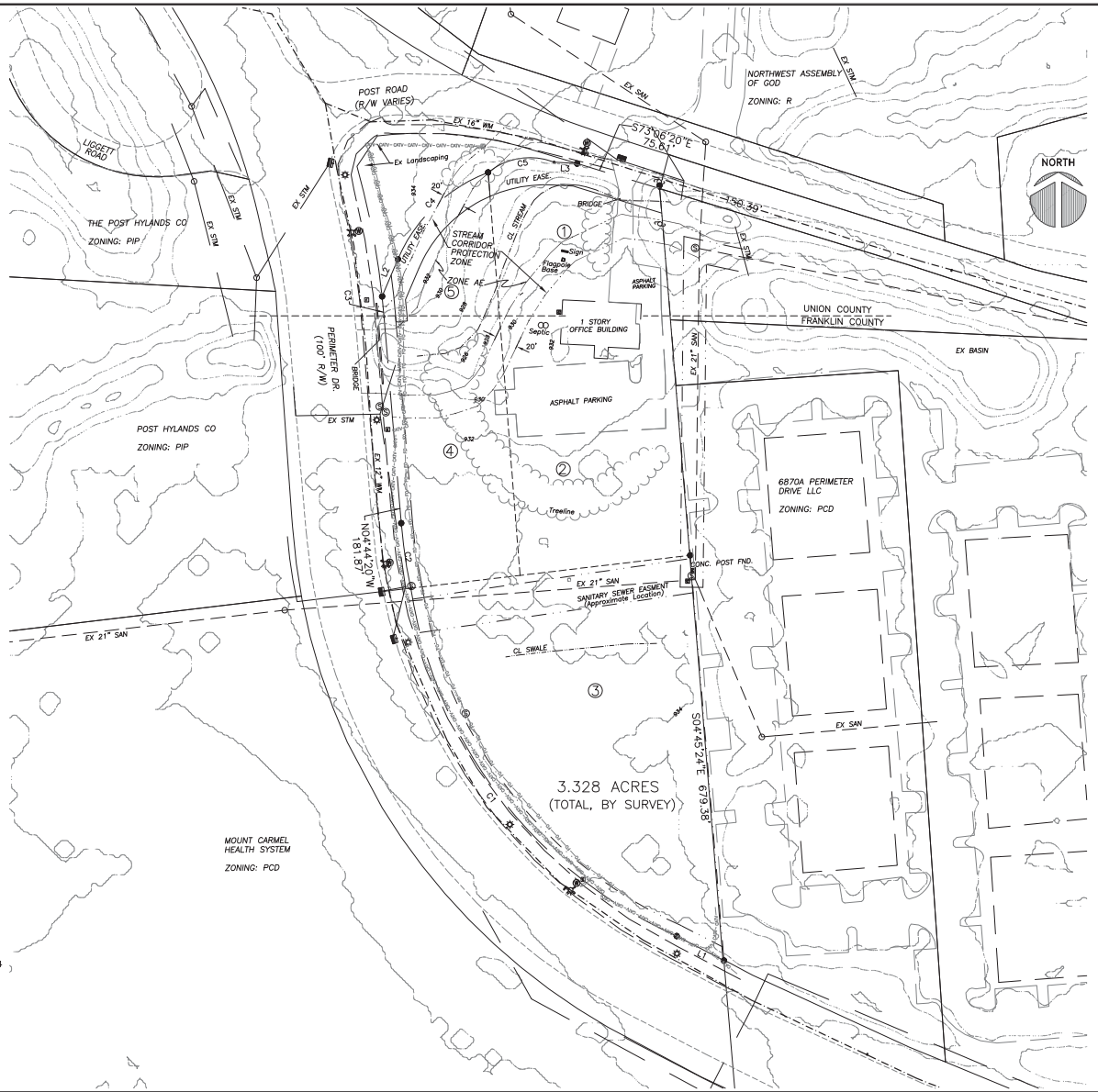


Legend

- Ex. Sanitary Manhole
- Various (As Described)
- Ex. Hydrant
- Ex. Sign
- Ex. Transformer
- Ex. Water Valve
- Ex. Headwall, w/ Invert
- Ex. Cable Riser
- Ex. Electric Box
- Ex. Gas Valve / Ex. Gas Riser
- Ex. Power Pole
- Ex. Drain
- Ex. Curb Inlet
- Ex. Light Standard
- Ex. Underground Water
- Ex. Underground Gas
- Ex. Underground Sanitary
- = SURVEY NAIL FOUND
- = IRON PIN FOUND

PARCEL INFORMATION:

① PARCEL # 3900010130000 (UNION CO.)
GLK PROPERTIES, LTD.
RESIDUE OF 1.398 AC.
O.R. 44, PG. 166

② PARCEL # 273-001898 (FRANKLIN CO.)
GLK PROPERTIES, LTD.
RESIDUE OF 1.398 AC.
O.R. 31974, PG. E09

③ PARCEL # 273-001902 (FRANKLIN CO.)
MOUNT CARMEL HEALTH SYSTEM
PORTION OF 40.108 AC.
I.N. 200005150094699

④ PARCEL # 273-010461 (FRANKLIN CO.)
THE CITY OF DUBLIN
RESIDUE OF 0.924 AC,
I.N. 200008080158345

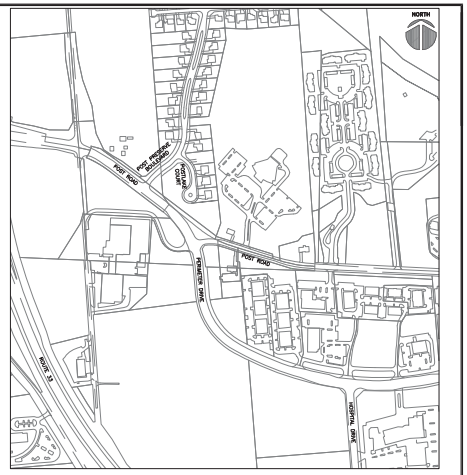
⑤ PARCEL # 3900010121000 (UNION CO.)
THE CITY OF DUBLIN
RESIDUE OF 0.924 AC,
O.R. 254, PG. 733

BEING ALL OF THE FOLLOWING PARCEL #'S:
PARCEL # 3900010130000 (UNION CO.),
PARCEL # 273-001898 (FRANKLIN CO.),
PARCEL # 273-010461 (FRANKLIN CO.),
& PARCEL # 3900010121000 (UNION CO.)
TOGETHER WITH A PORTION OF PARCEL
273-001902 (FRANKLIN CO.), BEING LOCATED
IN V.M.S. # 3452, IN THE CITY OF DUBLIN,
UNION COUNTY & FRANKLIN COUNTY, OHIO

SURVEY PREPARED BY:

BENCHMARK LAND SURVEYING
3501 MANILA DRIVE
WESTERVILLE, OH 43081
(614) 794-9609 ~ Office
(614) 899-0336 ~ Fax
bmlsurveying@yahoo.com

DATE OF SURVEY: 12/23-01/04, 2013-14



VICINITY MAP
NOT TO SCALE

BEARING AND DISTANCE MEASUREMENTS

LINE	BEARING	DISTANCE
L1	N62°34'21"W	46.72'
L2	N22°59'41"E	35.42'
L3	S86°43'05"E	20.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	400.36'	383.86'	N37°22'40"W	57°20'53"
C2	450.00'	57.78'	57.74'	N08°25'03"W	07°21'24"
C3	700.00'	17.64'	17.64'	N05°27'40"W	01°26'38"
C4	140.00'	112.82'	109.79'	S46°04'51"W	46°10'17"
C5	58.49'	61.25'	58.49'	N81°13'28"E	60°00'00"

MARK	DESCRIPTION OF ISSUE	DATE	BY
1	EXISTING CONDITIONS PLAN	1.9.2014	BL

MARK	DESCRIPTION OF REVISION	DATE	BY

OSBORN ENGINEERING
1100 Superior Avenue - Suite 300 | Cleveland, OH 44114
(216)861-2020
www.osborn-eng.com
441 Wolf Ledges Parkway - Suite 300 | Akron, OH 44311
(330)535-3132

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EVERHART FINANCIAL
OFFICE BUILDING
CITY OF DUBLIN
EXISTING CONDITIONS PLAN

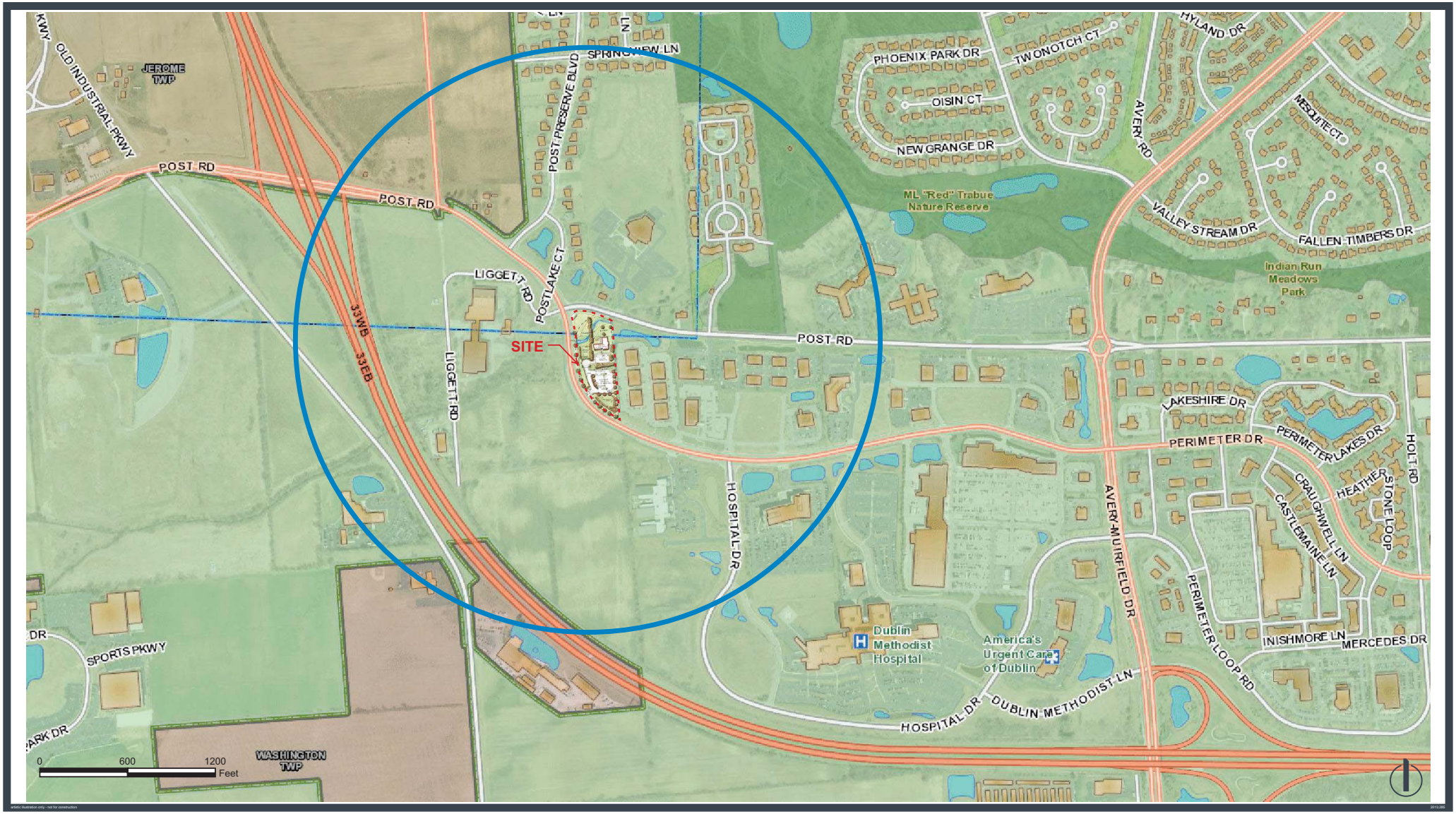
50 0 25 50
1 in. = 50 ft.

SCALE
HOR: 1'=50'

OSBORN PROJECT NO. 20130369.000

ISSUE NO
DRAWN 1-7-14 BHL
CHECKED
PRINTED 1-8-14

DRAWING NO
C.01



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dublin, ohio

regional context map

1.20.2014

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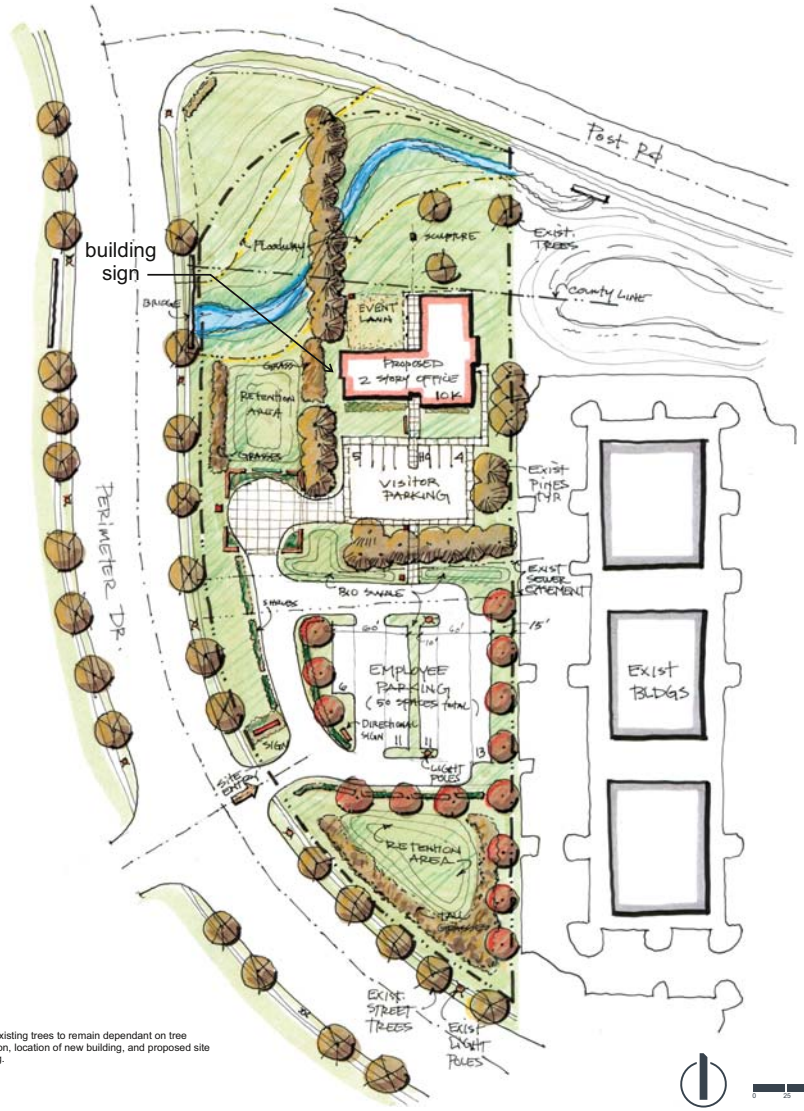

note: existing trees to remain dependant on tree condition, location of new building, and proposed site grading.

artistic illustration only - not for construction

2013.265

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dublin, ohio

concept site plan / inspirational images

1.20.2014

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note: see attached list for property owner information

ma architects
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EVERHART ADVISORS

dublin, ohio

current property owners

1.20.2014