



PRELIMINARY PLAT

CROSBY BUSINESS PARK

LYING IN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
SURVEY NO. 6954
VIRGINIA MILITARY DISTRICT
August 2014

DESCRIPTION:

95.141 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Survey Number 6954 of the Virginia Military District, being all of a 1.561 acre tract and all of the remainder of an original 100.004 acre tract as conveyed to the City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 201302250031728 and 200212300334487, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a magnetic nail set at the centerline intersection of Houchard Road (60 feet in width), and State Route 161 (80 feet in width), being the northwesterly corner of the original 100.004 acre tract;

Thence the following two (2) courses and distances along the centerline of State Route 161, and the northerly line of the original 100.004 acre tract:

1. North 86°27'48" East, a distance of 1200.20 feet, to a magnetic nail set at a point of curvature;
2. Along the arc of a curve to the left having a central angle of 07°39'17", a radius of 3819.72 feet, an arc length of 510.31 feet, with a chord bearing of North 82°38'10" East, and a chord length of 509.94 feet, to a magnetic nail set on the line between VMS 6954 and VMS 6748 at the northeasterly corner of the original 100.004 acre tract, common corner to a 1.154 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 201002100016822 for right-of-way purposes;

Thence South 04°48'58" East, a distance of 1323.09 feet, along easterly line of the original 100.004 acre tract, being a line common VMS 6954 and VMS 6748 and the westerly lines of the 1.154 acre tract, a 4.888 acre tract conveyed to Lowe Land Investment, LLC by deed of record in Instrument Number 201404030041007, and the subdivision of "Fisbel Industrial Park No. 1, Third Amended Subdivision Plat" of record in Plat Book 77, Page 79, passing a 5/8 inch rebar found (0.17 feet west) at 70.43 feet, a 3/4 inch iron pipe found at 312.55 feet, a 5/8 inch rebar found (0.33 feet east) at 1145.65 feet, to a 3/4 inch iron pipe set at the southeasterly corner of said 1.561 acre tract;

Thence South 85°11'02" West, a distance of 390.00 feet, along the southerly line of the 1.561 acre tract, a line common to an original 3.680 acre tract conveyed to Ohio Power Company by deed of record in Instrument Number 201302250031728 to a 3/4 inch iron pipe set at the northwesterly corner of a 2.743 acre tract conveyed to Ohio Power Company by deed of record in Instrument Number 201302250031729;

Thence the following two (2) courses and distances along the westerly and southerly lines of the 2.743 acre tract:

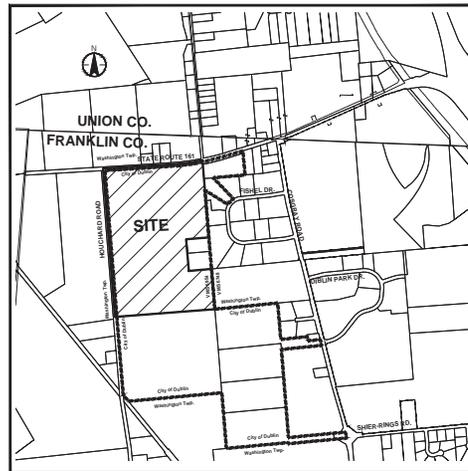
1. South 04°48'58" East, a distance of 542.98 feet, to a 5/8 inch rebar found (Central Survey cap) at the southwest corner;
2. North 85°11'02" East, a distance of 390.00 feet, to Franklin County Monument FCGS 2119 on the easterly line of the original 100.004 acre tract, being the line between VMS 6954 and VMS 6748 at the southeasterly corner of the 2.743 acre tract, a common corner to the subdivision of "Fisbel Industrial Park No. 1, Third Amended Subdivision Plat" and a 25.683 acre tract conveyed to Citgo Petroleum Corporation by deed of record in Instrument number 200312310406225;

Thence South 04°48'58" East, a distance of 702.25 feet, along easterly line of the original 100.004 acre tract, being a line common VMS 6954 and VMS 6748 and the westerly lines of the 25.683 acre tract and a 17.220 acre tract conveyed to City of Dublin by deed of record in Official Record 17336 J13, to the southeasterly corner of the original 100.004 acre tract (referenced by a 3/4 inch iron pipe found (Raab & Associates cap, 0.35 feet west), a common corner of a 57.335 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 20012300334486;

Thence South 86°06'14" West, a distance of 1716.83 feet, along the southerly line of the original 100.004 acre tract, a line common to the 57.335 acre tract, passing a 5/8 inch iron pipe found at 1687.26 feet, (0.49 feet north), to a magnetic nail set on the centerline of Houchard Road at the southwest corner of the original 100.004 acre tract;

Thence North 04°39'08" West, a distance of 2544.89 feet, along the centerline of Houchard Road, a line common to the westerly line of the original 100.004 acre tract and the easterly line of a 52.158 acre tract conveyed to Orr Family LP by deed of record in Instrument Number 200108030179057 to the **Point of Beginning**, containing 95.141 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Consisting of Parcel Number 275-000001



VICINITY MAP
(NOT TO SCALE)

ZONING NOTE:

The subject property is currently zoned West Innovation District ID-3

BASIS OF BEARINGS:

The bearings shown hereon are based on the grid bearing of North 05°00'06" West between Franklin County Engineer's Monuments FCGS 8849 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone NAD 83 (NSRS 2007).

BENCHMARKS:

Franklin County Monument N29
Brass plug in concrete monument at the intersection of Houchard Road and Dublin-Plain City Road, 16.5 feet north of the centerline of Dublin-Plain City Road, 33.0 feet southeast of a power pole, 0.3 feet below the ground.

Elevation: 946.070 (NAVD 88)

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0127 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

OWNER:

City of Dublin, Ohio
5800 Shier - Rings Road
Dublin, Ohio 43016
Phone: (614) 410-6600

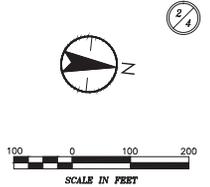
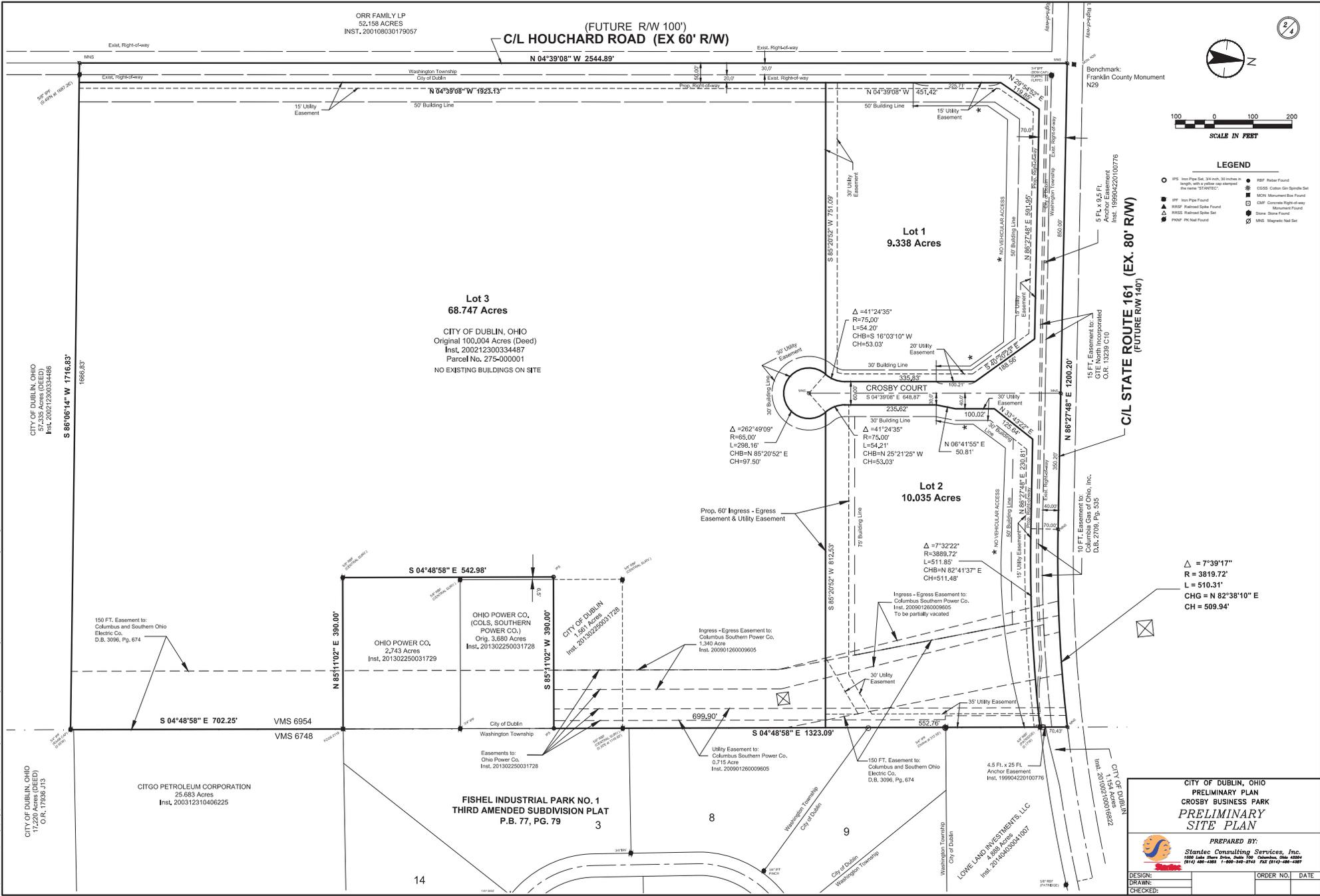
SHEET INDEX:

- Title Sheet 1
- Site Plan 2
- Utility Plan 3
- Street Typical Section 4

U:\173409008\Survey\Draw\173409008 preliminary plat 072114.dwg Sheet 1 Aug 15, 2014 10:08:15am dgermain

CITY OF DUBLIN, OHIO PRELIMINARY PLAN CROSBY BUSINESS PARK PRELIMINARY TITLE SHEET	
PREPARED BY: Stanek Consulting Services, Inc. <small>1800 Lake Shore Drive, Suite 100 Columbus, Ohio 43260 (614) 499-6382 F-800-340-8762 Fax (614) 499-6287</small>	
DESIGN:	ORDER NO.
DRAWN:	DATE
CHECKED:	

U:\172409008\Survey\Draw\172409008 preliminary plat 072114.dwg Sheet 2 Aug 15, 2014 10:08:18am dgmanning



- LEGEND**
- IPS Iron Pipe Set, 3/4 inch in length with 1/2 inch diameter the name "STANTIS" on it
 - RSP Rubber Found
 - CDSR Custom Gas Sprinkle Set
 - MCM Monument Box Found
 - CMF Concrete Right-of-Way Monument Found
 - Stone Found
 - PIP Iron Pipe Found
 - RSPF Rusted Scale Found
 - ▲ RSD Rusted Scale Set
 - PMP PK Nail Found
 - MMS Magnetic Nail Set

C/I STATE ROUTE 161 (EX. 80' RW)
(FUTURE RW 140')

(FUTURE RW 100')
C/I HOUCARD ROAD (EX 60' R/W)

Lot 3
68.747 Acres

CITY OF DUBLIN, OHIO
Original 100,004 Acres (Deed)
Inst. 200212300334487
Parcel No. 275-000001
NO EXISTING BUILDINGS ON SITE

Lot 1
9.338 Acres

$\Delta = 41^{\circ}24'35''$
 $R = 75.00'$
 $L = 54.20'$
 $CH = S 16^{\circ}03'10'' W$
 $CH = 53.03'$

Lot 2
10.035 Acres

$\Delta = 7^{\circ}32'22''$
 $R = 389.72'$
 $L = 511.85'$
 $CH = N 82^{\circ}41'37'' E$
 $CH = 511.48'$

$\Delta = 7^{\circ}39'17''$
 $R = 3819.72'$
 $L = 510.31'$
 $CH = N 82^{\circ}38'10'' E$
 $CH = 509.94'$

CITGO PETROLEUM CORPORATION
25.683 Acres
Inst. 200312310406225

FISHEL INDUSTRIAL PARK NO. 1
THIRD AMENDED SUBDIVISION PLAT
P.B. 77, PG. 79

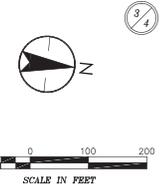
CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
PRELIMINARY
SITE PLAN

PREPARED BY:
Stantec Consulting Services, Inc.
1200 Lake Shore Drive, Suite 1000, Cleveland, Ohio 44104
(614) 489-4300 Fax (614) 489-4307

DESIGN:	DATE:
DRAWN:	ORDER NO.:
CHECKED:	DATE:

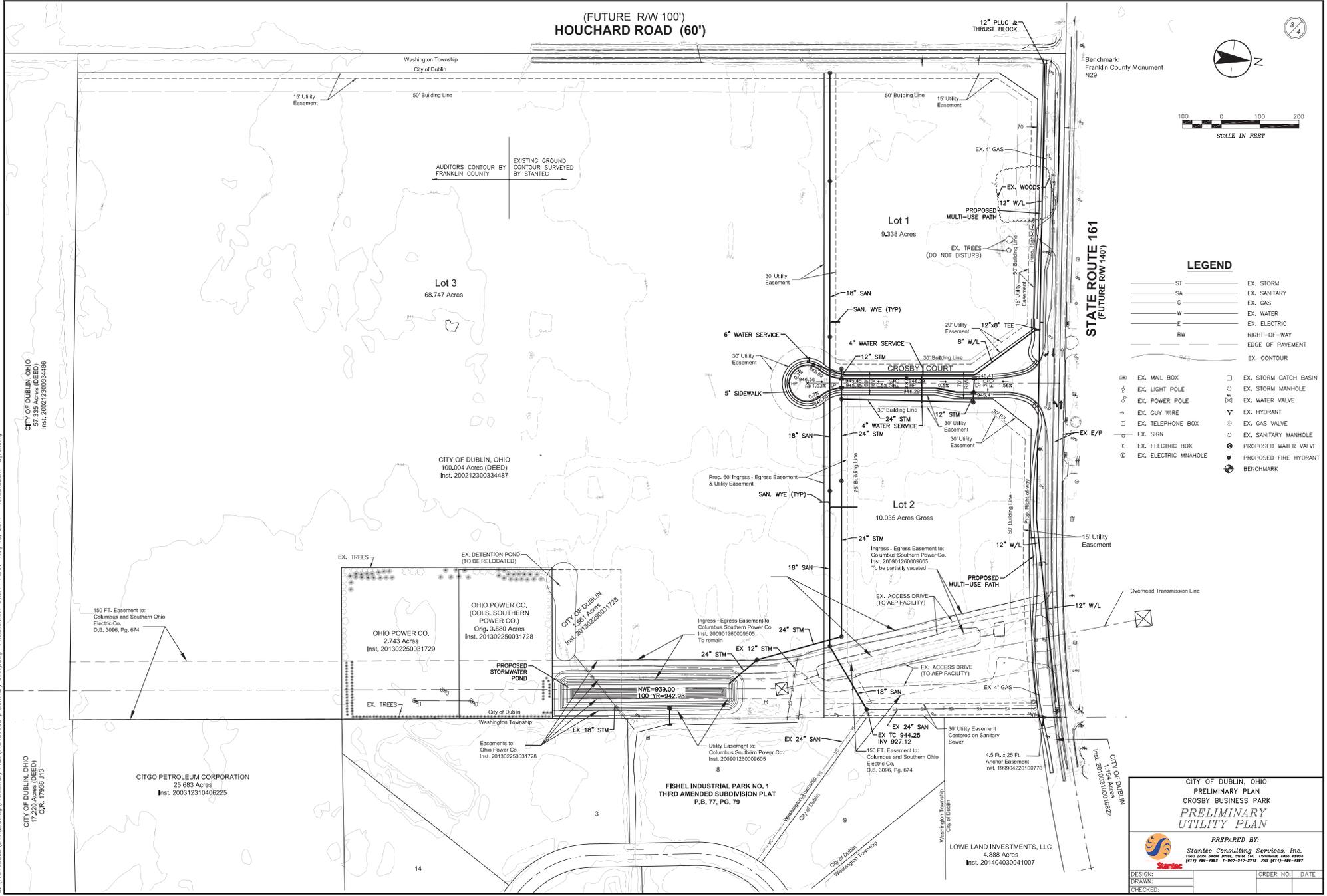
(FUTURE R/W 100')
HOUSHARD ROAD (60')

STATE ROUTE 161
(FUTURE R/W 140')



LEGEND

ST	EX. STORM
SA	EX. SANITARY
G	EX. GAS
W	EX. WATER
E	EX. ELECTRIC
RW	RIGHT-OF-WAY
---	EDGE OF PAVEMENT
---	EX. CONTOUR
MB	EX. MAIL BOX
LP	EX. LIGHT POLE
PP	EX. POWER POLE
GW	EX. GUY WIRE
TP	EX. TELEPHONE BOX
ES	EX. SIGN
EB	EX. ELECTRIC BOX
EM	EX. ELECTRIC M/HOLE
SM	EX. STORM MANHOLE
SP	EX. SANITARY MANHOLE
EW	EX. WATER VALVE
EX	EX. EXHAUST
EV	EX. GAS VALVE
SMH	EX. SANITARY MANHOLE
PWV	PROPOSED WATER VALVE
PFH	PROPOSED FIRE HYDRANT
B	BENCHMARK



CITY OF DUBLIN, OHIO
Inst. 20021230033486

CITY OF DUBLIN, OHIO
11,220 Acres (DEED)
O.R. 17936 J13

CITGO PETROLEUM CORPORATION
25.683 Acres
Inst. 200312310406225

OHIO POWER CO.
2,743 Acres
Inst. 201302250031729

OHIO POWER CO.
(COLS. SOUTHERN POWER CO.)
Orig. 3,680 Acres
Inst. 201302250031728

Ingress - Egress Easement to:
Columbus Southern Power Co.
Inst. 200901260009605
To remain

FISHEL INDUSTRIAL PARK NO. 1
THIRD AMENDED SUBDIVISION PLAT
P.B. 77, PG. 79

LOWE LAND INVESTMENTS, LLC
4.888 Acres
Inst. 201404030041007

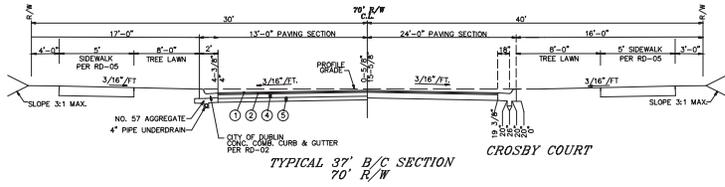
CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
PRELIMINARY UTILITY PLAN

PREPARED BY:
Stantec Consulting Services, Inc.
1800 Lake Shore Drive, Suite 700, Columbus, Ohio 43260
(614) 466-2000 F: 614-466-2700 FAX: (614) 466-1887

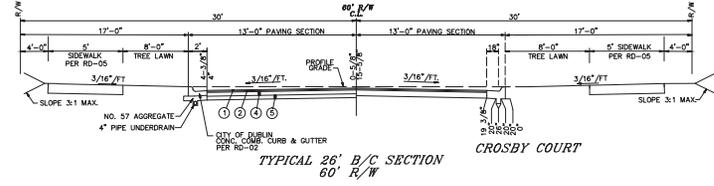
DESIGNER: _____
DRAWN: _____
CHECKED: _____

ORDER NO. _____
DATE _____

U:\173408008.dwg Drawing\ Preliminary Plan\173408008 preliminary utility.dwg PRELIMINARY UTILITY PLAN Aug 15, 2014 -- 10:08:30am dgmring



TYPICAL 37' B/C SECTION
70' R/W

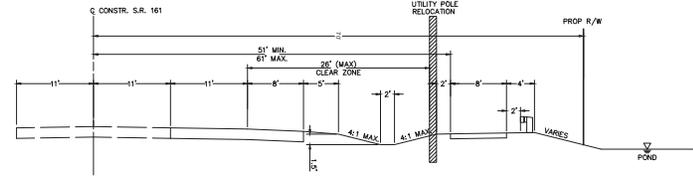


TYPICAL 26' B/C SECTION
60' R/W

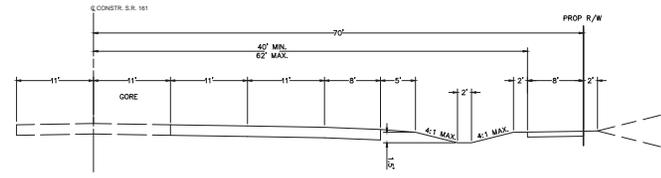
NOTE: ALL BOX OUT DIMENSIONS REFER TO AGGREGATE BASE STREETS.

AGGREGATE BASE STREETS

- ① 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 PG 64-22, MEDIUM TRAFFIC, ITEM 448
- ② 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 PG 64-22, MEDIUM TRAFFIC, ITEM 448
- ③ 3" BITUMINOUS AGGREGATE BASE, ITEM 301
- ④ 6" BITUMINOUS AGGREGATE BASE, ITEM 301 (2" LIFTS)
- ⑤ 6" AGGREGATE BASE, ITEM 304



SR 161 EAST OF CROSBY COURT
PAVEMENT SECTION TO BE
DETERMINED DURING DESIGN



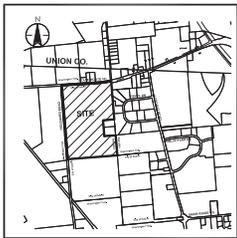
SR 161 WEST OF CROSBY COURT
PAVEMENT SECTION TO BE
DETERMINED DURING DESIGN

U:\172409008\civil\Drawings\Preliminary Plan\172409008 preliminary sections.dwg TYPICAL SECTIONS Aug 15, 2014 - 10:08:35am dgramling

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
PRELIMINARY
TYPICAL SECTIONS

PREPARED BY:
Slamic Consulting Services, Inc.
1889 Lake Street, Dublin, Ohio 43017
(614) 488-2388 F: (614) 488-2700 FAX: (614) 488-4887

DESIGN:	ORDER NO.	DATE
DRAWN:		
CHECKED:		



VICINITY MAP
(NOT TO SCALE)

CROSBY BUSINESS PARK

NOTES:

Protective fencing shall be installed as shown on the Tree Preservation Plan during all phases of construction.

At the time this plat is recorded, gas, electric and local telephone services to the lots in "CROSBY BUSINESS PARK" are proposed to be provided, respectively, by Columbia Gas of Ohio, Inc., American Electric Power and Ameriject.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), number 39048C0127 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

BASIS OF BEARINGS:

The bearings shown hereon are based on the grid bearing of North 05°00'06" West between Franklin County Engineer's Monuments FCGS 8849 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007).

CERTIFICATION:

We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Monumentation is to be placed upon completion of construction necessary to the improvement of this land and are indicated by the following symbols:

- Permanent marker set (solid one inch iron pin running through concrete at least four inches in diameter and thirty inches long)
- Iron Pipe Stake (4" iron pipe with stainless cap)
- ⊙ Iron Pipe found
- ⊕ Magnetic Nail Set
- ⊗ Cotton Gin Spike Found (right)
- ⊗ Railroad Spike Found
- MON Monument Box Found

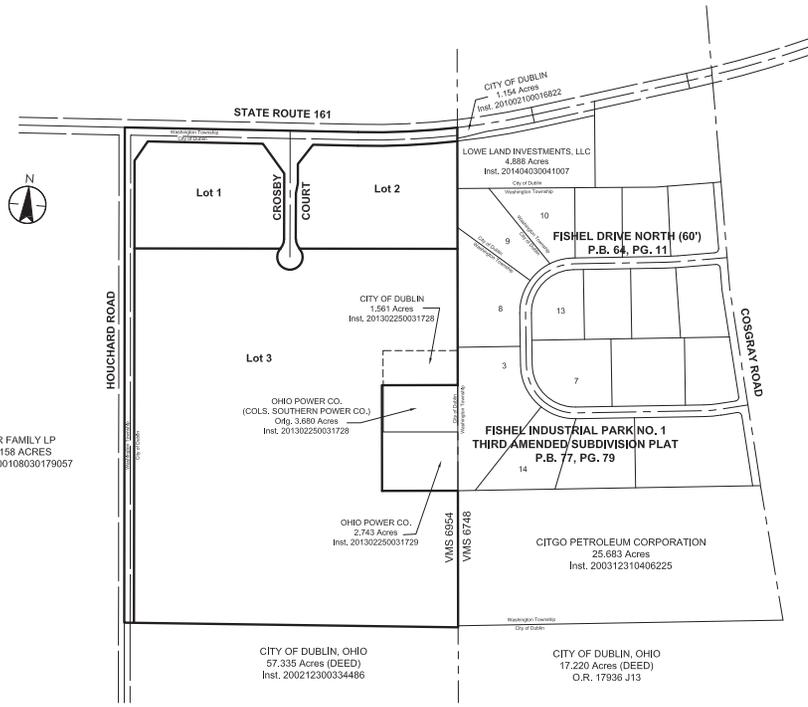
By: Robert J. Sands Date _____
Professional surveyor

AREA CALCULATIONS:
 LOT AREA 88,120 ACRES
 RIGHT-OF-WAY AREA 7,021 ACRES
 TOTAL AREA 95,141 ACRES

PREPARED BY:
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-8743
FAX (614) 486-4387



Copyright Reserved
 The Compiler shall verify and be responsible for all dimensions. DO NOT make the field notes or conditions used for recording to Stantec without their consent.
 The Copyright to all drawings and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



BACKGROUND MAP
1 INCH = 300 FEET

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in survey number 6954 of the Virginia Military District, containing 95.141 acres, more or less, including 7.021 acres of right-of-way area, being all of the 1,561 acre tract conveyed to City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 201302250031728 and all of the remainder of the original 100.004 acre tract conveyed to the City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 20021300334487, all records of the Recorder's Office, Franklin County, Ohio.

The undersigned City of Dublin, Ohio, an Ohio municipal corporation being the owners of the land plated herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "CROSBY BUSINESS PARK" a subdivision of lots numbered 1 through 3. Inclusive and do hereby accept this plat of same and dedicate to public use, as such, all or parts of the court shown hereon and not heretofore dedicated.

Easements are dedicated where indicated on the plat for the construction, operation and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary for the construction, operation, and maintenance of service connections to all adjacent lots and lands, and for storm water drainage.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the Municipality of Dublin, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2014.

Witness: _____ Signed _____

STATE OF OHIO SS

Before me, a Notary Public In and for the State of Ohio, personally appeared _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2014.

My Commission expires _____
 Notary Public, State of Ohio

MUNICIPALITY OF DUBLIN, OHIO

Approved this _____ day of _____, 2014
 Secretary of Planning and Zoning,
 Commission City of Dublin, Ohio

Approved this _____ day of _____, 2014
 City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this _____ day of _____, 2014, wherein all of the court and easements or parts of the same shown hereon and dedicated to public use as such, are hereby accepted as such for the City of Dublin, Ohio.

Clerk of Council, City of Dublin, Ohio

Transferred this _____ day of _____, 2014

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2014 at _____ M

Fee _____ File No. _____
 Recorder, Franklin County, Ohio

Recorded this _____ Day of _____, 2014 Plat Book _____ Pages _____

Deputy Recorder, Franklin County, Ohio

ORR FAMILY LP
52.158 ACRES
INST. 200108030179057

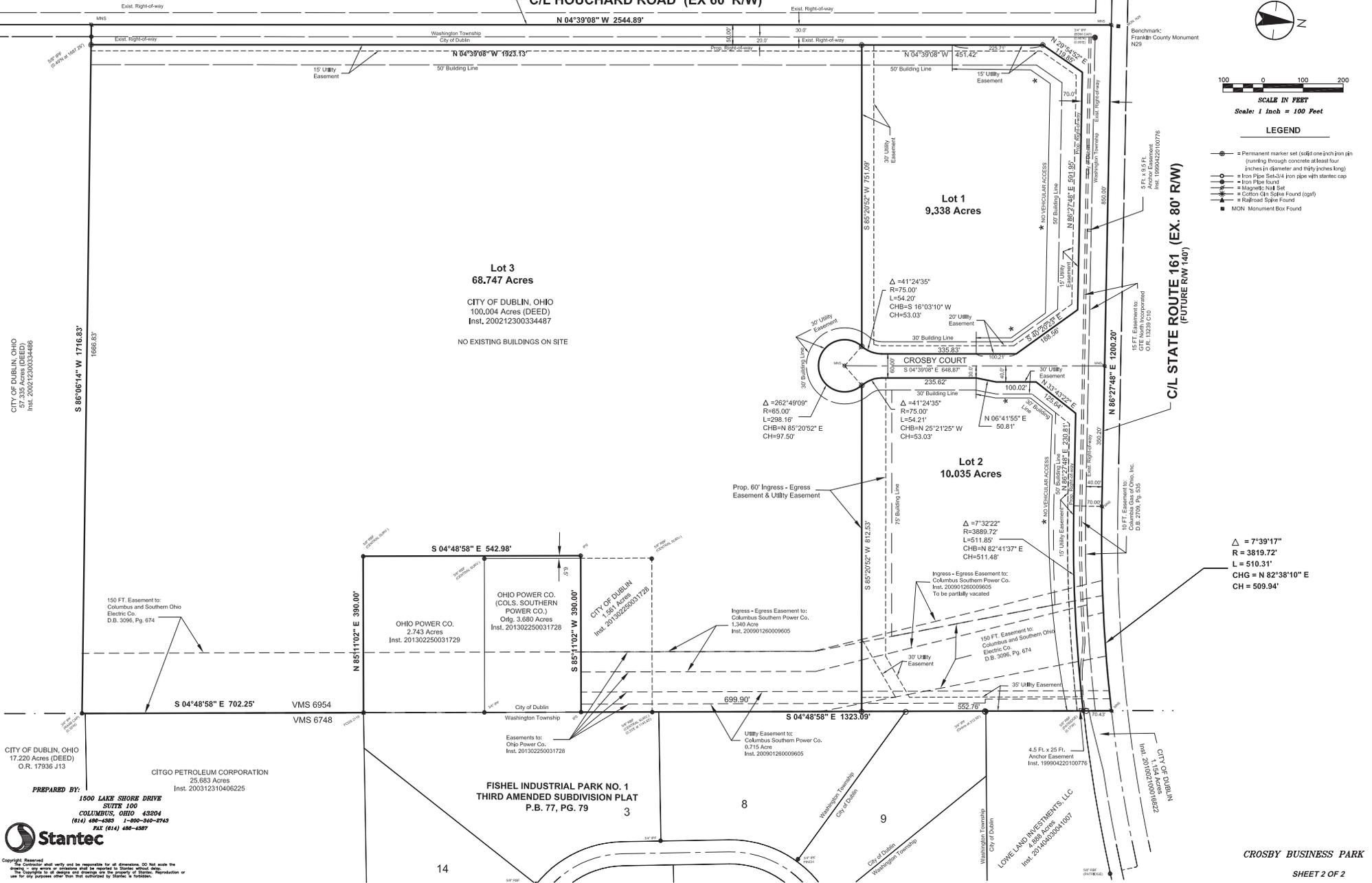
(FUTURE R/W 100')
C/L HOUGHARD ROAD (EX 60' R/W)
N 04°39'08" W 2544.89'



SCALE IN FEET
Scale: 1 inch = 100 Feet

LEGEND

- Permanent marker set (scd) one inch pin (pointing through concrete at least four inches in diameter and thirty inches long)
- Iron Pipe Set-3/4 iron pipe with stantec cap
- Iron Pipe found
- Magneto Nail Set
- Cotton Gin Spike Found (cgrf)
- Railroad Spike Found
- MON Monument Box Found



Lot 3
68,747 Acres
CITY OF DUBLIN, OHIO
100.004 Acres (DEED)
Inst. 200212300334487
NO EXISTING BUILDINGS ON SITE

Lot 1
9,338 Acres

Lot 2
10,035 Acres

FISHEL INDUSTRIAL PARK NO. 1
THIRD AMENDED SUBDIVISION PLAT
P.B. 77, PG. 79

C/L STATE ROUTE 161 (EX. 80' R/W)
(FUTURE R/W 140')

Δ = 7°39'17"
R = 3819.72'
L = 510.31'
CHG = N 82°38'10" E
CH = 509.94'

CITY OF DUBLIN, OHIO
57.335 Acres (DEED)
Inst. 200212300334486

CITY OF DUBLIN, OHIO
17.220 Acres (DEED)
O.R. 17936 J13

CITGO PETROLEUM CORPORATION
25.683 Acres
Inst. 200312310406225

OHIO POWER CO.
(COLS. SOUTHERN POWER CO.)
Orig. 31.680 Acres
Inst. 201302250031728

OHIO POWER CO.
2.743 Acres
Inst. 201302250031729

CITY OF DUBLIN
1.561 Acres
Inst. 201002200301728

Ingress - Egress Easement to:
Columbus Southern Power Co.
1.340 Acre
Inst. 200901260009605

Ingress - Egress Easement to:
Columbus Southern Power Co.
Inst. 200901260009605
To be partially vacated

150 FT. Easement to:
Columbus and Southern Ohio Electric Co.
D.B. 3096, Pg. 674

10 FT. Easement to:
D.B. 2769, Pg. 535

4.5 FL. x 25 FT.
Anchor Easement
Inst. 199904220100776

CITY OF DUBLIN
154 Acres
Inst. 201002100010652

LOWE LAND INVESTMENTS, LLC
4.068 Acres
Inst. 20100403041007

PREPARED BY:
1500 LAKESHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 498-4383 1-800-340-2743
FAX (614) 498-4387



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT SCALE THE DRAWING. A 25% margin of tolerance shall be applied to all dimensions. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.