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 "Fishel 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 southwesterly corner;

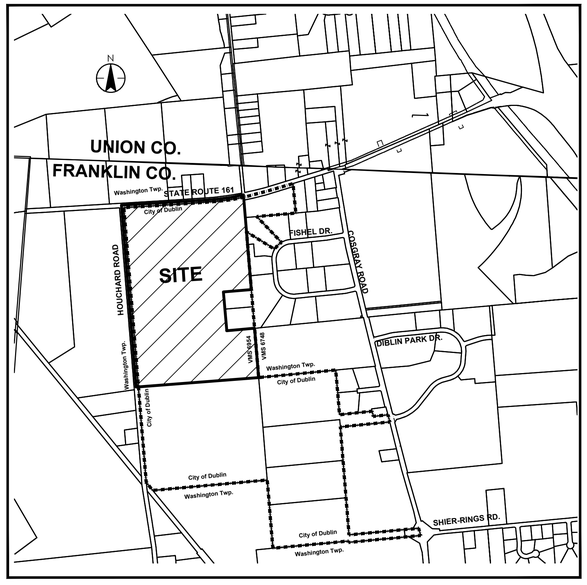
2. North 85°11'02" East, a distance of 390.00 feet, to Franklin County Monument FCGS 2119 on the easterly line of the original 100.004 acre tract, being the line between VMS 6954 and VMS 6748 at the southeasterly corner of the 2.743 acre tract, a common corner to the subdivision of "Fishel Industrial 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 17936 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 southwesterly 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) 410-4600

SHEET INDEX:

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

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
PRELIMINARY TITLE SHEET

PREPARED BY:
Stantec
Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100 Columbus, Ohio 43204
(614) 486-4383 1-800-340-2743 FAX (614)-486-4387

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ORR FAMILY LP
52.158 ACRES
INST. 200108030179057

(FUTURE R/W 100')
C/L HOUCHARD ROAD (EX 60' R/W)

N 04°39'08" W 2544.89'

Exist. Right-of-way

MNS

5/8" IPF (0.49'N at 160°26')

Washington Township
City of Dublin

N 04°39'08" W 1923.13'

50.0'
20.0'
30.0'
Prop. Right-of-way
Exist. Right-of-way

15' Utility Easement

50' Building Line

N 04°39'08" W 451.42'

225.71'

N 29°54'52" E 19.85'

3/4" IPF (BEAM CAP) (0.46'N) (0.69'E)

Benchmark:
Franklin County Monument
N29

100 0 100 200
SCALE IN FEET

LEGEND

- IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap stamped the name "STANTEC".
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- RRSS Railroad Spike Set
- PKNF PK Nail Found
- RBF Rebar Found
- CGSS Cotton Gin Spindle Set
- MON Monument Box Found
- CMF Concrete Right-of-way Monument Found
- Stone Stone Found
- MNS Magnetic Nail Set

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

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

S 86°06'14" W 1716.83'
1666.83'

Lot 1
9.338 Acres

S 85°20'52" W 751.09'

30' Utility Easement

50' Building Line

NO VEHICULAR ACCESS

N 86°27'48" E 591.95'

Prop. Right-of-way

Exist. Right-of-way

Washington Township

850.00'

5 Ft. x 9.5 Ft. Anchor Easement Inst. 199904220100776

△ =41°24'35"
R=75.00'
L=54.20'
CHB=S 16°03'10" W
CH=53.03'

15' Utility Easement

20' Utility Easement

S 40°20'23" E 188.56'

100.21'

30' Building Line

335.83'

30' Utility Easement

30' Building Line

CROSBY COURT
S 04°39'08" E 648.87'

60.00'

30.0'

40.0'

235.62'

100.02'

30' Utility Easement

N 33°43'22" E 125.64'

△ =262°49'09"
R=65.00'
L=298.16'
CHB=N 85°20'52" E
CH=97.50'

△ =41°24'35"
R=75.00'
L=54.21'
CHB=N 25°21'25" W
CH=53.03'

N 06°41'55" E 50.81'

30' Building Line

N 86°27'48" E 230.81'

Exist. Right-of-way

350.20'

40.00'

70.00'

MNS

N 86°27'48" E 1200.20'

15 FT. Easement to: GTE North Incorporated O.R. 13239 C10

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

Lot 2
10.035 Acres

Prop. 60' Ingress - Egress Easement & Utility Easement

S 85°20'52" W 812.53'

75' Building Line

NO VEHICULAR ACCESS

50' Building Line

15' Utility Easement

N 86°27'48" E 230.81'

Prop. Right-of-way

Exist. Right-of-way

40.00'

70.00'

MNS

10 FT. Easement to: Columbia Gas of Ohio, Inc. D.B. 2709, Pg. 535

△ =7°32'22"
R=3889.72'
L=511.85'
CHB=N 82°41'37" E
CH=511.48'

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

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

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

30' Utility Easement

35' Utility Easement

699.90'

552.76'

70.43'

S 04°48'58" E 542.98'

5/8" RBF (CENTRAL SURV.)

IPS

6.5'

N 85°11'02" E 390.00'

S 85°11'02" W 390.00'

OHIO POWER CO.
2.743 Acres
Inst. 201302250031729

OHIO POWER CO.
(COLS. SOUTHERN POWER CO.)
Orig. 3.680 Acres
Inst. 201302250031728

CITY OF DUBLIN
1.561 Acres
Inst. 201302250031728

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

S 04°48'58" E 702.25'

VMS 6954
VMS 6748

FCGS 2119

3/4" IPF

City of Dublin
Washington Township

Easements to: Ohio Power Co. Inst. 201302250031728

Utility Easement to: Columbus Southern Power Co. 0.715 Acre Inst. 200901260009605

S 04°48'58" E 1323.09'

3/4" IPF (Gains at 312.35')

5/8" RBF (PATRIDGE) (0.12'W)

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

4.5 Ft. x 25 Ft. Anchor Easement Inst. 199904220100776

CITY OF DUBLIN
1.154 Acres
Inst. 201002100016822

CITGO PETROLEUM CORPORATION
25.683 Acres
Inst. 200312310406225

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

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

3

8

9

14

Washington Township
City of Dublin

City of Dublin
Washington Township

Washington Township
City of Dublin

LOWE LAND INVESTMENTS, LLC
4.888 Acres
Inst. 201404030041007

3/4" IPF

3/4" IPF PINCH

5/8" RBF

5/8" RBF (PATRIDGE)

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK

PRELIMINARY SITE PLAN

PREPARED BY:
Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100 Columbus, Ohio 43204
(614) 486-4383 1-800-340-2743 FAX (614)-486-4387

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

Washington Township
City of Dublin

15' Utility Easement
50' Building Line

AUDITORS CONTOUR BY FRANKLIN COUNTY
EXISTING GROUND CONTOUR SURVEYED BY STANTEC

Lot 3
68.747 Acres

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

CITY OF DUBLIN, OHIO
100.004 Acres (DEED)
Inst. 200212300334487

12" PLUG & THRUST BLOCK

Benchmark:
Franklin County Monument
N29

3/4

N

100 0 100 200
SCALE IN FEET

50' Building Line
15' Utility Easement
70'
EX. 4" GAS
EX. WOODS
12" W/L
PROPOSED MULTI-USE PATH
Prop. Right-of-way
50' Building Line
15' Utility Easement
EX. TREES (DO NOT DISTURB)

Lot 1
9.338 Acres

30' Utility Easement
18" SAN
SAN. WYE (TYP)
20' Utility Easement
12"x8" TEE
8" W/L
6" WATER SERVICE
4" WATER SERVICE
12" STM
30' Utility Easement
30' Building Line
CROSBY COURT
5' SIDEWALK
946.36 HP 1.03%
945.85
945.45 LP
946.22 HP
945.41 LP 1.56%
946.29
945.41
30' Building Line
24" STM
12" STM
4" WATER SERVICE
30' Utility Easement
18" SAN
24" STM
30' Utility Easement
30' Bldg
EX E/P

STATE ROUTE 161
(FUTURE R/W 140')

Prop. 60' Ingress - Egress Easement & Utility Easement
SAN. WYE (TYP)
75' Building Line
Prop. Right-of-way
50' Building Line

Lot 2
10.035 Acres Gross

24" STM
12" W/L
15' Utility Easement
Ingress - Egress Easement to: Columbus Southern Power Co. Inst. 200901260009605 To be partially vacated
18" SAN
PROPOSED MULTI-USE PATH
EX. ACCESS DRIVE (TO AEP FACILITY)
Overhead Transmission Line
12" W/L

EX. TREES
EX. DETENTION POND (TO BE RELOCATED)
150 FT. Easement to: Columbus and Southern Ohio Electric Co. D.B. 3096, Pg. 674
OHIO POWER CO. (COLS. SOUTHERN POWER CO.) Orig. 3.680 Acres Inst. 201302250031728
OHIO POWER CO. 2.743 Acres Inst. 201302250031729
CITY OF DUBLIN 1.561 Acres Inst. 201302250031728
Ingress - Egress Easement to: Columbus Southern Power Co. Inst. 200901260009605 To remain
24" STM
EX 12" STM
24" STM
PROPOSED STORMWATER POND
NWE=939.00
100 YR=942.98
EX. ACCESS DRIVE (TO AEP FACILITY)
EX. 4" GAS
18" SAN
EX. TREES
City of Dublin
Washington Township
EX 18" STM
Easements to: Ohio Power Co. Inst. 201302250031728
EX 24" SAN
EX TC 944.25
INV 927.12
30' Utility Easement Centered on Sanitary Sewer
EX 24" SAN
Utility Easement to: Columbus Southern Power Co. Inst. 200901260009605
150 FT. Easement to: Columbus and Southern Ohio Electric Co. D.B. 3096, Pg. 674
4.5 Ft. x 25 Ft. Anchor Easement Inst. 199904220100776
CITY OF DUBLIN 1.154 Acres Inst. 201002100016822

CITGO PETROLEUM CORPORATION
25.683 Acres
Inst. 200312310406225

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

8
3
9
14

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

Washington Township
City of Dublin

LOWE LAND INVESTMENTS, LLC
4.888 Acres
Inst. 201404030041007

LEGEND

ST	EX. STORM
SA	EX. SANITARY
G	EX. GAS
W	EX. WATER
E	EX. ELECTRIC
RW	RIGHT-OF-WAY
	EDGE OF PAVEMENT
943	EX. CONTOUR
MB	EX. MAIL BOX
	EX. LIGHT POLE
	EX. POWER POLE
	EX. GUY WIRE
T	EX. TELEPHONE BOX
	EX. SIGN
E	EX. ELECTRIC BOX
E	EX. ELECTRIC MNAHOLE
	EX. STORM CATCH BASIN
	EX. STORM MANHOLE
WV	EX. WATER VALVE
	EX. HYDRANT
G	EX. GAS VALVE
	EX. SANITARY MANHOLE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	BENCHMARK

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK

PRELIMINARY UTILITY PLAN

PREPARED BY:
Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100 Columbus, Ohio 43204
(614) 486-4383 1-800-340-2743 FAX (614)-486-4387

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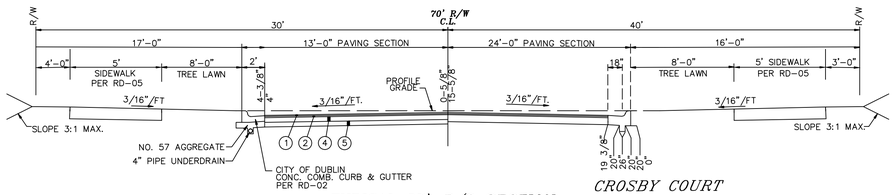
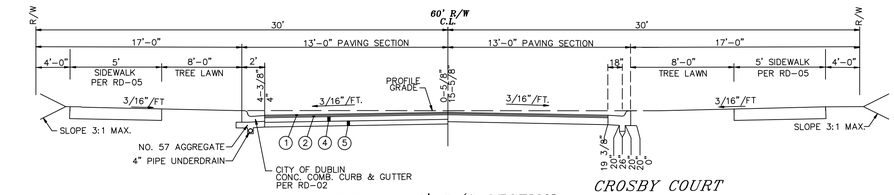


CROSBY COURT

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



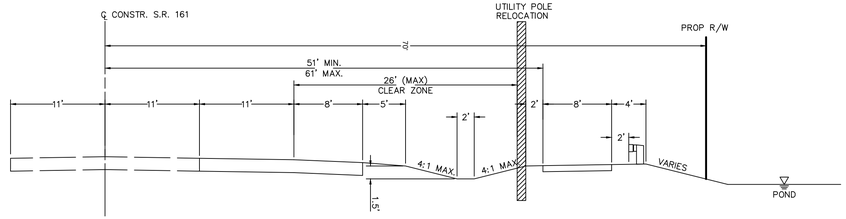
CROSBY COURT

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

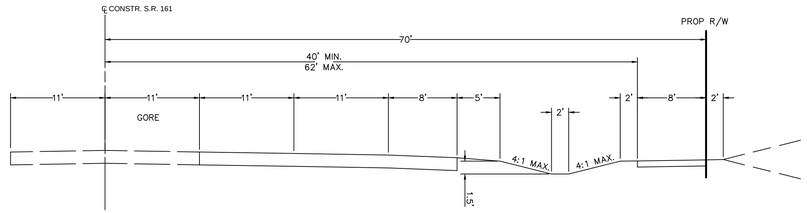
NOTE: ALL BOX OUT DIMENSIONS REFER TO AGGREGATE BASE STREETS.

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

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK

PRELIMINARY
TYPICAL SECTIONS

PREPARED BY:
Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100 Columbus, Ohio 43204
(614) 486-4383 1-800-366-2743 FAX (614)-486-4387

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U:\173409008\civil\Drawing\Preliminary Plan\173409008 preliminary sections.dwg TYPICAL SECTIONS Aug 15, 2014 - 10:08:35am dgremling