



CITY OF DUBLIN

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

Paid \$745.00 - 11/12/2014 dm February 2009

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5525 Parkcenter Circle, Dublin, Ohio	
Tax ID/Parcel Number(s): 273-005398	Parcel Size(s) (Acres): 18.139
Existing Land Use/Development: Commercial Office Complex (Current tenant Nationwide Mutual Insurance Co., Inc.)	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: n/a
Total acres affected by application: n/a

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): DP Parkcenter Circle LLC	
Mailing Address: 600 E. 96th., Ste. 100 Indianapolis, IN., 46240 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 677-1396 Cell (614) 668-0912	Fax: n/a
Email or Alternate Contact Information: Steve Reynolds e-mail: Reynos3@nationwide.com	

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IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Stanley W. Young III	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Columbus Sign Co., Inc.	
Mailing Address: 1515 E. Fifth Avenue, Columbus, Ohio 43219 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 564-9432	Fax: (614) 252-2494
Email or Alternate Contact Information: trinitysigngroup@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: n/a	
Organization (Owner, Developer, Contractor, etc.): n/a	
Mailing Address: n/a (Street, City, State, Zip Code)	
Daytime Telephone: n/a	Fax: n/a
Email or Alternate Contact Information: n/a	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Steve Reynolds, of Nationwide Corporate Realty</u> , the owner, hereby authorize <u>Stanley W. Young III, of Columbus Sign Co., Inc.</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: <u>X 11.12.2014</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 12TH day of NOVEMBER 2014
 State of OHIO
 County of FRANKLIN

Notary Public Richard L. Heiple



RICHARD L. HEIPLE
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES NOV. 17, 2018

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

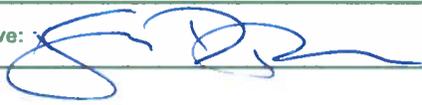
I, <u>Steve Reynolds, of Nationwide Corporate Realty</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: <u>X 11.12.2014</u>

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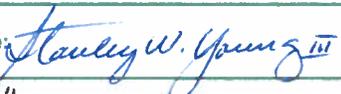
VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Steve Reynolds, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:  Date: X 11.12.2014

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

Stanley W. Young III, of Columbus Sign Co., Inc., the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:  Date: 11-12-2014

Subscribed and sworn to before me this 12TH day of NOVEMBER, 2014
 State of OHIO
 County of FRANKLIN

Notary Public 


RICHARD L. HEIPLE
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES NOV. 17, 2018

FOR OFFICE USE ONLY			
Amount Received: <u>\$745.00</u>	Application No:	P&Z Date(s):	P&Z Action:
Receipt No: <u>20688</u>	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

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- Contact Us
- On-Line Tools

Summary

Parcel Info

Summary

Parcel ID	Map Routing Number	Owner	Location
273-005398-00	273-0111D -009-00	DP PARKCENTER CIRCLE LLC <small>Click owner name for additional records</small>	5525 PARKCENTER CR

New Tentative Value

Property Profile

- Land
- Building
- Improvements
- Interactive Map

MAP(GIS)

- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status

- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff

- Tax Distribution
- Rental Contact
- Tax Estimator

Property Reports

Recorder's Office Document Search

Area Sex Offender Inquiry

Pay Real Estate Taxes Here

Owner Information	
Owner	DP PARKCENTER CIRCLE LLC 600 E 96TH ST STE 100 INDIANAPOLIS IN 46240 If the address above is incorrect - Click Here
Tax Bill Mailing Info	DP PARKCENTER CIRCLE LLC C/O NTRG PO BOX 638 ADDISON TX 75001 To change mailing information ONLY - Click Here

Current Value		
	Market	Taxable
Land	\$5,377,100	\$1,881,990
Improvements	\$30,622,900	\$10,718,020
Total	\$36,000,000	\$12,600,000
CAUV	0	0

Legal Description
RINGS RD ENTRY 2419-3011 18.139 ACRES

Building Data		
Year Built	1995	Total Sq Footage
		340,006

Most Recent Transfer	
Sale Amount	
Date of Transfer	
Conveyance Type	
Conveyance Number	
Number of Parcels	

2013 Tax Status		
Land Use	[449] ELEVATOR OFFICE BUILDING	
Tax District	[273] CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.	
School District	[2513] DUBLIN CSD	
Neighborhood	00105	
City	DUBLIN	
Township	WASHINGTON	Zip
		43017
Board of Revision	NO	CDQ
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)
		NO

Tax Year 2013			
Annual Taxes	\$1,263,209.66	Taxes Paid	\$1,263,209.66

Site Data			
Frontage	0	Depth	0
		Acres	18.139
Historic District			

Disclaimer

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report

\\ Report of parcels touching irregular area - MMPC301 ///

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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 12, 2014

273-005335 * Owner: DUBLIN HOTEL LLC
Address: 5805 BLAZER PW
Mail To: DUBLIN HOTEL LLC
: 4243 HUNT RD
: CINCINNATI OH 45242
: CINCINNATI OH 45242

273-005398 * Owner: DP PARKCENTER CIRCLE LLC
Address: 5525 PARKCENTER CR
Mail To: DP PARKCENTER CIRCLE LLC
: C/O NTRG
: PO BOX 638
: ADDISON TX 75001

273-005765 * Owner: BRE/COH OH LLC
Address: 5555 PARKCENTER CR
Mail To: GEMSA LOAN SERVICES
: 303 EAST WACKER DRIVE
: CHICAGO,IL 60601

273-007673 Owner: CAREYBPDUBLIN LLC C/O GE COMMERCIAL STE 120
Address: 5515 PARKCENTER CR
Mail To: CAREYBPDUBLIN LLC
: C/O COLLIERS INTL
: 8800 LYRA DR STE 150
: COLUMBUS OH

273-008241 * Owner: BRE/COH OH LLC
Address: 5455 -475 RINGS RD
Mail To: GEMSA LOAN SERVICES
: 303 EAST WACKER DRIVE
: CHICAGO,IL 60601

590-212337 * Owner: STATE OF OHIO
Address: TUTTLE CROSSING BL
Mail To: STATE OF OHIO FORFEITURE
: AUDITORS OFFICE
: 373 S HIGH ST FL 20
: COLUMBUS, OH 43215

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report

VAK10_MMPC301 Page 1

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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Dublin, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, and in the City of Dublin, and being part of Virginia Military Survey Nos. 4852 and 2419, and being part of a 11.138 acre tract conveyed to Duke Realty Limited Partnership by deed in Official Record 25277 E15, and being part of a 4.833 acre tract conveyed to Duke Realty Limited Partnership by Instrument No. 199709080088660, and being part of a 2.478 acre tract conveyed to Duke Realty Limited Partnership by deed in O.R. 34820 H06, and part of Reserve A of Tuttle Crossing, a subdivision as recorded in Plat Book 71, Pages 100, 101 and 102, all records can be found in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the Northeasterly corner of said Reserve A, the Southeasterly corner of a 1.350 acre tract conveyed to Duke Realty Limited Partnership by deed in Instrument 199709190097280, and also being in the Westerly right-of-way line of Paul Blazer Parkway;

Thence South 82 deg. 21' 54" West, along the North line of said 1.350 acre tract (passing over an iron pipe found at the Northeast corner of Reserve A, a subdivision of record in Plat Book 71, Pages 100, 101, and 102, and at the Northeast corner of a 11.138 acre tract as conveyed to Duke Realty Limited Partnership by deed in Official Record 25227 E15, and at the Northeast corner of a 4.089 acre tract conveyed to Franklin Properties Funding Corporation by deed in Official Record 31851 F04 at 1.33 feet) along the South line of said 1.350 acre tract, a distance of 312.83 feet to an iron pipe, found at the Northwesterly corner of said 4.089 acre tract, and in the North line of said Reserve A, and in the South line of said 4.833 acre tract, and being in the North line of said 11.138 acre tract, to the true point of beginning of the herein described tract of land;

Thence South 07 deg. 38' 06" East, along the West line of said 4.089 acre tract, a distance of 570.30 feet to an iron pipe found in the Northerly right-of-way line of Parkcenter Circle, as shown and delineated upon the recorded plat of The Dedication of Parkcenter Circle as recorded in Plat Book 74, Page 104;

Thence along the Northerly right-of-way line of said Parkcenter Circle, and along a Southerly line of said 11.138 acre tract, with a curve to the left, having a radius of 1557.88 feet, a delta angle of 12 deg. 48' 11", with a chord bearing of North 83 deg. 36' 50" West, and a chord distance of 347.39 feet to an iron pipe found at a point of compound curvature;

Thence along the Northerly right-of-way line of said Parkcenter Circle, and along a Southerly line of said 11.138 acre tract, with a curve to the left, having a radius of 455.00 feet, a delta angle of 65 deg. 00' 06", with a chord bearing of South 57 deg. 29' 08" West, and a chord distance of 488.95 feet to an iron pipe found at the point of compound curvature, in the Southerly line of a 10.892 acre tract conveyed to Duke Realty Limited Partnership by deed in O.R. 29085 C08;

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Thence continuing along the Northerly right-of-way line of said Parkcenter Circle, and along a Southerly line of said 10.892 acre tract, with a curve to the left, having a radius of 610.00 feet, a delta angle 1 deg. 42' 34", a chord bearing of South 24 deg. 07' 47" West, a chord distance of 18.20 feet to an iron pipe found at the Southeasterly corner of said 10.892 acre tract, and also being the Northeastery corner of a 5.235 acre tract conveyed to Duke Realty Limited Partnership by deed in Official Record 26246 C06;

Thence North 67 deg. 04' 17" West, along a Southerly line of said 10.892 acre tract, and a Northerly line of said 5.235 acre tract, a distance of 227.45 feet to an iron pipe found;

Thence South 82 deg. 42' 45" West, along a Southerly line of said 10.892 acre tract and a Northerly line of said 5.235 acre tract, a distance of 365.00 feet to a conc. monument found at the Southwesterly corner of said 10.892 acre tract, and at the Northwesterly corner of said 5.235 acre tract, and being in the Easterly right-of-way of Interstate Route 270;

Thence North 12 deg. 46' 38" West, along the Westerly line of said 10.892 acre tract, and the Easterly right-of-way line of Interstate Route 270, a distance of 597.89 feet to an iron pipe found at the Northwest corner of said 10.892 acre tract, and the Southwest corner of a 12.421 acre tract conveyed to Duke Realty Limited Partnership by deed in Official Record 34807 H18, and in 34807 H20, said point also being in the Northerly line of said Reserve "A";

Thence North 82 deg. 42' 45" East, along the North line of said 10.892 acre tract and a Northerly line of said 11.138 acre tract, and along the North line of said Reserve A, and along the South line of said 12.421 acre tract, and along the South line of a 2.343 acre tract conveyed to Duke Realty Limited Partnership by deed in O.R. 34820 H06, a distance of 995.41 feet to a stone found, said stone also being in the South line of said 2.478 acre tract;

Thence North 82 deg. 21' 54" East, along the North line of said 11.138 acre tract, along the North line of said Reserve A, and along the South line of said 2.478 acre tract, a distance of 65.91 feet to an iron pin set;

Thence crossing said 2.478 acre and said 4.833 acre tracts with the next 6 courses

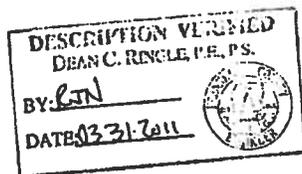
- 1) North 07 deg. 38' 06" West, a distance of 37.03 feet to an iron pin set;
- 2) North 37 deg. 21' 54" East, a distance of 8.28 feet to an iron pin set;
- 3) North 82 deg. 21' 54" East, a distance of 119.65 feet to an iron pin set;
- 4) South 52 deg. 38' 06" East, a distance of 26.87 feet to an iron pin set;
- 5) North 82 deg. 21' 54" East, a distance of 130.79 feet to an iron pin set;
- 6) South 07 deg. 48' 39" East, a distance of 23.89 feet to an iron pin set in the North line of said 11.138 acre tract, and in the South line of said 4.833 acre tract;

Thence North 82 deg. 21' 54" East, along the North line of said 11.138 acre tract and along the South line of said 4.833 acre tract, a distance of 67.97 feet to the place of beginning and containing 18.150 acres of land as geometrically correct.

Subject to all easements and right-of-ways of record.

Bearings herein are based on a bearing of South 82 deg. 21' 54" West for the Northerly line of Reserve A contiguous with the described parcel, as shown on the said plat of Tuttle Crossing.

Iron pins set are 30" long and 5/8" (OD) and bear a plastic cap inscribed "IJB".



O-111-D
ALL OF
(273)
005398

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments not yet due and payable.
2. Deed of Protective Covenants, filed for record October 25, 1989 and recorded in ORV 14232, Page F11 of Franklin County Records, as amended by
 - First Amendment, filed for record November 9, 1989 and recorded in ORV 14317, Page B18 of Franklin County Records;
 - Second Amendment, filed for record September 10, 1991 and recorded in ORV 17635, Page G18 of Franklin County Records
 - Third Amendment, filed for record October 3, 1991 and recorded in ORV 17778, Page C06 of Franklin County Records;
 - Fourth Amendment, filed for record October 3, 1991 and recorded in ORV 17778, Page C10 of Franklin County Records;
 - Fifth Amendment, filed for record April 30, 1992 and recorded in ORV 19303, Page D07 of Franklin County Records;
 - Sixth Amendment, filed for record October 20, 1992 and recorded in ORV 20750, Page H13 of Franklin County Records;
 - Seventh Amendment, filed for record July 22, 1993 and recorded in ORV 23328, Page D05 of Franklin County Records;
 - Eighth Amendment, filed for record September 30, 1994 and recorded in ORV 27567, Page C08 of Franklin County Records;
 - Ninth Amendment, filed for record November 30, 1994 and recorded in ORV 28009, Page J01 of Franklin County Records;
 - Tenth Amendment, filed for record April 13, 1995 and recorded in ORV 28853, Page G20 of Franklin County Records;
 - Eleventh Amendment, filed for record April 14, 1995 and recorded in ORV 28862, Page I03 of Franklin County Records;
 - Twelfth Amendment, filed for record May 8, 1995 and recorded in ORV 29025, Page B19 of Franklin County Records;

Thirteenth Amendment, filed for record June 5, 1995 and recorded in ORV 29229, Page F18 of Franklin County Records;

Fourteenth Amendment, filed for record October 23, 1996 and recorded in ORV 33401, Page A07 of Franklin County Records;

Fifteenth Amendment, filed for record November 18, 1996 and recorded in ORV 33622, Page F13 of Franklin County Records;

Sixteenth Amendment, filed for record January 9, 1997 and recorded in ORV 34042, Page E13; and re-recorded in April 11, 1997 in ORV 34809, Page B11 of Franklin County Records;

Seventeenth Amendment, filed for record January 31, 1997 and recorded in ORV 34191, Page H15 of Franklin County Records;

Eighteenth Amendment, filed for record September 18, 1997 and recorded as Franklin County Recorder's Document No. 199709180096667; and

Nineteenth Amendment, filed for record May 24, 1999 and recorded as Franklin County Recorder's Document No. 199905240130612; and re-recorded as Franklin County Recorder's Document No. 199906220157521.

3. Easement and Right of Way from Duke Realty Limited Partnership to Columbus Southern Power Company, dated September 10, 1997, filed for record September 30, 1997 and recorded as Franklin County Recorder's Document No. 199709300106239.
4. Driveway Access Easement by Duke Realty Limited Partnership, filed for record June 12, 1998 and recorded as Franklin County Recorder's Document No. 199806120145849, as amended by First Amendment, dated as of May 17, 2000, filed for record June 5, 2000 and recorded as Franklin County Recorder's Document No. 200006050110629.
5. Easement and Right of Way from Duke Realty Limited Partnership, dated December 28, 1995, filed for record January 26, 1996 and recorded in ORV 31031, Page J06 of Franklin County Records.
6. Reciprocal Access Easement by Duke Realty Limited Partnership, filed for record May 1, 1996 and recorded in ORV 31851, Page E15 of Franklin County Records, as amended by First Amendment, dated November 3, 1997, filed for record November 5, 1997 and recorded as Franklin County Recorder's Document No. 199711050135602.
7. Landscape Easement by Duke Realty Limited Partnership, dated March 18, 1998, filed for record June 12, 1998 and recorded as Franklin County Recorder's Document No. 199806120145841.

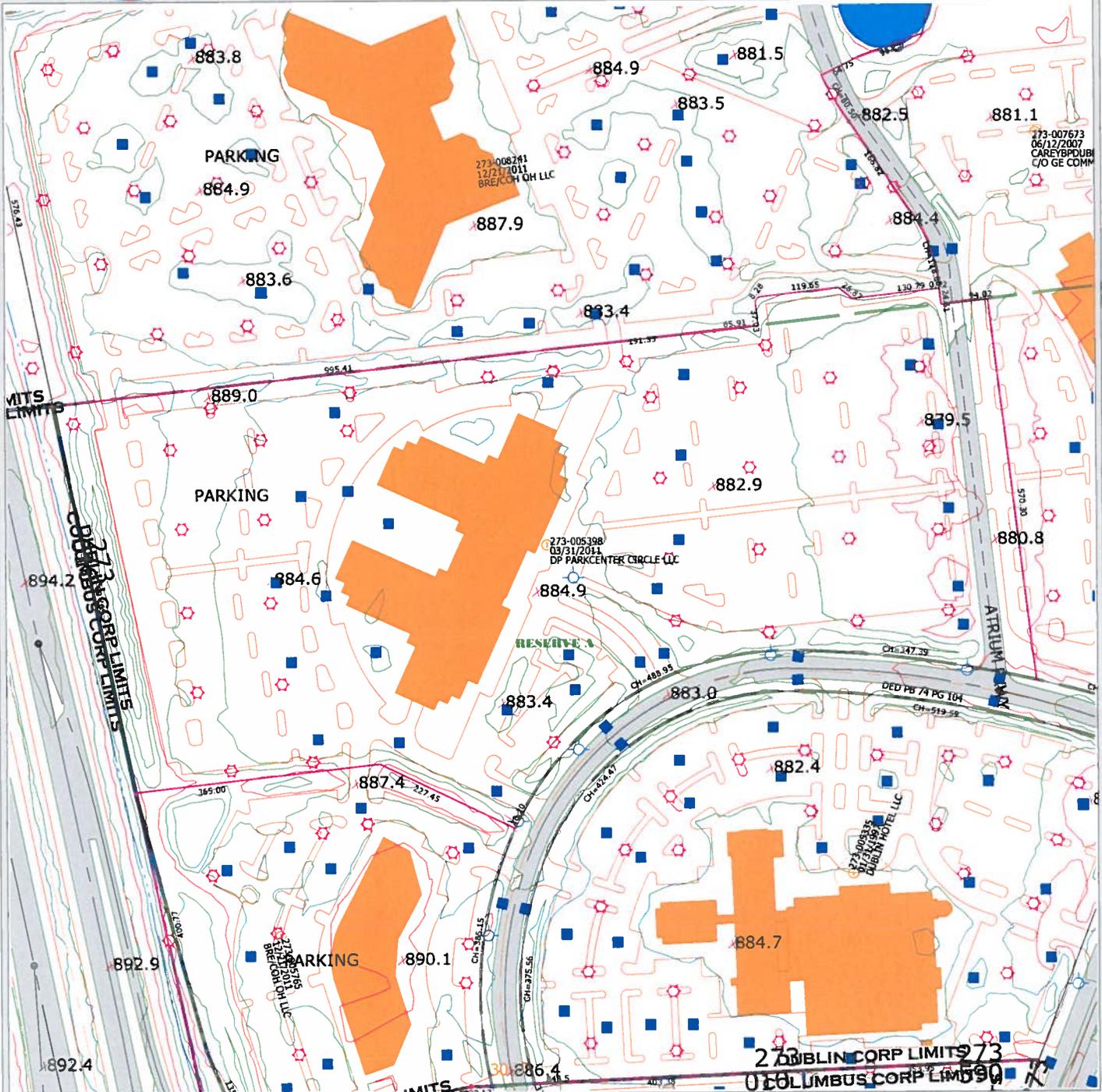
8. Matters shown on the survey prepared by Evans, Mechwart, Hamblton & Tilton, Inc. dated December 30, 2010, last revised January 24, 2011, and designated as Job No. 20101665 and as shown on those certain plats recorded in Plat Book 71, page 100, Plat Book 74, page 102, and Plat Book 74, page 104.
9. Declaration of Covenants and Assessment, recorded in ORV 20750, Page H17 of Franklin County Records.
10. Easement to Columbus Southern Power Company, recorded in ORV 23395, Page B15 of Franklin County Records.
11. Easement to Columbus Southern Power Company, recorded in ORV 13757, Page H07 of Franklin County Records.
12. Easement to Columbus and Southern Power Company, recorded in ORV 21338, Page I12 of Franklin County Records.
13. Right of Way and Easement to Columbus Southern Power Company by Tuttle Road Limited Partnership, recorded in ORV 25552, Page G05 of Franklin County Records.
14. Rights of those tenants, as tenants only, under existing leases.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/12/14



Disclaimer

Scale = 220



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

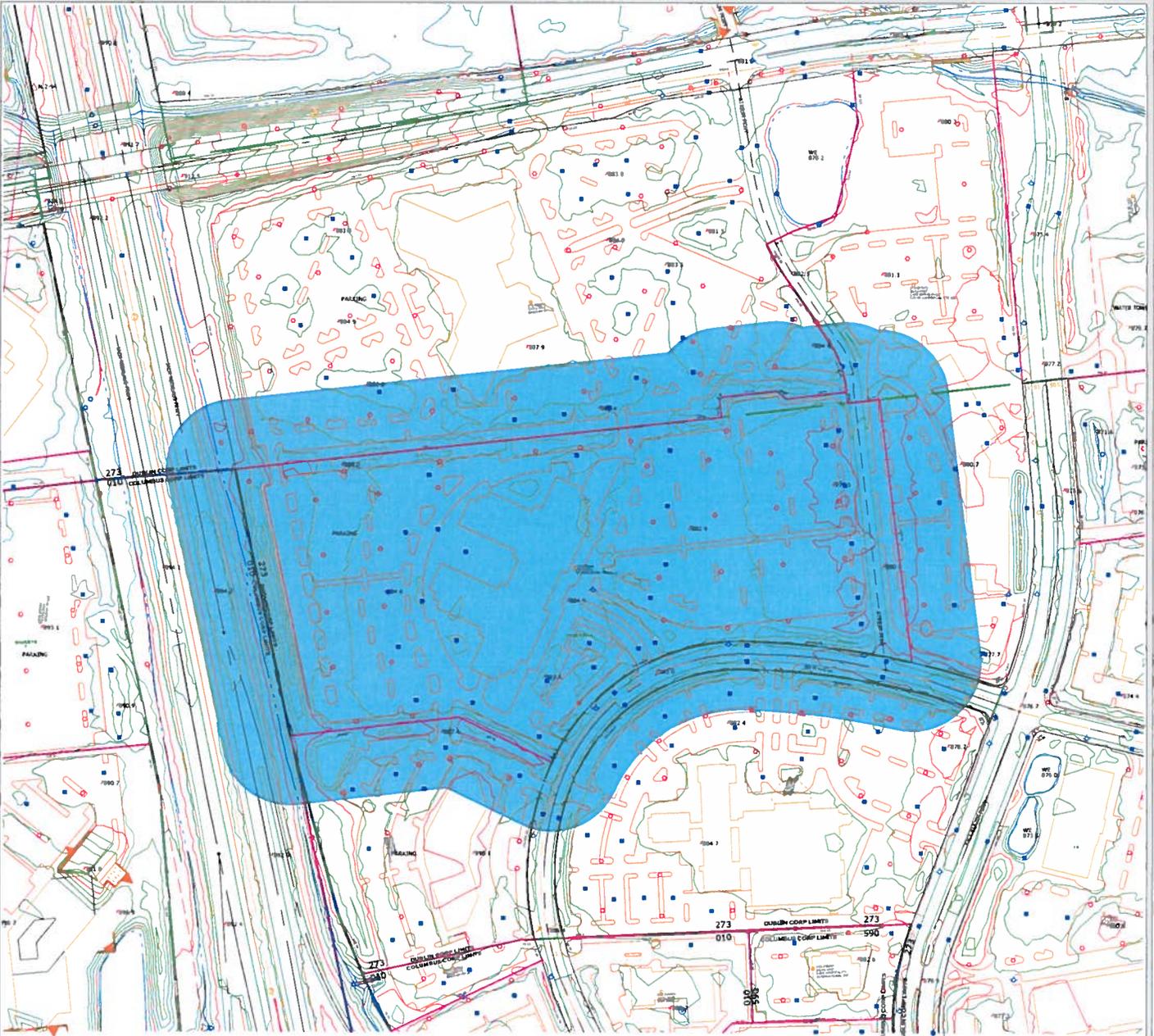
Real Estate / GIS Department

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 11/12/14



Disclaimer

Scale = 339'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

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Property Report

Generated on 11/11/14 at 02:06:15 PM

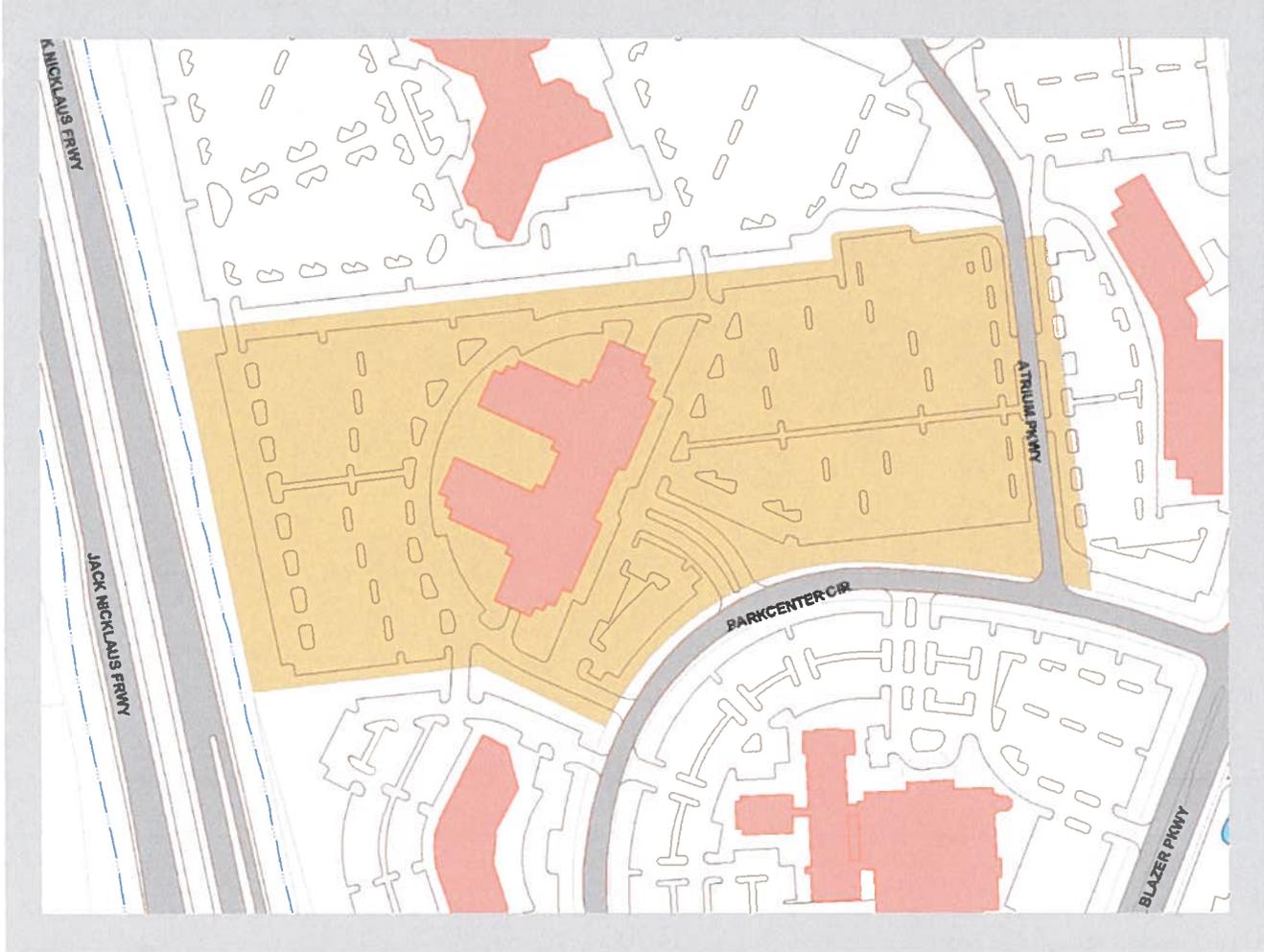
Parcel ID
273-005398-00

Map Routing No
273-0111D -009-00

Card No
1

Location
5525 PARKCENTER CR

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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