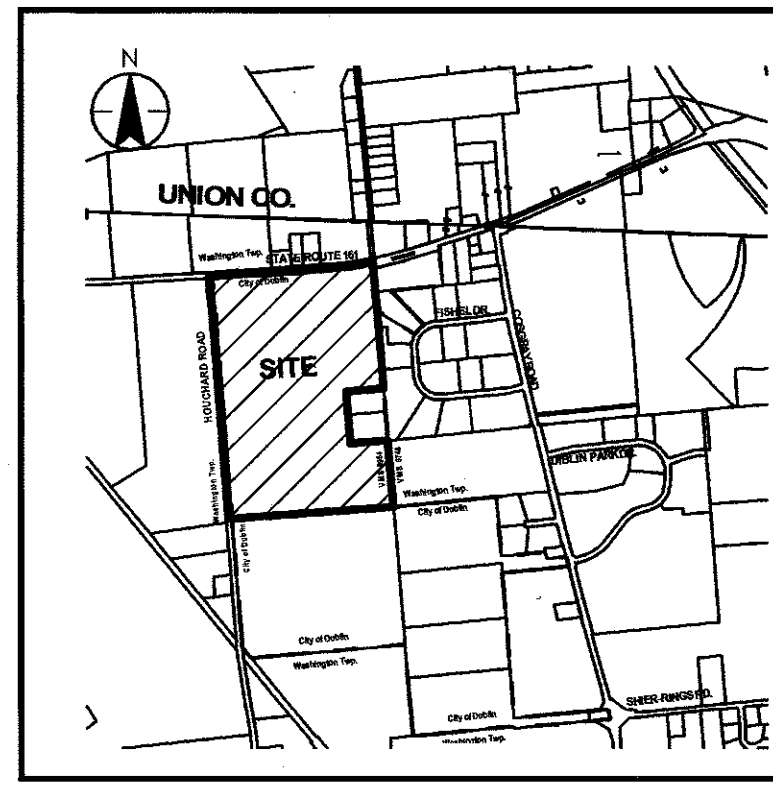


# CROSBY BUSINESS PARK



VICINITY MAP  
(NOT TO SCALE)

### 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 Ameritech.

### 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.

### BASIS OF BEARINGS:

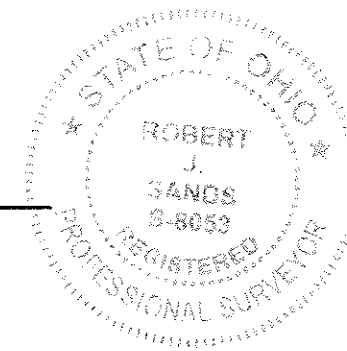
The bearings shown hereon are based on the grid bearing of North 05°00'06" West between Franklin County Engineer's Monuments FCGS 8849 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007).

### 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 Set-3/4" iron pipe with stantec cap
- = Iron Pipe found
- ⊕ = Magnetic Nail Set
- ⊗ = Cotton Gin Spike Found (cgs)
- ⚡ = Railroad Spike Found
- = MON Monument Box Found

By: Robert J. Sapas 09/16/14 Date  
Robert J. Sapas  
Professional surveyor



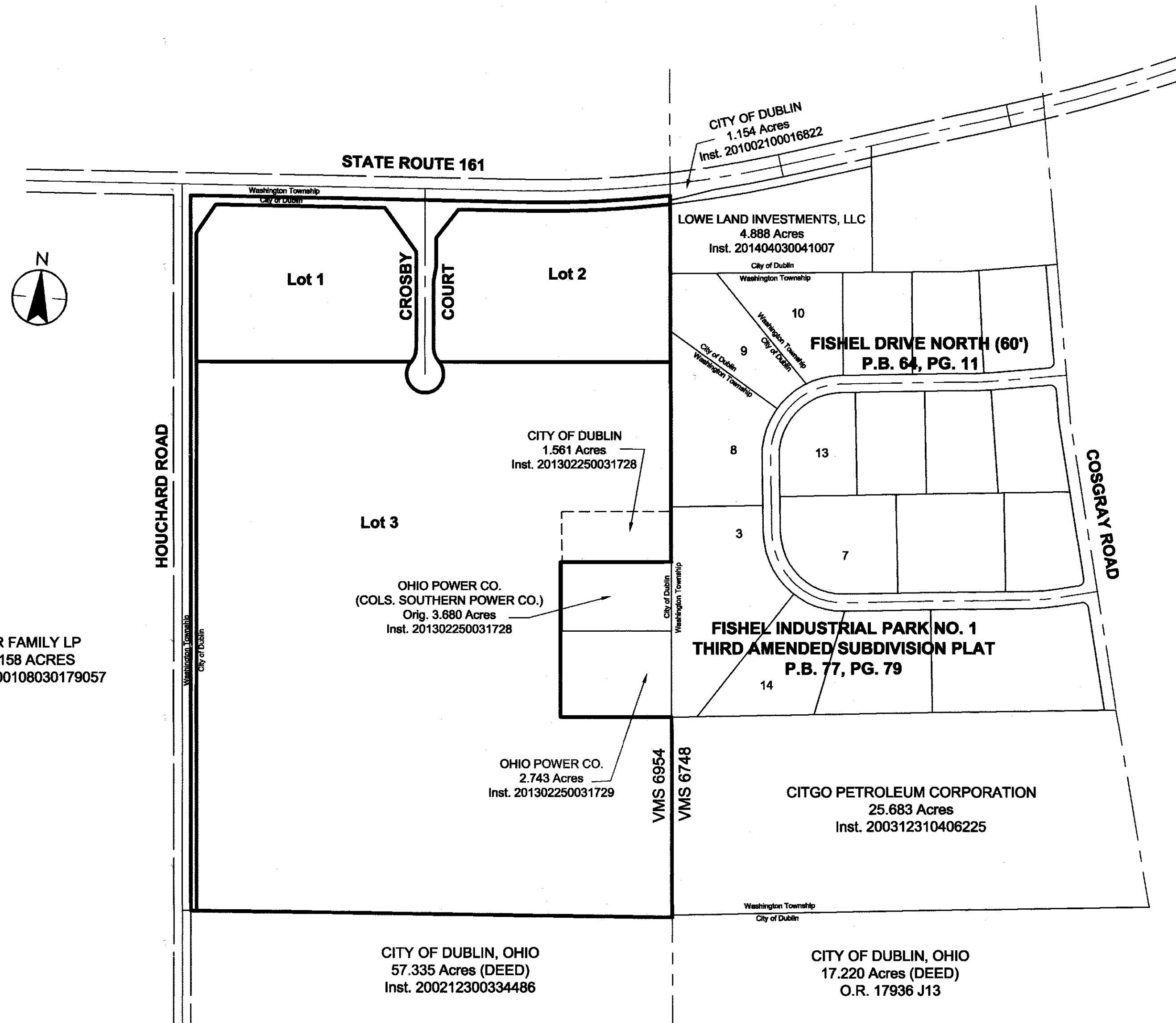
### AREA CALCULATIONS:

LOT AREA	88.120 ACRES
RIGHT-OF-WAY AREA	3.725 ACRES
TOTAL AREA	91.845 ACRES

PREPARED BY:  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4363 1-800-340-2743  
FAX (614) 486-4387



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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 91.845 acres, more or less, including 3.725 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 90.284 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.

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 City of Dublin, Ohio, an Ohio municipal corporation being the owners of the land platted 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.

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, Marsha I. Grigsby, City Manager, of the Municipality of Dublin, Ohio have hereunto set my hand this 24<sup>th</sup> day of October, 2014.

Witness:

Signed: Marsha I. Grigsby  
City Manager, Dublin, Ohio

Jennifer Delgado  
STATE OF OHIO SS

STATE OF OHIO SS

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

My Commission expires: January 2, 2018



Signed: Jennifer L. Delgado  
Notary Public, State of Ohio

MUNICIPALITY OF DUBLIN, OHIO

Approved this 23<sup>rd</sup> day of September, 2014

Signed: Harry P. Sandeman  
Secretary of Planning and Zoning Commission,  
City of Dublin, Ohio

Approved this 26<sup>th</sup> day of September 2014

Signed: Paul A. Hummel  
City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this 8<sup>th</sup> day of September, 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.

Signed: James C. Clarke  
Clerk of Council, City of Dublin, Ohio

Transferred this 9<sup>th</sup> day of December, 2014

Signed: Clarence E. Mingo II  
Auditor, Franklin County, Ohio  
Signed: Michael Dawson  
Deputy Auditor, Franklin County, Ohio

Filed for record this 10<sup>th</sup> day of December, 2014 at 11:54 AM

Fee 172.8 File No. 201412100163778  
Signed: Amy Barron  
Recorder, Franklin County, Ohio

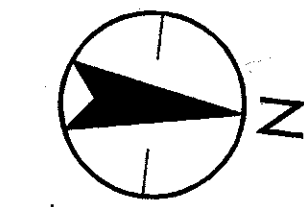
Recorded this 10<sup>th</sup> Day of December, 2014 Plat Book 118 Pages 41-42

Signed: James Fox  
Deputy Recorder, Franklin County, Ohio

CITY OF DUBLIN, OHIO  
Inst. 200212300334487  
3.162 Acres (Exist. R/W Area)  
in Washington Twp.  
Remainder of 100.004 Ac.

ORR FAMILY LP  
52.158 ACRES  
INST. 200108030179057

### C/L HOUGHARD ROAD (EX 60' R/W)



Benchmark:  
Franklin County Monument  
N29  
SCALE IN FEET  
Scale: 1 inch = 100 Feet

STATE OF OHIO  
HIGHWAY EASEMENT  
D.B. 1176, PG. 301

LARRY E. SEGNER, TRUSTEE  
INST 201304030054567

C/L DUBLIN - PLAIN CITY ROAD SR. 161 (EX. 80' R/W)  
SH 242 SEC. ABC & PLAIN CITY (1939)

KENNETH W. FULK, TRUSTEE  
O.R. 32525 H10

KENNETH W. FULK, TRUSTEE  
INST 199707210061365

KENNETH W. FULK, TRUSTEE  
INST 200302190048965

CITY OF DUBLIN, OHIO  
Inst. 200212300334487  
3.162 Acres (Exist. R/W Area)  
in Washington Twp.  
Remainder of 100.004 Ac.

KENNETH W. FULK, TRUSTEE  
INST 200212180324675

$\Delta = 7^{\circ}35'18''$   
 $R = 3859.72'$   
 $L = 511.19'$   
 $CHG = N 82^{\circ}40'09'' E$   
 $CH = 510.82'$

KENNETH W. FULK  
D.B. 2643, PG. 489

FULK ROAD

#### LEGEND

- = Permanent marker set (solid one inch iron pin running through concrete at least four inches in diameter and thirty inches long)
- = Iron Pipe found
- = Magnetic Nail Set
- = Cotton Gin Spike Found (cgst)
- = Railroad Spike Found
- = MON Monument Box Found
- - - = Exist. Easement to Ohio Power
- \* = NO VEHICULAR ACCESS = No Driveways Permitted

CROSBY BUSINESS PARK

SHEET 2 OF 2

Lot 3  
68.747 Acres

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

Lot 1  
9.338 Acres

Lot 2  
10.035 Acres

$\Delta = 262^{\circ}49'09''$   
 $R = 65.00'$   
 $L = 298.16'$   
 $CHB = N 85^{\circ}20'52'' E$   
 $CH = 97.50'$

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

$\Delta = 41^{\circ}24'35''$   
 $R = 75.00'$   
 $L = 54.21'$   
 $CHB = N 25^{\circ}21'25'' W$   
 $CH = 53.03'$

$\Delta = 7^{\circ}32'22''$   
 $R = 3889.72'$   
 $L = 511.85'$   
 $CHB = N 82^{\circ}41'37'' E$   
 $CH = 511.48'$

S 04°48'58" E 542.98'

N 85°11'02" E 390.00'

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

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

CITY OF DUBLIN  
1.561 Acres  
Inst. 201302250031728

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

Utility and Access Easement to:  
Columbus Southern Power Co.  
Inst. 200901260009605

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

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

N 85°11'02" E 390.00'

S 04°48'58" E 1282.84'

S 04°48'58" E 1282.84'

S 04°48'58" E 1282.84'

S 04°48'58" E 1282.84'

S 04°48'58" E 1282.84'

S 04°48'58" E 1282.84'

CITGO PETROLEUM CORPORATION  
25.683 Acres  
Inst. 200312310406225

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

8

3

9

LOWE LAND INVESTMENTS, LLC  
4.868 Acres  
Inst. 201404030041007

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

S 86°06'14" W 1686.83'

1686.83'

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

PREPARED BY:  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4363 1-800-340-2743  
FAX (614) 486-4387



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