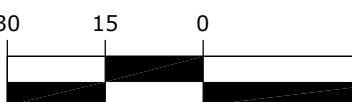


GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.

# PRELIMINARY PLAT

## REPLAT OF LOT 3 ~ JALL INVESTMENTS PROPERTIES

### PLAT BOOK 80, PAGE 1

### CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

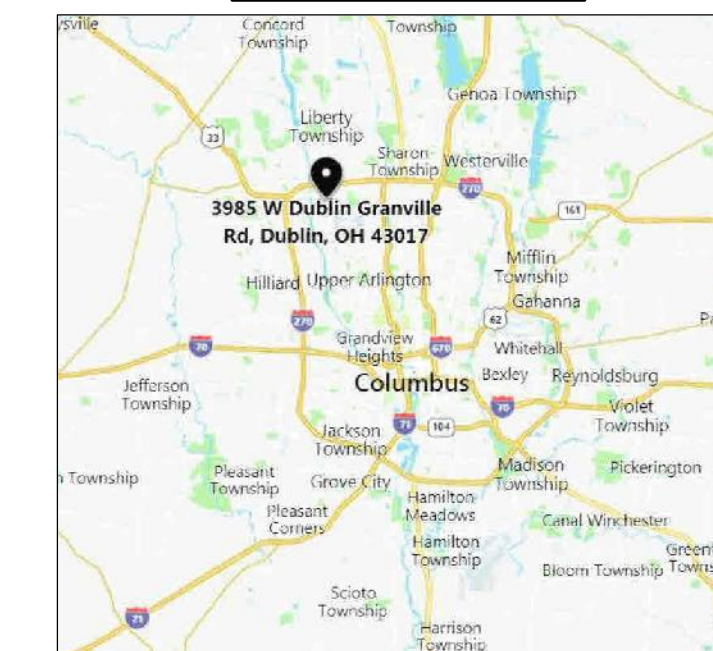
**FLOOD NOTE:**

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 39049C015K, DATED JUNE 16, 2008.

**ZONING NOTES:**

1. THE SHOWN HEREON IS A PART OF THE BRIDGE PARK OVERLAY DISTRICT. THERE ARE NO BUILDING SETBACK LINES TO BE SHOWN.
2. DEVELOPER = EDUCATION DEVELOPMENT GROUP  
1209 HILL ROAD, SUITE 200  
PICKERINGTON, OHIO 43147
3. SURVEYOR = AMERICAN LAND SURVEYORS, LLC  
1346 HEMLOCK COURT N.E.  
LANCASTER, OHIO 43130
4. THE SITES SHOWN HEREON WILL BE FOR COMMERCIAL USE.

**VICINITY MAP**



**LEGEND:**

- ⊙ IRON PIPE FOUND (AS NOTED)
- CATCH BASIN
- ⊕ STORM MANHOLE (DRAINAGE)
- ⊗ SANITARY SEWER MANHOLE
- ☐ TELEPHONE BOX
- ➔ DIRECTION OF FLOW
- ⬠ TITLE EXCEPTION NOTE (NUMBER MATCHES COMMITMENT)
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ ELECTRIC BOX
- ⊕ TRAFFIC PULL BOX
- ⊕ GAS LINE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY BOX
- ⊕ DECEDIOUS TREE AND DIAMETER
- △ SURVEY CONTROL POINT

**LEGAL DESCRIPTION**

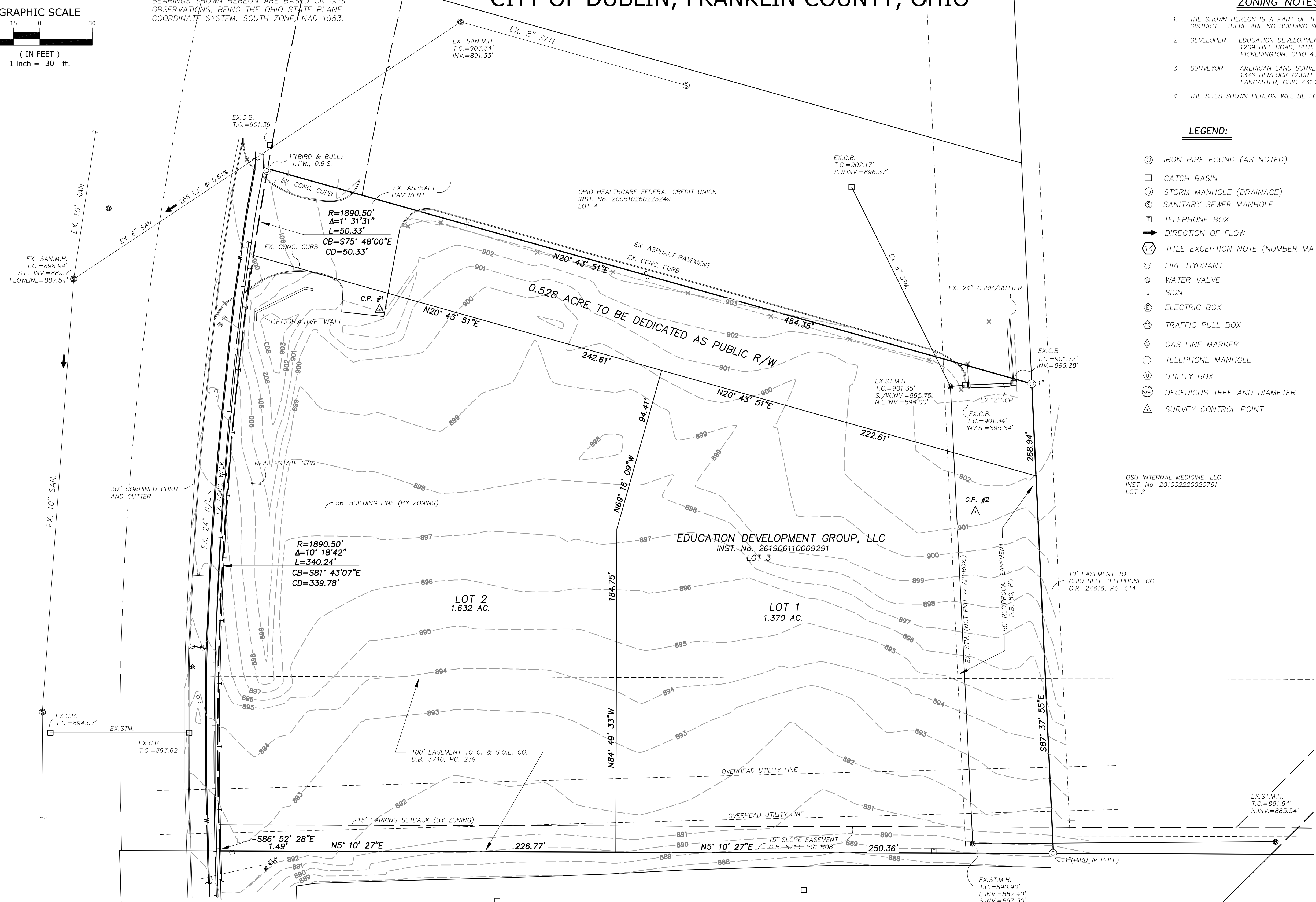
Situated in the State of Ohio, County of Franklin and the City of Dublin:  
Being Lot Number Three (3) of JALL INVESTMENT PROPERTIES, as the same is numbered and delineated upon the recorded plat thereof of record, in Plat Book 80, pages 1 and 2, Recorder's Office, Franklin County, Ohio.

**BENCHMARKS:**

**SOURCE:**  
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK UTILIZING GEIOD 12A, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

**CP #1**  
MAG NAIL SET IN ASPHALT PAVEMENT, 60' WEST OF THE EAST PROPERTY LINE, 132' SOUTH OF THE CENTERLINE OF DUBLIN-GRANVILLE ROAD.  
**ELEV.=902.02'**

**CP #2**  
5/8" IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK"  
S-8461.35' NORTH OF THE SOUTH PROPERTY LINE, 70 FEET WEST OF THE WEST PROPERTY LINE.  
**ELEV.=901.54'**



1346 Hemlock Court N.E.  
Lancaster, OH 43130  
Contact: Brett Adcock  
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(614) 837-0800 - Columbus  
(740) 455-2200 - Zanesville  
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www.americanlandsurveyors.com

Focused on Excellence



*J. B. Adcock*  
JON B. ADCOCK, P.S.

8461 Ohio P.S. No. SEPTEMBER 4, 2020 Date:

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-069	
DATE:	SEPTEMBER 4, 2020	
SCALE:	1"=30'	