

**BENCHMARK**

1.17' (31") ON THE NORTH EDGE OF SANITARY MANHOLE LOCATED 40' NORTH OF THE NORTH R/W OF SULLIVANT, ON THE WEST PROPERTY LINE OF EXISTING STATION PARCEL. ELEV. 731.85.

**DESCRIPTION**

PART OF LOT 7 OF THE SUBDIVISION OF M.L. SULLIVANT'S LAND, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**UTILITY CONTACTS**

AMERITECH  
100 NORTON RD.  
COLUMBUS, OH 43228  
1-800-860-3000

COLUMBUS SOUTHERN POWER  
215 N. FRONT STREET  
COLUMBUS, OH 43215  
1-814-836-2570

DEPARTMENT OF ENGINEERING & CONSTRUCTION  
109 N. FRONT ST.  
COLUMBUS, OH 43215  
1-814-645-8014

DIVISION OF SEWERAGE & DRAINAGE  
910 DUBLIN RD.  
COLUMBUS, OH 43215  
1-814-645-6321

DEPARTMENT OF TRAFFIC ENGINEERING  
109 N. FRONT ST.  
COLUMBUS, OH 43215  
1-814-645-7780

COLUMBIA GAS OF OHIO  
225 V. GOODALE BLVD.  
COLUMBUS, OH 43212  
1-814-460-2061

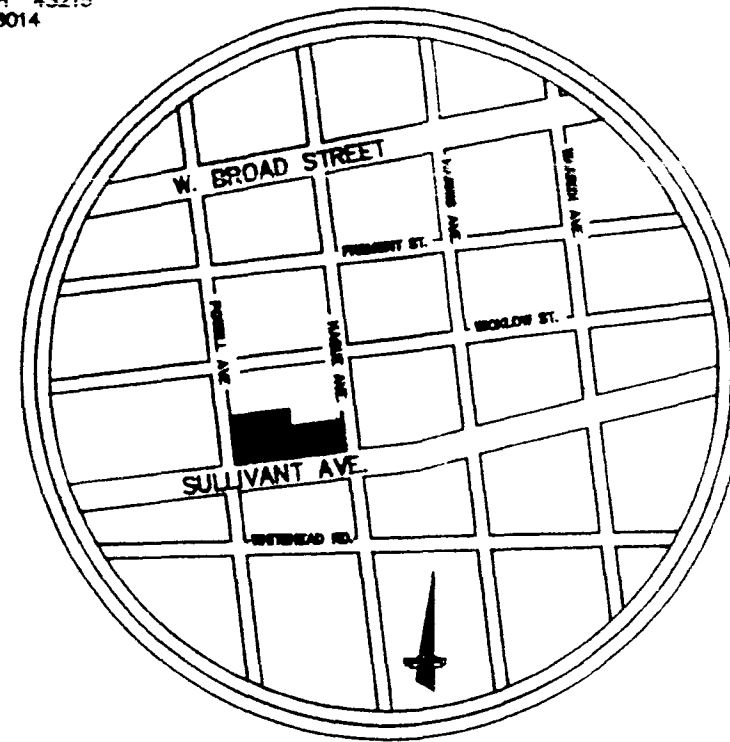
FRANKLIN COUNTY WATER DIST.  
910 DUBLIN RD.  
COLUMBUS, OH 43215  
1-814-645-7330

**AREA**

EXISTING STATION PARCEL  
17533.30 SQ FT OR 0.403 ACRES

PROPOSED PURCHASE  
22984.57 SQ FT OR 0.528 ACRES

TOTAL 40517.87 SQ FT OR 0.930 ACRES



**SITE MAP**  
N.T.S.

**CERTIFICATION**

THE UNDERSIGNED HEREBY CERTIFIES TO BE AN EXPLODER, AND ITS SUCCESSORS OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAT OF SURVEY AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 1989, AS DEFINED THEREIN; THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ("PROPERTY") WAS PREPARED BY ME, A REGISTERED SURVEYOR IN THE STATE OF OHIO AND WAS ACTUALLY MADE UPON THE INFORMATION COURTESY AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT; (2) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY, UNLESS AS NOTED OTHERWISE, AND SET BACK FROM THE CONTIGUOUS TO, AND HAS ACCESS TO AND FROM HAGUE AVENUE AND THERE ARE NO EGRESS EASEMENTS, OTHER THAN THOSE SHOWN AND UTILITY LINES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND DEPICTED ON THIS SURVEY; (3) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS, OR ONTO ADJOINING PROPERTY OTHER THAN THOSE SHOWN AND DEPICTED ON THIS SURVEY; (4) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON ADJOINING PROPERTY ON THE PROPERTY, UNLESS AS NOTED OTHERWISE; (5) ALL REQUIRED EASEMENTS AND INTERESTS ARE SHOWN AND DEPICTED ON THIS SURVEY; (6) THE PROPERTY IS CORRECTLY PLATTED HEREON, (7) 7/31/87 DATED OCTOBER 2, 2000 AND COMPANY COMMITMENT NO. 7-22672 DATED MAY 21, 1997 HAVE BEEN CORRECTLY PLATTED HEREON, (8) ALL ZONING USE AND SETBACK REQUIREMENTS ARE SHOWN HEREON, (9) THE PROPERTY CONSTITUTES CONTIGUOUS PARCELS WITHOUT GAPS OR GORES, UNLESS AS NOTED OTHERWISE.

**LEWANDOWSKI ENGINEERS & Surveyors**  
Registered Civil Engineers & Surveyors

354 N. ERIE ST. TOLEDO, OHIO 43624  
PHONE: (419) 265-4111 FAX: (419) 265-4112  
WORK WITH PRIDE SINCE 1916

REGISTERED SURVEYOR, STATE OF OHIO #7476

**ZONING**

C-4 COMMERCIAL DEVELOPMENT

50' SETBACK FROM HAGUE  
50' SETBACK FROM SULLIVANT  
25' SETBACK FROM POWELL

**TANKS**

OPERATOR UNABLE TO PROVIDE TANK DEPTH INFORMATION

**FLOOD PLAIN**

ZONED "X" OUT OF 500 YEAR FLOOD PLAIN PER FEMA MAP "7804002280 PART" DATED AUGUST 2, 1985

**EASEMENTS**

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 7-22672 DATED: MAY 21, 1997				
SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN ...	ENCUMBRANCE
ITEM 2-15	CITY OF COLUMBUS	EASEMENT FOR ALLEY	D.B. 716 PG. 453	9' EASEMENT AS SHOWN
ITEM 2-16	CITY OF COLUMBUS	SEWER EASEMENT	M.R. 17 PG. 176	10' EASEMENT AS SHOWN
ITEM 2-17	COLUMBUS AND SOUTHERN OHIO ELECTRIC	EASEMENT	D.B. 2983 PG. 306	5' EASEMENT AS SHOWN

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 731217 DATED: OCTOBER 2, 2000				
SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN ...	ENCUMBRANCE
ITEM 2-8	CITY OF COLUMBUS	SEWER EASEMENT	M.R. 17 PG. 176	10' SEWER EASEMENT AS SHOWN
ITEM 2-9	COLUMBUS AND SOUTHERN OHIO ELECTRIC	EASEMENT	D.B. 2004 PG. 69	10' EASEMENT AS SHOWN

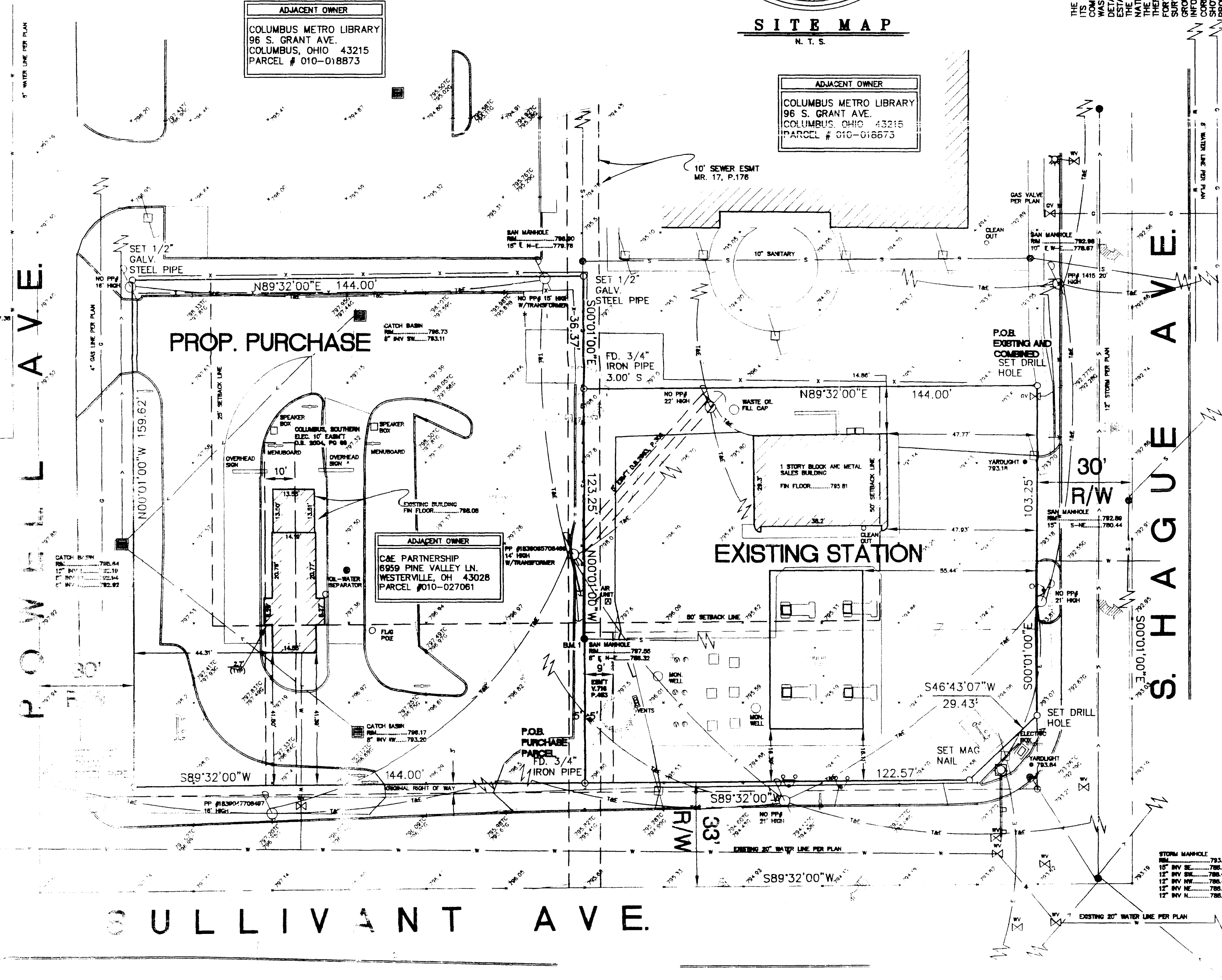
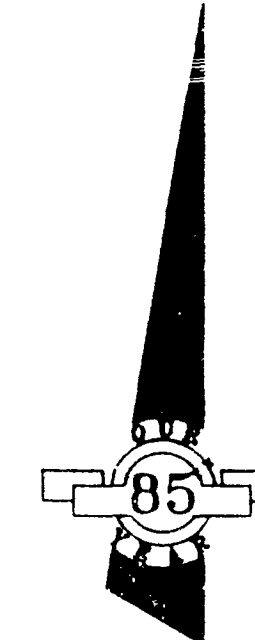
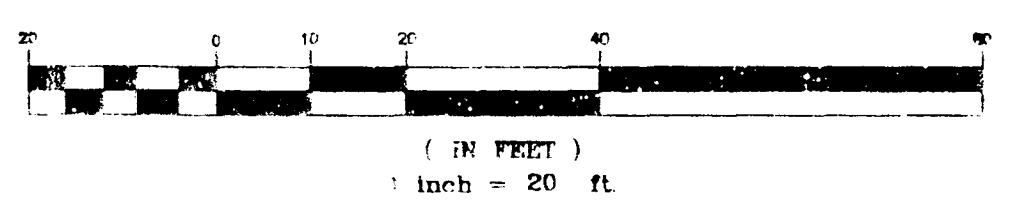
**WARNING**

UNDERGROUND CONDUITS IN AREA CONTACT UTILITIES PROTECTION SERVICE PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. 1-800-362-7764

**LEGEND**

WATER ——— W ——— W ———  
SANITARY ——— S ——— S ———  
STORM ——— > ——— > ———  
GAS ——— G ——— G ———  
TELEPHONE ——— T ——— T ———  
ELECTRIC ——— E ——— E ———

**GRAPHIC SCALE**



ADJACENT OWNER  
COLUMBUS METRO LIBRARY  
96 S. GRANT AVE.  
COLUMBUS, OHIO 43215  
PARCEL # 010-018873

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COLUMBUS, OHIO 43215  
PARCEL # 010-018873

ADJACENT OWNER  
C&E PARTNERSHIP  
8959 PINE VALLEY LN.  
WESTERVILLE, OH 43028  
PARCEL # 010-027061

CLIENT: **bp**

28100 TONGH PARKWAY  
WAINWRIGHTVILLE, OHIO 43085

DESIGN TEAM MEMBER TITLE

**LEWANDOWSKI ENGINEERS**  
Registered Civil Engineers & Surveyors

1 1.15.01 POWER POLE LOCATION

NO.	DATE	REVISION DESCRIPTION

PREPARED UNDER THE DIRECT SUPERVISION OF:

MATTHEW D. LEWANDOWSKI  
REGISTERED SURVEYOR #7476

MATTHEW D. LEWANDOWSKI, LEWANDOWSKI ENGINEERS  
(S): LIC. NO. 7476 PDP AND ON BEHALF OF INDIAHE

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**DEVELOPMENT INFORMATION:**

**SURVEY**  
BOUNDARY, LOCATION, TOPOGRAPHIC, AND UTILITY SURVEY FOR USE WITH SITE DESIGN AND ECONOMIC REVIEW

SITE ADDRESS:  
**2800 SULLIVANT AVE**  
SULLIVANT & HAGUE  
COLUMBUS, OHIO

**SS # 07833**

SCALE: 1"=20'  
DATE: 12/6/00  
DESIGNED BY: ALLIANCE PM  
DRAWN BY: MTC FILE NAME: 36101.DWG  
CHECKED BY: MDL

DRAWING TITLE:  
**SURVEY**

SHEET NO:  
**1**