

P & L SYSTEMS, LTD. SURVEYORS & ENGINEERS

4970 CLEVELAND AVE.
COLUMBUS, OHIO 43231

LOT SPLIT SURVEY PLAT OF 1.024 ACRE PARCEL EAST BROAD STREET COLUMBUS, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING LOCATED WITHIN LOT NUMBER 16 OF DAVID TAYLOR'S SUBDIVISION OF RECORD IN PLAT BOOK 1, PAGE 10, ALSO BEING A PORTION OF AN ORIGINAL 17.434 ACRE TRACT CONVEYED TO THE LESLIE DEVELOPMENT COMPANY IN INSTRUMENT NUMBER 199712240175369, ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BASIS OF BEARINGS

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF E. BROAD ST., SHOWN AS S 81°48'10" W, ON THE RIGHT-OF-WAY PLANS FOR E. BROAD ST., OF THE RECORDS OF OHIO DEPARTMENT OF TRANSPORTATION, PLAN NUMBER FRA-16-(7.79-10.44), R/W, 6 OF 10, (AND 127 OF 131), FRANKLIN COUNTY OHIO, 1960.

NOTE:

1. IRON PINS SET ARE 3/4 IN. I.D., 30 IN. LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST. P.S. 6841"
2. THE SUBJECT PROPERTY (1.024 AC.) IS CURRENTLY UNDEVELOPED.
3. PROPOSED USE OF 1.024 AC. TRACT: PRE-SCHOOL FACILITY. CURRENT USE OF 10.7 AC. REMAINDER: UNDEVELOPED.
4. 1.024 AC. TRACT IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAP #39049C0277 G, EFFECTIVE AUGUST 2, 1997.

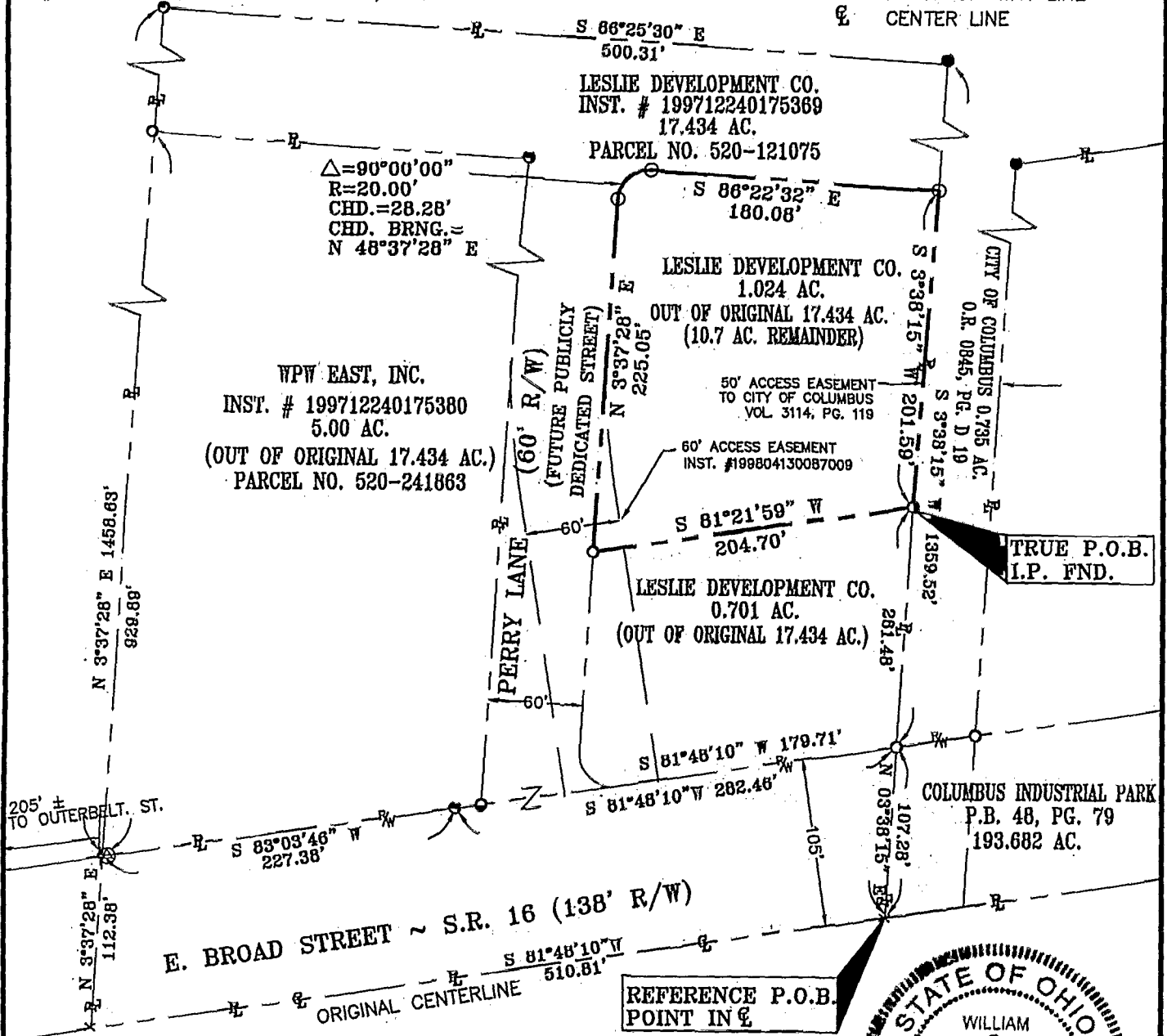
0 50 100 200



SCALE: 1"=100'

LEGEND

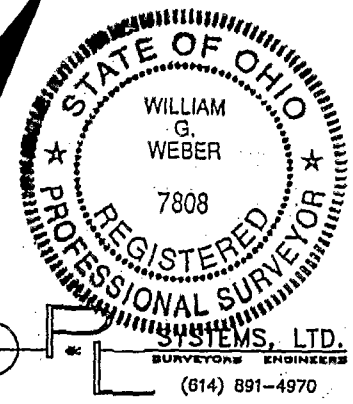
- P --- PROPERTY LINE
- L --- LOT SPLIT LINE
- IP FOUND
- IP SET
- ⊙ CONCRETE R/W MONUMENT
- † P.K. NAIL FOUND
- ⊕ R/W RIGHT-OF-WAY LINE
- ⊕ CENTER LINE



I, THE UNDERSIGNED HEREBY CERTIFY THAT P&L SYSTEMS, LTD. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

William G. Weber
SIGNATURE

6-01-00
DATE



LESLIE \ BROADST - SPLIT - 1024.DWG

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O-39-J
JEFFERSON Twp