7760400

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE

WESTERVILLE, OHIO 43081

LOT SPLIT SURVEY PLAT

OF 0.355 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, BEING IN VIRGINIA MILITARY DISTRICT, SURVEY NO. 6366, AND BEING 0.355 ACRES OF LAND FROM A 3.000 ACRE REMAINDER PARCEL, OUT OF AN ORIGINAL 11.385 ACRE PARCEL CONVEYED TO CLARENCE L. AND RUTH E. MAXWELL IN INSTRUMENTS NUMBERED 199901250018610 AND 199710070113973, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

0 50' 100' 200'

SCALE: 1"=100'

NORTH

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF SCIOTO & DARBY CREEK ROAD, DEFINED AS S 87°35'09" W IN A 1.024 ACRE DESCRIPTION FOR RIGHT-OF-WAY PURPOSES, IDENTIFICATON NO. 11-WD, PREPARED BY THE OFFICE OF THE FRANKLIN COUNTY ENGINEER.

LEGEND

- PROPERTY LINE
- LOT SPLIT LINE
- IP SET
- IP FOUND
- ROADWAY MONUMENT
- R/W RIGHT-OF-WAY LINE
- ℄ CENTER LINE OF ROAD
- Ø P.K. NAIL SET
- ▲ R.R. SPIKE FND.

NOTES:

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 (0.355 AC.) IS CURRENTLY UNDEVELOPED PASTURELAND.
3. PROPOSED USE OF 0.355 AC. TRACT: DARBY TOWN CENTER.
4. PROPERTY IS WITHIN FLOOD ZONE AREA "AE" PER F.I.R.M. MAP NO. 39049C0116 G, EFFECTIVE DATE: AUGUST 2, 1995.

RECEIVED
JUN 18 2004
Franklin County Engineer

RALPH W. TALMAGE
INST. NO. 200309300312255
PARCEL NO. 050-005623
5.000 AC. (ORIG.)

N 02°24'51" W 60.00'

TRUE P.O.B.

IRON PIN FOUND

IRON PIN FOUND

N 2°24'51" W 321.97'
(PART OF 3.000 AC. PARCEL)

0.355 AC.
(LOT SPLIT)
S 2°25'02" E 321.97'

N 87°35'09" E 48.05'

S 87°35'09" W 48.03'

CLARENCE L. AND RUTH E. MAXWELL
INST. NO. 199710070113973
INST. NO. 199901250018610
PARCEL NO. 050-005621
11.385 AC.(ORIGINAL)
3.000 AC. (REMAINDER)

1.621 ACRES (LOT SPLIT)

CITY OF HILLIARD
INST. NO. 199904300108372
PARCEL NO. 050-008662
19.228 AC.

PROP. R/W

PARCEL "10-WD"

PARCEL "11-WD"

S 87°35'09" W 212.11'

N 87°35'09" E 327.43' (R) (M)
N 87°35'09" E 203.30'

S 87°35'09" W 519.80' (R) (M)

S 87°35'09" W 356.84' (R) (M)

S 87°35'09" W 10.05'

R.R. SPIKE FOUND

S 8°24'43" E 298.74'

IRON PIN FOUND

PARCEL "11-WD"

S 6°49'01" E 382.10' (R) (M)

P.K. NAIL FOUND

C.R. 29~SCIOTO & DARBY CREEK RD. (60' R/W)

C.R. 39~COSGRAY RD. (80' R/W)

MON. #5540

REFERENCE P.O.B.

MARCY J. KLAYKO
INST. NO. 200006280127[illegible]
PARCEL NO. 050-008938
ZONING = R-5

I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. 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 Weber
SIGNATURE

6-17-04
DATE

STATE OF OHIO
WILLIAM G. WEBER
7808
REGISTERED PROFESSIONAL SURVEYOR

P & L SYSTEMS, INC.
SURVEYORS • ENGINEERS
PLANNERS
171 CHARRING CROSS DR.
WESTERVILLE, OHIO 43081
PHONE: (614) 891-4970
FAX: (614) 891-4964

P:\Land Projects J\CVS\Scioto-Darby-Cosgray\dwg\Lot split Survey.dwg by:SFox on 06/17/2004 @ 05:21:49 pm ~ for P & L Systems, Inc.

Norwich Twp.