E-9-E

RECEIVED

SEP 11 2009

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

1.000 ACRE LOT SPLIT SURVEY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 18 WEST, UNITED STATES MILITARY DISTRICT, AND BEING A 1.000 ACRE PARCEL OF LAND OUT OF A 4.761 ACRE PARCEL (PARCEL 1-5.002 AC. MINUS EXCEPTION) CONVEYED TO CHRYSLER REALTY CORPORATION, IN A DEED OF RECORD, IN OFFICIAL RECORD VOLUME 7057G07, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

NOTES:

1. THE PARENT PARCEL (4.761 AC.) IS LOCATED WITHIN THE C-4, REGIONAL SCALE COMMERCIAL DISTRICT, AS DEFINED IN THE CITY OF COLUMBUS, OHIO ZONING CODE.
2. THE LOT SPLIT PARCEL (1.000 AC.) IS CURRENTLY A VACANT NORTHLAND DODGE USED CAR SALES BUILDING AND ASSOCIATED PARKING. THE PARENT PARCEL (4.761 AC.) IS CURRENTLY A VACANT NORTHLAND DODGE SERVICE BUILDING, A VACANT SHOWROOM BUILDING, AND ASSOCIATED PARKING.
3. THE PROPOSED USE OF THE 1.000 AC. LOT SPLIT PARCEL IS UNKNOWN.
4. THIS SITE IS LOCATED WITHIN FLOOD ZONE AREA "X", PER FEMA FIRM MAP NO. 39049C 0187 LAST REVISED JUNE 17, 2008.
5. ANY IRON PINS TO BE SET SHALL BE 3/4" I.D., 30" INCHES IN LENGTH, HOLLOW IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST.".

BASIS OF BEARINGS:

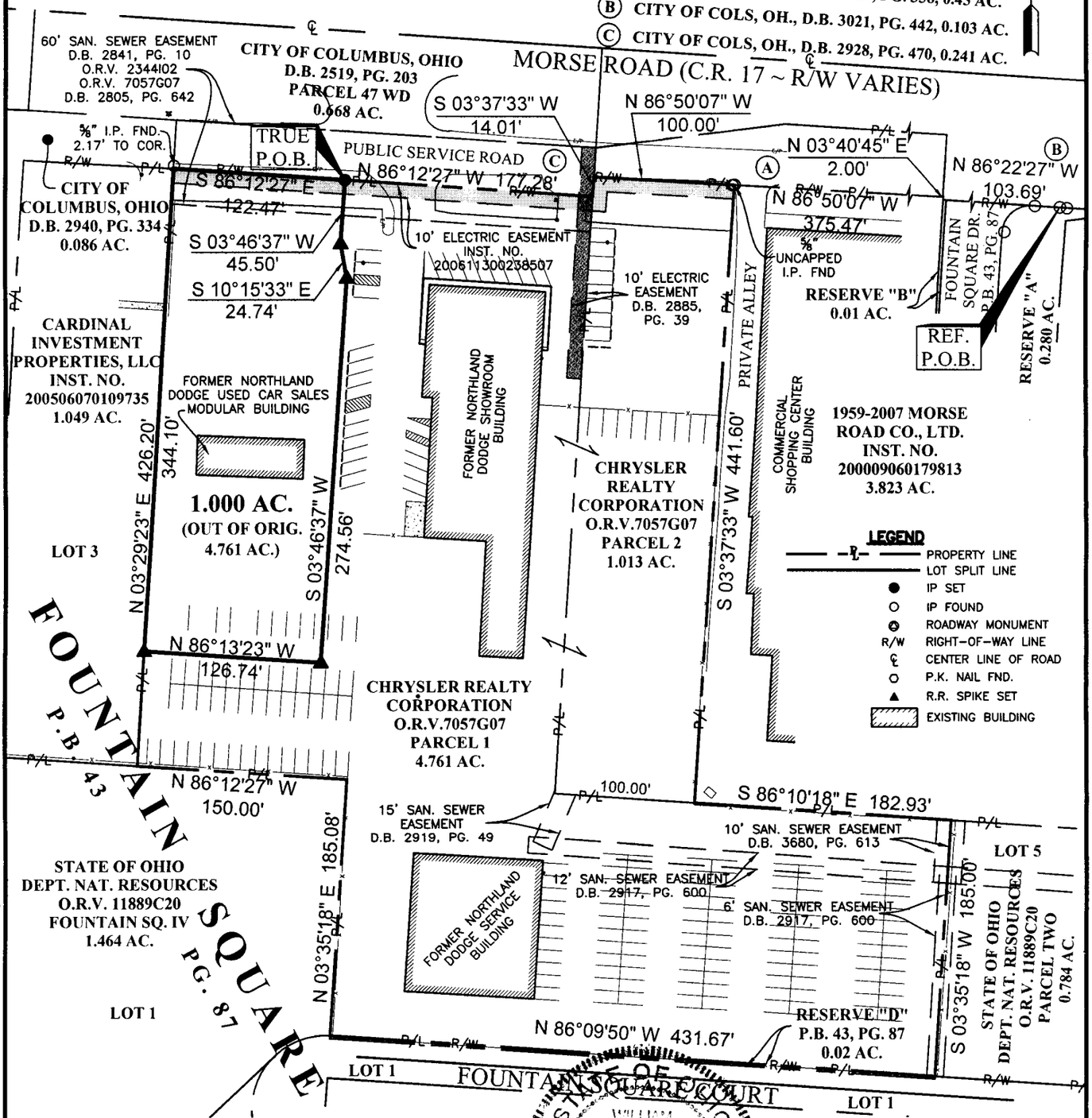
THE BEARINGS SHOWN HEREON ARE BASED UPON A SOUTHERLY RIGHT-OF-WAY LINE BEARING TO MORSE ROAD, BEING S 86°12'27" E, AS CALCULATED THROUGH OBSERVATION OF FOUND MORSE ROAD RIGHT-OF-WAY MONUMENTATION, AND GPS CONTROL POINTS SET FOR THE MORSE ROAD IMPROVEMENT PROJECT, SAID IMPROVEMENT PLAN BEING OF RECORD IN FRA-MORSE ROAD IMPROVEMENTS-PHASE 2, CITY OF COLUMBUS, OHIO, DEPT. OF PUBLIC SERVICE, TRANSPORTATION DIVISION, DRAWER E DRAWING 2137, LAST REVISED 11-06-08. BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83.

0 50' 100' 200'

SCALE: 1"=100'

NORTH

(A) CITY OF COLS, OH., D.B. 2927, PG. 338, 0.45 AC.
(B) CITY OF COLS, OH., D.B. 3021, PG. 442, 0.103 AC.
(C) CITY OF COLS, OH., D.B. 2928, PG. 470, 0.241 AC.



LEGEND

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

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.

SIGNATURE

9-11-09
DATE

STATE OF OHIO
WILLIAM
HEATON
PROFESSIONAL SURVEYOR

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Surveyors • Engineers
Planners
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Westerville, Ohio 43081
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P:\Land Projects 3\Skilken_Gas Station\Morse-Heaton\dwg\Lot Split_1.000 Ac_TH_Morse-Heaton.dwg by:bweber on 09/11/2009 @ 02:26:36 pm ~ for P & L Systems, Inc.