

RECEIVED

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

APR 02 2010

Franklin County Engineer

Dean C. Ringle, P.E., PS.

0.065 ACRE LOT SPLIT SURVEY PLAT

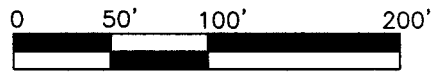
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 18 WEST, UNITED STATES MILITARY DISTRICT, AND BEING A 0.065 ACRE PARCEL OF LAND OUT OF A 2.928 ACRE PARCEL (PARCEL 1-5.002 AC. MINUS EXCEPTIONS) AND A 1.013 ACRE PARCEL (PARCEL 2), SAID PARCEL 1 AND PARCEL 2 BEING CONVEYED TO TH MIDWEST, INC., IN A DEED OF RECORD, IN INSTRUMENT NUMBER 200912170182264, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

NOTES:

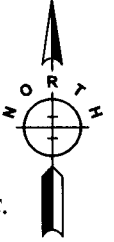
1. THE PARENT PARCEL (2.928 AC.+1.013 AC.) IS LOCATED WITHIN THE C-4, REGIONAL SCALE COMMERCIAL DISTRICT, AS DEFINED IN THE CITY OF COLUMBUS, OHIO ZONING CODE.
2. THE LOT SPLIT PARCEL (0.065 AC.) IS CURRENTLY GREEN SPACE, A VACANT LOT AND ASSOCIATED PARKING. THE PARENT PARCEL (2.928 AC.+1.013 AC.) IS CURRENTLY A VACANT NORTHLAND DODGE SHOWROOM BUILDING, A VACANT USED CAR SALES BUILDING, AND ASSOCIATED PARKING.
3. THE PROPOSED USE OF THE 0.065 AC. LOT SPLIT PARCEL IS FOR ROAD R/W PURPOSES.
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:

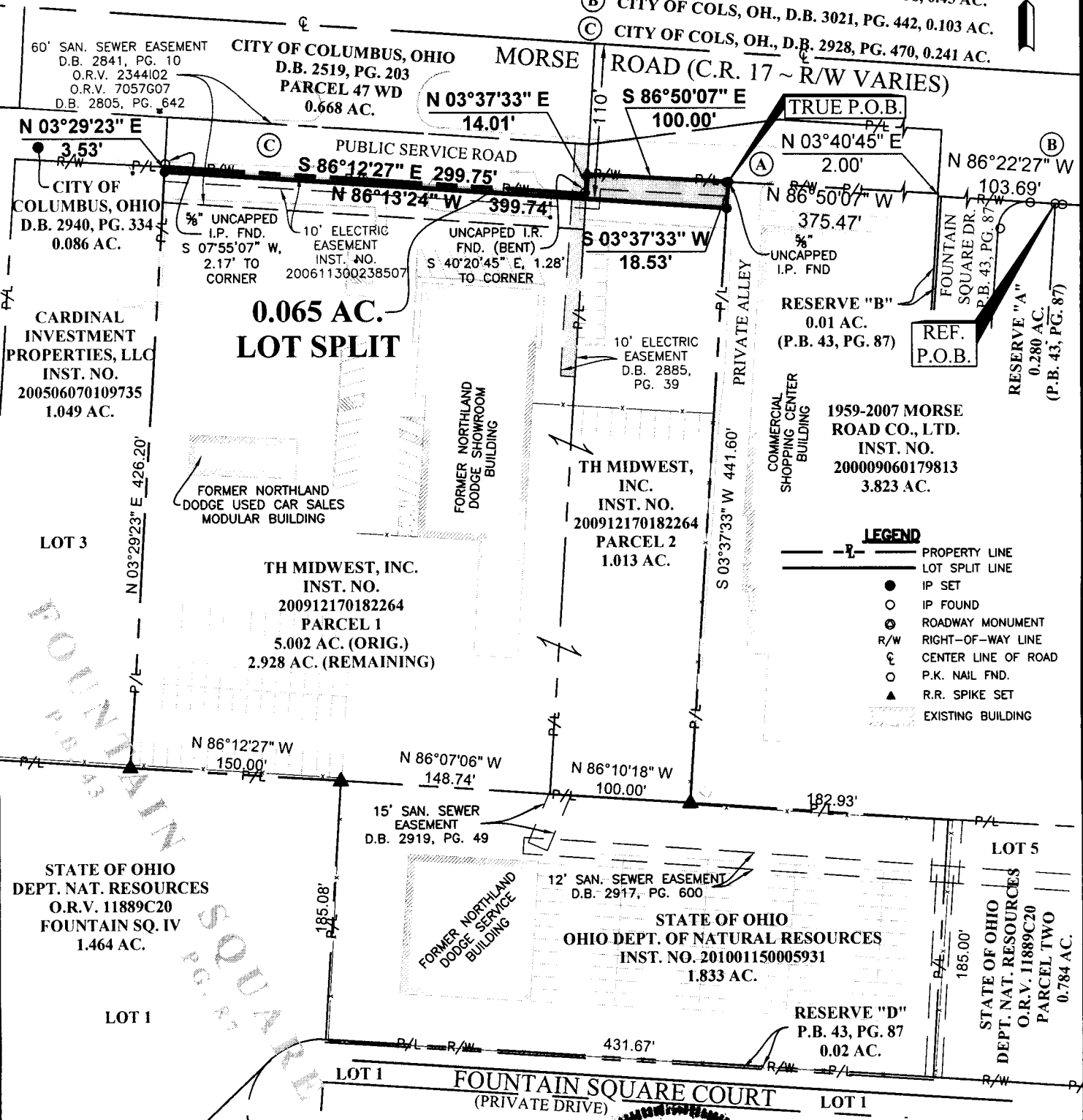
THE BEARINGS SHOWN HEREON ARE BASED UPON A SOUTHERLY RIGHT-OF-WAY LINE BEARING TO MORSE ROAD, BEING S 86°12'27" E, AS CALCULATED THROUGH OBSERVATION OF FOUND MORSE ROAD RIGHT-OF-WAY MONUMENTATION, AND GPS CONTROL POINTS SET FOR THE MORSE ROAD IMPROVEMENT PROJECT, SAID IMPROVEMENT PLAN BEING OF RECORD 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.



SCALE: 1"=100'



- (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.



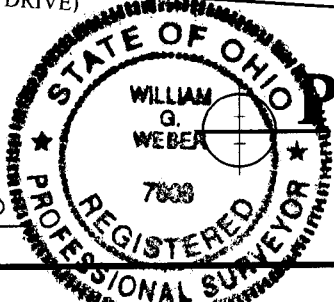
LEGEND

- P/L — PROPERTY LINE
- - - LOT SPLIT LINE
- IP SET
- IP FOUND
- ROADWAY MONUMENT
- R/W RIGHT-OF-WAY LINE
- ε CENTER LINE OF ROAD
- P.K. NAIL FND.
- ▲ R.R. SPIKE SET
- Existing Building 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.

William Heber
SIGNATURE

2-05-10
DATE



Systems, Inc.

Surveyors • Engineers
Planners

171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

P:\Land Projects 315Skilken_Gas Station\Morse-Heaton.dwg by:Bweber on 02/05/2010 @ 02:45:32 pm ~ for P & L Systems, Inc.