

RECEIVED

P & L SYSTEMS, INC.  
SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE  
WESTERVILLE, OHIO 43081

SEP 23 2011

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

PLAT OF 0.238 AC. LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND SECTION 9, TOWNSHIP 4 NORTH, RANGE 22 WEST, CONGRESS LANDS, AND BEING A 0.238 ACRE RIGHT-OF-WAY PARCEL OUT OF PORTIONS OF LOTS 7, 8 AND 77 OF HOME ACRES ADDITION, SAID LOTS BEING AS NUMBERED AND DELINEATED UPON THE RECORD PLAT THEREOF IN PLAT BOOK 16, PAGE 23, AND ALSO BEING OUT OF THE 0.507 ACRE PARCEL, CONSISTING OF PART OF SAID LOT 7, SAID LOT 8 AND SAID LOT 77 AS CONVEYED TO CVS 5060 OH, L.L.C. IN INSTRUMENT NUMBER \_\_\_\_\_ WITH ALL REFERENCES HEREIN CITED BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

BASIS OF BEARINGS

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE EASTERLY RIGHT-OF-WAY LINE BEARING TO SOUTH HIGH STREET, BEING N18°51'37"E, AS CALCULATED THROUGH GPS OBSERVATION OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTATION AND FOUND PROPERTY CORNER AND RIGHT-OF-WAY MONUMENTS. FRANKLIN COUNTY SURVEY CONTROL MONUMENTS OBSERVED FOR HORIZONTAL ALIGNMENT WERE STATION DESIGNATION "FRANK134" AND "FCGS 8818", WITH THE BEARING OF THE LINE CONNECTING THE TWO STATIONS BEING S37°32'57"E, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT. BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, PER NAD 83 (NSRS 2007).

0 30' 60' 120'



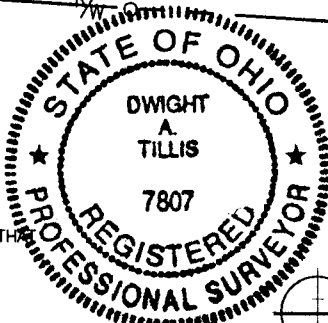
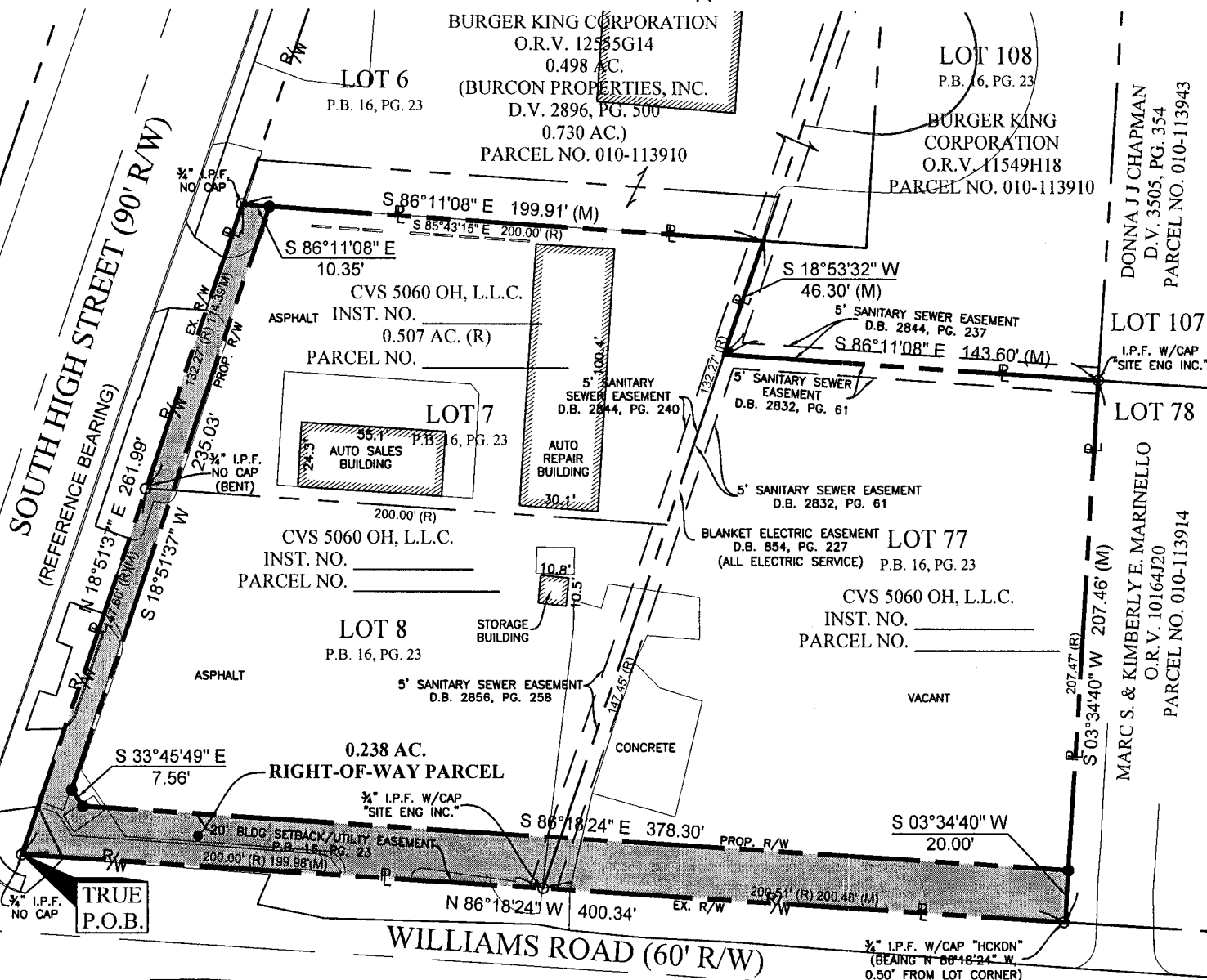
SCALE: 1"=60

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (3/4" I.D., 30" I.P. W/ YELLOW CAP "P&L SYST.")
- 0.238 AC. RIGHT-OF-WAY PARCEL
- RECORD DIMENSION
- MEASURED DIMENSION

NOTES:

1. EXISTING USE: AUTO SALES AND REPAIR, VACANT
2. PROPOSED USE: RIGHT-OF-WAY
3. ZONING DISTRICT: C-4 (LOTS 7 & 8), R-2 (LOT 77)
4. FLOOD ZONE : "X" PER FEMA FIRM MAP NO. 39049C 0338 K DATED JUNE 17, 2008



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

*Dwight A. Tillis*  
SIGNATURE

8/22/11  
DATE

**P & L Systems, Inc.**  
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Planners  
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P:\Land Projects\3\CVS\High-Williams\High-Williams.dwg (Right-of-Way Split\_CVS\_High-Williams.dwg) by rmc on 08/22/2011 @ 01:31:34 pm ~ for P & L Systems, Inc.