2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

RECEIVED
MAY 29 2012
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

0' 20' 40' 60' 80'
GRAPHIC SCALE

WEST MOUND STREET (R/W VARIES)

REFERENCE POINT OF BEGINNING
MON BOX FD.
CL STA 10+15.49

CENTRAL AVE.

MON BOX FD.

SIGNALIZED INTERSECTION

20" W

DROP TO CITY OF COLUMBUS
0.082 AC. O.R. 19979 F09

Original Right-of-Way Line

EX ST

30.0'

40.5'

Curb Line

DROP TO CITY OF COLUMBUS
0.091 AC. O.R. 23507F01

WALK

CONC. ENT.

O/L

STOP

ENTRANCE

N 70°12'03" E 195.00'

Mag Nail Set

PK Nail Fd

LIMITED ACCESS R/W

McDonalds Corporation
0.093 Ac.
Inst. 200102070025007
200102070029013

S 19°47'57" E
43.59'

I.P. Fd. capped
"SITE ENG INC"
1.5' deep

S 60°10'00" E
54.39'

N 60°10'00" W
30.00'

S 29°50'00" W 255.22'

CONC.

68.1'

Donaldson Properties, Ltd.
PARCEL 1, 13.672 AC.
INST. 200807080104840

CONC. WALK

150.1'

ONE STORY MASONRY BUILDING

ASPHALT PAVEMENT

CURB

N 19°48'22" W
201.62'

SIGN

TRASH AREA

CONC.

MENU

Transformer

10' EASEMENT TO C.& S.O.E. D.B. 3755, PG. 148

49.6'

6.5'

5.5'

33.1'

5.6'

23.2'

5.6'

McDONALD'S RESTAURANT
ONE STORY W/BASEMENT
3,820 SQ. FT.

0.830 Ac.

47.4'

4.0'

15.4'

4.0'

BUILDING ENCROACHES ONTO EASEMENT

14.5'

36.2'

14.5'

42.7'

Possible Grease Int.

15' EASEMENT TO CITY OF COLUMBUS D.B. 1032, PG. 434

Drive Thru Lane

ASPHALT PAVEMENT

Ex Phone Ped.

TRAFFIC SIGN

36" SAN

Curb Line

8" W

SIGN

CONC. WALK

FLAG POLE

PHONE

EX ST
????

52.4'

180.00'
S 29°50'00" W

CONC. ENT.

Gas VB

0.801 Ac.
tax par 010-065707
tax par 570-104192
0.029 Ac.

S 70°12'03" W
93.06'

Mag Nail Set

5' EASEMENT TO O.B.T. D.B. 3739, PG. 612

RAMP

STOP

8" SAN

ASPHALT PAVEMENT

COTA SIGN

O/L

FCGS MON #1739
FD.

BROWN ROAD

COLUMBUS- HARRISBURG PIKE

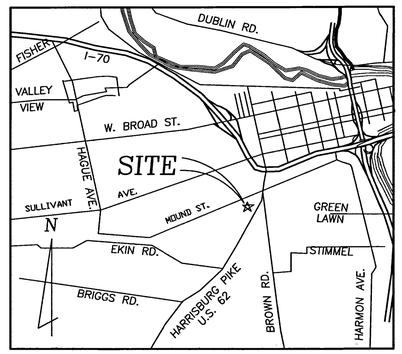
N 29°50'00"E BEARING REFERENCE TO P.B. 44, PG. 8
534.29'

TRUE POINT OF BEGINNING
I.P. Fd. capped
"SITE ENG INC"

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey No. 422 and being 0.830 acres out of that 13.672 acre tract described in a deed to Donaldson Properties, Ltd. of record in Instrument 200807080104840 in the Recorder's Office, Franklin County, Ohio.

NOTES

1. *Bearings are used for the determination of angles only. For the purpose of this survey and attached legal description, a bearing of north 29° 50' 00" east was used on the centerline of Harrisburg Pike as shown on the Centerline Survey Plat for "FRA. MOUND ST. AT CENTRAL AVENUE" recorded in Plat Book 44, Page 8, Recorder's Office, Franklin County, Ohio.*
2. *Iron pins set are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC."*
3. *Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.*
4. *Improvements shown hereon are from survey prepared by SITE ENGINEERING, INC. dated 2008.*



VICINITY MAP
NO SCALE

LEGEND

San.	Sanitary Sewer
St.	Storm Sewer
W	Water Main
G	Gas Line
U/C	Underground Cables
O/L	Overhead Lines
○	Manhole
▦	Storm Inlet
	Fire Hydrant
	Utility Pole
- - →	Guy Wire
-x-x-	Fence
△	Sign
⊗	Valve Box
o	Gas Line Marker
□	Telephone Closure
△	Mag Nail Set
I.P. Fd.	Iron Pin Fd
MON. Fd. □	Monument Box Fd.

We hereby certify that an actual field survey was made of the premises shown on this plat during May 2012; that this plat is a correct representation of the premises as determined by by said survey.

SITE ENGINEERING, INC.

By *Mark A Hazel ps* 5-24-12
Professional Surveyor No. 7039
Mark A. Hazel

STATE OF OHIO
MARK A. HAZEL
S-7039
PROFESSIONAL SURVEYOR

REV':	DATE:	DESCRIPTION:	BY:

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors
7453 East Main Street
Reynoldsburg, OH 43068
Phone : (614) 759-9900
Fax : (614)759-9902
eMail : siteeng@ameritech.net

CENTRAL POINT SHOPPING CENTER
McDONALD'S RESTAURANT
619 HARRISBURG PIKE, COLUMBUS, OHIO 43223

LOT SPLIT SURVEY

DATE:	MAY 12
SCALE:	1"=20'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	2648

SHEET: 1/1

S:\PROJECTS 2006\2648-urd\2648-mcd-proposed-split-5-11-12.dwg ~~~ May 24, 2012 2:40pm ~~~