

RECEIVED

# P & L SYSTEMS, INC.

## SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE  
WESTERVILLE, OHIO 43081

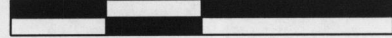
DEC 13 2012

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

### PLAT OF 0.875 ACRE LOT SPLIT PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND VIRGINIA MILITARY SURVEY NUMBER 1434, AND BEING A 0.875 ACRE PARCEL OUT OF THE ORIGINAL 16.298 ACRE TRACT KNOWN AS LOT 3 OF THE BUCKEYEGROVE SHOPPING CENTER PLAT, A SUBDIVISION OF RECORD IN PLAT BOOK 90, PAGES 36 AND 37, AND SAID 16.298 ACRE TRACT ALSO BEING THE PROPERTY CONVEYED TO BUCKEYEGROVE SHOPPING CENTER, LLC IN INSTRUMENT NUMBER 199811230301512, WITH ALL RECORD REFERENCES HEREIN CITED BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

0 25' 50' 100'



SCALE: 1"=50'

#### NOTES:

1. IRON PINS SET ARE 3/4 IN. I.D., 30 IN. LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST."
2. THE SUBJECT 0.875 AC. LOT SPLIT PARCEL IS CURRENTLY A DEVELOPED CARWASH.
3. PROPOSED USE OF 0.875 AC. LOT SPLIT PARCEL: DEVELOPED CARWASH.
4. PROPERTY IS WITHIN FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER FEMA F.I.R.M. MAP NO. 39049C 0404K, EFFECTIVE DATE: JUNE 17, 2008.



#### BASIS OF BEARINGS:

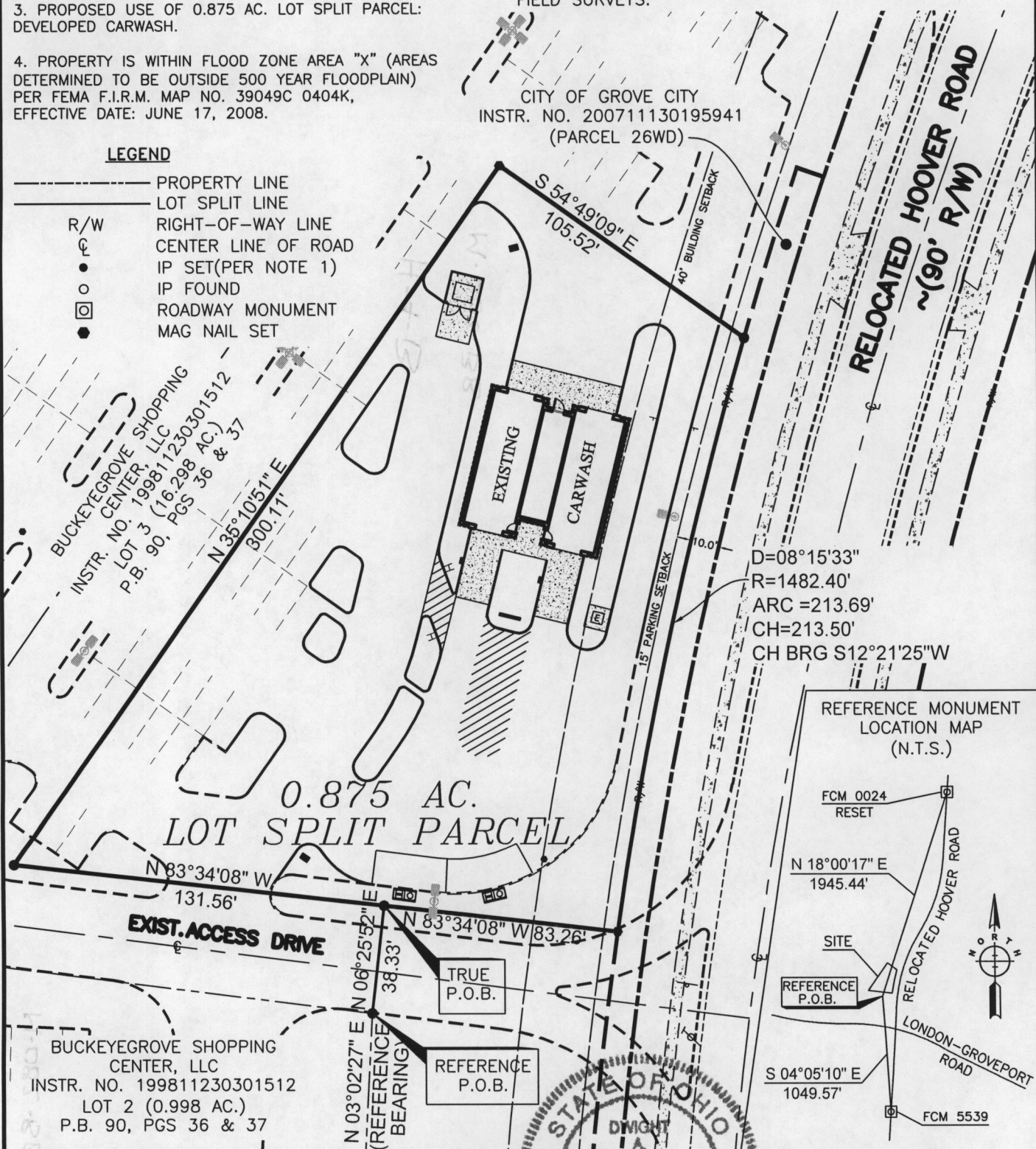
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE BEARING OF N 03 02' 27" E, AS PORTRAYED ON THE EAST LINE OF LOT 2 OF "BUCKEYEGROVE SHOPPING CENTER PLAT", A SUBDIVISION OF RECORD IN PLAT BOOK 90, PAGES 36 AND 37 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

#### DATA SOURCES:

FRANKLIN COUNTY DEEDS, PLATS, PLANS, GIS, P&L SYST. FIELD SURVEYS.

#### LEGEND

- PROPERTY LINE
- - - LOT SPLIT LINE
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTER LINE OF ROAD
- IP SET (PER NOTE 1)
- IP FOUND
- ⊠ ROADWAY MONUMENT
- MAG NAIL SET

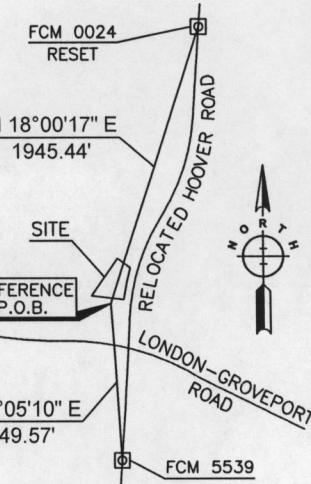


CITY OF GROVE CITY  
INSTR. NO. 200711130195941  
(PARCEL 26WD)

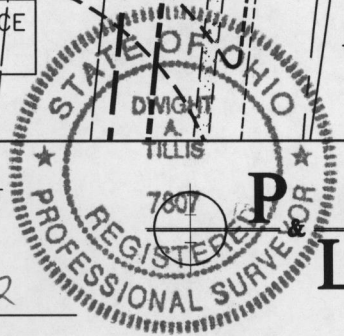
RELOCATED HOOVER ROAD  
~(90° R/W)

D=08°15'33"  
R=1482.40'  
ARC=213.69'  
CH=213.50'  
CH BRG S12°21'25"W

REFERENCE MONUMENT  
LOCATION MAP  
(N.T.S.)



BUCKEYEGROVE SHOPPING CENTER, LLC  
INSTR. NO. 199811230301512  
LOT 2 (0.998 AC.)  
P.B. 90, PGS 36 & 37



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.

*Dwight A. Tillis*  
SIGNATURE

11/2/12  
DATE

### Systems, Inc.

Surveyors • Engineers  
Planners

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Westerville, Ohio 43081  
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Fax: (614) 891-4984