

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE WESTERVILLE, OHIO 43081

JAN 16 2014

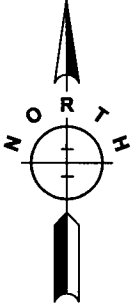
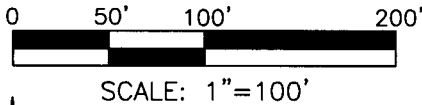
Franklin County Engineer Dean C. Ringle, P.E., P.S.

2.437 ACRE PLAT OF SURVEY FOR LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS, AND BEING A 2.437 ACRE PARCEL OF LAND, OUT OF AN ORIGINAL 16.348 ACRE TRACT (PARCEL 1) CONVEYED TO BERWICK PLAZA SHOPPING CENTER, INC., IN A DEED OF RECORD, IN INSTRUMENT NUMBER 200504130068933, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

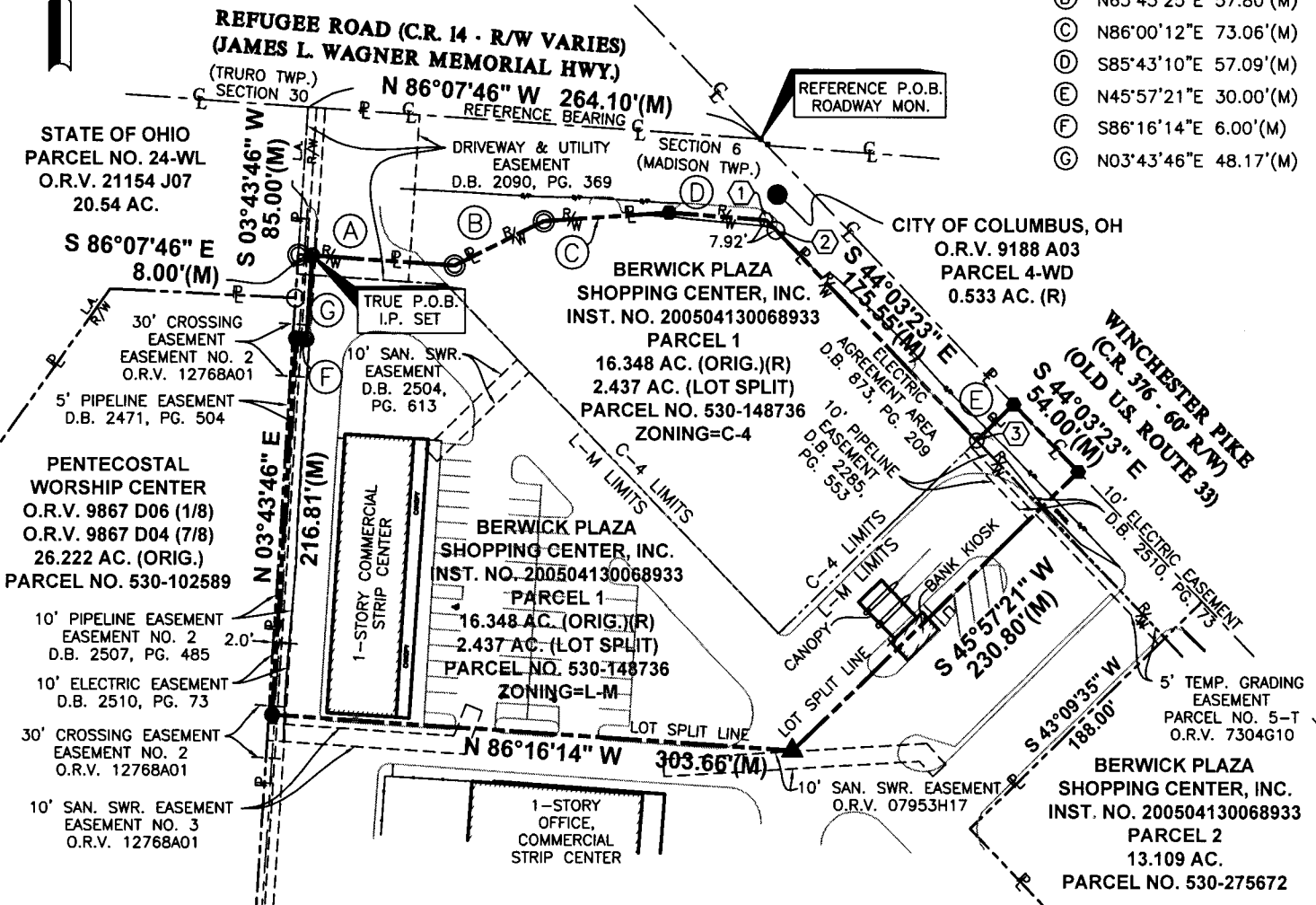
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING TO REFUGEE ROAD, BEING N 86°07'46"W, AS CALCULATED THROUGH GPS OBSERVATION OF FOUND PROPERTY CORNERS, RIGHT-OF-WAY, AND CENTERLINE MONUMENTATION, UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION (VRS) REAL TIME KINEMATIC NETWORK. THE FRANKLIN COUNTY SURVEY CONTROL MONUMENTS OBSERVED FOR HORIZONTAL ALIGNMENT WERE FRANK 144 AND FRANK 44, WITH THE BEARING OF THE LINE CONNECTING THE TWO MONUMENTS BEING N 81°15'21"E, AS ESTABLISHED BY GPS SURVEY METHODS USING THE VRS NETWORK. THE HORIZONTAL COMPONENT OF THE VRS NETWORK IS BASED UPON THE NAD83 (CORS 96) REFERENCE FRAME, 2002.0 EPOCH.



LINE CALLS:

- (A) S86°07'46"E 83.04'(M)
(B) N63°45'25"E 57.80'(M)
(C) N86°00'12"E 73.06'(M)
(D) S85°43'10"E 57.09'(M)
(E) N45°57'21"E 30.00'(M)
(F) S86°16'14"E 6.00'(M)
(G) N03°43'46"E 48.17'(M)



LEGEND

- P/L --- PROPERTY LINE
--- R/W --- RIGHT-OF-WAY LINE
[ ] LOT SPLIT BOUNDARY
C CENTER LINE OF ROAD
O I.P. FOUND (NO CAP)
O I.R. FOUND (W/CAP, "SITE ENG.")
● IRON PIN SET
P.K. NAIL FOUND
P.K. NAIL SET
▲ RAILROAD SPIKE SET
(M) FIELD MEASURED
(R) OF RECORD

NOTES:

- 1. IRON PIN SET ARE 3/4 IN. I.D., 30 IN. LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST."
2. THE 2.437 ACRE LOT SPLIT PARCEL IS CURRENTLY USED AS A COMMERCIAL RETAIL STRIP CENTER, AND BANK KIOSK WITH DRIVE-THRU (OUT OF BUSINESS). THE CURRENT USE OF THE 13.911 ACRE REMAINDER TRACT IS A REGIONAL COMMERCIAL RETAIL SHOPPING CENTER.
3. THE PROPOSED USE OF THE 2.437 AC. LOT SPLIT PARCEL IS A TURKEY HILL FUEL STATION AND CONVENIENCE STORE.
4. THE PROPERTY IS WITHIN FLOOD ZONE AREA "X", PER FEMA F.I.R.M. MAP NO. 39049C 0341 K, EFFECTIVE DATE: JUNE 17, 2008.
5. THE PROPERTY IS CURRENTLY ZONED : C-4, REGIONAL SALE COMMERCIAL DISTRICT, PER COLUMBUS CITY COUNCIL ORDINANCE NUMBER Z76-068; AND L-M, LIMITED MANUFACTURING DISTRICT PER COLUMBUS CITY COUNCIL ORDINANCE NUMBER Z98-054.

KEYED NOTES:

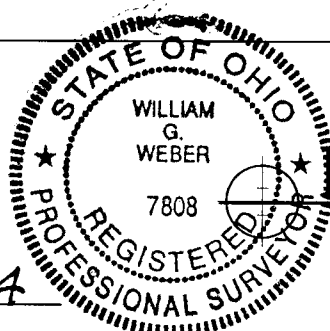
- (1) P.K. NAIL FOUND, S 48°41'27"E, 0.77' TO CORNER
(2) I.P. FOUND W/ CAP "BK17348"
(3) DRILL HOLE FOUND

CERTIFICATION:

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: William G. Weber

DATE: 1-15-14



P & L Systems, Inc.

Surveyors • Engineers Planners

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