

**P & L SYSTEMS, INC.**  
SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE  
WESTERVILLE, OHIO 43081

FEB 24 2014

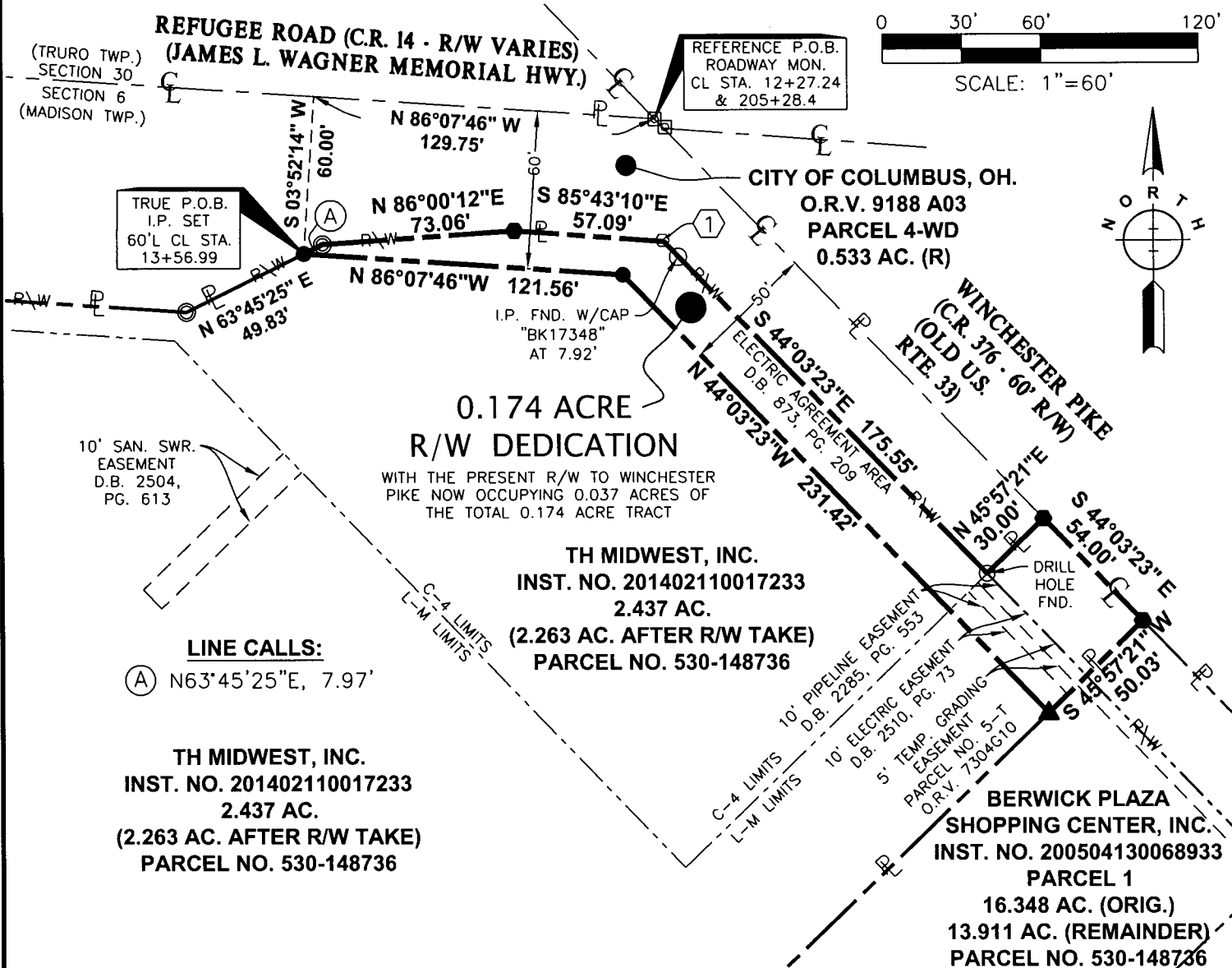
Franklin County Engineer  
Dean C. Ringle, PE, PS

**0.174 ACRE PLAT OF SURVEY FOR RIGHT-OF-WAY DEDICATION**

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 0.174 ACRE PARCEL FOR RIGHT-OF-WAY DEDICATION, OUT OF A 2.437 ACRE TRACT OF LAND CONVEYED TO TH MIDWEST, INC., IN A DEED OF RECORD, IN INSTRUMENT NUMBER 201402110017233, 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) N63°45'25"E, 7.97'

**TH MIDWEST, INC.**  
INST. NO. 201402110017233  
2.437 AC.  
(2.263 AC. AFTER R/W TAKE)  
PARCEL NO. 530-148736

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- R/W DEDICATION
- CENTER LINE OF ROAD
- I.P. FOUND (NO CAP)
- I.R. FOUND (W/CAP, "SITE ENG.")
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- RAILROAD SPIKE SET

**NOTES :**

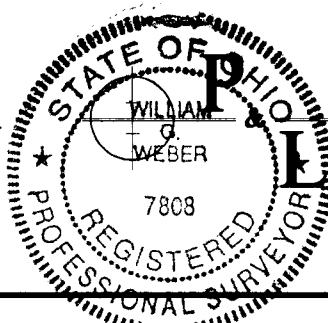
1. IRON PINS SET ARE 3/4 IN. I.D., 30 IN. LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST."
  2. THE 0.174 ACRE PARCEL IS CURRENTLY USED AS GREEN SPACE AND PAVEMENT FOR A RETAIL STRIP CENTER. THE CURRENT USE OF THE 2.263 ACRE REMAINDER TRACT IS A REGIONAL COMMERCIAL RETAIL SHOPPING CENTER.
  3. THE PROPOSED USE OF THE 0.174 ACRE PARCEL IS FOR ROAD RIGHT-OF-WAY DEDICATION.
  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 276-068; AND L-M, LIMITED MANUFACTURING DISTRICT PER COLUMBUS CITY COUNCIL ORDINANCE NUMBER 298-054.
- KEYED NOTES :**
- (1) P.K. NAIL FOUND, S 48°41'27"E, 0.77' TO CORNER

**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.

*William G. Weber*  
SIGNATURE

2-24-14  
DATE



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