

RECEIVED

E-9-C

JUN 10 2016

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

SURVEY OF 1.667 ACRES
SITUATED IN STATE OHIO, COUNTY OF FRANKLIN, CITY OF
COLUMBUS AND BEING PART OF A 28.606 ACRE TRACT,
LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 18,
UNITED STATES MILITARY LANDS

PARKVILLE, LTD
2346 PARKGREEN PL
COLUMBUS, OHIO
PID: 010-019426
DV 3623 PG 199

RAINTREE APARTMENTS, LTD
5660 RRAINTREE DR
COLUMBUS, OHIO
PID: 010-112494
INST #199808110203073

RAINBOW DEVELOPMENT CORPORATION
2423 E DUBLIN GRANVILLE RD
COLUMBUS, OHIO
PID: 010-143778
INST #200501100005806

$\Delta=69^{\circ}52'29''$
 $R=12.00'$
 $L=14.63'$
 $C=13.74'$
 $C\ BRG=N73^{\circ}24'37''E$

$\Delta=63^{\circ}47'57''$
 $R=62.00'$
 $L=69.04'$
 $C=65.53'$
 $C\ BRG=S39^{\circ}45'10''E$

$\Delta=34^{\circ}06'10.38''$
 $R=24.00'$
 $L=14.28'$
 $C=14.08'$
 $C\ BRG=S21^{\circ}25'17.03''W$

$\Delta=69^{\circ}52'29.34''$
 $R=12.00'$
 $L=14.63'$
 $C=13.74'$
 $C\ BRG=S73^{\circ}24'36.89''W$

PARKSHIRE COMMONS CONDOMINIUM
1ST AMENDMENT
PLAT BOOK 79 PAGE 69

$\Delta=34^{\circ}06'10''$
 $R=24.00'$
 $L=14.28'$
 $C=14.08'$
 $C\ BRG=N21^{\circ}25'17''E$

$\Delta=71^{\circ}02'02''$
 $R=111.02'$
 $L=111.02'$
 $C=111.02'$
 $C\ BRG=S71^{\circ}39'08''E$

$S07^{\circ}51'12''E$
10.97'
 $S86^{\circ}35'55''E$
10.00'

$N04^{\circ}22'12''E$
5.00'
 $S86^{\circ}34'21''E$
5.74'

$N86^{\circ}35'55''W$
50.00'

$N86^{\circ}35'55''W$
10.00'

CITY OF COLUMBUS
1.015 AC
OR 10332 120

PARKSHIRE COMMONS
CONDOMINIUM
PLAT BOOK 73 PAGE 1

MEIJER STORES LIMITED PARTNERSHIP
5555 CLEVELAND AVE
COLUMBUS, OHIO
PID: 010-143750
INST 200104040069348
28.606 AC

$N41^{\circ}21'51''W$
33.51'
 $N86^{\circ}21'51''W$
136.29'
 $S77^{\circ}59'54''W$
18.53'

NOTE:
LOT BACKGROUND IMPROVEMENTS ARE
FROM FRANKLIN COUNTY AUDITOR'S GIS
MAPS AND AERIAL PHOTOGRAPHS AND
ARE SHOWN FOR INFORMATION
PURPOSES ONLY.

TRANSIT CENTER PARKING SPACES:
EXISTING SPACES: 122
PROPOSED SPACES:
GENERAL = 58
ACCESSIBLE = 4 (2 ARE VAN ACCESSIBLE)
TOTAL = 62

MEIJER PARKING SPACES:
REQUIRED SPACES:
210,524 SF x 1 SPACE/250 SF = 842

CURRENT SPACES:
GENERAL = 1220
ACCESSIBLE = 28
TOTAL = 1248

AFTER LOT SPLIT SPACES:
GENERAL = 1098
ACCESSIBLE = 28
TOTAL = 1126

LEGEND:
● IPS -- DENOTES IRON PIN SET (5/8" IRON STEEL ROD, 30" LONG WITH
CAP STAMPED "RII")


BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE AS PER NAD 83 AND WERE
ESTABLISHED UTILIZING ODOT'S VRS SYSTEM, GPS EQUIPMENT AND
PROCEDURES AND AN ESTABLISHED BEARING OF N 03°24'05" E ON THE
CENTERLINE FOR CLEVELAND AVENUE.

SURVEYED AND PLATTED BY:

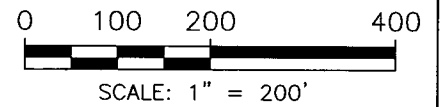
 RESOURCE INTERNATIONAL, INC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE
DELINEATION OF A SURVEY MADE UNDER MY DIRECT
SUPERVISION IN MARCH 2014.


MARK S. WARD P.S., S-7514

DATE
2-15-16



RECEIVED
FEB 19 2016

BUILDING & ZONING SERVICES

IVY WOOD PLAT BOOK 43 PAGE 71
LOT 26

NEW IVYWOOD ASSOCIATES LLC430
2450 TEAKWOOD DR
COLUMBUS, OHIO
PID: 010-115242
INST #201412160166500

P.O.C
FCGS 3379
PROPOSED OUTLOT