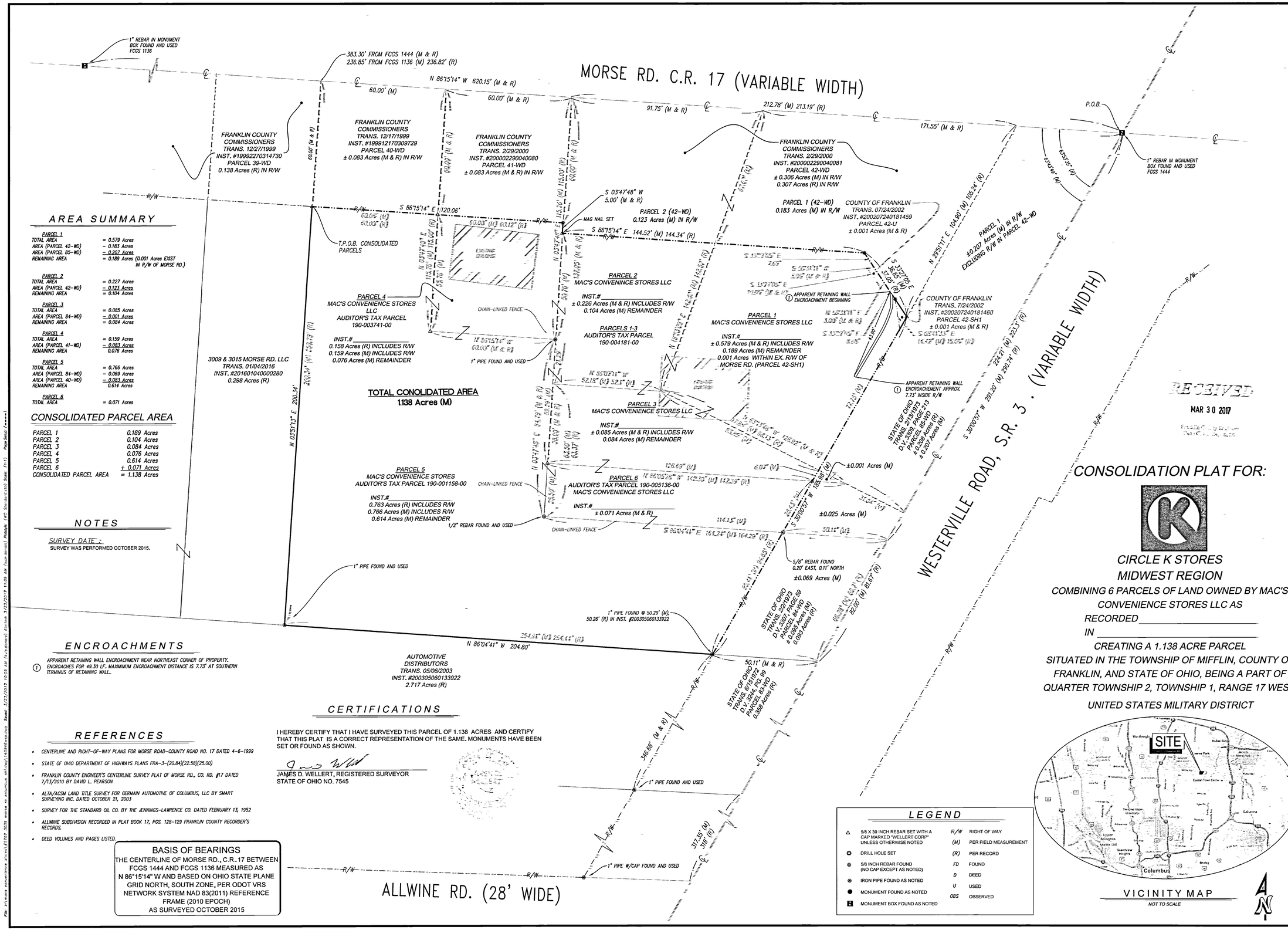

AREA SUMMARY

PARCEL 1	
TOTAL AREA	= 0.579 Acres
AREA (PARCEL 42-WD)	− 0.183 Acres
AREA (PARCEL 65-WD)	− 0.207 Acres
REMAINING AREA	= 0.189 Acres (0.001 Acres EXIST IN R/W OF MORSE RD.)
PARCEL 2	
TOTAL AREA	= 0.227 Acres
AREA (PARCEL 42-WD)	− 0.123 Acres
REMAINING AREA	= 0.104 Acres
PARCEL 3	
TOTAL AREA	= 0.085 Acres
AREA (PARCEL 84-WD)	− 0.001 Acres
REMAINING AREA	= 0.084 Acres
PARCEL 4	
TOTAL AREA	= 0.159 Acres
AREA (PARCEL 41-WD)	− 0.083 Acres
REMAINING AREA	0.076 Acres
PARCEL 5	
TOTAL AREA	= 0.766 Acres
AREA (PARCEL 84-WD)	− 0.069 Acres
AREA (PARCEL 40-WD)	− 0.083 Acres
REMAINING AREA	0.614 Acres
PARCEL 6	
TOTAL AREA	= 0.071 Acres

CONSOLIDATED PARCEL AREA

PARCEL 1	0.189 Acres
PARCEL 2	0.104 Acres
PARCEL 3	0.084 Acres
PARCEL 4	0.076 Acres
PARCEL 5	0.614 Acres
PARCEL 6	+ 0.071 Acres
CONSOLIDATED PARCEL AREA	= 1.138 Acres

NOTES

SURVEY DATE:
SURVEY WAS PERFORMED OCTOBER 2015.

ENCROACHMENTS

(1) APPARENT RETAINING WALL ENCROACHMENT NEAR NORTHEAST CORNER OF PROPERTY. ENCROACHES FOR 49.30 LF. MAXIMMUM ENCROACHMENT DISTANCE IS 7.73' AT SOUTHERN TERMINUS OF RETAINING WALL.

REFERENCES

- CENTERLINE AND RIGHT-OF-WAY PLANS FOR MORSE ROAD-COUNTY ROAD NO. 17 DATED 4-6-1999
- STATE OF OHIO DEPARTMENT OF HIGHWAYS PLANS FRA-3-(20.84)(22.58)(25.00)
- FRANKLIN COUNTY ENGINEER'S CENTERLINE SURVEY PLAT OF MORSE RD., CO. RD. #17 DATED 7/13/2010 BY DAVID L. PEARSON
- ALTA/ACSM LAND TITLE SURVEY FOR GERMAIN AUTOMOTIVE OF COLUMBUS, LLC BY SMART SURVEYING INC. DATED OCTOBER 21, 2003
- SURVEY FOR THE STANDARD OIL CO. BY THE JENNINGS-LAWRENCE CO. DATED FEBRUARY 13, 1952
- ALLWINE SUBDIVISION RECORDED IN PLAT BOOK 17, PGS. 128-129 FRANKLIN COUNTY RECORDER'S RECORDS.
- DEED VOLUMES AND PAGES LISTED.

CERTIFICATIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PARCEL OF 1.138 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

JAMES D. WELLERT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545

BASIS OF BEARINGS
THE CENTERLINE OF MORSE RD., C.R.-17 BETWEEN FCGS 1444 AND FCGS 1136 MEASURED AS N 86°15'14" W AND BASED ON OHIO STATE PLANE GRID NORTH, SOUTH ZONE, PER ODOT VRS NETWORK SYSTEM NAD 83(2011) REFERENCE FRAME (2010 EPOCH) AS SURVEYED OCTOBER 2015

LEGEND

△	5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED	R/W	RIGHT OF WAY
✪	DRILL HOLE SET	(M)	PER FIELD MEASUREMENT
◎	5/8 INCH REBAR FOUND (NO CAP EXCEPT AS NOTED)	(R)	PER RECORD
⊛	IRON PIPE FOUND AS NOTED	FD	FOUND
●	MONUMENT FOUND AS NOTED	D	DEED
▣	MONUMENT BOX FOUND AS NOTED	U	USED
		OBS	OBSERVED

VICINITY MAP
NOT TO SCALE

RECEIVED
MAR 30 2017

CONSOLIDATION PLAT FOR:

CIRCLE K STORES
MIDWEST REGION

COMBINING 6 PARCELS OF LAND OWNED BY MAC'S CONVENIENCE STORES LLC AS RECORDED _____ IN _____

CREATING A 1.138 ACRE PARCEL SITUATED IN THE TOWNSHIP OF MIFFLIN, COUNTY OF FRANKLIN, AND STATE OF OHIO, BEING A PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17 WEST, UNITED STATES MILITARY DISTRICT

CLIENT:
CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:
Engineers • Planners • Surveyors
Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699 • f:330.239.0272

NO.	DATE	REVISION DESCRIPTION

NORTH
SCALE (IN FEET)
1 inch = 20 ft.

PROJECT TITLE:
CIRCLE K-MORSE RD. & WESTERVILLE RD.

SITE ADDRESS:
3039 MORSE RD.
COLUMBUS, OH 43231
SITUATED IN THE TOWNSHIP OF MIFFLIN, COUNTY OF FRANKLIN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17 WEST, UNITED STATES MILITARY LANDS

SCALE:	1" = 20'
DATE:	3/22/2017
DESIGNED BY:	
DRAWN BY:	KD/JDW
CHECKED BY:	JDW
FILE NAME:	140946-SP.dwg
JOB NUMBER:	140946

DRAWING TITLE:
LOT CONSOLIDATION

SHEET NO:
SP 1.0