

P & L SYSTEMS, INC.
 SURVEYORS & ENGINEERS
 8415 PULSAR PLACE, SUITE 300
 COLUMBUS, OHIO 43240

PLAT OF SURVEY, 0.508 ACRE LOT SPLIT PARCEL

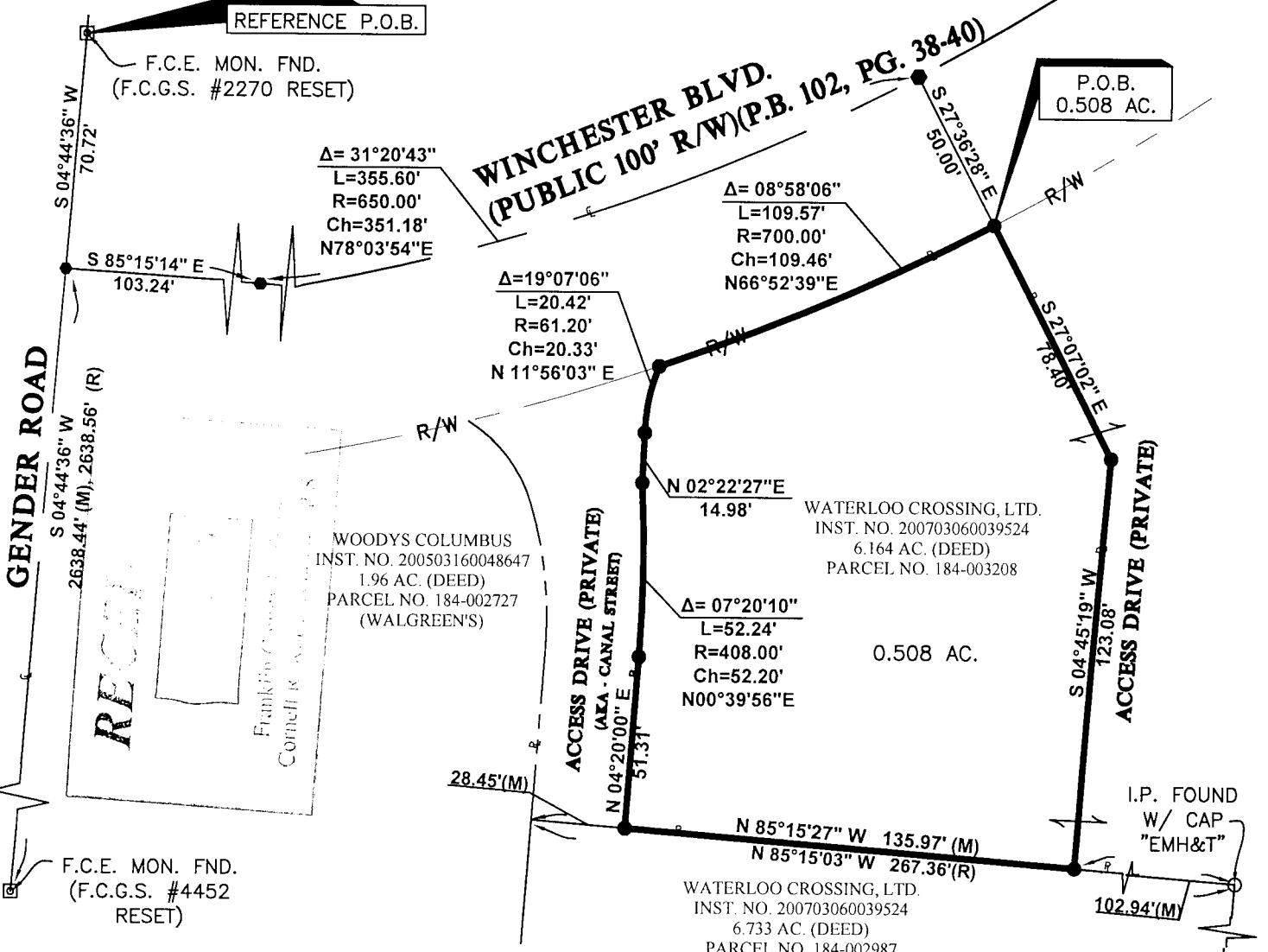
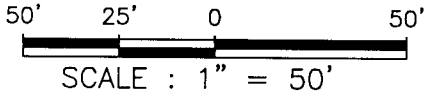
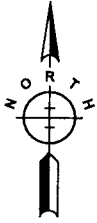
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, BEING IN SECTION 25, TOWNSHIP II NORTH, RANGE 21 WEST, CONGRESS LANDS, AND BEING A 0.508 ACRE PARCEL OF LAND OUT OF THE 6.164 ACRE TRACT OF LAND AS CONVEYED TO WATERLOO CROSSING LIMITED IN INSTRUMENT NUMBER 200703060039524, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

DOCUMENTS AND DATA SOURCES

FRANKLIN COUNTY RECORDER'S OFFICE
 FRANKLIN COUNTY AUDITOR'S OFFICE
 FRANKLIN COUNTY ENGINEER'S OFFICE
 FIELD SURVEYS 2017

LEGEND

- C — CENTER LINE OF ROAD R/W
- R/W — RIGHT OF WAY
- ▭ LOT SPLIT PARCEL BOUNDARY
- PK NAIL FOUND
- I.P. FOUND (AS NOTED)
- ◻ MONUMENT BOX FOUND (AS NOTED)
- IRON PIN SET
- MAG NAIL SET
- (R) RECORD
- (M) MEASURED



NOTES:

- IRON PINS SET ARE 3/4 IN. I.D., 30 INCH LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST."
- THE 0.508 ACRE LOT SPLIT PARCEL IS CURRENTLY UNDEVELOPED AND VACANT. THE CURRENT USE OF THE 6.164 ACRE TRACT IS A SHOPPING ENTER.
- THE PROPOSED USE OF THE 0.508 AC. LOT SPLIT PARCEL IS RETAIL SHOPPING.
- PROPERTY IS WITHIN FLOOD ZONE AREA "X", PER FEMA F.I.R.M. MAP NO. 39049C 0452 K, EFFECTIVE DATE JUNE 17, 2008.
- THE PROPERTY IS CURRENTLY ZONED GC - GENERAL COMMERCIAL, PER THE CODIFIED ORDINANCES OF CANAL WINCHESTER. PART ELEVEN - PLANNING AND ZONING CODE, CHAPTER 1167.



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF GENDER ROAD, BEING S 04°44'36" W, AS DEPICTED AND DELINEATED ON THE PLAT OF "WINCHESTER BOULEVARD, WATERLOO STREET AND CANAL STREET DEDICATION AND EASEMENTS", AND OF RECORD IN PLAT BOOK 102, PAGES 38-40, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OH

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
 P&L SYSTEMS, INC. DATE 12/1/17
 DWIGHT A. TILLIS
 OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807

P & L Systems, Inc.
 Surveyors • Engineers
 Planners
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 A Wholly-Owned Subsidiary of
 Prime AE Group, Inc.