

PRIME CM & S, INC.

8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

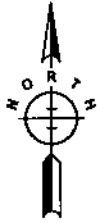
PLAT OF SURVEY, 0.722 ACRE LOT SPLIT PARCEL

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 0.722 ACRE PARCEL OF LAND OUT OF THE 6.164 ACRE AND 6.733 ACRE TRACTS 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.

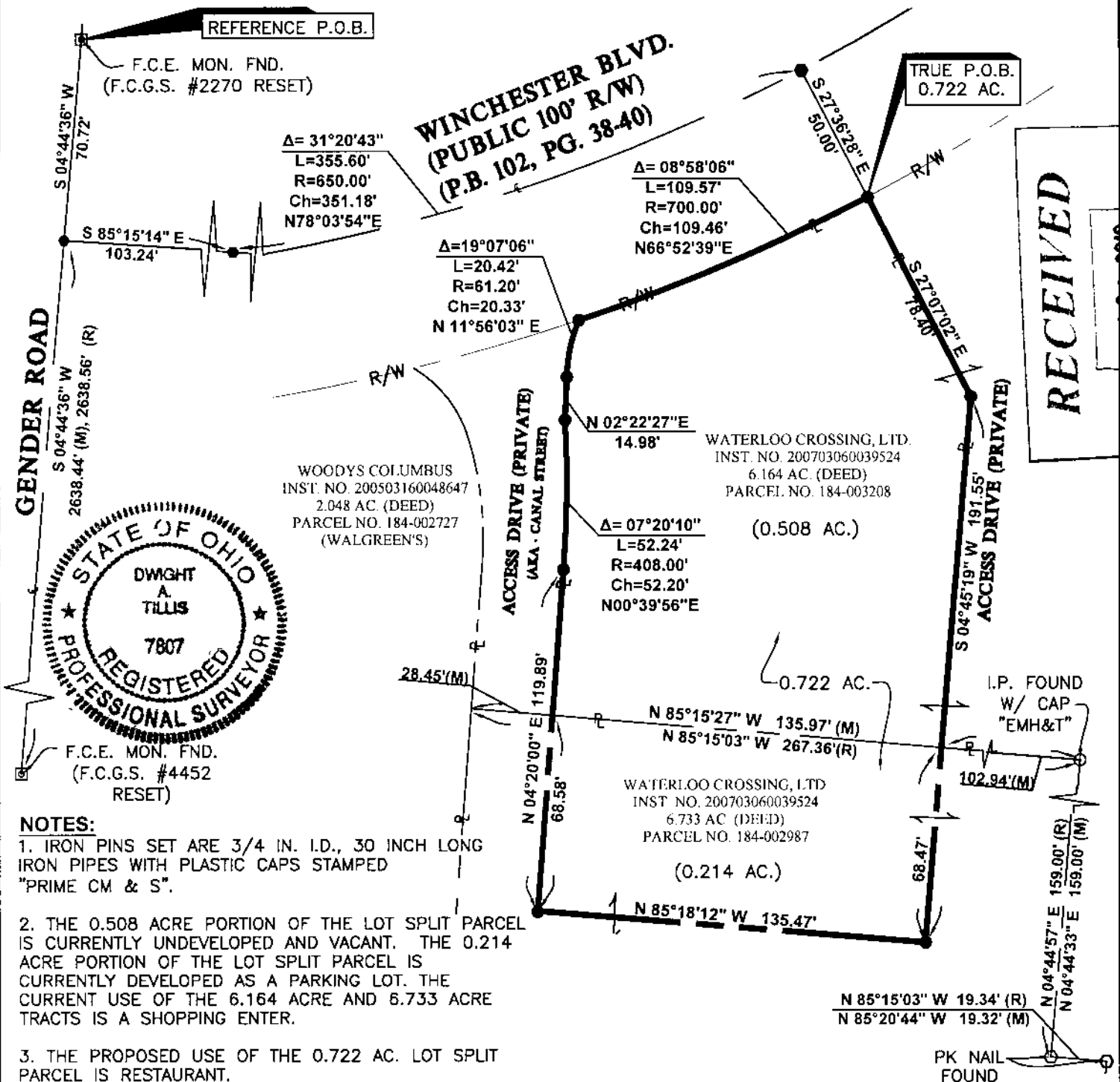
DOCUMENTS AND DATA SOURCES
FRANKLIN COUNTY RECORDER'S OFFICE
FRANKLIN COUNTY AUDITOR'S OFFICE
FRANKLIN COUNTY ENGINEER'S OFFICE
FIELD SURVEYS 2017 & 2019

LEGEND

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



50' 25' 0 50'
SCALE : 1" = 50'



NOTES:

- IRON PINS SET ARE 3/4 IN. I.D., 30 INCH LONG IRON PIPES WITH PLASTIC CAPS STAMPED "PRIME CM & S".
- THE 0.508 ACRE PORTION OF THE LOT SPLIT PARCEL IS CURRENTLY UNDEVELOPED AND VACANT. THE 0.214 ACRE PORTION OF THE LOT SPLIT PARCEL IS CURRENTLY DEVELOPED AS A PARKING LOT. THE CURRENT USE OF THE 6.164 ACRE AND 6.733 ACRE TRACTS IS A SHOPPING ENTER.
- THE PROPOSED USE OF THE 0.722 AC. LOT SPLIT PARCEL IS RESTAURANT.
- 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 PRIME CM & S 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
PRIME CM&S, INC. 5/30/19 DATE

DWIGHT A. TILLIS
OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807

PRIME Construction Management Survey
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251