1.286 LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER
SECTION 24 & 25, TOWNSHIP 11, RANGE 21, CONGRESS LANDS

50 0 50

GRAPHIC SCALE (IN FEET)

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	650.00'	198.39'	N84° 59' 39"E, 197.62'	17° 29' 15"
C2	700.00'	209.73'	N67° 40' 02"E, 208.94'	17° 09' 59"
C3	700.00'	274.93'	N47° 49' 55"E, 273.17'	22° 30' 13"
C4	95.00'	89.08'	S27° 44' 11"E, 85.85'	53° 43' 26"

GENDER ROAD

C/L

P.O.R.

FCGS 2270 RESET

Section 24

Section 25

S 4° 44' 36" W
70.72'

N 4° 44' 36" E 2709.09'

S 86° 15' 44" E
103.24'

FCGS 4452 RESET

C1

C/L

S 13° 44' 59" E
50.00'

5/8" REBAR (NO CAP)

R/W

C2

R/W

5/8" REBAR (CAP BUSTED)

WOODY'S COLUMBUS PROPERTIES, LLC
I.N. 200503160048647
APN: 184-002727-00

6266 GENDER ROAD

WINCHESTER BLVD
(PUBLIC - 100' R/W)
(P.B. 102, PG. 38-40)

R/W

R/W

C/L

R/W

R/W

WATERLOO CROSSING LIMITED
I.N. 200703060039524
APN: 184-003208-00

6519-6635 WINCHESTER BLVD

**4.878 ACRES REMAINDER
(SURVEY)**

P.O.B.

Section 24 (0.715 acres)

Section 25 (0.571 acres)

N 30° 54' 58" W 70.98'

N 4° 44' 39" E 84.20'

N 85° 36' 57" W
27.49'

N 85° 15' 03" W 154.02'

S 4° 44' 57" W 193.62'

S 0° 52' 28" E 64.40'

S 89° 07' 32" W
53.74'

N 83° 04' 39" E
20.93'

S 54° 35' 54" E
19.55'

C3

C4

WAL-MART REAL ESTATE
BUSINESS TRUST
IN. 200307110212159
24.628 ACRES

**1.286 ACRES
(SURVEY)**

WATERLOO CROSSING LIMITED
I.N. 200703060039524
APN: 184-003208-00

6519-6635 WINCHESTER BLVD

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM PER NAD83 SOUTH ZONE (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 2270 (RESET) & FCGS 4452, HAVING A BEARING OF NORTH 04° 44' 36" EAST, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT.

STATE OF OHIO
ANTHONY W. WILLIAMS
7726
REGISTERED PROFESSIONAL SURVEYOR

10/22/2019

ANTHONY WILLIAMS, OHIO PS NO 7726 — DATE

tony.williams@cesoinc.com

MONUMENT LEGEND

- ◉ 5/8"x30" REBAR W/ YELLOW CAP STAMPED "CESO" SET
- △ MAG NAIL SET
- ◎ REBAR FOUND
- ▣ MONUMENT FOUND

1.286 ACRE LOT SPLIT

CITY OF CANAL WINCHESTER — FRANKLIN COUNTY, OHIO

SCALE: 1"=50' — DATE: 10/17/2019

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 756756

SHEET NO.: 1 OF 1

W:\PROJECTS\KIMLEY HORN\756756-01 KH 6591-6635 WINCHESTER BLVD\04-SURVEY\DWG\756756-SURV-LOT SPLIT.DWG - 10/17/2019 3:59 PM