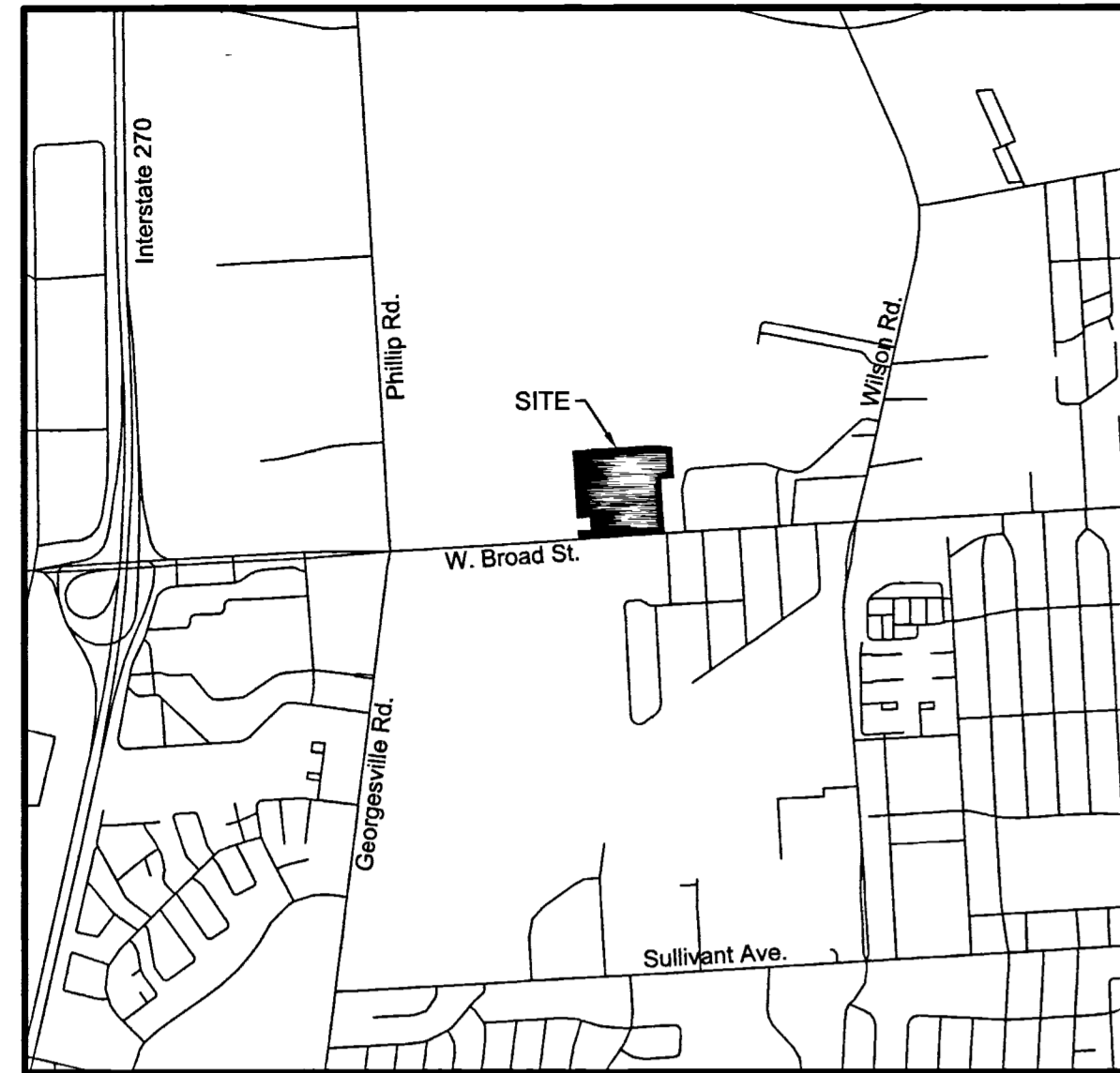


LOT SPLIT SURVEY PLAT
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 VIRGINIA MILITARY SURVEY NO. 1482



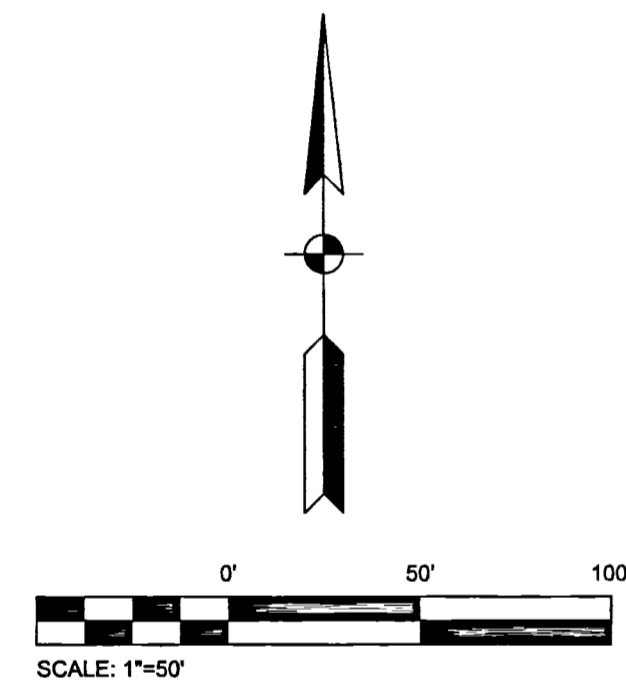
SITE LOCATION MAP
Not to Scale

FLOODPLAIN INFORMATION

Flood Insurance Rate Map having Community-Panel Number 39049C0303K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas of minimal flood hazard).

BASIS OF BEARINGS

Bearings shown hereon are based on the bearing of North 86 degrees 32 minutes 19 seconds East for the centerline of W. Broad Street (U.S. Route 40), measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.



LEGEND

- I.P.S. 8" x 30" rebar set w/cap "Structurepoint PS 8438"
- M.N.S. MAG nail set
- I.P.F. iron pin/pipe found (see notes on survey)
- ⊙ Franklin County Monument

PID 570-189622
 WF AUTOMOTIVE OF COLUMBUS REALTY, LLC
 INST. NO. 20180720008746
 14.413 (ORIGINAL) ACRES

This Lot Split Survey Plat was prepared based on an actual survey of the premises performed under my direction in December 2019 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
 Brian P. Bingham
 Registered Professional Surveyor No. 8438

1/22/2020
 Date

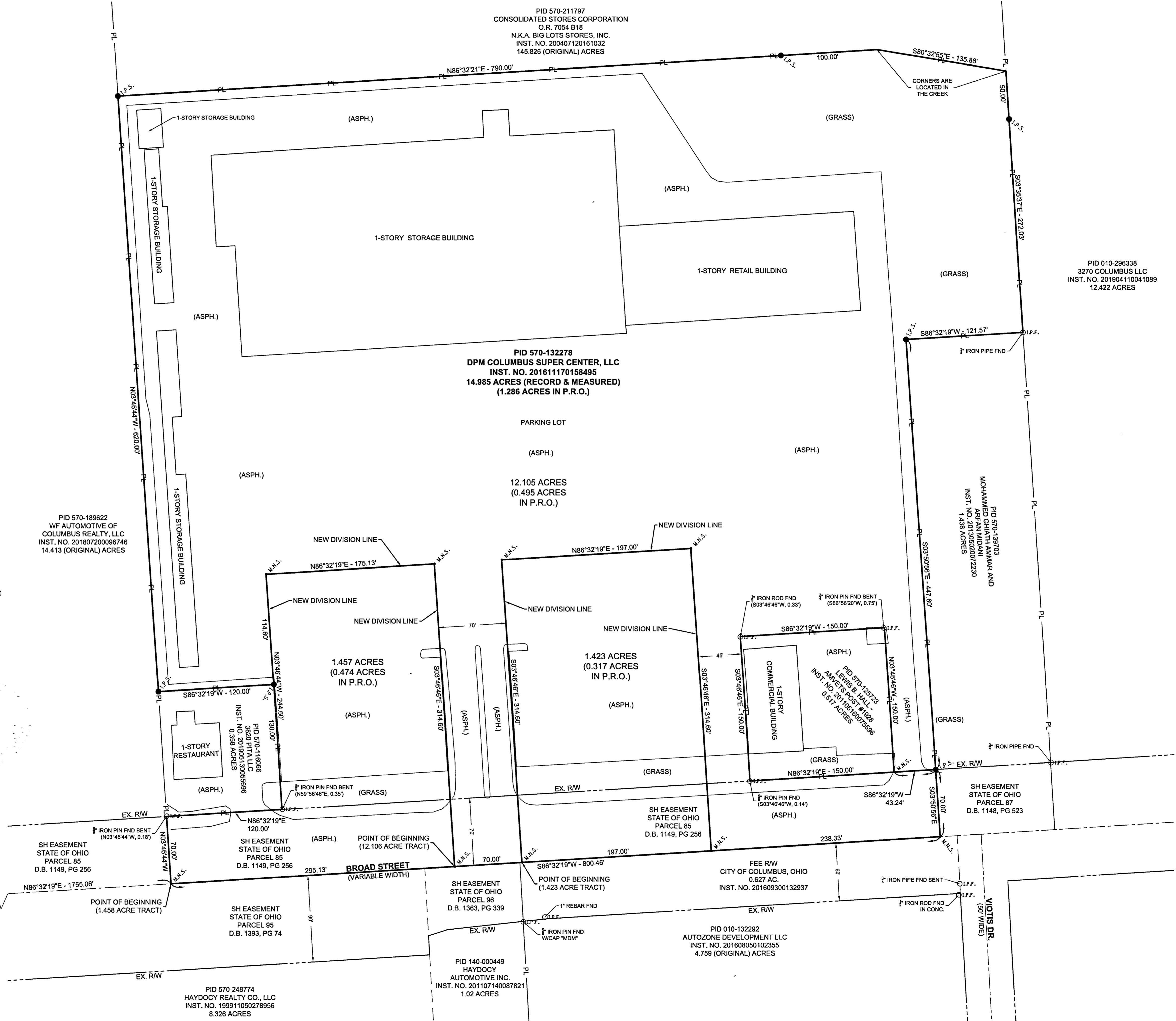
PHILLIP ROAD
 GEORGESVILLE ROAD

POINT OF REFERENCE
 FCGS 1379
 (CONG. MON. WALLUM CAP
 IN MONUMENT BOX)

RECEIVED

JAN 22 2020

Franklin County Engineer
 Council R. Robertson, P.E., P.S.



PID 570-211797
 CONSOLIDATED STORES CORPORATION
 O.R. 7054 B18
 N.K.A. BIG LOTS STORES, INC.
 INST. NO. 200407120161032
 145.826 (ORIGINAL) ACRES

PID 570-132278
 DPM COLUMBUS SUPER CENTER, LLC
 INST. NO. 201611170158495
 14.985 ACRES (RECORD & MEASURED)
 (1.286 ACRES IN P.R.O.)

PARKING LOT
 (ASPH.)
 12.105 ACRES
 (0.495 ACRES
 IN P.R.O.)

1.457 ACRES
 (0.474 ACRES
 IN P.R.O.)

1.423 ACRES
 (0.317 ACRES
 IN P.R.O.)

PID 570-138703
 MOHAMMED GHATHI AMMAR AND
 AEFAN MIDANI
 INST. NO. 20130920072230
 1.438 ACRES

PID 570-125773
 AMY'S POS #1628
 INST. NO. 201101010073586
 0.517 ACRES

PID 570-189066
 3820 PITAL LLC
 INST. NO. 2019051903055696
 0.358 ACRES

SH EASEMENT
 STATE OF OHIO
 PARCEL 85
 D.B. 1149, PG 256

SH EASEMENT
 STATE OF OHIO
 PARCEL 95
 D.B. 1393, PG 74

SH EASEMENT
 STATE OF OHIO
 PARCEL 86
 D.B. 1149, PG 256

SH EASEMENT
 STATE OF OHIO
 PARCEL 96
 D.B. 1363, PG 339

PID 140-000449
 HAYDOCY
 AUTOMOTIVE INC.
 INST. NO. 201107140087821
 1.02 ACRES

PID 010-132292
 AUTOZONE DEVELOPMENT LLC
 INST. NO. 201608050102355
 4.759 (ORIGINAL) ACRES

PID 010-296338
 3270 COLUMBUS LLC
 INST. NO. 201904110041089
 12.422 ACRES

DEALPOINT
 MERRILL

STRUCTUREPOINT
 INC.

AMERICAN
 STRUCTUREPOINT
 INC.

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
 TEL: 614.439.8200 | FAX: 614.439.8226
 www.structurepoint.com

LOT SPLIT SURVEY PLAT
 FOR
3800 WEST BROAD STREET
 COLUMBUS, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	01/08/2020
DRAWN BY:	BPB
CHECKED BY:	BPB
JOB NUMBER:	2019.02145

PLOT SCALE: 1" = 50' PM; DATE: 1/13/20 - 1:55 PM; EDITED BY: BRINGHAM; DRAWING FILE: C:\2019\02\145.DWG; DRAWING SURVEY: 201902145.SV; 2020-01-07; BNDY.DWG