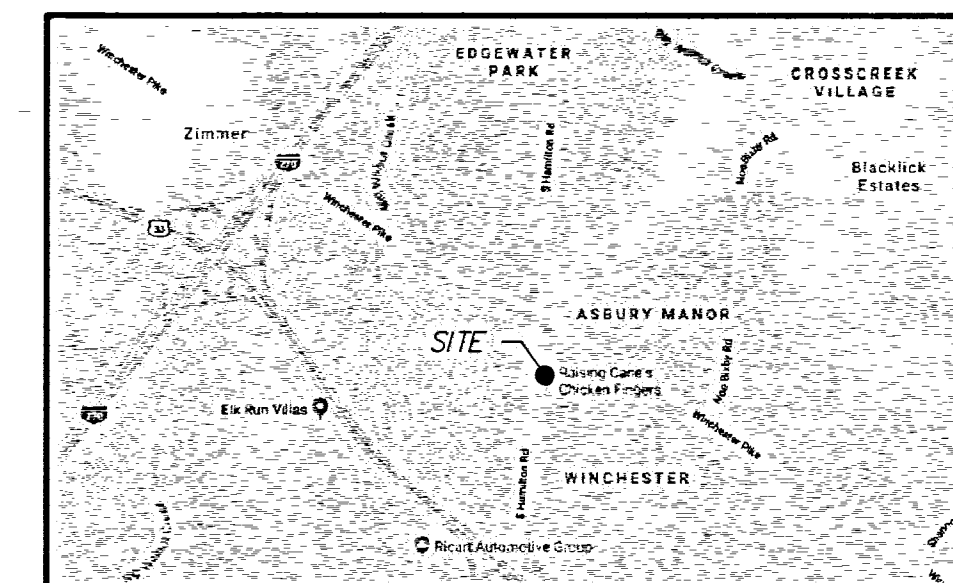


# MINOR LOT SPLIT

OF PPN 530-212273-00  
BEING PART OF SECTION 9, TOWNSHIP 11, RANGE 21 CONGRESS LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



**PROJECT LOCATION MAP**  
SCALE: NOT TO SCALE

SOURCE:  
http://www.google.com/maps

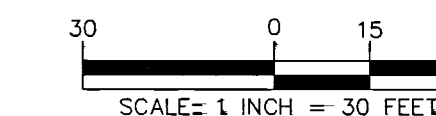
## NOTES

- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
  - PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 378648 WITH AN EFFECTIVE DATE OF AUGUST 9, 2019.
  - PLAT BOOK 70, PAGE 43 OF THE FRANKLIN COUNTY RECORDS.
  - PLAT BOOK 71, PAGE 38 OF THE FRANKLIN COUNTY RECORDS.
  - CONDOMINIUM PLAT 49, PAGE 37 OF THE FRANKLIN COUNTY RECORDS.
  - DEEDS OF RECORD LISTED ON PLAT.
  - MAP 891401022 RECEIVED FROM COLUMBIA GAS OF OHIO ON MAY 21, 2019.
  - MAP S1890690 RECEIVED FROM AEP OHIO ON MAY 21, 2019.
  - MAP S1893690 RECEIVED FROM AEP OHIO ON MAY 21, 2019.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY, 2019.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.) CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

## LEGEND

(NOT SHOWN TO SCALE)

●	SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN"	○	AREA LIGHT
⊙	SET MAG NAIL	○	SIGNAL POLE
⊕	FOUND MONUMENTATION AS SHOWN	○	POLE
⊖	CENTERLINE	○	CATCH BASIN
R/W	RIGHT OF WAY	○	CLEAN OUT
PPN	PERMANENT PARCEL NUMBER	○	TREE
REC.	DEED OF RECORD	○	SIGN
VOL.	VOLUME	○	BOLLARD
PG.	PAGE	○	METAL COVER
CALC.	CALCULATED	○	ELECTRIC BOX
OBS.	OBSERVED	○	DOOR
SQ. FT.	SQUARE FEET	○	DOUBLE DOOR
CSR	CITY SURVEY RECORD	○	GARAGE DOOR
AFN	AUDITOR'S FILE NUMBER	○	PARKING METER
⊕	HYDRANT	○	FENCE (TYPE AS NOTED)
⊖	STREET LIGHT	○	PROPERTY/RIGHT-OF-WAY LINE



## BASIS OF BEARINGS

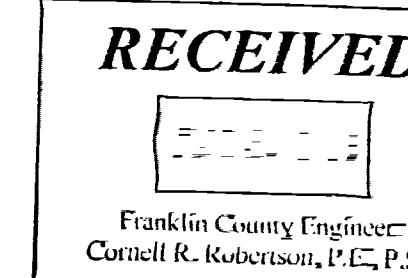
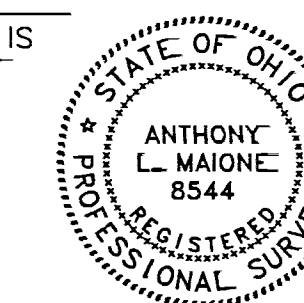
MERIDIAN IS REFERENCED TO THE EAST LINE LOT 2 AS NORTH 04°29'02" EAST AS DESCRIBED IN DEED RECORDED AS INSTRUMENT NUMBER 201906200074113, FRANKLIN COUNTY RECORDS

## CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Anthony L. Maione*  
ANTHONY L. MAIONE, P.S.  
OH LIC. No. 8544

4-17-20  
DATE



Date	Description	No.
REVISIONS		

**LANGAN**

Langan Engineering and  
Environmental Services, Inc.  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131

T: 216.328.3300 F: 216.328.3301 www.langan.com

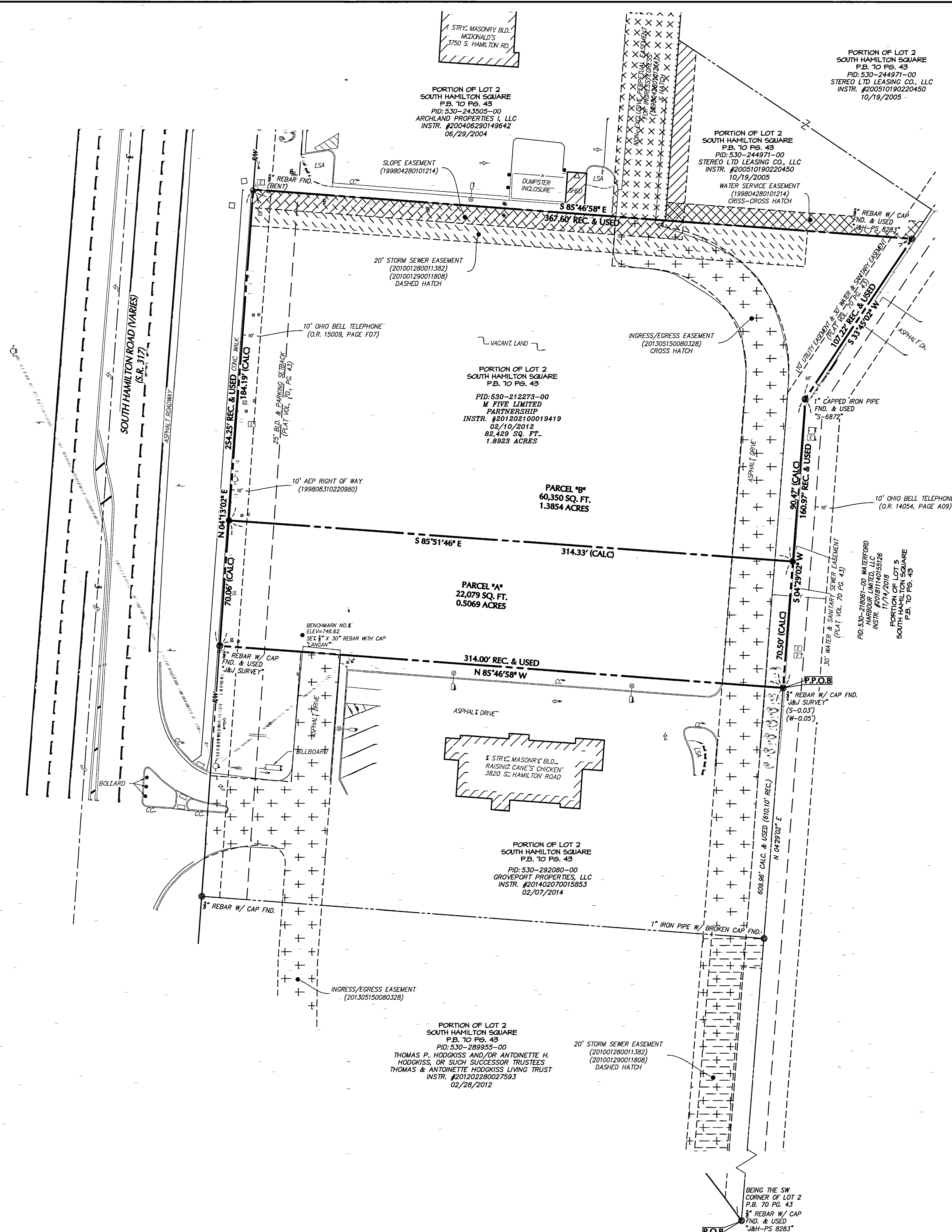
Project  
**SOUTH HAMILTON ROAD  
RETAIL SITE**  
BEING PART OF SECTION 9, TOWNSHIP 11, RANGE 21  
CONGRESS LANDS  
CITY OF COLUMBUS  
FRANKLIN COUNTY OHIO

Drawing Title

**MINOR LOT SPLIT**

Project No. <b>400053201</b>	Drawing No. <b>VB101</b>
Date <b>04/17/2020</b>	
Drawn By <b>MAH</b>	
Checked By <b>ALM</b>	

Sheet 1 of 1



PROJECT NO. 400053201