

RECEIVED

NOV 12 2024

FRANKLIN COUNTY ENGINEER  
BRAD FOSTER, P.E., P.S.

ALUM CREEK DRIVE (WIDTH VARIES)

N 21°26'57" E 199.69'

STATE OF OHIO  
124 - WL  
(FRA-270-11.59S)  
DB 2773, PG 521

Boundary Line Adjustment  
**APPROVED**

OCT 02 2024

Stacey Boonies

SYNERGY HOTELS LLC  
PID 152-001541

S 68°41'39" E 320.54'

ARBY'S PROPERTIES, LLC  
PID 152-001467  
INST. 201607290099230

TRACT I  
1.928 ACRES (TRACT A - ORIGINAL)  
1.811 ACERS (TRACT D - NEW)

ORIGINAL ALUM CREEK DRIVE  
NOW KNOWN AS  
OLD RATHMELL COURT  
(WIDTH VARIES)

FRANKLIN COUNTY  
COMMISSIONERS  
31 - WD (FRA-C.R. 7-4.41)  
INST. 201109130115122

FCGS 5827

POINT OF BEGINNING  
TRACT D

POINT OF BEGINNING  
TRACT E

TRACT C - 0.117 ACRES

S 68°40'24" E 203.19'

GROVEPORT PIKE  
DUCHESS LLC  
PID 152-000287

ARBY'S PROPERTIES, LLC  
PID 152-001763  
INST. 201607290099230

TRACT II  
0.582 ACRES (TRACT B - ORIGINAL)  
0.699 ACRES (TRACT E - NEW)

POINT OF BEGINNING  
TRACT A, C, & E

FRANKLIN COUNTY  
COMMISSIONERS  
31A - WD (FRA-C.R. 7-4.41)  
INST. 201109130115123

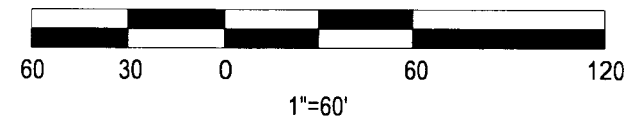
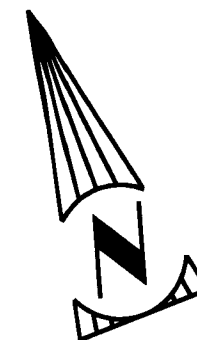
GROVEPORT ROAD (WIDTH VARIES)

FCGS 5844

POINT OF COMMENCEMENT  
TRACTS I & II

ACREAGE

PID	ORIGINAL	SPLIT/COMBINE	NEW
152-001467	1.928 (TRACT A)	- 0.117 (TRACT C)	1.811 (TRACT D)
152-001763	0.582 (TRACT B)	+ 0.117 (TRACT C)	0.699 (TRACT E)
TOTAL	2.510		2.510



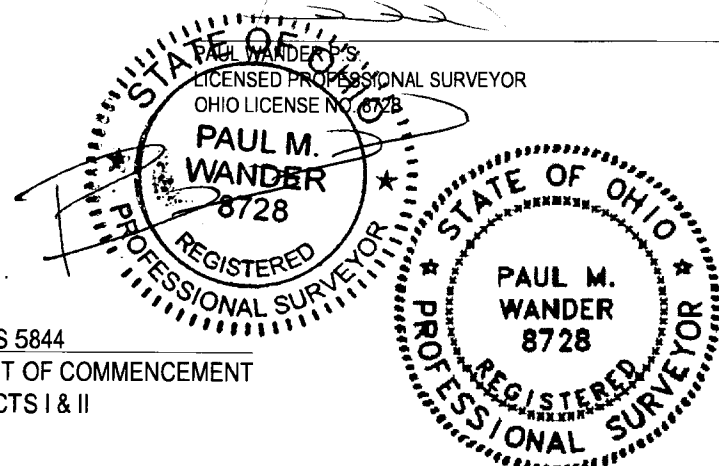
BASIS OF BEARINGS

THE CENTERLINE OF ORIGINAL ALUM CREEK DRIVE BETWEEN FCGS 5844 AND FCGS 5827 OF N 09° 48' 25" E AND IS BASED ON THE OHIO STATE PLANE (SOUTH) COORDINATE SYSTEM, NAD83(2011).

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS SPLIT AND CONSOLIDATION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS MAP. MAP IS BASED ON A FIELD SURVEY COMPLETED IN JULY 2023.

DATE: 11/11/2024



LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. LIMITED ACCESS RIGHT-OF-WAY
- EX. CENTER LINE
- EX. CENTER LINE TANGENT LINE
- PROP. PROPERTY LINE
- EX. PROPERTY LINE BEING VACATED
- PREV. LOT LINE
- MONUMENT BOX FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- UNMONUMENTED POINT
- 5/8"x30" IRON PIN SET WITH PLASTIC CAP STAMPED "MANNIK SMITH GROUP"

1800 INDIAN WOOD CIRCLE  
MAUMEE, OH 43537  
TEL: 419.891.2222  
FAX: 419.891.1595

PROJECT DATE: 5/23/2024  
PROJECT NO: 2300191  
DRAWN BY: NJD

NO. DATE BY  
1 6/10/2024 NJD  
2 7/17/2024 LKS

DESCRIPTION  
REVISIONS PER COUNTY COMMENTS  
REVISIONS PER COMMENTS

TECHNICAL SKILL  
CREATIVE SPIRIT.

Mannik Smith Group  
www.MannikSmithGroup.com

PREPARED FOR  
GILLIGAN OIL COMPANY  
3851 SHIFFER ROAD  
CO. JARVIS, OH 43728

DUNKIN' DONUTS - OBETZ, OH

LOT SPLIT & CONSOLIDATION EXHIBIT

1 1

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