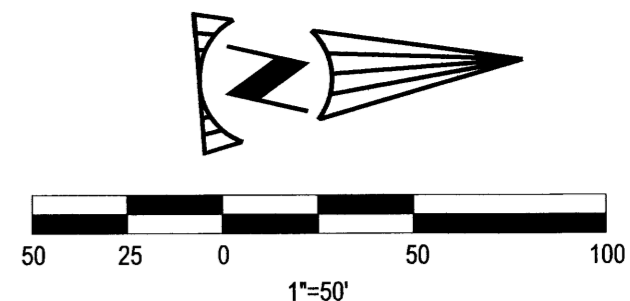


# PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
NORTHWEST QUARTER OF SECTION 24, MATHEW'S SURVEY OF THE  
CONGRESS LANDS, TOWNSHIP ELEVEN (11), RANGE TWENTY-ONE (21)



THE MOUNTAIN AGENCY, LLC  
INST. 201110030124958  
PID 184-001002

HIGH DRAW, LLC &  
LTSG COMMERCIAL PROPERTIES, LLC  
INST. 202412310137442  
PID: 010-224901  
TRACT A=19.546 ACRES (DEED)

CANAL WINCHESTER OWNER, LLC  
INST. 202211170157975  
PID 010-308800

CORDIAL CAR WASH, LLC  
INST. 200811030161165  
PID 010-282319

HIGH DRAW, LLC &  
LTSG COMMERCIAL PROPERTIES, LLC  
INST. 202412310137442  
PID: 010-334552  
TRACT B  
12.720 ACRES (ORIGINAL)  
9.029 ACRES (REMAINING)

THE MOUNTAIN AGENCY, LLC  
INST. 201110030124958  
PID 184-001693

TRACT I (NEW)  
3.691 ACRES  
(161541.136 SQ. FT.)

PRELIMINARY APPROVAL  
MAMM SMITH GROUP, INC.  
01/10/2025 2:14:43 PM  
PENDING ORIGINALS  
\*Submitted via digital format  
Please refer to the original description and plat for any discrepancies. The surveyor is not responsible for any errors or omissions.

### REFERENCE DOCUMENTS

- BASED ON RECORDED PLATS FROM FRANKLIN COUNTY, OHIO RECORDS.
- BASED ON DEED DESCRIPTIONS FROM FRANKLIN COUNTY, OHIO RECORDS.
- BASED ON DOCUMENTS PROVIDED BY THE CLIENT.
- BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 2353610225, EFFECTIVE DATE: OCTOBER 2, 2023.

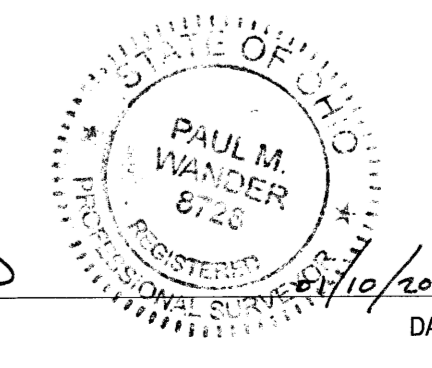
### BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF NORTH 04° 18' 13" EAST FOR THE PORTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24 BETWEEN FCGS 3326 AND FCGS 6166 AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, NSRS 2007 (2011 ADJ.) EPOCH 2010.0, OBTAINED USING GPS EQUIPMENT AND THE OHIO REAL TIME NETWORK (ORTN).

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS LOT SPLIT 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 NOVEMBER OF 2023

PAUL WANDER P.S. 8728  
LICENSED PROFESSIONAL SURVEYOR



### LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CENTER LINE
- RIGHT-OF-WAY
- MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- MAG NAIL FOUND
- 5/8"x30" IRON PIN SET CAPPED "MANNIK SMITH GROUP"
- MAG NAIL SET

CENTERLINES TAKEN FROM "GENDER RD. FRANKLIN COUNTY ROAD 222" PLANS, PG. 88 OF 74, DATE UNKNOWN, ON FILE WITH ODOT

RECEIVED  
JAN 16 2025  
FRANKLIN COUNTY ENGINEER  
BRAD FOSTER, P.E., P.S.

NO.	DATE	BY	DESCRIPTION
1	1/10/2025	CDH	REVISED PER COUNTY COMMENTS
1	1/10/2025	CDH	REVISED PER COUNTY COMMENTS

1160 DUBLIN ROAD SUITE 00 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340	PROJECT NO.: 230077	CDH	PNV
PROJECT DATE: 12/11/2024	DRAWN BY:	CDH	PNV
CHECKED BY:			

PREPARED FOR:	RACETRAC, INC.
200 GALLERIA PARKWAY SE, SUITE 900, ATLANTA, GA 30339	

RACETRAC	CANAL WINCHESTER, OHIO
LOT SPLIT EXHIBIT	
1	1

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