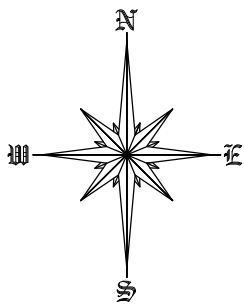




A.O.G. SURVEYING, LLC

1641 N. Memorial Drive #176
Lancaster, OH 43130
Ph. 740-652-9301 Fax 740-652-9303



Bearings are based on the west line of Lot 1 in West View Heights Addition No. 2 being South 26°43'30" East by plat.

STATE OF OHIO
FAIRFIELD COUNTY
CITY OF LANCASTER
T-15, RG. 19, SECTIONS 26 & 35

BEGIN
3.172 AC. &
Begin For Reference

by previous survey:
N 01°25'59" E - 1036.01'
S 70°22'02" E - 854.35'
S 70°19'36" E - 200.00'
S 66°41'00" E - 769.37'
S 56°04'00" E - 259.80'
from the SW Corner of Section 26

(0.48 Ac. in Section 26)

SECTION 26
SECTION 35

OUTLOT 3

3.172 Acres

Stephen Gilmore, etal
Vol. 674, Pg. 877
(see also) OR 1493, Pg. 3430
4.468 Acres

True Point of Beginning
3.264 AC.

OUTLOT 2

3.264 Acres

M & R Investments, LLC
OR 1170, Pg. 1292, 10.099 Ac.
Parcel #053-22394-00

True Point of Beginning
3.671 AC.

3.671 Acres

GOLDEN CORRAL

Lowes Home Centers, Inc.
Vol. 668, Pg. 965, (15.771 Ac.)
Lot 1 of West View Heights Add. No. 2
Plat Cabinet 1, Slot 181

FOR: M & R INVESTMENTS, LLC
DATE: SEPTEMBER 26, 2009

LEGEND:

- 5/8" X 30" rebar set with a plastic cap stamped "AOG Surveying, LLC"
- 5/8" rebar capped "Tobin-McFarland" found
- ⊗ Axle found
- Point

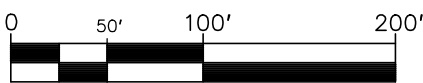
REFERENCE MATERIAL:

Survey book 11, Pg. 3,948
56, 14,649
Plat of West View Heights Add. No. 2
filed in Plat Cabinet 1, Slot 181

FLOOD STATEMENT:

Zone "C", Map No. 390158 0105 D

Information shown in parentheses is from previous surveys and/or deeds.



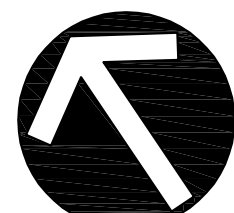
SCALE: 1 Inch = 100 Feet

FILE: New Outlots.scj



BY: _____
Registered Professional Surveyor No. 7492

OUTLOT 3



NORTH

SCALE IN FEET
0 20 40

OUTLOT 3 OFFICE PLAN LAYOUT

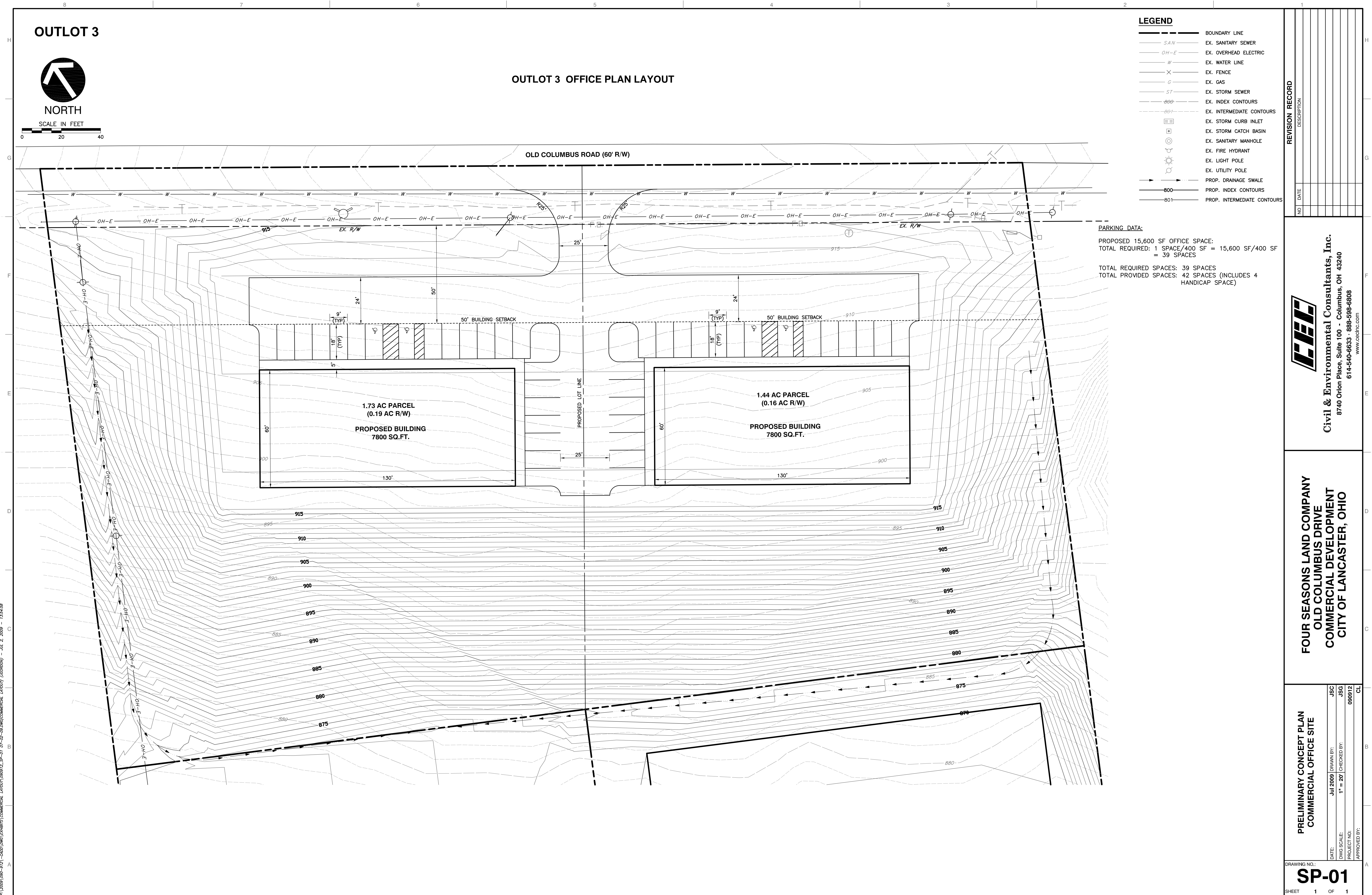
LEGEND

- BOUNDARY LINE
- SAN — EX. SANITARY SEWER
- OH-E — EX. OVERHEAD ELECTRIC
- W — EX. WATER LINE
- X — EX. FENCE
- G — EX. GAS
- ST — EX. STORM SEWER
- 800 — EX. INDEX CONTOURS
- 900 — EX. INTERMEDIATE CONTOURS
- — EX. STORM CURB INLET
- — EX. STORM CATCH BASIN
- — EX. SANITARY MANHOLE
- — EX. FIRE HYDRANT
- — EX. LIGHT POLE
- — EX. UTILITY POLE
- — PROP. DRAINAGE SWALE
- 800 — PROP. INDEX CONTOURS
- 801 — PROP. INTERMEDIATE CONTOURS

PARKING DATA:

PROPOSED 15,600 SF OFFICE SPACE:
TOTAL REQUIRED: 1 SPACE/400 SF = 15,600 SF/400 SF
= 39 SPACES

TOTAL REQUIRED SPACES: 39 SPACES
TOTAL PROVIDED SPACES: 42 SPACES (INCLUDES 4
HANDICAP SPACE)



NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
8740 Orton Place, Suite 100 - Columbus, OH 43240
614-540-6633 - 888-598-6808
www.cecinc.com

FOUR SEASONS LAND COMPANY
OLD COLUMBUS DRIVE
COMMERCIAL DEVELOPMENT
CITY OF LANCASTER, OHIO

PRELIMINARY CONCEPT PLAN
COMMERCIAL OFFICE SITE

DATE:	JUL 2009	DRAWN BY:	JSC
DWG SCALE:	1" = 20'	CHECKED BY:	JSG
PROJECT NO.:	09912	APPROVED BY:	CL

P:\2009\09-171-CAD\DWG\CONCEPTS\COMMERCIAL\LANCASTER\09912_SP-01_07-02-09-DWG\COMMERCIAL_LAYOUT.dwg (C:\ORSON) - JUL 2, 2009 - 1:54:58

AERIAL VIEW MEMORIAL DRIVE LANCASTER

File Date: 9/26/2009

