

	5/8" CAPPED IRON PIN SET		MANHOLE
	5/8" IRON PIN FOUND		CLEAN OUT
	NAIL SET		SANITARY SEWER
	NAIL FOUND		STORM SEWER
	RR SPIKE SET		CATCH BASIN
	BENCHMARK		INLET
	UTILITY POLE		YARD DRAIN
	GUY WIRE		DOWN SPOUT
	UNDERGROUND ELECTRIC		TRAFFIC CONTROL CABINET
	OVERHEAD ELECTRIC		TRAFFIC SIGNAL POLE
	HVAC UNIT		SIGN
	TRANSFORMER		GUARD POST (PIPE BOLLARD)
	GROUND LIGHT		FLAG POLE
	ELECTRIC BOX		FENCE
	LIGHT POLE		HARDWOOD TREE
	UNDERGROUND TELEPHONE		CONTOUR LINES
	OVERHEAD TELEPHONE		
	TELEPHONE MANHOLE		CONCRETE
	TELEPHONE PEDESTAL		GRAVEL
	GAS MAIN		ASPHALT
	GAS VALVE		LANDSCAPE AREA
	UNDERGROUND CABLE TV		BRICK / PAVER
	WATER MAIN		
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	IRRIGATION CONTROL VALVE		

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, BEING IN SECTION 25, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS, AND BEING A 0.722 ACRE PARCEL OF LAND OUT OF A PORTION OF A 6.164 ACRE TRACT OF LAND AND A PORTION OF A 6.733 ACRE TRACT OF LAND, AND SAID TRACTS BEING AS CONVEYED TO WATERLOO CROSSING LIMITED IN INSTRUMENT NUMBER 200703060039524, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO, AND SAID 0.722 ACRE PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S 04° 44' 36" W, ALONG SAID CENTERLINE OF GENDER ROAD, A DISTANCE OF 70.72 FEET TO A MAG NAIL SET AT THE INTERSECTION WITH THE CENTERLINE OF WINCHESTER BOULEVARD (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE CONTINUING ALONG THE CENTERLINE OF WINCHESTER BOULEVARD AS SHOWN ON SAID PLAT, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31° 20' 43", A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 355.60 FEET, A CHORD BEARING OF N 78° 03' 54" E AND A CHORD DISTANCE OF 351.18 FEET TO A MAG NAIL SET;

THENCE S 27° 07' 02" E, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINCHESTER BOULEVARD AND SAID NORTHERLY LINE OF THE 6.164 ACRE TRACT, AND CROSSING A PORTION OF SAID 6.164 ACRE TRACT ALONG A DIVISION LINE, A DISTANCE OF 78.40 FEET TO AN IRON PIN SET;

THENCE N 85° 18' 12" W, CONTINUING ACROSS A PORTION OF SAID 6.733 ACRE TRACT, A DISTANCE OF 135.47 FEET TO AN IRON PIN SET;

THENCE CONTINUING ACROSS A PORTION OF SAID 6.164 ACRE TRACT ALONG A DIVISION LINE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 20' 10", A RADIUS OF 408.00 FEET, AN ARC LENGTH OF 52.24 FEET, A CHORD BEARING OF N 00° 39' 56" E AND A CHORD DISTANCE OF 52.20 FEET TO AN IRON PIN SET;

THENCE CONTINUING ACROSS A PORTION OF SAID 6.164 ACRE TRACT ALONG A DIVISION LINE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19° 07' 06", A RADIUS OF 61.20 FEET, AN ARC LENGTH OF 20.42 FEET, A CHORD BEARING OF N 11° 56' 03" E AND A CHORD DISTANCE OF 20.33 FEET TO AN IRON PIN SET ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINCHESTER BOULEVARD AND SAID NORTHERLY LINE OF THE 6.164 ACRE TRACT;

THE "BASIS OF BEARINGS" FOR THIS DESCRIPTION IS THE CENTERLINE OF GENDER ROAD, BEING S 04° 44' 36" W, AS DEPICTED AND DELINEATED ON THE SAID PLAT OF "WINCHESTER BOULEVARD, WATERLOO STREET, AND CANAL STREET DEDICATION AND EASEMENTS", AND OF RECORD IN PLAT BOOK 102, PAGES 38-40, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

THIS DESCRIPTION WAS PREPARED IN MAY OF 2019 BY DWIGHT A. TILLIS, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807, OF PRIME CONSTRUCTION MANAGEMENT & SURVEY, INC. (FORMERLY KNOWN AS P & L SYSTEMS, INC.), AND IS BASED UPON AVAILABLE RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PROPERTY CONDUCTED IN SEPTEMBER AND OCTOBER OF 2017, AND MAY OF 2019.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007), AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000616097 APPLIED AT BASE POINT N 675,250.00 E 1,876,750.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON FEBRUARY 27, 2019, OUPS TICKET NUMBERS A905-803-239, A905-803-242, A905-803-324 & A905-803-325.

THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL). MIN LOT SIZE=N/A, MIN LOT WIDTH/FRONTAGE AND DEPTH=N/A, MAX BUILDING HEIGHT=40', FRONT SETBACK=50', SIDE SETBACK=20', REAR SETBACK=25'. INFORMATION LISTED FOUND IN CITY OF CANAL WINCHESTER ZONING CODE. NO ZONING REPORT WAS PROVIDED

26. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF CANAL WINCHESTER FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



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1st	PERMIT/BID SET	01-13-20

[REDACTED]

PANDA PROJECT #: S8-20-D6790
ARCH PROJECT #: 18044.035



TRUE WARM & WELCOME 2300 R1
CANAL ST. & WINCHESTER BLVD
CANAL-WINCHESTER, OH 43110

C0.1

TRUE WARM & WELCOME 2300 R1