

OCT 0 2 2012

GC PLANNING COMMISSION



171 Charring Cross Dr.  
Westerville, OH 43081  
Phone: (614) 891-4970  
Fax: (614) 891-4984

**0.875 ACRE**

**PARCEL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Grove City and Virginia Military Survey Number 1434, and being a 0.875 acre parcel out of the original 16.298 acre tract known as Lot 3 of the BuckeyeGrove Shopping Center Plat, a subdivision of record in Plat Book 90, Pages 36 and 37, and said 16.298 acre tract also being the property conveyed to BuckeyeGrove Shopping Center, LLC in Instrument Number 199811230301512, with all record references herein cited being of the Franklin County Recorder's Office, Columbus, Ohio, and said 0.875 acre parcel being more particularly described as follows;

Beginning for reference at an iron pin set at the northeasterly corner of the original 0.998 acre tract known as Lot 2 of said BuckeyeGrove Shopping Center Plat, and said 0.998 acre tract also being the property conveyed to said BuckeyeGrove Shopping Center, LLC in Instrument Number 199811230301512;

Thence N 06° 25'52" E, leaving said iron pin set at the northeasterly corner of Lot 2, and crossing a portion of said Lot 3 and an existing access drive, a distance of 38.33 feet to an iron pin set in green space at the true point of beginning of the parcel herein described;

Thence continuing across a portion of said Lot 3 along the following three (3) courses:

- 1) N 83° 34'08" W, a distance of 131.56 feet to an iron pin set in an existing parking lot island;
- 2) N 35° 10'51" E, a distance of 300.11 feet to a "MAG" nail set in an existing parking lot;
- 3) S 54° 49'09" E, a distance of 105.52 feet to an iron pin set on a curve in the existing westerly right-of-way line of Relocated Hoover Road, said right-of-way line being as described in Parcel 27WD as conveyed to the City of Grove City, Ohio in Instrument Number 200706280112932;

PAGE 2 – 0.875 ACRE PARCEL DESCRIPTION

Thence continuing across a portion of said Lot 3 along said westerly right-of-way line of Relocated Hoover Road with a curve to the left having a central angle of  $08^{\circ} 15' 33''$ , a radius of 1,482.40 feet, an arc length of 213.69 feet, and a chord bearing of  $S 12^{\circ} 21' 25'' W$ , and chord distance of 213.50 feet to a "MAG" nail set in said access drive;

Thence  $N 83^{\circ} 34' 08'' W$ , leaving said westerly right-of-way line of Relocated Hoover Road and said access drive, and crossing a portion of said Lot 3, a distance of 83.26 feet to the true point of beginning of the parcel herein described and containing 0.875 acres, more or less.

The basis of bearings for this description is the bearing of  $S 03^{\circ} 02' 27'' W$ , as portrayed on the east line of Lot 2 of "BUCKEYEGROVE SHOPPING CENTER PLAT", a subdivision of record in Plat Book 90, Pages 36 and 37 of the Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inches in length, hollow iron pipes with a yellow cap stamped "P&L Syst."

This description was prepared by P & L Systems, Inc. in September of 2012, from record information and an actual field survey of the site conducted between August 2004 and September of 2012.

P&L Systems, Inc.

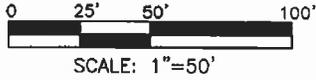
Dwight A. Tillis

9/28/12  
Date



**PLAT OF 0.875 ACRE LOT SPLIT PARCEL**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND VIRGINIA MILITARY SURVEY NUMBER 1434, AND BEING A 0.875 ACRE PARCEL OUT OF THE ORIGINAL 16.298 ACRE TRACT KNOWN AS LOT 3 OF THE BUCKEYEGROVE SHOPPING CENTER PLAT, A SUBDIVISION OF RECORD IN PLAT BOOK 90, PAGES 36 AND 37, AND SAID 16.298 ACRE TRACT ALSO BEING THE PROPERTY CONVEYED TO BUCKEYEGROVE SHOPPING CENTER, LLC IN INSTRUMENT NUMBER 199811230301512, WITH ALL RECORD REFERENCES HEREIN CITED BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



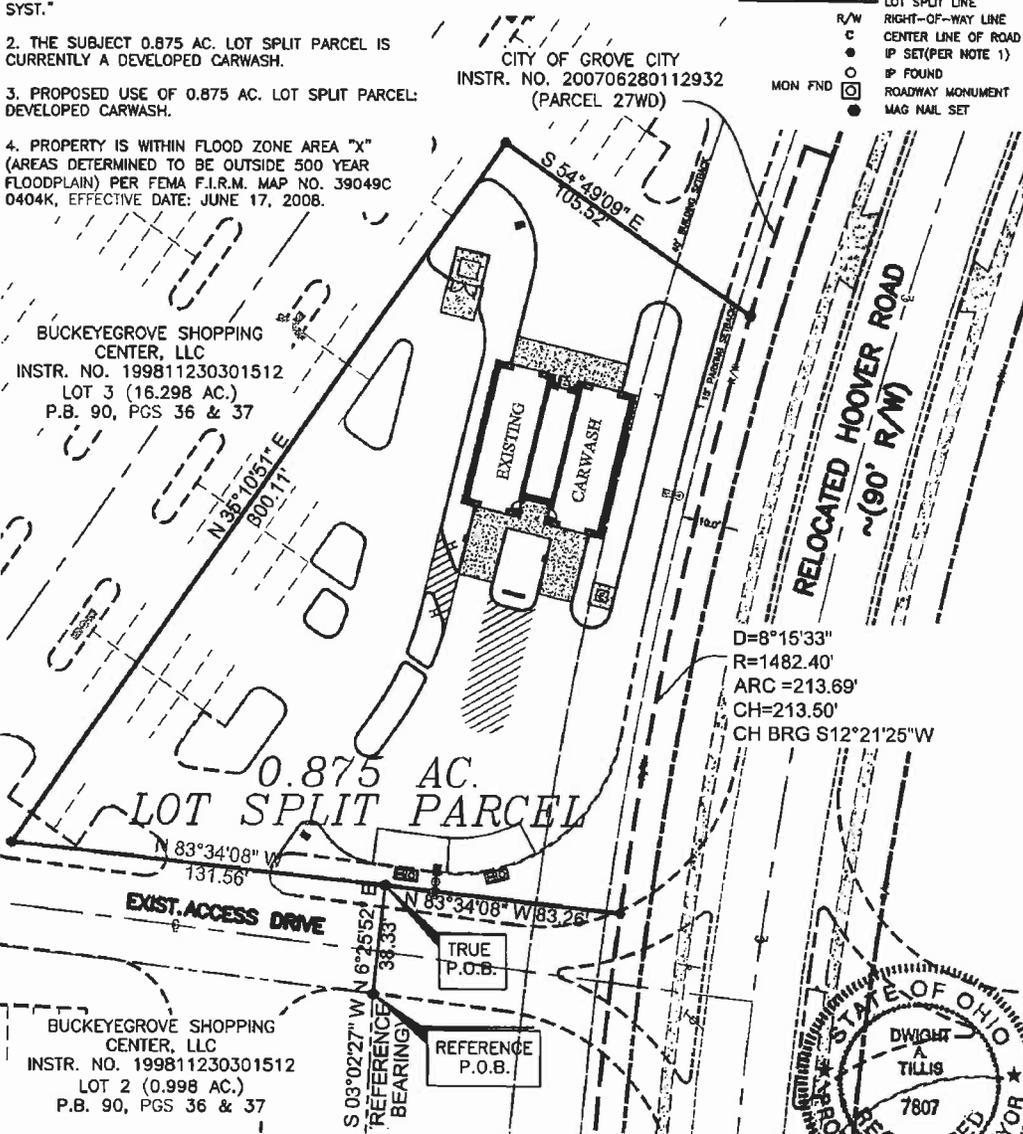
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE BEARING OF S 03 02' 27" W, AS PORTRAYED ON THE EAST LINE OF LOT 2 OF "BUCKEYEGROVE SHOPPING CENTER PLAT", A SUBDIVISION OF RECORD IN PLAT BOOK 90, PAGES 36 AND 37 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

**NOTES:**

1. IRON PINS SET ARE 3/4 IN. I.D., 30 IN. LONG IRON PIPES WITH PLASTIC CAPS STAMPED "P&L SYST."
2. THE SUBJECT 0.875 AC. LOT SPLIT PARCEL IS CURRENTLY A DEVELOPED CARWASH.
3. PROPOSED USE OF 0.875 AC. LOT SPLIT PARCEL: DEVELOPED CARWASH.
4. PROPERTY IS WITHIN FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER FEMA F.I.R.M. MAP NO. 39049C 0404K, EFFECTIVE DATE: JUNE 17, 2008.

- LEGEND**
- PROPERTY LINE
  - - - LOT SPLIT LINE
  - R/W RIGHT-OF-WAY LINE
  - C CENTER LINE OF ROAD
  - IP SET (PER NOTE 1)
  - IP FOUND
  - MON FND ROADWAY MONUMENT
  - MAG NAIL SET

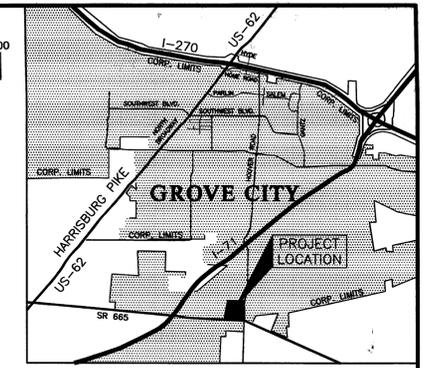
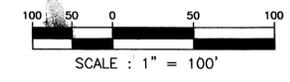
CITY OF GROVE CITY  
 INSTR. NO. 200706280112932  
 (PARCEL 27WD)



I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

*Dwight A. Tillis* 9/28/12  
 SIGNATURE DATE

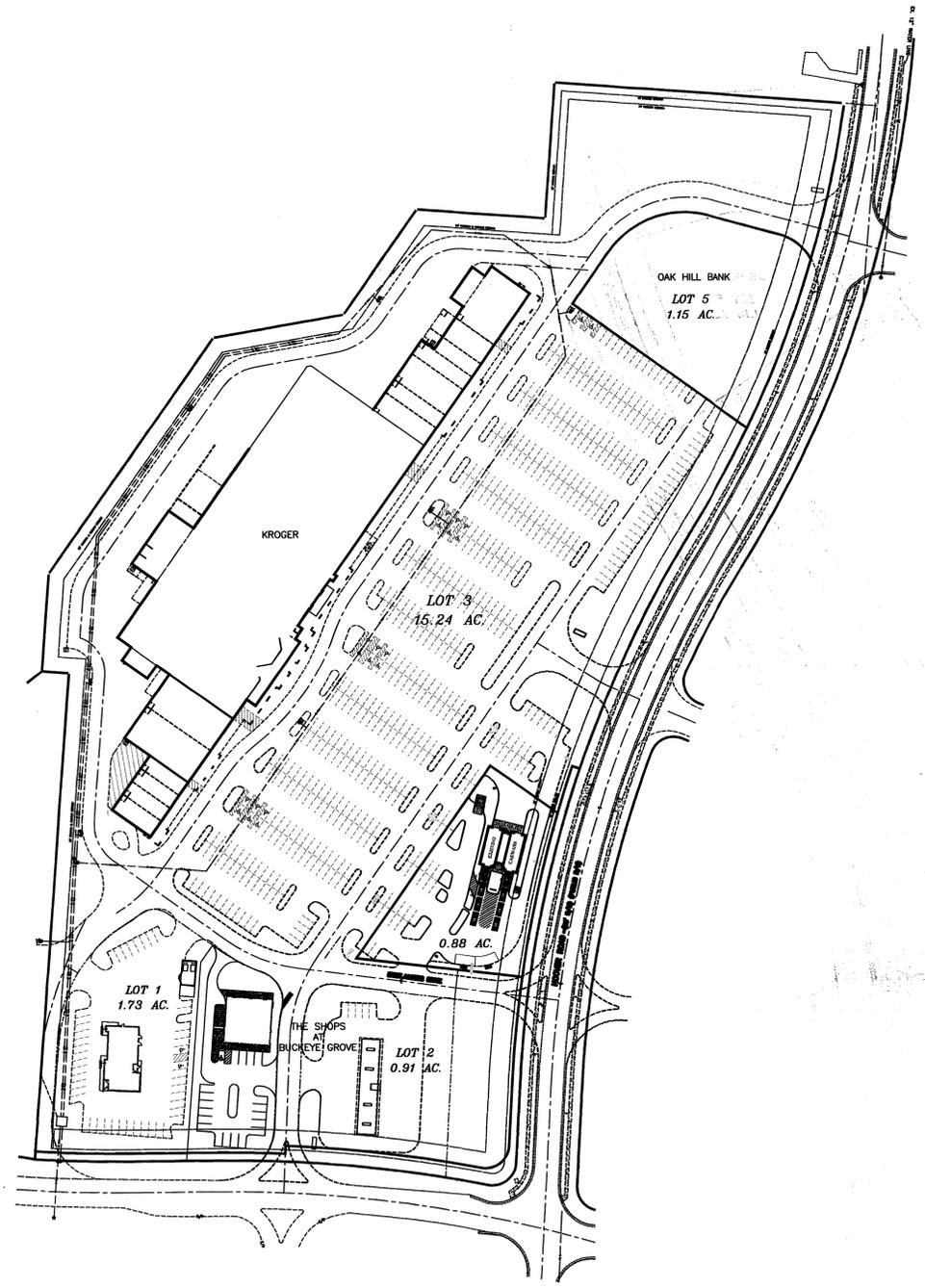
**P & L Systems, Inc.**  
 Surveyors • Engineers  
 Planners  
 171 Charring Cross Dr.  
 Westerville, Ohio 43081  
 Phone: (614) 891-4970  
 Fax: (614) 891-4984



**SITE LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- Ex Elec — EX. ELECTRIC
- Ex Gas — EX. GAS
- Ex San — EX. SANITARY
- Ex Strm — EX. STORM
- Ex Tele — EX. TELEPHONE
- Ex Water — EX. WATER
- OHU — OVERHEAD UTILITIES
- OHE — OVERHEAD ELECTRIC
- UEL — UNDERGROUND ELECTRIC
- UTL — UNDERGROUND TELEPHONE LIN
- OTL — OVERHEAD TELEPHONE LINE
- EX. CURB
- PROP. CURB
- CENTERLINE OF ROAD
- EX. EDGE OF PAVEMENT
- △ RAILROAD SPIKE (FOUND)
- ▲ RAILROAD SPIKE (SET)
- IRON PIN (FOUND)
- IRON PIN (SET)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ BENCHMARK
- ⊙ TELEPHONE MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE POLE
- ⊙ TELEPHONE MARKER
- ⊙ UTILITY POLE
- ⊙ TRAFFIC BOX
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ EX. CURB INLET
- ⊙ EX. CATCH BASIN
- ⊙ EX. SANITARY MANHOLE
- ⊙ EX. STORM MANHOLE
- ⊙ Sign
- ⊙ CLEAN OUT
- ⊙ HANDICAP PARKING/ACCESS
- ▨ CONCRETE SURFACE
- ▨ EX. BUILDING
- ⊙ PROPOSED ELECTRIC TRANSFOR



REV.	DESCRIPTION	DATE
1		
2		

**BUCKEYE GROVE SHOPPING CENTER**

LOCATION: BUCKEYE GROVE SHOPPING CENTER  
GROVE CITY, OHIO

DRAWN BY: JH      CHECKED BY: MC

DATE: SEPTEMBER 4, 2012

JOB NUMBER:

TITLE

**P.L. Systems, Inc.**  
Planners  
171 Charming Cross Dr.  
Westerville, Ohio 43081  
Phone: (614) 891-4970  
Fax: (614) 891-4984

P:\Land Projects\3-Skiken\Buckeye Grove.dwg Skiken\_BuckeyeGrove\_Exhibit\_B-31-12.dwg by:bbargill on 09/04/2012 10:04:16 am ~ for P & L Systems, Inc.