OCT 12 2012

GC PLANNING COMMISSION

SURVEY EXHIBIT OF LOT SPLIT

ELIZABETH T. MORBITZER, TR
RICHARD L. MORBITZER, TR

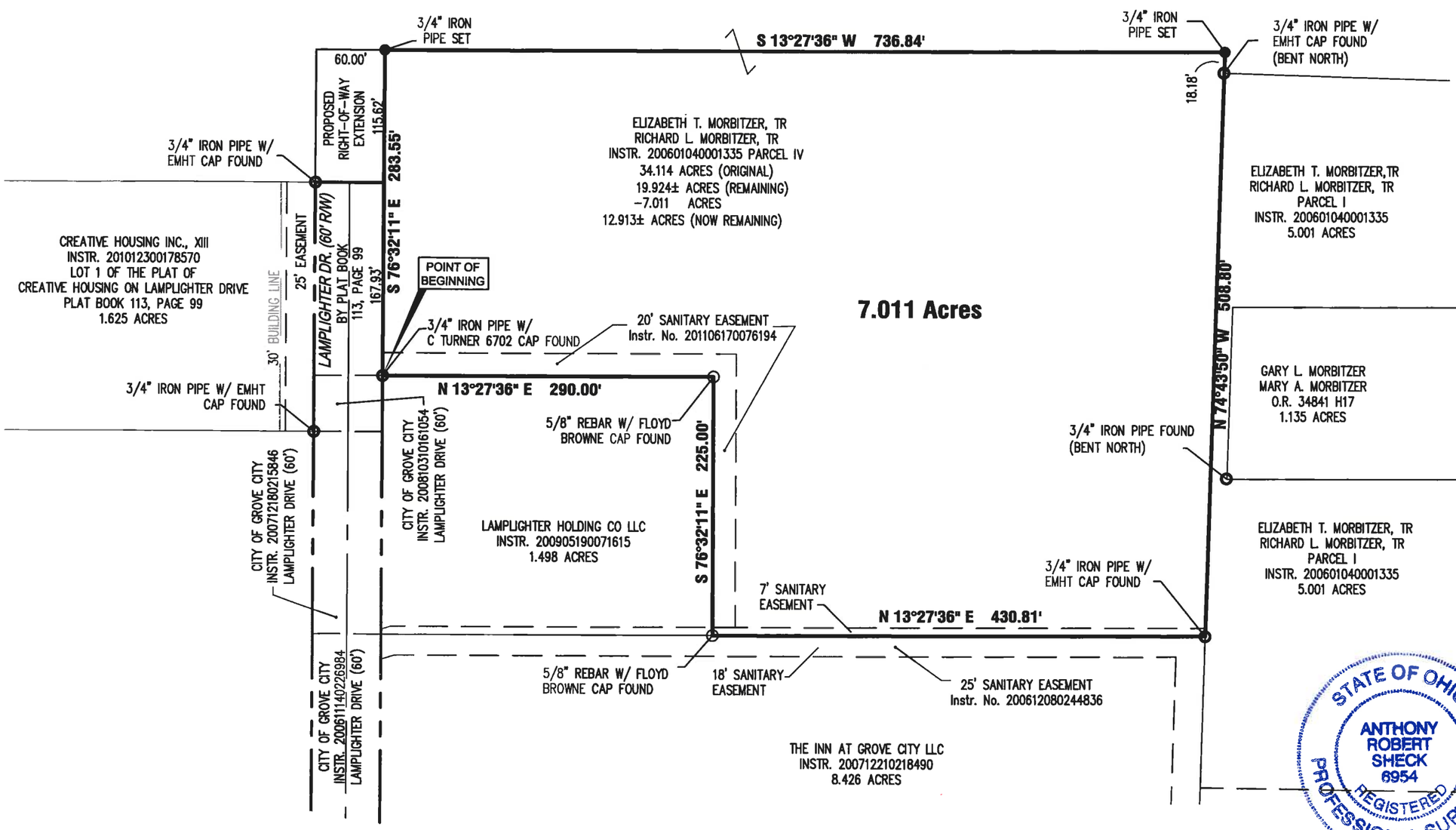
PART OF VIRGINIA MILITARY SURVEY NUMBER 469
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

SANDS DECKER CPS
ENGINEERS ▪ SURVEYORS

11 WEST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640



STATE OF OHIO
ANTHONY ROBERT SHECK 6954
REGISTERED PROFESSIONAL SURVEYOR

10-9-12

ANTHONY R. SHECK PS 6954 DATE

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
or Dial 8-1-1

SDCPS PROJECT NO. 2556

SUBJECT PROPERTIES ARE SHOWN IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), MAP NUMBER 39049C 0406K OF FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, REVISED JUNE 17, 2008.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LAMPLIGHTER DRIVE AS SOUTH 76° 32' 11" EAST, AS REFERENCED ON THE PLAT OF CREATIVE HOUSING ON LAMPLIGHTER DRIVE, PLAT BOOK 113, PAGE 99 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

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LEGAL DESCRIPTION 7.011 ACRES FROM
RICHARD L. MORBITZER, TRUSTEE AND ELIZABETH T. MORBITZER TRACT

Situate in the State of Ohio, Franklin County, City of Grove City, being part of Virginia Military Survey No. 469, and being part of a 34.114 acre tract conveyed to Richard L. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, and Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer, recorded in Instrument Number 200601040001335, Parcel IV, of the Franklin County Recorder's Office, being more particularly described as follows:

Beginning at a 3/4" iron pipe found (C Turner 6707) on the south right-of-way line of Lamplighter Drive, being the southwest corner of that portion of Lamplighter Drive as shown on the plat of CREATIVE HOUSING ON LAMPLIGHTER DRIVE, Plat Book 113, Page 99, said iron pipe also being the northeast corner of a 1.498 acre tract conveyed to Lamplighter Holding Company LLC (Instr. No. 200905190071615);

Thence, **South 76° 32' 11" East**, along the south right-of-way line of Lamplighter Drive and into the remaining 34.114 acre Morbitzer, Trustees tract, for a distance of **283.55 feet** to an iron pipe set, passing the southeast corner of the plat of CREATIVE HOUSING ON LAMPLIGHTER DRIVE at 167.93 feet;

Thence, **South 13° 27' 36" West**, for a distance of **736.84 feet** to an iron pipe set;

Thence, **North 74° 43' 50" West**, for a distance of **508.80 feet** to a 3/4" iron pipe found (EMH&T) at the southeast corner of an 8.426 acre tract conveyed to The Inn at Grove City LLC (Instr. No. 200712210218490), passing the northeast corner of a 5.01 acre tract conveyed to Richard L. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Richard L. Morbitzer, and Elizabeth T. Morbitzer, Trustee of the Amended and First Complete Restatement of the Trust Agreement of Elizabeth T. Morbitzer, (Instr. No. 200601040001335, Parcel I), referenced by a 3/4" iron pipe found (EMH&T, bent north) at 18.18 feet;

Thence, **North 13° 27' 36" East**, along the easterly line of The Inn at Grove City LLC, for a distance of **430.81 feet** to a 5/8" rebar found (Floyd Browne) at the southwest corner of the 1.498 acre Lamplighter Holding Company LLC tract;

Thence, **South 76° 32' 11" East**, along the southerly line of the Lamplighter Holding Company LLC tract, for a distance of **225.00 feet** to a 5/8" rebar found (Floyd Browne) at the southeast corner of said tract;

Thence, **North 13° 27' 36" East**, along the easterly line of said Lamplighter Holding Company LLC tract, for a distance of **290.00 feet** to the POINT OF BEGINNING.

Containing 7.011 acres, more or less. Together with and subject to covenants, easements, and restrictions of record.

Being part of Tax Parcel No. 040-012669.

All iron pins set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

Bearings are based on the south right-of-way line of Lamplighter Drive as South 76° 32' 11" East as referenced on the plat of CREATIVE HOUSING ON LAMPLIGHTER DRIVE, Plat Book 113, Page 99 of the Franklin County Recorder's Office.

This description is based upon actual field surveys performed during April and May 2012 by Sands Decker CPS, LLC.

10-9-12

Anthony R. Sheck, P.S. 6954 Date

STATE OF OHIO
ANTHONY ROBERT SHECK 6954
REGISTERED
PROFESSIONAL SURVEYOR