

JAN 22 2012

GC PLANNING COMMISSION



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

Situated in the City of Grove City, County of Franklin, State of Ohio, and known as being a part of Virginia Military Survey No. 8231, also known as being a portion of land conveyed to Grove City Plaza L.P. as recorded in Deed Book 3476, Page 457 of Franklin County Deed Records (Deed conveyed to Grove City Plaza Company L.P.; Document Number 199927400271 of Ohio Secretary of State records changed the limited partnership name to Grove City Plaza L.P.), and being further bounded and described as follows:

Commencing at the centerline intersection of Hoover Road (width varies) and Stringtown Road (width varies); thence along said centerline of Stringtown Road South $87^{\circ}29'54''$ East, for a distance of 241.86 feet to a point of curvature; thence North $02^{\circ}30'06''$ East, for a distance of 65.00 feet to a $5/8''$ iron pin with cap "Site Engineering Inc." found on the northerly line of said Stringtown Road, said point also being 65 feet left of P.C. Station 19+11.86 (State Project No. 167-74), said point also being on the southerly line of lands conveyed to Grove City Plaza L.P., as recorded in Instrument No. 200204020082489 of Franklin County Records (Deed conveyed to Grove City Plaza Company L.P.; Document Number 199927400271 of Ohio Secretary of State records changed the limited partnership name to Grove City Plaza L.P.), said point also being on the northerly line of lands conveyed to the City of Grove City as recorded in Deed Book 3339, Page 679 of Franklin County Records; thence along said northerly line of Stringtown Road, said southerly line of Grove City Plaza L.P. and said northerly line of City of Grove City, North $87^{\circ}29'54''$ West, for a distance of 11.10 feet to a $5/8''$ iron pin with cap "GPD" set, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following ten (10) courses and distances:

1. Thence North $03^{\circ}08'01''$ East, for a distance of 75.00 feet to a MAG Nail set in asphalt;
2. Thence North $86^{\circ}51'59''$ West, for a distance of 15.00 feet to a MAG Nail set in asphalt on the westerly line of said Grove City Plaza L.P.;
3. Thence along said westerly line of Grove City Plaza L.P., North $03^{\circ}08'01''$ East, for a distance of 120.98 feet to a MAG Nail set in asphalt;
4. Thence North $86^{\circ}51'59''$ West, for a distance of 18.90 feet to a MAG Nail set in asphalt;
5. Thence North $03^{\circ}08'01''$ East, for a distance of 58.18 feet to a MAG Nail set in asphalt on said westerly line of Grove City Plaza L.P.;
6. Thence along said westerly line of Grove City Plaza L.P., North $86^{\circ}51'59''$ West, for a distance of 145.94 feet to a $5/8''$ iron pin with cap "GPD" set on the easterly line of said Hoover Road and the easterly line of a parcel of land conveyed to City of Grove City, as recorded in Instrument No. 200001070005434 of Franklin County Records;
7. Thence along said easterly lines of Hoover Road and City of Grove City parcel, South $03^{\circ}10'01''$ West, for a distance of 228.72 feet to a $5/8''$ iron pin with cap "GPD" set at the southeasterly corner of said City of Grove City parcel;



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8. Thence continuing along said easterly line of Hoover Road, South $86^{\circ}49'59''$ East, for a distance of 30.00 feet to a 5/8" iron pin with cap "Site Engineering, Inc." found;
9. Thence continuing along said easterly line of Hoover Road, South $03^{\circ}10'01''$ West, for a distance of 27.07 feet to a 5/8" iron pin with cap "GPD" set on said northerly line of Stringtown Road, said point also being on the northerly line of aforementioned City of Grove City parcel (Deed Book 3339, Page 679);
10. Thence along said northerly lines of Stringtown Road and the City of Grove City, South $87^{\circ}29'54''$ East, for a distance of 150.00 feet to the True Place of Beginning and containing 0.9481 acres (41,301 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record, as surveyed under the supervision of Steve L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns and DeHaven, Inc., dba GPD Group, in November of 2012.

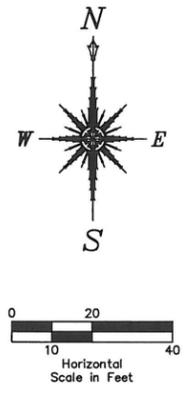
Basis of bearing is State Plane Grid North, NAD83(CORS96), Ohio South Zone.

DEC 31 2012

GC PLANNING COMMISSION

LOT SPLIT & CONSOLIDATION PLAT

STATE OF OHIO
COUNTY OF FRANKLIN
CITY OF GROVE CITY
PART OF VIRGINIA MILITARY SURVEY NO. 8231



BASIS OF BEARING:
Basis of Bearing is State Plane Grid North, NAD83(CORS96), Ohio South Zone.

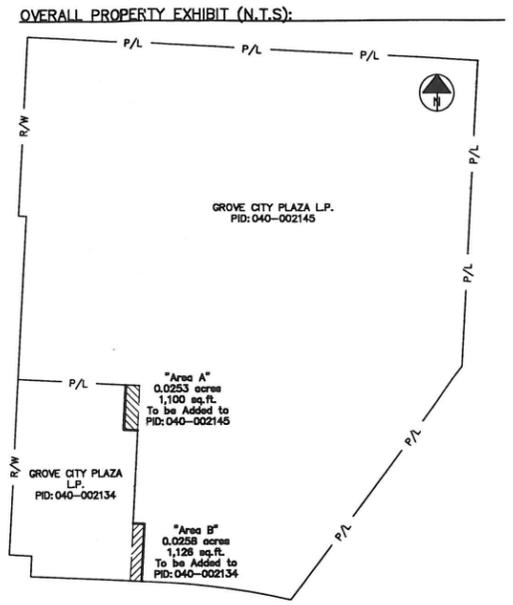
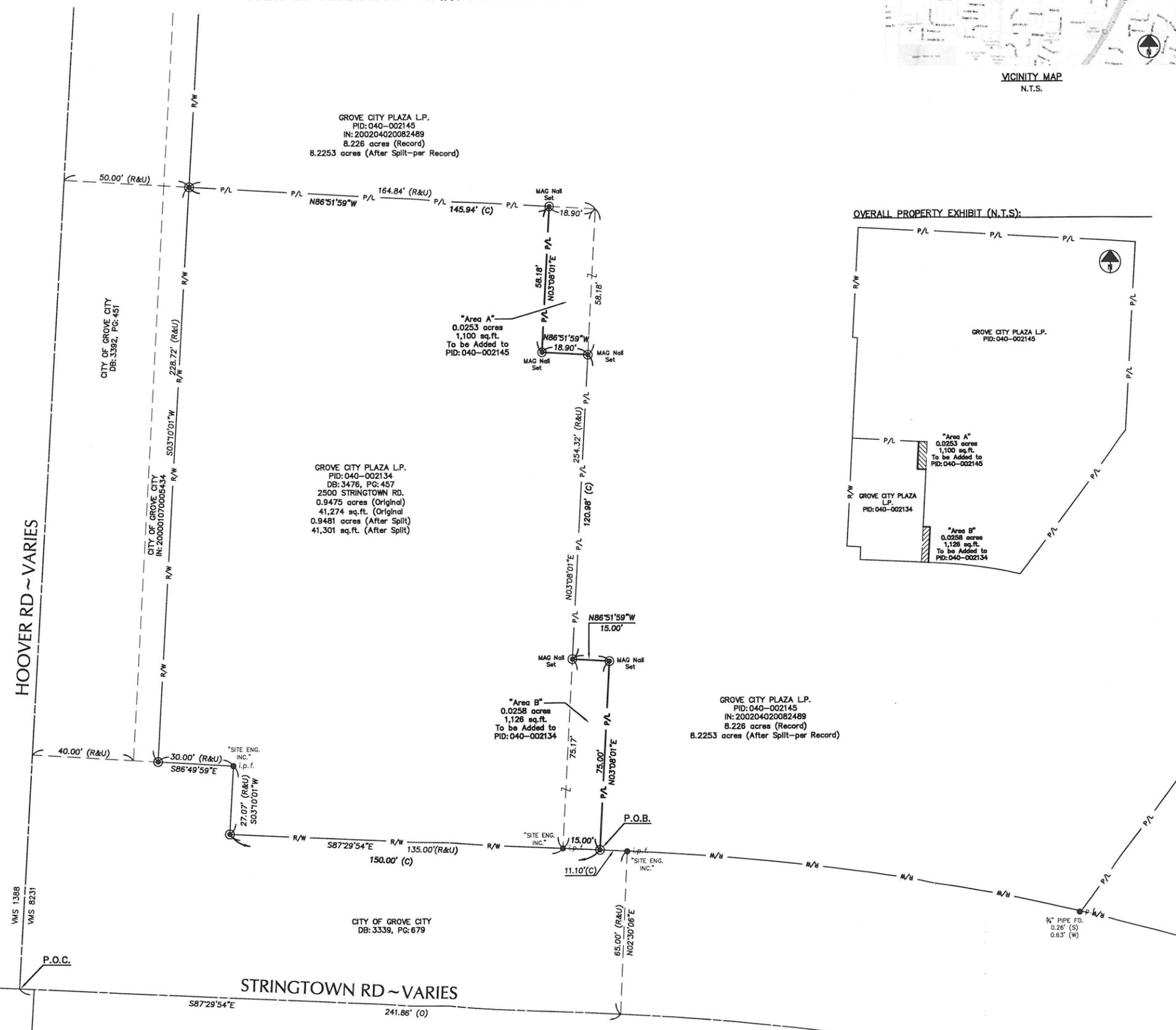
- LEGEND:**
- p.f. IRON PIPE FOUND AS NOTED
 - ⊙ 5/8"x30" IRON PIN WITH CAP "GPD" SET UNLESS NOTED
 - EX. RIGHT OF WAY LINE
 - - - EX. CENTERLINE
 - EX. PROPERTY LINE
 - PROPOSED PROPERTY LINE

INTENT:
The intent of this plat is to add "Area A" to PID:040-002145 and to add "Area B" to PID:040-002134, resulting in the properties as shown on this plat.

NOTE:
At the time of field survey, Stringtown Road and Hoover Road were under construction; monuments that may have existed in this area were removed for construction.

SURVEYOR'S CERTIFICATION:
I hereby certify that I have surveyed or supervised the survey of the lands shown on this plat and the plat is a correct representation of the land surveyed and the allotment thereof, and that I have found or set the pins or monuments shown on this plat.

STEVE L. MULLANEY, P.S. No. 7900 DATE



REV.	DATE	DESCRIPTION

PNC Bank
2500 Stringtown Rd
Grove City, OH

Lot Split & Consolidation Plat

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
MR	AP

JOB NO.
2012190.24

S-1

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Drawing Name: C:\0012012190\24 Grove City, OH\Survey\2012190-24 LS&C Plat.dwg
February 21, 2012 - approved

DEC 31 2012

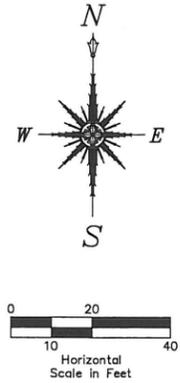
GC PLANNING COMMISSION

LOT SPLIT & CONSOLIDATION PLAT

STATE OF OHIO
COUNTY OF FRANKLIN
CITY OF GROVE CITY
PART OF VIRGINIA MILITARY SURVEY NO. 8231



VICINITY MAP
N.T.S.



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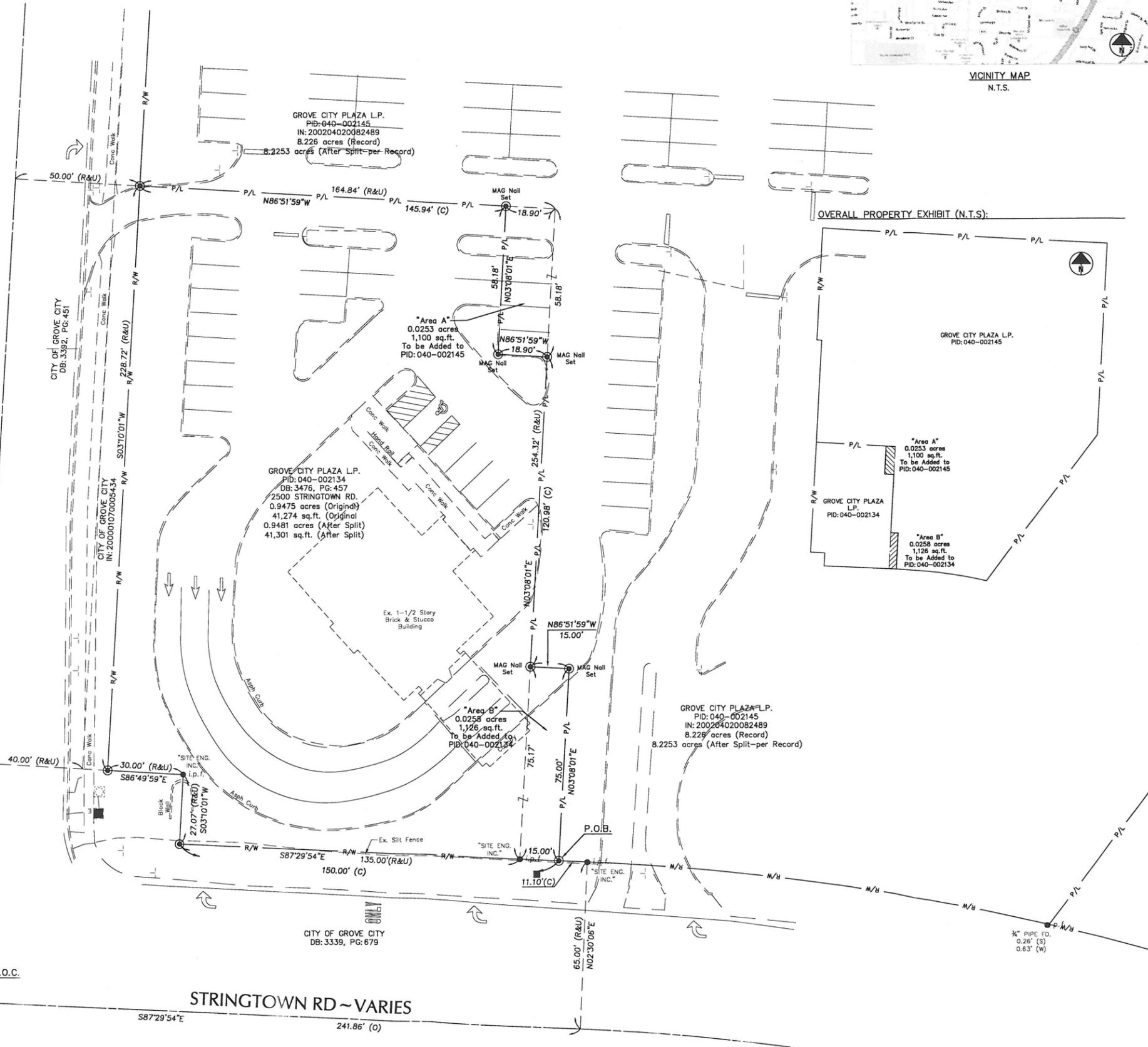
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STEVE L. MULLANEY, P.S. No. 7900 DATE

HOOVER RD ~ VARIES

STRINGTOWN RD ~ VARIES



REV.	DATE	DESCRIPTION

PNC Bank
2500 Stringtown Rd
Grove City, OH

Lot Split & Consolidation Plat

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MR	AP

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S-1

Youngstown • Seattle • Phoenix • Marion • Louisville • Indianapolis • Columbus • Cleveland • Atlanta • Akron

Drawing Name: O:\2012\2012190\24 Grove City, OH\survey\2012190-24 LS&C Plat.dwg
February 21, 2012 - jlyons