

PLAT OF SURVEY

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
SURVEY NUMBER 1365 OF THE VIRGINIA MILITARY DISTRICT

STATE OF OHIO
PERPETUAL HIGHWAY
EASEMENT
PARCEL NO. 18-LA
FRA-62-2.12
D.B. 2095, P. 290

CONNAUGHTON PROPERTIES LLC
PID 040-013659
2.050 ACRE (DEED)
IN # 200605100090628

CITY OF GROVE CITY
16.563 ACRE
IN # 201010220140871

R=5879.58'
L=649.43'
D=6°19'43"
chb=N52°44'26"E
chd= 649.10'

STATE OF OHIO
PERPETUAL HIGHWAY
EASEMENT
PARCEL NO. 17-LA
FRA-62-2.12
D.B. 2139, P. 536

TRACT 2
LOT SPLIT AREA
19.117 ACRE

T. RICHARD BARBEE, JR.
O.R. 30553, PG. F-19
34.379 ACRES
PID 040-011577

KENNETH R. CAMPBELL, TRUSTEE
ORIGINAL 40.706 AC. (DEED)
REMAINDER 32.067 AC.
O.R. 9645 PG. 102
PID 040-004959

PT. LOT 5 (VMS 1365)
N.C. McLEAN'S SUBDIVISION OF
(VIRGINIA MILITARY) SURVEY NO.
1448, 1371 & 1365
D.B. 41, PG. 16

TRACT 3
LOT SPLIT AREA
12.085 ACRE

S86°40'05"W
252.11'

S58°40'35"W
407.73'

S27°02'01"W
223.98'

S76°36'09"W
358.76'

S65°28'09"W
102.53'

S02°41'56"W 297.77'

S02°41'58"W 798.19'

N87°10'19"W 1118.31'

N87°10'19"W
30.00'

OPAL MARTINO
INS. # 201009290127176
INS. # 201009290127178
70.120 ACRES
PID 160-000167

PATRICIA A. & ERIC L. WALLS, TRS
INS. # 200607250145226
5.002 ACRES
PID 040-007500

PT. LOT 6 (VMS 1365)
N.C. McLEAN'S SUBDIVISION OF
(VIRGINIA MILITARY) SURVEY NO.
1448, 1371 & 1365
D.B. 41, PG. 16

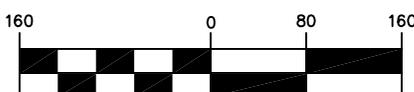
Basis of Bearings:
Bearings are based on the Ohio State Plane
Coordinate System, South Zone, NAD 83
(NSRS 2007 Adjustment). Control for bearings
was from coordinates of monuments FCGS
5580 & FCGS 1178, having a bearing of N
02° 41' 58" E for the centerline of Seeds
Road, established by the Franklin County
Engineering Department.

LEGEND

- ☐ SURVEY MONUMENT FOUND
- 1" IRON PIPE FOUND
- SET 3/4" IRON PIPE-30" LONG (CAPPED PS 8621)



GRAPHIC SCALE



1 inch = 160 ft.

PLAT OF SURVEY

Situated in the State of Ohio, County of Franklin, City of Grove City,
Survey Number 1365 of the Virginia Military District

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY
AUDITOR, RECORDER & ENGINEER'S OFFICES AND BASED ON AN ACTUAL FIELD SURVEY
PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR
#8621 DURING DECEMBER 3RD 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

BY:
Michael R. Ziska REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 2/23/2015

SEEDS ROAD

VMS 1365
VMS 6115

POC
FCGS 5580

TPOB
TRACT 2

TPOB
TRACT 3

TRACT 3
12.085 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City and located within Survey Number 1365 of the Virginia Survey District, being part of lot 5 (VMS 1365) of N.C. McLean's Subdivision of (Virginia Military) Surveys No. 1448, 1371, & 1365, D.B 42, Pg. 16, being 12.085 acre out of that 40.706 acre tract described in a deed to Kenneth R. Campbell, Trustee, of record in Official Records Volume 9645, Page I02, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing for reference at a found Franklin County Monument # 5580 being in the centerline of Seeds Road, said monument being the common corner of lots 5 & 6 of said McLean's Subdivision of VMS 1365, also being the northeast corner of a 5.002 acre tract of land as conveyed to Patricia A. and Eric L. Wall, Trustee of record in Instrument # 200607250145226, also being the southeast corner of said 40.706 acre tract, thence;

N 87° 10' 19" W, a distance of **30.00 feet**, in the common line of said lots 5 & 6 to an iron pin set 30 feet westerly of the centerline of (original) Seeds Road, also the being on the northerly line of said 5.002 acre tract, and the southerly line of said 40.706 acre tract, said point being the **TRUE POINT OF BEGINNING** for the acreage herein described, thence;

N 87° 10' 19" W, a distance of **1118.31 feet**, continuing in the common line of said lots 5 & 6, to an iron pin set in the southwest corner of said 40.706 acre tract, said point being in the north boundary of a 70.120 acre tract of land conveyed to Opal Martino of record in Instrument Number's 201009290127176 and 201009290127178, also being the southeast corner of a 34.379 acre tract as conveyed to T. Richard Barbee, Jr. of record in Official Record 30553, Page F19, thence;

N 03° 09' 16" E, a distance of **190.60 feet**, to an iron pin set on the easterly boundary of said 34.379 acre tract, also being the westerly boundary of said 40.706 acre tract;

Thence into said 40.706 acre tract along the following five (5) courses and distances with the approximate centerline of the historic Linebaugh Ditch:

N 86° 40' 05" E, a distance of **252.11 feet**, to an iron pin set;

N 58° 40' 35" E, a distance of **407.73 feet**, to an iron pin set;

N 27° 02' 01" E, a distance of **223.98 feet**, to an iron pin set;

TRACT 3
12.085 ACRES

-2-

N 76° 36' 09" E, a distance of **358.76 feet**, to an iron pin set;

N 65° 28' 09" E, a distance of **102.53 feet**, to an iron pin set 30 feet west of the centerline of Seeds Road, thence;

S 02° 41' 58" W, a distance of **798.19 feet**, along said right-of-way line parallel and 30 feet west of the centerline of Seeds Road, and across said 40.706 acre tract to the **TRUE POINT OF BEGINNING**, containing 12.085 acres, more or less, and subject to all legal easements and rights-of-way of record.

The above description was prepared from an actual field survey made under the supervision of Michael Ziska, PS # 8621 on December 3rd, 2014. Iron pipes set are $\frac{3}{4}$ " by 30" with cap inscribed "TT 8621". Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD 83 (NSRS 2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 5580 & FCGS 1178, having a bearing of N 02° 41' 58" E for the centerline of Seeds Road, established by the Franklin County Engineering Department.

Michael Ziska
Professional Surveyor No. 8621