

**0.052 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being part of that tract of land conveyed as Parcel 2 to Charles T. Smith, Trustee by deed of record in Instrument Number 201404290051816 and being part of that portion of Mill Street (40 feet wide, as dedicated in that subdivision entitled "Geo H. Gantz Etal. Add. To Grove City", of record in Plat Book 5, Page 116) vacated by Ordinance Number C-77-89 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an iron pin set at the westerly corner of Lot 22 of said "Geo H. Gantz Etal. Add. To Grove City", the southerly corner of Lot 23 of said "Geo H. Gantz Etal. Add. To Grove City", being in the northeasterly line of said vacated portion of Mill Street,

Thence South 55° 51' 52" East, with the southwesterly lines of said Lot 22, Lots 19 thru 21, inclusive, of said "Geo H. Gantz Etal. Add. To Grove City", the northeasterly line of said vacated portion of Mill Street, a distance of 120.00 feet to an iron pin set in the westerly line of that tract of land conveyed as Parcel IV to Mill Street Market, LLC by deed of record in Instrument Number 200310080322574;

Thence South 32° 38' 48" West, with the line common to said Parcel 2 and said Mill Street Market, LLC tract, a distance of 5.61 feet to a magnetic nail set at a point of curvature in the northerly line of that tract conveyed to Baltimore and Ohio Railroad by deed of record in Deed Book 592, Page 1, now known as CSX Transportation Inc, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and Official Record 13276 B15, subsequently re-recorded as Official Record 13283 G13 as originally conveyed to the Columbus and Cincinnati Midland Railroad Co. by deed of record in Deed Book 184, Page 540;

Thence with the line common to said Parcel 2 and said CSX Transportation Inc Railroad, with the arc of a curve to the left, having a central angle of 02° 38' 42", a radius of 500.51 feet, an arc length of 23.10 feet, a chord bearing of South 85° 37' 00" West and chord distance of 23.10 feet to an magnetic nail set in the former centerline of said Mill Street, being the easterly corner of that tract of land conveyed as Parcel II to Robert T. Griesenbrock aka Robert Griesenbrock and Kathryn R. Griesenbrock, co-trustees by deed of record in Instrument Number 200505260101469;

Thence North 55° 51' 52" West, with a line common to said Parcel 2 and said Griesenbrock tract, the former centerline of Mill Street, a distance of 101.55 feet to a magnetic nail set;

Thence North 32° 38' 48" East, with a line common to said Parcel 2 and said Griesenbrock tract, a distance of 20.01 feet to the POINT OF BEGINNING, containing 0.052 acre, more or less, of which 0.014 acre lies within Auditor's Parcel Numbers 040-000761, 040-000760, 040-000056, and 0.010 acre lies within Auditor's Parcel Number 040-000057.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

Date



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 emht.com

# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 20, 2014

Scale: 1" = 20'

Job No: 2014-1510

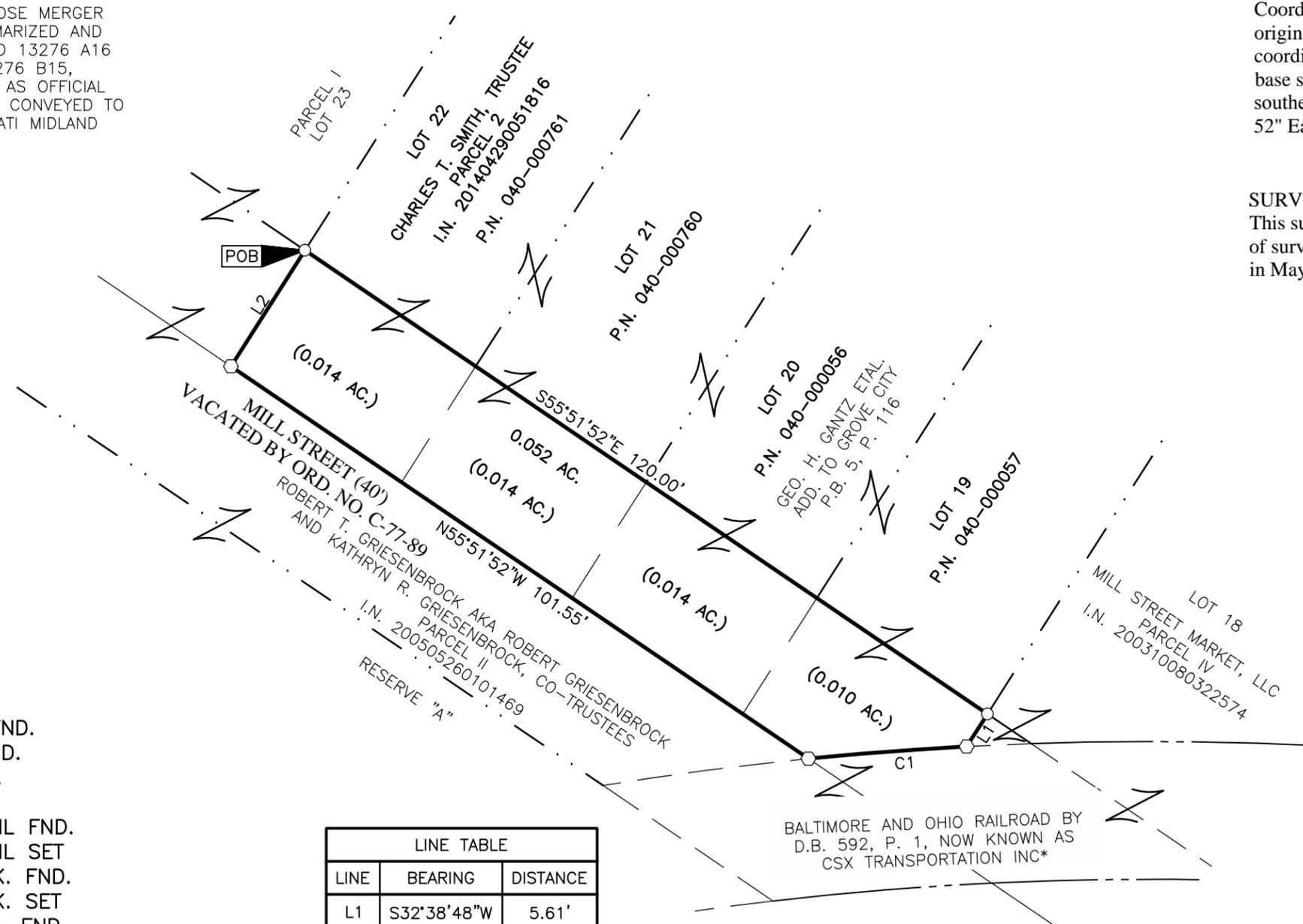
\*SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276 A16 AND OFFICIAL RECORD 13276 B15, SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283 G13. ORIGINALLY CONVEYED TO THE COLUMBUS AND CINCINNATI MIDLAND RAILROAD CO. D.B. 184, P. 540

**BASIS OF BEARINGS:**

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2002, June 2010, October 2013, and September 2014.



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°38'48"W	5.61'
L2	N32°38'48"E	20.01'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	2°38'42"	500.51'	23.10'	S85°37'00"W	23.10'



By \_\_\_\_\_ Date \_\_\_\_\_  
 Joshua M. Meyer  
 Professional Surveyor No. 8485



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# EXHIBIT FOR SMITH PARCEL LOT SPLIT

VIRGINIA MILITARY SURVEY NO. 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 13, 2015

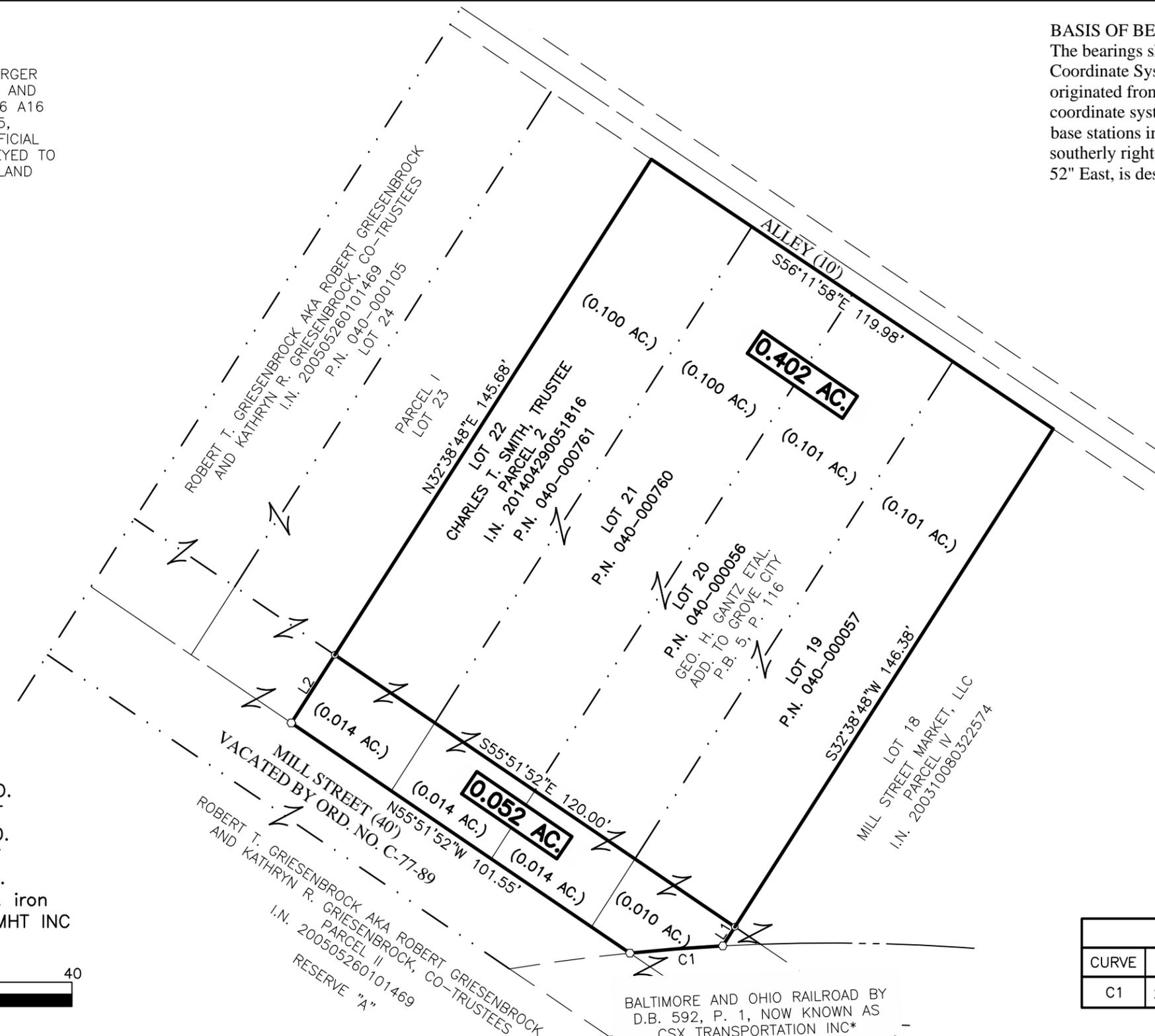
Scale: 1" = 30'

Job No: 2014-1510

\*SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276 A16 AND OFFICIAL RECORD 13276 B15, SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283 G13. ORIGINALLY CONVEYED TO THE COLUMBUS AND CINCINNATI MIDLAND RAILROAD CO. D.B. 184, P. 540

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GRAPHIC SCALE (in feet)

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BALTIMORE AND OHIO RAILROAD BY D.B. 592, P. 1, NOW KNOWN AS CSX TRANSPORTATION INC\*