

Lot Split Exhibit

Jackson Township, Franklin County, Ohio
Virginia Military Surveys 1434 and 6115

Groves Apartments, LTD
22.25 Ac.
I.N. 200112130291224

GC Summit Partners, LLC
Parcel "A"
22.40 Ac.
I.N. 201308060133655



Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\SURVEY\0001-686 lot split exhibit.dwg Page 1 Apr 24, 2015 - 3:54:28pm bkarshner

The Villages of the Groves, LLC
3.905 Ac.
I.N. 200711290205804

Integra Realty Services, LLC
1.493 Ac.
I.N. 201412300172336

P.I.D. 040-008054

V.M.S. 1434
V.M.S. 6115

P.I.D. 040-008057

P.I.D. 040-015069

N6°28'23"E 270.48'

3/4"
W/Cap
(EDG)

3/4"
W/Cap
(6579)

S0°52'22"W 63.18'

P/L

S0°50'58"W 208.61'

0.083 AC.

R/W

TPOB

City of Grove City
1.066 Ac.
I.N. 199809300248948

N83°31'37"W
26.61'

N83°31'37"W 124.75'

City of Grove City
Parcel 19 WD
0.513 Ac.
I.N. 200704110063463

N6°41'41"E 50.00'

RPOB

LONDON-GROVEPORT ROAD (S.R. 665)

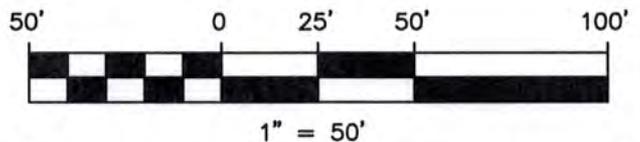
Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Douglas R. Hock, P.S. 7661



- Iron Pin Set
- ⊗ PK Nail Set
- Iron Pipe Found
- ⊗ PK Nail Found



DRAWN BY: BCK	JOB NO.: 15-0001-686
DATE: 4/24/2015	CHECKED BY: DRB



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**Lot Split Description – 0.083 acre
North of London-Groveport Road (S.R. 665)
West of Hoover Road**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 1434 and Virginia Military Survey No. 6115 and being 0.083 acres out of that 3.905 acre tract of land conveyed to The Villages of the Groves, LLC of record in Instrument No. 200711290205804, and described as follows:

Beginning for reference at a monument found at an angle point in the centerline of London-Groveport Road (S.R. 665), said centerline also being the southerly line of that 0.513 acre tract of land designated as Parcel 19 WD as conveyed to The City of Grove City of record in Instrument Number 200704110063463;

Thence across said 0.513 acre tract, **N 06° 41' 41" E, 50.00 feet** to a P.K. Nail found at an angle point in the southerly line of that 1.493 acre tract of land as conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336, said point also being in the northerly line of said 0.513 acre tract of land and in the northerly right-of-way of said London-Groveport Road (S.R. 665);

Thence with the southerly line of said 1.493 acre tract, the northerly line of said 0.513 acre tract and said northerly right-of-way, **N 83° 31' 37" W, 124.75 feet** to a P.K. Nail found at the southwest corner of said 1.493 acre tract, the northwest corner of said 0.513 acre tract, the southeast corner of said 3.905 acre tract and the northeast corner of that 1.066 acre tract of land as conveyed to The City of Grove City of record in Instrument No. 199809300248948, the **True Point of Beginning**;

Thence with the northerly line of said 1.066 acre tract, the southerly line of said 3.905 acre tract and said northerly right-of-way line, **N 83° 31' 37" W, 26.61 feet** to an iron pin set in the northerly line of said 1.066 acre tract, in the southerly line of said 3.905 acre tract and in said northerly right-of-way line;

Thence across said 3.905 acre tract, **N 06° 28' 23" E, 270.48 feet** to a 3/4" iron pipe found with a cap in top stamped "EDG" at the northwest corner of said 1.493 acre tract, in the easterly line of said 3.905 acre tract and at the southwest corner of that 22.40 acre tract of land described as Parcel "A" in the deed conveyed to GC Summit Partners, LLC of record in Instrument No. 201308060133655;

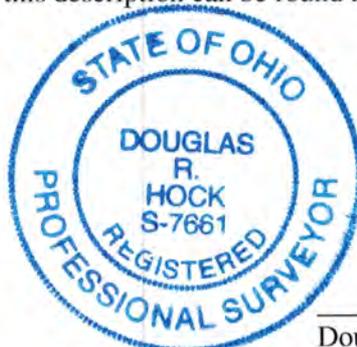
Thence with the easterly line of said 3.905 acre tract and the westerly line of said 1.493 acre tract, **S 00° 52' 22" W, 63.18 feet** to a 3/4" iron pipe found with a cap in top stamped "6579" at an angle point thereof;

Thence continuing with the easterly line of said 3.905 acre tract and the westerly line of said 1.493 acre tract, **S 00° 50' 58" W, 208.61 feet** to the **True Point of Beginning**. Containing **0.083 acres** of land, more or less. Subject to all legal restrictions, easements and rights-of-way. The above description was written by Advanced Civil Design on April 24, 2015 from existing records and a field survey performed in January 2015. A drawing of the above description has been prepared and is a part hereof.

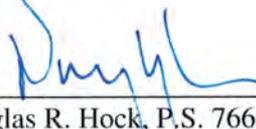
Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

 4/24/15
Douglas R. Hock, P.S. 7661 Date:

Rezoning Exhibit

Jackson Township, Franklin County, Ohio
Virginia Military Surveys 1434 and 6115

Groves Apartments, LTD
22.25 Ac.
I.N. 200112130291224

GC Summit Partners, LLC
Parcel "A"
22.40 Ac.
I.N. 201308060133655

The Villages of the Groves, LLC
3.905 Ac.
I.N. 200711290205804

N6°28'23"E 270.5'±

P/L

S83°27'37"E 255.0'±

1.575± AC.

Integra Realty Services, LLC
1.493 Ac.
I.N. 201412300172336

V.M.S. 1434
V.M.S. 6115

P.I.D. 040-008057

P.I.D. 040-015069

S7°01'26"W 271.2'±

Rite Rug Co.
1.356 Ac.
I.N. 201406040069274

R/W

City of Grove City
1.066 Ac.
I.N. 199809300248948

N83°31'37"W 151.4'±

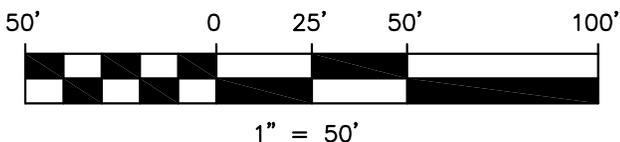
City of Grove City
Parcel 19 WD
0.513 Ac.
I.N. 200704110063463

N82°58'38"W 101.0'±

POB

LONDON-GROVEPORT ROAD (S.R. 665)

This drawing is based on existing Franklin County records.



DRAWN BY: <i>BCK</i>	JOB NO.: 15-0001-686
DATE: 4/24/2015	CHECKED BY: <i>DRB</i>

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**Zoning Description ~ 1.575± Acres
North side of London-Groveport Road (S.R. 665)
West of Hoover Road**

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 1434 and Virginia Survey No. 6115 and being 1.575± acres of land, said 1.575 acres being all of that 1.493 acre tract as conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336 and part of that 3.905 acre tract of land conveyed to The Villages of the Groves, LLC of record in Instrument No. 200711290205804 and described as follows:

Beginning at the southeast corner of said 1.493 acre tract, the southwest corner of that 1.356 acre tract of land as conveyed to Rite Rug Co. of record in Instrument No. 201406040069274, in the northerly line of that 0.513 acre tract of land described as Parcel 19 WD of record in Instrument No. 200704110063463 and in the northerly right-of-way line of London-Groveport Road (S.R. 665);

Thence **N 82° 58' 38" W**, along the southerly line of said 1.493 acre tract, **101.0+/- feet** to an angle point thereof;

Thence **N 83° 31' 37" W**, along the southerly line of said 1.493 acre tract and partially along the southerly line of said 3.905 acre tract, **151.4+/- feet**;

Thence **N 06° 28' 23" E**, across said 3.905 acre tract, **270.5+/- feet** to the northeast corner of said 3.905 acre tract and northwest corner of said 1.493 acre tract;

Thence **S 83° 27' 37" E**, along the northerly line of said 1.493 acre tract, **255.0+/- feet** to the northeast corner of said 1.493 acre tract

Thence **S 07° 01' 26" W**, along the easterly line of said 1.493 acre tract, **271.2+/- feet** to the ***Point of Beginning***. Containing **1.575± acres**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on April 24th of 2015 and is based on existing records. A drawing of the above description is attached hereto and made part thereof.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.