

RECEIVED

NOV 16 2015

DESCRIPTION OF 0.201 ACRE GC PLANNING COMMISSION
West of Broadway (U.S. Route 62 and State Route 3)
North of Grove City Road

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, being a part of Lot 8 and Lot 9 as shown on the subdivision plat entitled "Grants Subdivision" of record in Plat Book 10, Pages 158-159 conveyed to Berkley J. Roach, Trustee of The Berkley J. Roach Revocable Trust, dated June 10, 1993 by deed of record in Official Records 25316113 and 25316117, and described as follows:

BEGINNING, FOR REFERENCE, at an iron pin set at the southeasterly corner of said Lot 8, the southwesterly corner of Lot 7 as shown on said "Grants Subdivision" conveyed to Berkley J. Roach, Trustee of The Trust of Berkley J. Roach by deed of record in Instrument Number 200905210072784, and on the northerly right-of-way line of Park Street (66 foot right-of-way width);

thence North 34° 13' 19" East, with the line common to said Lots 7 and 8, a distance of 98.01 feet, to an iron pin set at the **TRUE POINT OF BEGINNING**;

thence North 55° 46' 41" West, across said Lots 8 and 9, a distance of 90.35 feet, to an iron pin set in the westerly line of said Lot 9 and the easterly line of Lot 10 as shown on said "Grants Subdivision" conveyed to William E. Lewis by deed of record in Deed Book 2259, Page 364 and Instrument Number 200403290067159;

thence North 34° 13' 19" East, with the line common to said Lots 9 and 10, a distance of 110.41 feet, to a 5/8 inch iron rebar found at a common corner thereof and on the southerly line of Reserve "A" as shown on said "Grants Subdivision" conveyed to City of Grove City by deed of record in Deed Book 1120, Page 496;

thence with the southerly line of said Reserve "A" and the northerly line said Lots 9 and 8, the following courses:

South 55° 46' 41" East, a distance of 10.00 feet, to a 3/4 inch iron pipe found;

South 34° 13' 19" West, a distance of 15.00 feet, to a 3/4 inch iron pipe found; and

South 55° 46' 41" East, a distance of 80.35 feet, to an iron pin set at the corner common to said Lots 7 and 8;

thence South 34° 13' 19" West, with the line common to said Lots 7 and 8, a distance of 95.41 feet, to the **TRUE POINT OF BEGINNING**, containing 0.201 acre, more or less.

Of the above described 0.201 acre, 0.099 acre is from Auditor's Parcel Number 040-000110 and 0.102 acre is from Auditor's Parcel Number 040-000111.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

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.

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 northerly right-of-way line of Park Street, having a bearing of South 55° 46' 41" East, is designated the "basis of bearing" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Edward J. Miller, Registered Surveyor Number 8250 in May 2002, June 2010, October 2013, and September 2014.

M-88
Split
95.41' Eastline
95.41' Westline
off of Northline
out of
(040)
110
+

Split
95.41' Eastline
110.41' Westline
off of Northline
out of
(040)
111

EJM:sg
0_201 ac 20150079-VS-BNDY-02.doc

STATE OF OHIO
EVANS, MECHWART, HAMBLETON & TILTON, INC.
EDWARD J. MILLER
REGISTERED PROFESSIONAL SURVEYOR
No. 8250

7/21/15

Date

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *AS*
DATE: *07 Aug 15*

RECEIVED

NOV 16 2015

GC PLANNING COMMISSION



Evans, Meacham, Hambleton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.2643
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 1388

VIRGINIA MILITARY DISTRICT

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

Date: July 24, 2014

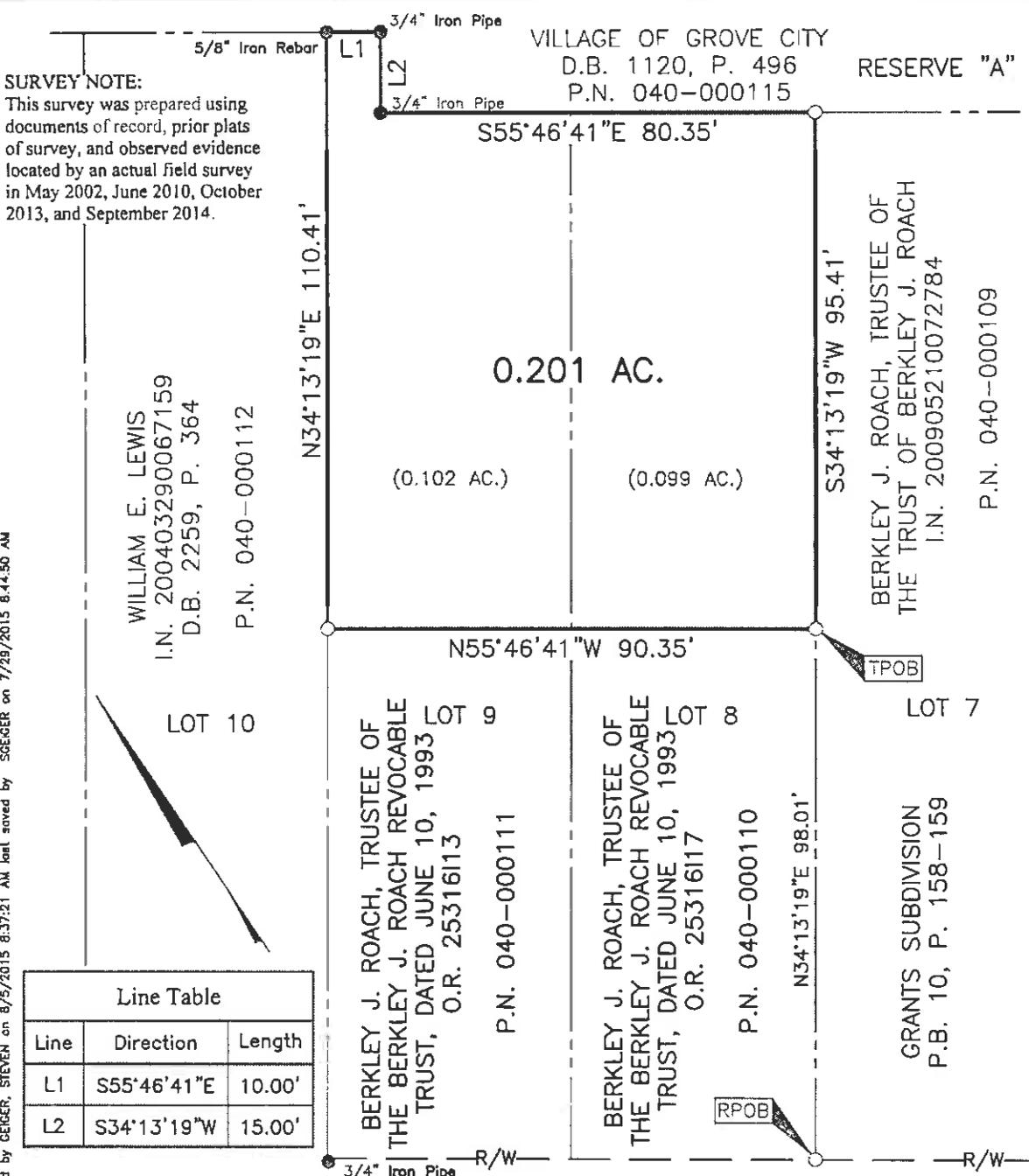
Job No. 2015-0079

Scale: 1" = 30'

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.

J:\20150079\DWG\04SHEETS\BOUNDARY\20150079-VS-BNDY-02.DWG plotted by BERGER, STEVEN on 8/5/2015 8:37:21 AM last saved by SGEGER on 7/29/2015 8:44:50 AM



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 northerly right-of-way line of Park Street, having a bearing of South 55° 46' 41" East, is designated the "basis of bearing" for this survey.

- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ◆ = P.K. NAIL FND.

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



GRAPHIC SCALE (in feet)



By

Edward J. Miller
Professional Surveyor No. 8250