

RECEIVED  
NOV 17 2015  
GC PLANNING COMMISSION

0.358 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1383 and being out of that 19.513 acre tract conveyed to Epcon Hoover, LLC by deed of record in Instrument Number 201504080044508, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

*Beginning, for reference, at a 3/4 inch iron pin found, at the southeasterly corner of Lot 114 of that subdivision entitled "Hoover Crossing Section 3" of record in Plat Book 77, Page 16 as conveyed to Rick K. Brady and Kimberly M. Brady by deed of record in Official Record 25238E16, the same being the northeasterly corner of Reserve "E" of that subdivision entitled "Hoover Crossing Section 9, Part 2" of record in Plat Book 117, Page 61 as conveyed to the City of Grove City by deed of record in Instrument Number 201507010088197, in the westerly line of said 19.513 acre tract;*

thence South 03° 19' 42" West, said westerly line, the same being the easterly line of said Reserve "E", a distance of 163.50 feet to an iron pin set, the *True Point of Beginning*;

thence across said 19.513 acre tract, the following courses and distances:

South 84° 08' 11" East, a distance of 77.60 feet to an iron pin set;

South 83° 49' 13" East, a distance of 38.29 feet to an iron pin set;

South 03° 21' 25" West, a distance of 130.57 feet to an iron pin set; and

North 87° 56' 07" West, a distance of 115.73 feet to an iron pin set in said easterly line;

thence North 03° 19' 42" East, with said easterly line, the same being said westerly line, a distance of 138.46 feet to the *True Point of Beginning*.

Containing 0.358 acre, more or less, all of which is contained within Parcel Number 040-004955.

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

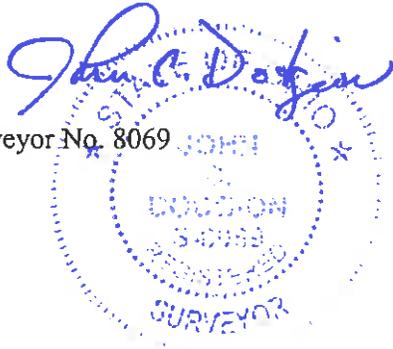
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of North 87° 56' 28" West was held for the north line of Margies's Cove Section 1 recorded in Plat Book 105, Page 15.

This description is based on an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor No. 8069



Date  
10/06/2015

JCD:mm  
0\_358 ac 20150357-VS-BNDY-01.doc

0-33-L  
split  
0.358 ac  
out of  
(040)  
4955

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: AS  
DATE: 08 Oct 15





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Portion above reserved for State of Ohio Auditor, Engineer and Recorder's Offices use

**LIMITED WARRANTY DEED**  
(R.C. § 5302.07)

KNOW ALL PERSONS BY THESE PRESENTS THAT **EPCON HOOVER, LLC** ("GRANTOR"), an Ohio limited liability company, whose tax mailing address is 500 Stonehenge Parkway, Dublin, Ohio 43017, for good and valuable consideration given by the **CITY OF GROVE CITY, OHIO** ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 4035 Broadway, Grove City, Ohio 43123, the receipt and sufficiency of which is hereby acknowledge, does forever grant in fee simple title with limited warranty covenants under section 5302.08 of the OHIO REVISED CODE, subject to easements, conditions, and restrictions of record, to Grantee, and Grantee's successors and assigns, the following described real property:

**0.358 ACRE**

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A", DEPICTION ATTACHED AS EXHIBIT "B", AND MADE A PART OF THIS INSTRUMENT)

**PART OF FRANKLIN COUNTY PARCEL NO.: 040-004955**

**INSTRUMENT REFERENCES:** 201504080044508; RECORDER'S OFFICE;  
FRANKLIN COUNTY, OHIO

*5th* IN WITNESS WHEREOF, Grantor voluntarily caused this instrument's execution on this  
day of October, 2015.

*{SIGNATURE & ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}*



GRANTOR

EPCON HOOVER, LLC

By: Joel D. Rhoades

Name: Joel D. Rhoades

Its: Vice President

STATE OF OHIO )  
COUNTY OF FRANKLIN ) SS:

BE IT REMEMBERED that on this 5th day of October, 2015, before me, the subscriber, a Notary Public in and for said County, personally came the above named Joel D. Rhoades, on behalf of EPCON HOOVER, LL, Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to be his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.



DEBRA A WANG  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires

April 07, 2020 Instrument Prepared By:  
Frost Brown Todd, LLC  
One Columbus, Suite 2300  
10 West Broad Street  
Columbus, Ohio 43215

Debra A Wang  
Notary Public

RECEIVED

NOV 17 2015



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

# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1383

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

Date: May 12, 2015

Job No. 2015-0357

Scale: 1" = 40'

J:\20150357\DWG\04SHEETS\BOUNDARY\20150357-VS-ENDY-01.DWG plotted by DODGION, JOHN on 7/20/2015 2:55:57 PM last saved by MMAGERS on 5/12/2015 9:33:17 AM

114  
HOOVER CROSSING  
SECTION 3  
P.B. 77, P. 16

HOMWOOD CORPORATION  
HOOVER CROSSING  
SECTION 9 PART 2  
P.B. 117, P. 61

RESERVE "E"

3/4" IPF  
RPOB

S03°19'42"W 163.50'

TPOB

S84°08'11"E 77.60'

S83°49'13"E  
38.29'

N03°19'42"E 138.46'

0.358 AC.

S03°21'25"W 130.57'

N87°56'07"W 115.73'

**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of North 87° 56' 28" West was held for the north line of Margie's Cove Section 1 recorded in Plat Book 105, Page 15.

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

- = 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



GRAPHIC SCALE (in feet)

EPCON HOOVER, LLC  
19.513 AC.  
I.N. 201504080044508



By John C. Dodgion  
John C. Dodgion  
Professional Surveyor No. 8069

10/06/2015  
Date