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PLANNING COMMISSION

DESCRIPTION OF 0.114 ACRE
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 10 as shown on the subdivision plat entitled "Grants Subdivision" of record in Plat Book 10, Pages 158-159 conveyed to William E. Lewis by deed of record in Deed Book 2259, Page 364 and Instrument Number 200403290067159, and described as follows:

BEGINNING, FOR REFERENCE, at the southeasterly corner of said Lot 10, the southwesterly corner of Lot 9 as shown on said "Grants Subdivision" conveyed to Berkley J. Roach, Trustee of The Berkley J. Roach Revocable Trust, dated June 10, 1993 by deeds of record in Official Records 25316I13 and 25316I17, 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 9 and 10, 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 Lot 10, a distance of 45.00 feet, to an iron pin set in the westerly line thereof and the easterly line of Lot 11 as shown on said "Grants Subdivision" conveyed to George E. Love and Kathleen M. Love by deed of record in Deed Book 2990, Page 372;

thence North 34° 13' 19" East, with the line common to said Lots 10 and 11, a distance of 110.41 feet, to 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 South 55° 46' 41" East, with the southerly line of said Reserve "A" and the northerly line said Lot 10, a distance of 45.00 feet, to a 5/8 inch iron rebar found at the corner common to said Lots 9 and 10;

thence South 34° 13' 19" West, with the line common to said Lots 9 and 10, a distance of 110.41 feet, to the *TRUE POINT OF BEGINNING*, containing 0.114 acre, more or less.

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

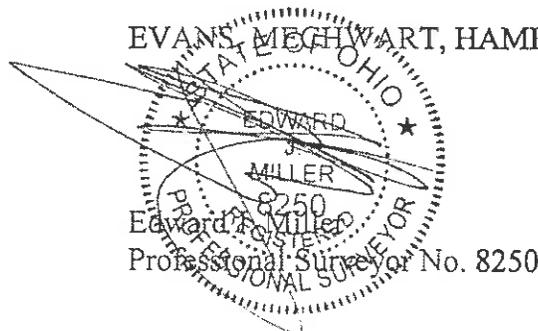
All references are to the records of the Recorder's Office, Franklin County, Ohio.

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.

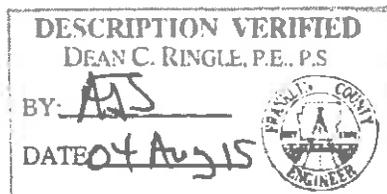
M-88
Split
110.41' East line
110.41' West line
off of North line
out of



7/29/15
Date

EJM:sg
0_114 ac 20150079-VS-BNDY-03.doc

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SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 1388
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 24, 2014

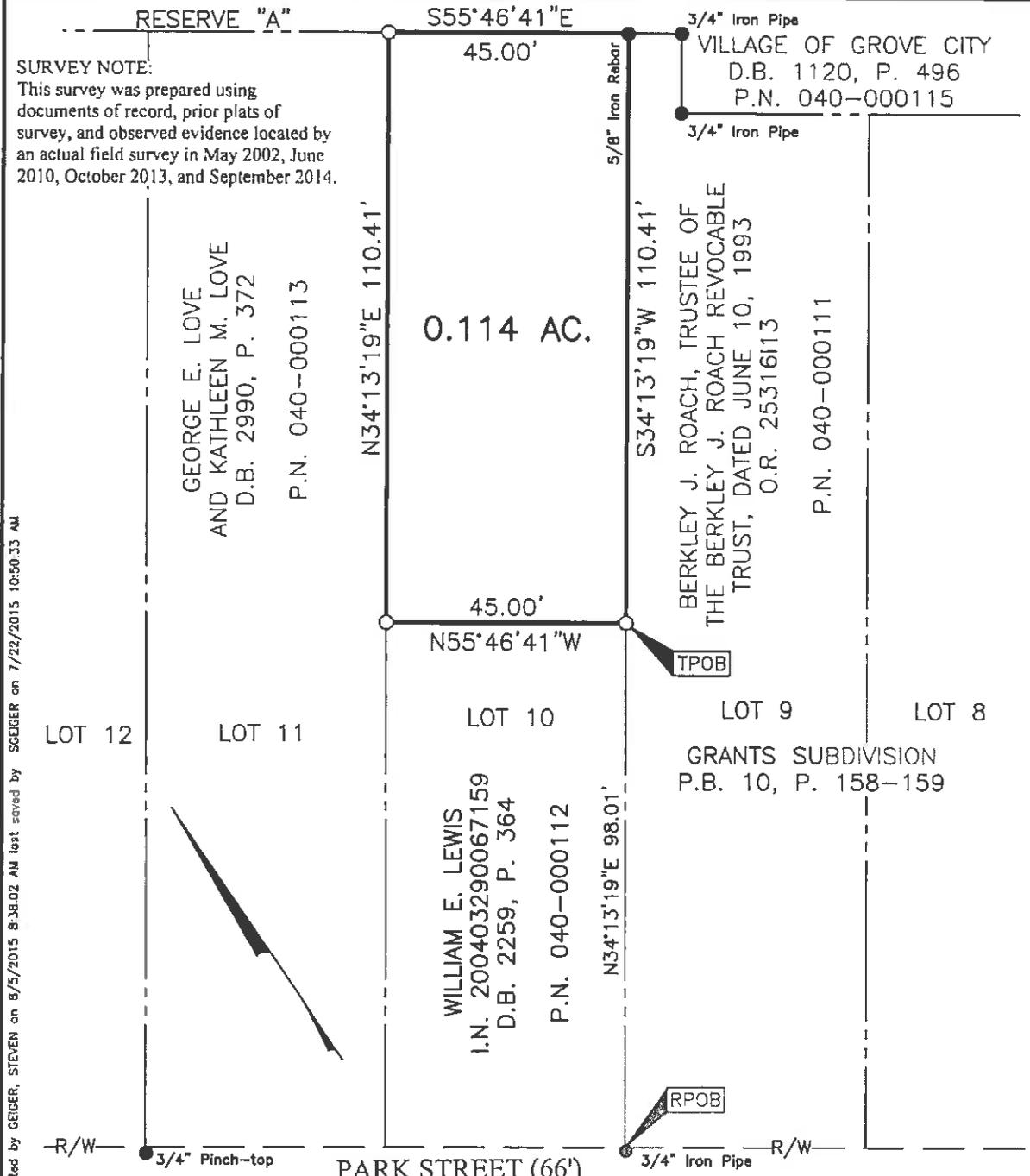
Job No. 2015-0079

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-03.DWG plotted by GEIGER, STEVEN on 8/5/2015 8:38:02 AM last saved by SGEIGER on 7/22/2015 10:50:33 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
8250
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO
No. 8250