



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

SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 6115

VIRGINIA MILITARY DISTRICT

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

Date: October 27, 2016

Scale: 1" = 50'

Job No: 2016-1308

ZL THOMPSON PROPERTY, LLC
 I.N. 201204250057213
 P.N. 040-009465

SEEDS-665 SUBDIVISION
 P.B. 85, P. 83

LOT NO. 3

GROVE CITY INDUSTRIAL PARK
 P.B. 57, P. 111

3

ELECTRO-GENERAL PLASTICS CORP.
 OF COLUMBUS
 I.N. 201609080120359

P.N. 040-005808

0.281 ACRE
 CITY OF GROVE CITY, OHIO
 0.395 AC. (DEED)
 D.B. 3804, P. 356
 P.N. 040-005833

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS 5539. The portion of the centerline of Enterprise Parkway (P.B. 57, P. 111), having a bearing of North 31°41'08" West, 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.

SERVICES DEVELOPMENT CORPORATION
 ORIGINAL 72.995 ACRES (DEED)
 O.R. 11996C14

P.N. 040-004963

5/8" Iron Rebar

4

N83°33'21"W 153.98'

ELECTRO-GENERAL PLASTICS CORP.
 OF COLUMBUS
 O.R. 7344G14
 P.N. 040-005809

5/8" Iron Rebar

S01°38'09"W 78.86'

N01°38'09"E 154.78'

0.114 ACRE

3/4" Iron Pipe

N83°33'21"W 126.74'

3/4" Iron Pipe

● = I.P. FND.



GRAPHIC SCALE (in feet)

By

Edward J. Miller
 Professional Surveyor No. 8250

10/31/16

Date

0.114 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey number 6115 of the Virginia Military District, and being part of the 0.395 acre tract conveyed to the City of Grove City, Ohio by deed of record in Deed Book 3804, Page 356 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rebar found marking the southernmost corner of Lot No. 3 as shown on the plat entitled "Seeds-665 Subdivision" of record in Plat Book 85, Page 83 conveyed to ZL Thompson Property, LLC by deed of record in Instrument Number 201204250057213 and an angle point in the westerly line of the remainder of the 72.995 acre tract conveyed to Services Development Corporation by deed of record in Official Record 11996C14;

thence with the westerly line of said 72.995 acre tract, the following courses:

South 53° 02' 38" East, a distance of 154.78 feet to a 3/4 inch iron pipe found; and

North 83° 33' 21" West, a distance of 126.74 feet to a 3/4 inch iron pipe found at a corner thereof and the northeasterly corner of Lot 4 as shown on the plat entitled "Grove City Industrial Park" of record in Plat Book 57, Page 111 conveyed to Electro-General Plastics Corp. of Columbus by deed of record in Official Record 7344G14;

thence North 01° 38' 09" East, across said 0.395 acre tract, a distance of 78.86 feet, to the **POINT OF BEGINNING**, containing 0.114 acre, more or less, from Auditor's Parcel Number 040-005833.

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

Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS 5539. The portion of the centerline of Enterprise Parkway (P.B. 57, P. 111), having a bearing of North 31°41'08" West, 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 March 2015.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Edward J. Miller
Professional Surveyor No. 8250

10/30/16

Date



0.281 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey number 6115 of the Virginia Military District, and being part of the 0.395 acre tract conveyed to the City of Grove City, Ohio by deed of record in Deed Book 3804, Page 356 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rebar found marking the southernmost corner of Lot No. 3 as shown on the plat entitled "Seeds-665 Subdivision" of record in Plat Book 85, Page 83 conveyed to ZL Thompson Property, LLC by deed of record in Instrument Number 201204250057213 and an angle point in the westerly line of the remainder of the 72.995 acre tract conveyed to Services Development Corporation by deed of record in Official Record 11996C14;

thence South 01° 38' 09" West, across said 0.395 acre tract, a distance of 78.86 feet to a 3/4 inch iron pipe found at an angle point in the westerly line of said 72.995 acre tract and the northeasterly corner of Lot 4 as shown on the plat entitled "Grove City Industrial Park" of record in Plat Book 57, Page 111 conveyed to Electro-General Plastics Corp. of Columbus by deed of record in Official Record 7344G14;

thence North 83° 33' 21" West, with a northerly line of said Lot 4, a distance of 153.98 feet to a 5/8 inch iron rebar found at a corner thereof and a southeasterly corner of Lot 3 as shown on said "Grove City Industrial Park" conveyed to Electro-General Plastics Corp. of Columbus by deed of record in Instrument Number 201609080120359;

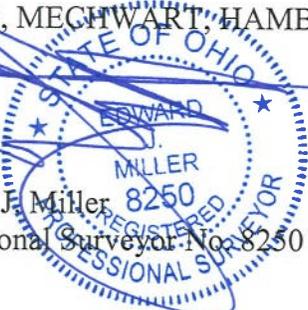
thence North 36° 58' 09" East, with the easterly line of said "Grove City Industrial Park" Lot 3, a distance of 142.53 feet to a 5/8 inch iron rebar found at a northeasterly corner thereof and in the southerly line of said "Seeds-665 Subdivision" Lot No. 3;

thence South 53° 02' 38" East, with said southerly line, a distance of 87.03 feet, to the **POINT OF BEGINNING**, containing 0.281 acre, more or less, from Auditor's Parcel Number 040-005833.

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

Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS 5539. The portion of the centerline of Enterprise Parkway (P.B. 57, P. 111), having a bearing of North 31°41'08" West, 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 March 2015.

EVANS, MEGHART, HAMBLETON & TILTON, INC.

 Edward J. Miller, 8250
 Professional Surveyor No. 8250
 Date: 10/31/16

PRELIMINARY
APPROVAL
Franklin County
ENGINEERING DEPT.
DATE: 10/31/16 BY: [Signature]