



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
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 emht.com

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NUMBER 1388

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

Date: August 6, 2015

Scale: 1" = 60'

Job No. 2015-0898

SURVEY NOTE:

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

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A portion of the centerline of Grove City Road, having a bearing of South 87° 25' 43" East between Broadway and Front Street, is designated as the "basis of bearing" for this survey.

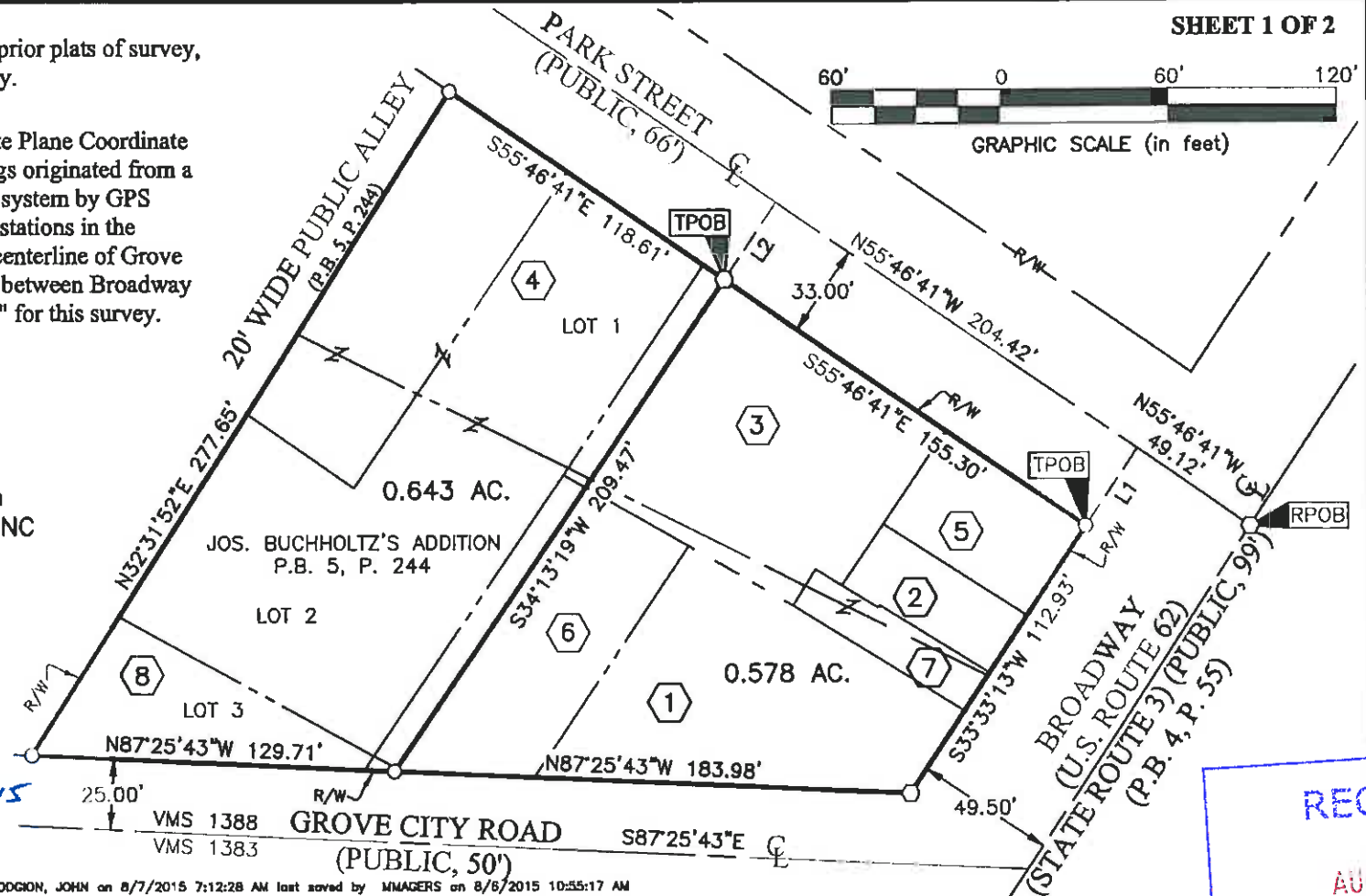
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET

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



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

08/06/2015
 Date



SHEET 1 OF 2



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J:\20150898\DWG\04SHEETS\BOUNDARY\20150898-VS-BNDY-01.DWG plotted by DODGION, JOHN on 8/7/2015 7:12:28 AM last saved by MMAGERS on 8/8/2015 10:55:17 AM
 Xref:

0.643 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being out of Lots 1, 2 and 3 of that subdivision entitled "Jos. Buchholtz's Addition" of record in Plat Book 5, Page 244, being part of those tracts conveyed to The City of Grove City by deeds of record in Official Record 12371D16, Official Record 13786F16, Official Record 13786F17, Official Record 11454G16 and Official Record 11454J04, (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 magnetic nail set, at the centerline intersection of Broadway (U.S. Route 62, State Route 3, 99 feet wide, P.B. 4, P. 55) and Park Street (66 feet wide);

thence North 55° 46' 41" West, with the centerline of said Park Street, a distance of 204.42 feet to a point;

thence South 34° 13' 19" West, across said Park Street, a distance of 33.00 feet to a magnetic nail set in the northerly line of said Lot 1, the same being the southerly right-of-way line of said Park Street, the *True Point of Beginning*;

thence South 34° 13' 19" West, across said Lots 1, 2 and 3, a distance of 209.47 feet to an iron pin set in the northerly right-of-way line of Grove City Road (50 feet wide), the southerly line of said Lot 3;

thence North 87° 25' 43" West, with said northerly right-of-way line (being 25.00 feet from the centerline thereof), a distance of 129.71 feet to an iron pin set at the intersection of said northerly right-of-way line with the easterly right-of-way line of a 20 foot wide Alley, the same being the southwesterly corner of said Lot 3;

thence North 32° 31' 52" East, with said easterly right-of-way line, the westerly lines of said Lots 1, 2 and 3, a distance of 277.65 feet to an iron pin set at the intersection of said easterly right-of-way line with said southerly right-of-way line;

thence South 55° 46' 41" East, with said southerly right-of-way line, the northerly line of said Lot 1 (being 33.00 feet from the centerline thereof), a distance of 118.61 feet to the *True Point of Beginning*.

Containing 0.643 acre, more or less, all of which lies within Parcel Number 040-000045.

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, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A portion of the centerline of Grove City Road, having a bearing of South 87° 25' 43" East between Broadway and Front Street, is designated as the "basis of bearing" for this survey.

This description was prepared using documents of record, prior plats of survey and observed evidence from an actual field survey.

PRELIMINARY
APPROVAL
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE 08-06-2015 BY Ron

PENDING DEED ORDER

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

John C. Dodgion
Professional Surveyor No. 8069

Date

08/06/2015

0.578 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being out of Lots 1, 2 and 3 of that subdivision entitled "Jos. Buchholtz's Addition" of record in Plat Book 5, Page 244, being part of those tracts conveyed to The City of Grove City by deeds of record in Official Record 11454G16, Official Record 11545I04, Official Record 11964H18, Official Record 12666A20, Official Record J2098G08 and Official Record 12270B16, (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 magnetic nail set, at the centerline intersection of Broadway (U.S. Route 62, State Route 3, 99 feet wide, P.B. 4, P. 55) with Park Street (66 feet wide);

thence North 55° 46' 41" West, with the centerline of said Park Street, a distance of 49.12 feet to a point;

thence South 34° 13' 19" West, across said Park Street, a distance of 33.00 feet to an iron pin set at the intersection of the westerly right-of-way line of said Broadway with the southerly right-of-way line of said Park Street, the same being the northeasterly corner of said Lot 1, the *True Point of Beginning*:

thence South 33° 33' 13" West, with said westerly right-of-way line, the easterly line of said Lots 1 and 2 (being 49.50 feet from the centerline thereof), a distance of 112.93 feet to an iron pin set at the intersection of the northerly right-of-way line of said Grove City Road (50 feet wide) and said westerly right-of-way line, the southeasterly corner of said Lot 2;

thence North 87° 25' 43" West, with said northerly right-of-way line, the southerly lines of said Lots 2 and 3 (being 25.00 feet from the centerline thereof), a distance of 183.98 feet to an iron pin set;

thence North 34° 13' 19" East, across said Lots 1, 2 and 3, a distance of 209.47 feet to a magnetic nail set in said southerly right-of-way line, the same being the northerly line of said Lot 1;

thence South 55° 46' 41" East, with said southerly right-of-way line, said northerly line (being 33.00 feet from the centerline thereof), a distance of 155.30 feet to the *True Point of Beginning*.

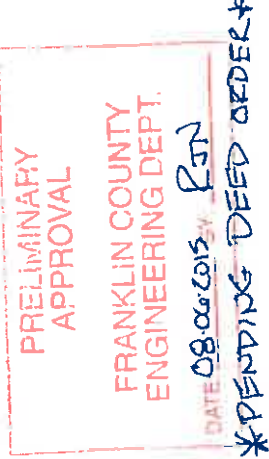
Containing 0.578 acre, more or less, of which all is located within Parcel Number 040-000045.

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.

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

Date: August 6, 2015

Scale: 1" = 60'

Job No. 2015-0898

SHEET 2 OF 2

OWNERSHIP REFERENCES:

- | | |
|---|---|
| <p>① THE CITY OF GROVE CITY
O.R. 11964H18
P.N. 040-000045</p> <p>② THE CITY OF GROVE CITY, OHIO
O.R. 12666A20
P.N. 040-000045</p> <p>③ THE CITY OF GROVE CITY, OHIO
O.R. 11454G16
P.N. 040-000045</p> <p>④ THE CITY OF GROVE CITY
O.R. 12371D16
P.N. 040-000045</p> | <p>⑤ THE CITY OF GROVE CITY, OHIO
O.R. 12098G08
P.N. 040-000045</p> <p>⑥ THE CITY OF GROVE CITY, OHIO
O.R. 11545J04
P.N. 040-000045</p> <p>⑦ THE CITY OF GROVE CITY, OHIO
O.R. 12270B16
P.N. 040-000045</p> <p>⑧ THE CITY OF GROVE CITY
O.R. 13786F16 & O.R. 13786F17
P.N. 040-000045</p> |
|---|---|

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°13'19"W	33.00'
L2	S34°13'19"W	33.00'



GRAPHIC SCALE (in feet)

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