

Request for lot split
Lot 515
4807 Nicholas Point Dr
Grove City, Ohio 43123



I would like to split a lot between myself and neighbor. It is the lot between our homes. The lot is currently empty and will be used as a side yard to our existing yard.

Shakira Bouy
4795 Nicholas Point Dr
Grove City, Ohio 43123
215.313.7183
shakirabouy@gmail.com



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

September 10, 2015

**East Half of Lot 515
0.198 Acre Tract**

Situated in the State of Ohio, County of Franklin, City of Grove City, being the east half of Lot 515 of Pinnacle Club Section 5 subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 109, Pages 32, 33 and 34, Franklin County Recorder's Office and being part of the land conveyed to Shakira N. Bouy as shown of record in Instrument No. 201406260081082 and being more particularly described as follows:

Commencing at a found 5/8" dia. rebar with a plastic cap inscribed "Pomeroy and Assoc." at the southwest corner of said Lot 515, being on the north line of Nicholas Point Drive (60 feet wide), also being the southeast corner of Lot 516 of said subdivision;

Thence, along the north line of said Nicholas Point Drive, along part of the south line of said Lot 515, North 50° 08'51" East, 20.20 feet to an iron pipe set at a point of curvature;

Thence, along the north line of said Nicholas Point Drive, along part of the south line of said Lot 515, along a curve to the right having a radius of 180.00 feet, a delta angle of 06° 47'02", an arc length of 21.31 feet and a chord bearing and distance of North 53° 32'22" East, 21.30 feet to an iron pipe set at the TRUE POINT OF BEGINNING;

Thence, across said Lot 515, North 28° 55'24" West, 156.57 feet to an iron pipe set on the north line of said Lot 515, the south line of Lot 496 of said subdivision;

Thence, along part of the north line of said Lot 515, along part of the south line of Lot 496 and Lot 497 of said subdivision, North 50° 08'51" East, 67.46 feet to a found 5/8" dia. rebar with a plastic cap inscribed "Pomeroy and Assoc." at the northeast corner of said Lot 515, the northwest corner of Lot 514 of said subdivision;

Thence, along the east line of said Lot 515, the west line of said Lot 514, South 20° 14'59" East, 172.93 feet to a found 5/8" rebar with a plastic cap inscribed "Pomeroy and Assoc." at the southeast corner of said Lot 515, the southwest corner of said Lot 514, also being on the north line of said Nicholas Point Drive;

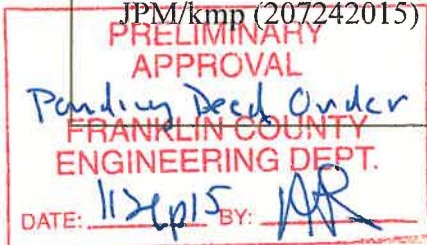
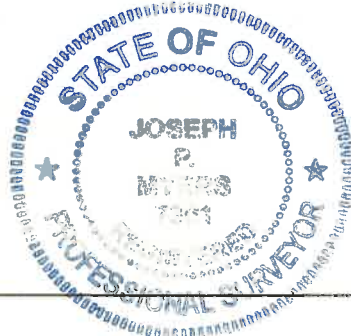
Thence, along part of the south line of said Lot 515, along the north line of said Nicholas Point Drive, along a curve to the left having a radius of 180.00 feet, a delta angle of 12° 49'08", an arc length of 40.27 feet and a chord bearing and distance of South 63° 20'27" West, 40.19 feet to the point of beginning **CONTAINING 0.198 ACRES**, subject however to all legal highways, leases, easements and restrictions of record. Basis of bearings is the north line of Lot 515 held as North 50° 08'51" East per the recorded plat. The foregoing description was prepared from a boundary survey by Myers Surveying Company in September, 2015. Iron pipes set are 30"x1" O.D. with orange plastic caps inscribed "Myers P.S. 6579".

Myers Surveying Company, Inc.

Joseph P. Myers 9-10-2015

Joseph P. Myers, P.S. 7361

JPM/kmp (207242015)



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Boundary Survey prepared for and certified to:

Shakira Bouy

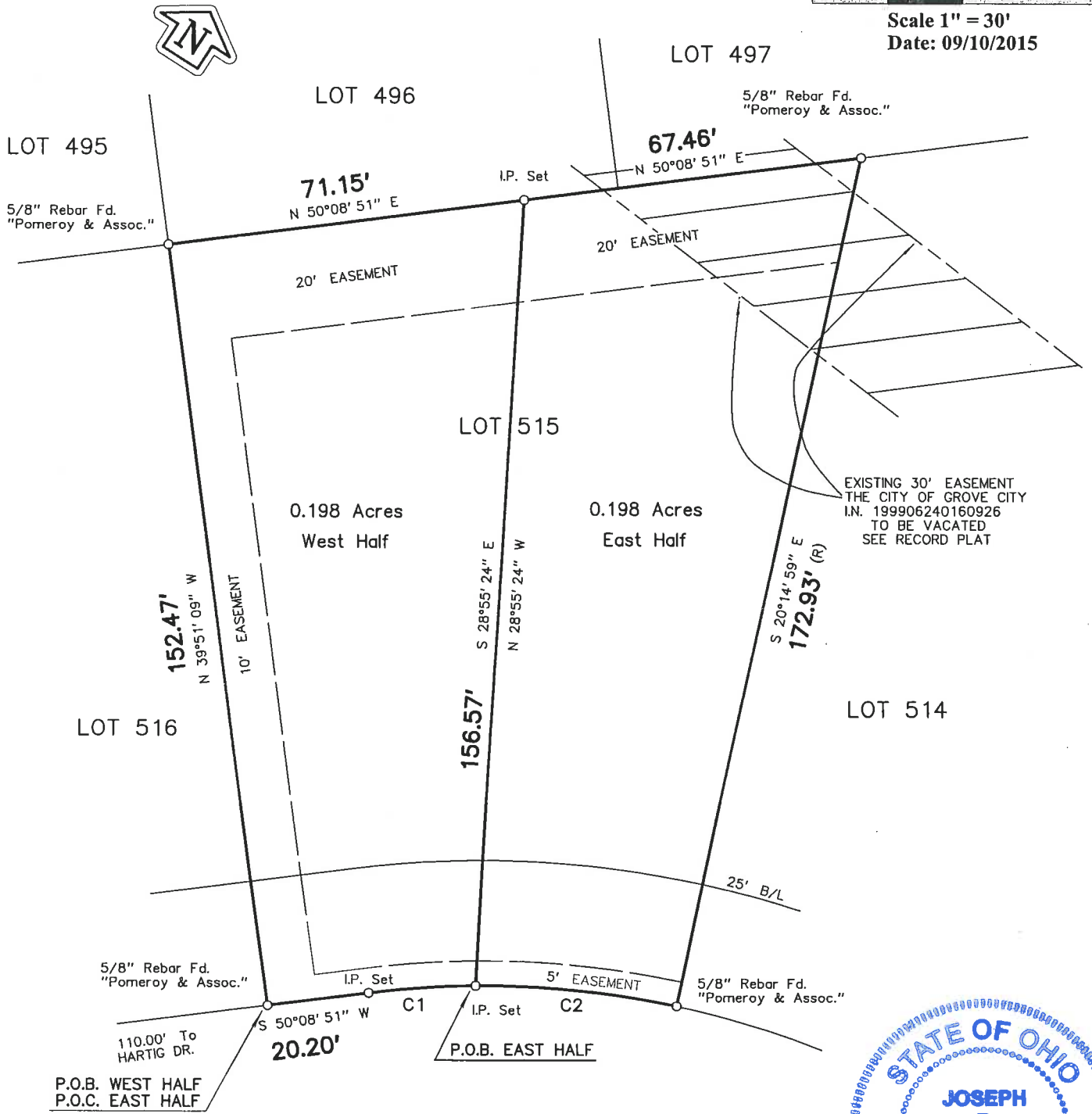
Legal Description: Situated in The State of Ohio, County of Franklin, City of Grove City Being Lot 515 Pinnacle Club Section 5, Plat Book 109, page 32

Applicant:

Posted Address: 4807 Nicholas Point Dr., Grove City, Ohio

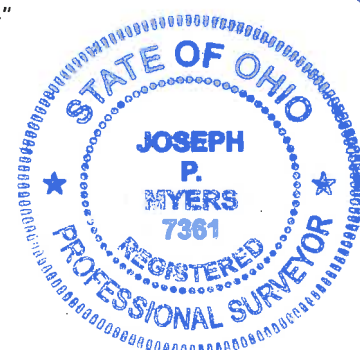


Scale 1" = 30'
Date: 09/10/2015



NICHOLAS POINT DRIVE 60'

Curve Table					
Curve	Radius	Delta	Arc Distance	Chord Bearing	Chord Distance
C1	180.00'	06°47' 02"	21.31'	S 53°32' 22" W	21.30'
C2	180.00'	12°49' 08"	40.27'	S 63°20' 27" W	40.19'



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the north line of Lot 515 held as North 50° 08' 51" East per the record plat..

Myers Surveying Co., Inc.

By *Joseph P. Myers*
9-10-2015
Professional Surveyor

Myers Order No. - 2-07/24/2015



201507242

Rec.	Field	DWG	Ltr.	Ck.
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