



11.616 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 6840, being part of that 84.480 acre tract of land conveyed to Rockford homes, Inc. by deed of record in Instrument Number 200410120236336, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a railroad spike found at the southeasterly corner of that 0.992 acre tract conveyed to Valerie D. Adkins by deeds of record in Deed Book 2622, Page 12 and Instrument Number 200503170049403, in the centerline of Borrer Road (60" wide), in the common line of Virginia Military Surveys 6840 and 6115, said railroad spike being located North 74° 38' 32" East, a distance of 126.18 feet from FCGS monument number 1764:

Thence North 02° 28' 51" East, with the easterly line of said 0.992 acre tract, passing a 1/2" rebar found, a total distance of 416.28 feet to a 5/8 inch rebar found at the northeasterly corner thereof;

Thence South 74° 38' 32" West, with the northerly line of said 0.992 acre tract and the northerly line of that 0.992 acre tract conveyed to Mary A. Fancil and Tony J. Fancil by deed of record in Instrument Number 201802090018464, a distance of 217.91 feet to an iron pin set in the easterly line of that 8.835 acre tract conveyed to James T. Higginbotham by deed of record in Instrument Number 200205220127029;

Thence North 02° 31' 32" East, with said easterly line, a distance of 716.47 feet to an iron pin set;

Thence crossing said 84.480 acre tract the following courses and distances:

South 88° 05' 39" East, a distance of 551.00 feet to an iron pin set;

South 01° 54' 21" West, a distance of 568.76 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of 17° 15' 49", a radius of 830.00 feet, an arc length of 250.08 feet, a chord bearing of South 06° 43' 33" East and chord distance of 249.14 feet to an iron pin set; and

South 15° 21' 28" East, a distance of 125.14 feet to a magnetic nail set in the centerline of said Borrer Road, in the common line of said Virginia Military Surveys 6840 and 6115, said magnetic nail being located South 74° 38' 32" West, a distance of 1426.61 feet from FCGS monument number 1324;

Thence South 74° 38' 32" West, with said centerline and said common line, a distance of 449.62 feet to the POINT OF BEGINNING, containing 11.616 acres of land, more or less, of which 0.306 acre is located within the presently occupied right-of-way of Borrer Road.

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 shown hereon are based on a bearing of South 74° 38' 32" West being assigned to the portion of the centerline of Borrer Road shown and monumented hereon.

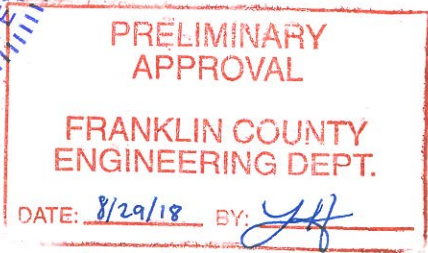
This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in August of 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 AUG 18
Date

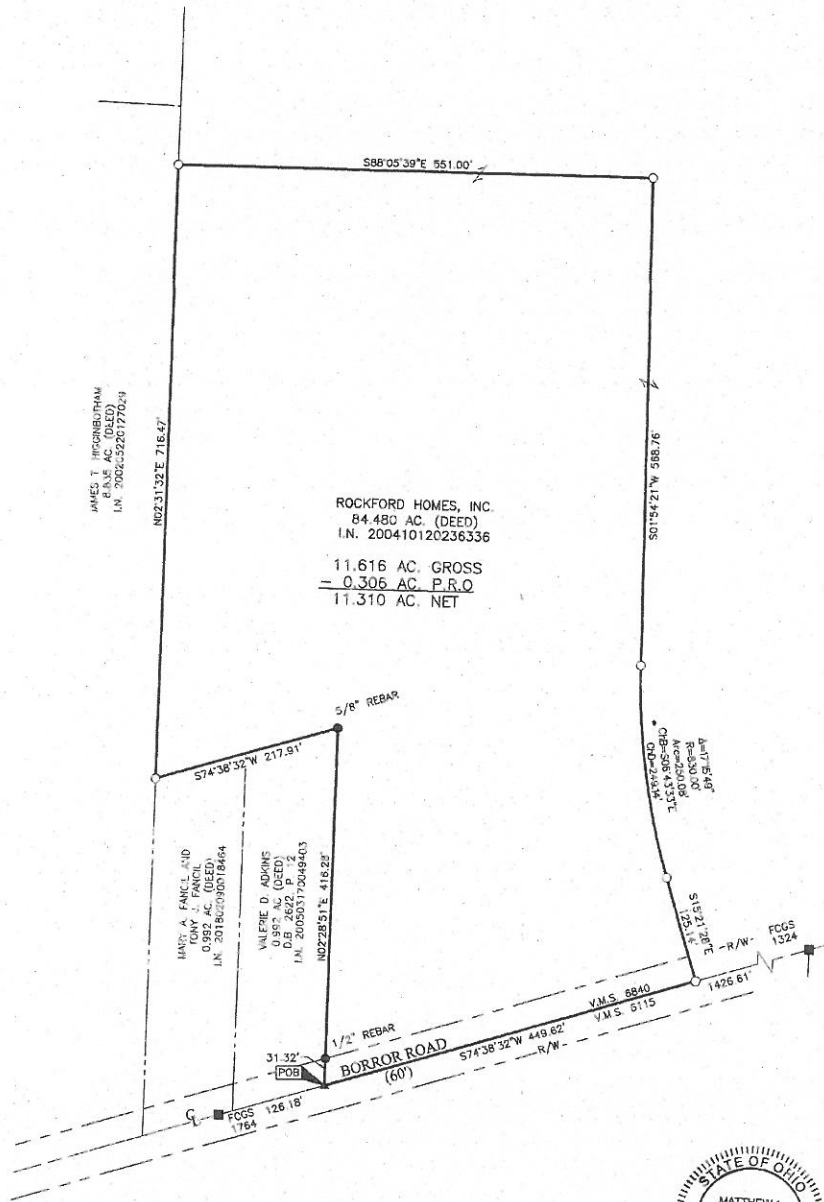


pending deed

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NUMBER 6840

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



JAMES T. HICKS/BRITANN
P.O. BOX 100
I.N. 20002-5220/1770-49

ROCKFORD HOMES, INC.
84.480 AC. (DEED)
I.N. 200410120236336

11.616 AC. GROSS
- 0.306 AC. P.R.O.
11.310 AC. NET

HAYES A. FANCLAND
0.982 AC. (DEED)
I.N. 20180209018464

VALERIE D. ADKINS
0.177 AC. (DEED)
I.N. 20000303172049403

LAST EVIDENCE
FOUND
ON 08/20/08
BY
MATT A. KIRK
S-7865

RECEIVED
SEP 12 2016
GC PLANNING COMMISSION

BASIS OF BEARINGS:
The bearings shown herein are based on a bearing of South 74° 38' 32\"/>

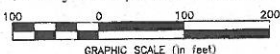
SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in August of 2018.



By Matthew A. Kirk Date 27 Aug 18
Matthew A. Kirk
Professional Surveyor No. 7865

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPIK. FND.
- △ = R.R. SPIK. SET
- = P.K. NAIL FND.

I.P. Set are 1 1/2" I.D. iron pipes
30" long with cap inscribed EMHT INC.



EMHT Erica, Mechwart, Hornblower & Tilson, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4300 Fax: 614.775.3648 emht.com		Date: August 27, 2018
		Scale: 1" = 100'
		Job No: 2017-1435
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION