

## Legal Description of a 0.581 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Grove City, and being part of Virginia Military Survey No. 6115, being part of a 2.035 Acre tract as conveyed to Brandon Scott Gazarek and Katie Anne Gazarek in Instrument Number 201804190051350, and herein referred to as Grantor, all records herein are from the Recorder's Office of Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at a Found 3/4" Iron Pipe with cap stamped EMHT INC, said Found Iron Pipe being at the northwesterly corner of Lot 93 of Grant Run Estates Section 4 Part 2 subdivision of record in Plat Book Number 105, Page 9 and being on the easterly line of a 2.534 Acre tract as conveyed to John S. Bradley and Fyanna F. Bradley in Instrument Number 201412260171402;

Thence northeasterly with the northerly line of said Grant Run Estates Section 4 Part 2 subdivision and the Grantors southerly line, North 74°36'15" East, passing a Found 5/8" Rebars at 24.19 feet, at 143.30 feet, for a total distance of 196.80 feet, to a Set 5/8" Rebar with cap, said Set Rebar being the **TRUE POINT OF BEGINNING** of the herein described 0.581 acre tract;

Thence Northwesterly leaving the northerly line of said Grant Run Estates Section 4 Part 2 subdivision and the Grantors southerly line on a new division line through the Grantor's land, North 15°23'45" West, passing a Set 5/8" Rebar with cap on the southerly right-of-way line of Borrer Road at a distance of 200.00 feet, for a total distance of 230.00 feet to a Set Mag Nail, said Set Mag Nail being on the centerline of Borrer Road ( 60' ), the northerly line of the Grantors land, and being on the northerly line of VMS Number 6115;

Thence northeasterly with the centerline of said Borrer Road and the said VMS line, North 74°36'15" East, a distance of 110.00 feet to a Set Mag Nail;

Thence southeasterly leaving the centerline of said Borrer Road and the said VMS line on a new division line through the Grantor's land, South 15°23'45" East, passing a Set 5/8" Rebar with Cap on the southerly right-of-way line of Borrer Road at a distance of 30.00 feet for a total distance of 230.00 feet to a Set 5/8" Rebar with cap, said Set Rebar being on the northerly line of said Grant Run Estates Section 4 Part 2 subdivision;

Thence southwesterly with the northerly line of said Grant Run Estates Subdivision and the southerly line of the Grantors land, South 74°36'15" West, passing a Found 5/8" Rebar at 70.78 feet for a total distance of 110.00 feet to the **TRUE POINT OF BEGINNING** and containing 0.581 acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-766-4000) under the direct supervision of John J. Rutter Jr. PS-7958 from an actual field survey of the premises in December of 2018. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings was obtained through G.P.S observation between Franklin County Monuments Frank 134 and Frank 35, determines the southerly right -of-way line of October Ridge Dr. as being North 32°48'08" West, and by utilizing the O.D.O.T. V.R.S Network (NAD 83) and is to be used to denote angles.

Deed References and Documents as Recorded in the Franklin County, Ohio Recorder's Office.

All Iron Pins set are 5/8" X 30" rebar with a 1-1/2" yellow plastic cap reading Ackison Surveying.

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John J. Rutter Jr.

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PS-7958

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December 14, 2018

## Legal Description of a 0.618 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Grove City, and being part of Virginia Military Survey No. 6115, being part of a 2.035 Acre tract as conveyed to Brandon Scott Gazarek and Katie Anne Gazarek in Instrument Number 201804190051350, and herein referred to as Grantor, all records herein are from the Recorder's Office of Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at a Found 3/4" Iron Pipe with cap stamped EMHT INC, said Found Iron Pipe being at the northwesterly corner of Lot 93 of Grant Run Estates Section 4 Part 2 subdivision of record in Plat Book Number 105, Page 9 and being on the easterly line of a 2.534 Acre tract as conveyed to John S. Bradley and Fyanna F. Bradley in Instrument Number 201412260171402;

Thence northeasterly with the northerly line of said Grant Run Estates Section 4 Part 2 subdivision and the Grantors southerly line, North 74°36'15" East, passing a Found 5/8" Rebars at 24.19 feet, at 143.30 feet, and at 236.02 feet, for a total distance of 296.84 feet, to a Set 5/8" Rebar with cap, said Set Rebar being the **TRUE POINT OF BEGINNING** of the herein described 0.618 acre tract;

Thence Northwesterly leaving the northerly line of said Grant Run Estates Section 4 Part 2 subdivision and the Grantors southerly line on a new division line through the Grantor's land, North 15°23'45" West, passing a Set 5/8" Rebar with cap on the southerly right-of-way line of Borrer Road at a distance of 200.00 feet, for a total distance of 230.00 feet to a Set Mag Nail, said Set Mag Nail being on the centerline of Borrer Road ( 60' ), the northerly line of the Grantors land, and being on the northerly line of VMS Number 6115;

Thence northeasterly with the centerline of said Borrer Road and the said VMS line, North 74°36'15" East, a distance of 100.00 feet to a Set Mag Nail, said Set Mag Nail being at the northwesterly corner of a 0.164 acre tract as conveyed to Cross/Joshua, LLC. in Instrument Number 200103260060689 and at the northeasterly corner of the Grantors land;

Thence southeasterly leaving the centerline of said Borrer Road and the said VMS line, with the westerly line of said 0.164 acre Cross/Joshua tract, South 15°23'45" East, a distance of 30.00 feet to a Set 5/8" Rebar with cap, said Set Rebar being on the southerly right-of-way line of said Borrer Road and being at the northwesterly corner of a 1.270 acre tract " Reserve G" of said Grant Run Estates Section 4 Part 2 subdivision and being at a point of curvature on a curve to the right ;

Thence southwesterly on a curve to the right with a Radius of 20.00 feet, a delta angle of 90°00'00", an Arc length of 31.42 feet, and a long chord that bears South 60°23'42" East, a distance of 28.28 feet to a Set 5/8" Rebar with Cap;

Thence southeasterly with the westerly line of said Reserve G, and the easterly line of the Grantors land, South 15°23'45" East, a distance of 180.00 feet to a Found 3/4" Iron Pipe with Cap stamped EMHT INC, said Found Iron Pipe being at the southwesterly corner of said Reserve G and at the northeasterly corner of Lot 125 of said Grant Run Estates Subdivision and at the southeasterly corner of the Grantors land;

Thence southwesterly with the northerly line of said Grant Run Estates Subdivision and the southerly line of the Grantors land, South 74°36'15" West, passing a Found 5/8" Rebar at 19.93 feet for a total distance of 120.00 feet to the **TRUE POINT OF BEGINNING** and containing 0.618 acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-766-4000) under the direct supervision of John J. Rutter Jr. PS-7958 from an actual field survey of the premises in December of 2018. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings is the northerly line of Grant Run Estates as being South 74°36'15" West and is determined through G.P.S observation utilizing the O.D.O.T. V.R.S Network (NAD 83) and is to be used to denote angles.

Deed References and Documents as Recorded in the Franklin County, Ohio Recorder's Office.

All Iron Pins set are 5/8" X 30" rebar with a 1-1/2" yellow plastic cap reading Ackison Surveying.

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John J. Rutter Jr.

PS-7958

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December 14, 2018

## Legal Description of a 0.836 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Grove City, and being part of Virginia Military Survey No. 6115, being part of a 2.035 Acre tract as conveyed to Brandon Scott Gazarek and Katie Anne Gazarek in Instrument Number 201804190051350, and herein referred to as Grantor, all records herein are from the Recorder's Office of Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at a Found 3/4" Iron Pipe with cap stamped EMHT INC, said Found Iron Pipe being at the northwesterly corner of Lot 93 of Grant Run Estates Section 4 Part 2 subdivision of record in Plat Book Number 105, Page 9 and being on the easterly line of a 2.534 Acre tract as conveyed to John S. Bradley and Fyanna F. Bradley in Instrument Number 201412260171402, said Set Rebar being the **TRUE POINT OF BEGINNING** of the herein described 0.836 acre tract;

Thence northeasterly leaving the northerly line of said Grant Run Estates Section 4 Part 2 subdivision and the Grantors southerly line with the Grove City and Jackson Township Line and being the easterly line of said Bradley 2.534 Acre Tract, North 03°04'10" East, passing a Set 5/8" Rebar with cap on the southerly right-of-way line of Borrer Road at a distance of 210.85.00 feet, for a total distance of 242.48 feet to a Set Mag Nail, said Set Mag Nail being on the centerline of Borrer Road ( 60' ), the northerly line of the Grantors land, and being on the northerly line of VMS Number 6115;

Thence northeasterly with the centerline of said Borrer Road and the said VMS line, North 74°36'15" East, a distance of 120.00 feet to a Set Mag Nail;

Thence southeasterly leaving the centerline of said Borrer Road and the said VMS line on a new division line through the Grantor's land, South 15°23'45" East, passing a Set 5/8" Rebar with Cap on the southerly right-of-way line of Borrer Road at a distance of 30.00 feet for a total distance of 230.00 feet to a Set 5/8" Rebar with cap, said Set Rebar being on the northerly line of said Grant Run Estates Section 4 Part 2 subdivision;

Thence southwesterly with the northerly line of said Grant Run Estates Subdivision and the southerly line of the Grantors land, South 74°36'15" West, passing a Found 5/8" Rebar at 53.50 feet and 172.61 feet for a total distance of 196.80 feet to the **TRUE POINT OF BEGINNING** and containing 0.836 acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-766-4000) under the direct supervision of John J. Rutter Jr. PS-7958 from an actual field survey of the premises in December of 2018. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings was obtained through G.P.S observation between Franklin County Monuments Frank 134 and Frank 35, determines the southerly right -of-way line of October Ridge Dr. as being North 32°48'08" West, and by utilizing the O.D.O.T. V.R.S Network (NAD 83) and is to be used to denote angles.

Deed References and Documents as Recorded in the Franklin County, Ohio Recorder's Office.

All Iron Pins set are 5/8" X 30" rebar with a 1-1/2" yellow plastic cap reading Ackison Surveying.

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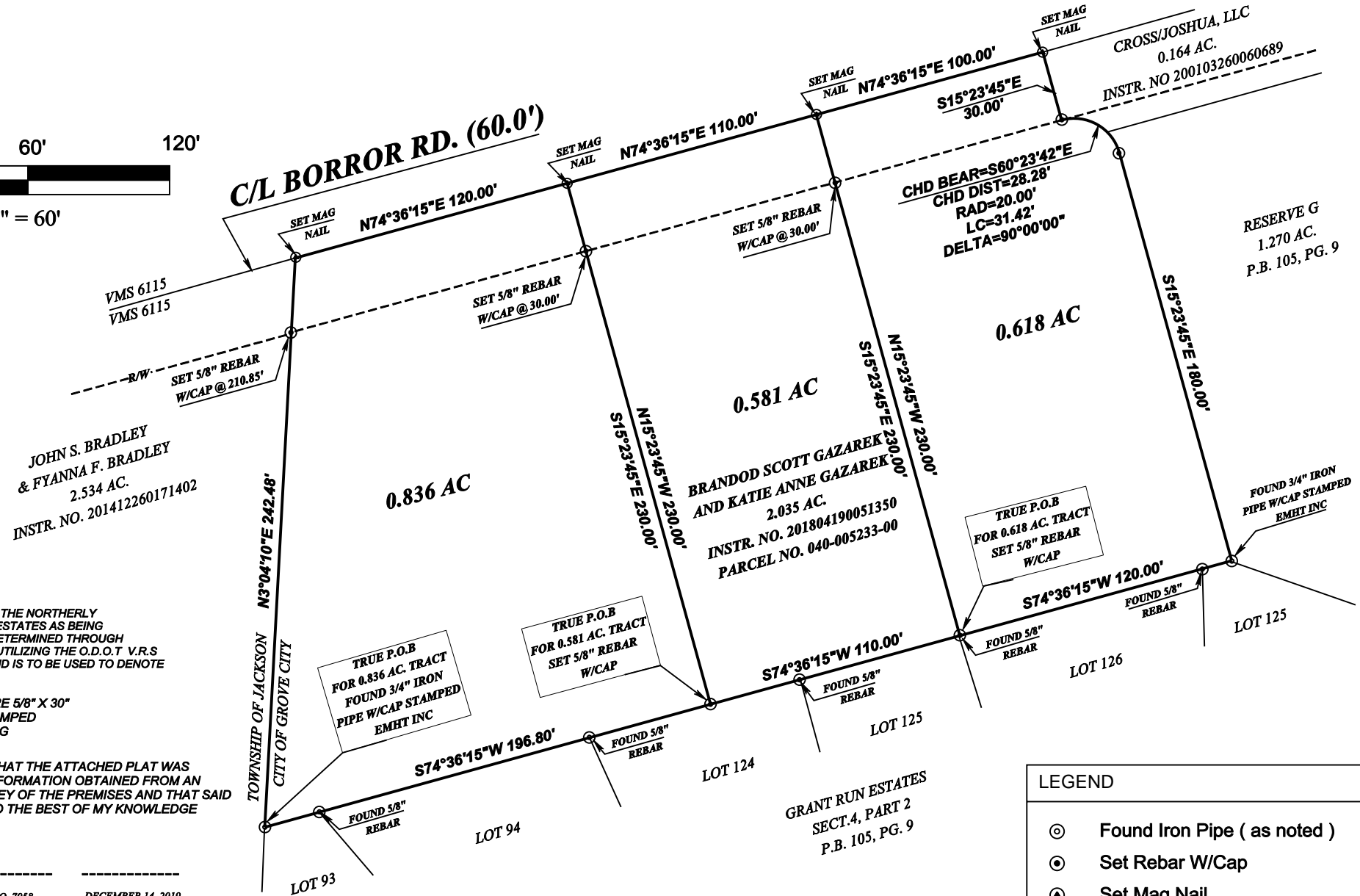
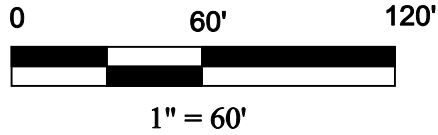
John J. Rutter Jr.

PS-7958

December 14, 2018

# BOUNDARY SURVEY OF A 0.836 AC. TRACT, 0.581 AC. TRACT AND A 0.618 AC. TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 6115  
BEING PART OF A 2.035 ACRE TRACT AS CONVEYED TO BRANDON SCOTT GAZAREK AND KATIE ANNE GAZAREK IN INSTRUMENT NUMBER 201804190051350



JOHN S. BRADLEY  
& FYANNA F. BRADLEY  
2.534 AC.  
INSTR. NO. 201412260171402

BASIS OF BEARINGS: THE NORTHERLY  
LINE OF GRANT RUN ESTATES AS BEING  
S74°36'15"W AND IS DETERMINED THROUGH  
G.P.S OBSERVATION UTILIZING THE O.D.O.T V.R.S  
NETWORK (NAD83) AND IS TO BE USED TO DENOTE  
ANGLES ONLY.

ALL REBARS SET ARE 5/8" X 30"  
W/YELLOW CAP STAMPED  
ACKISON SURVEYING

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS  
PREPARED FROM INFORMATION OBTAINED FROM AN  
ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID  
PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958      DECEMBER 14, 2019



LEGEND	
⊙	Found Iron Pipe ( as noted )
⊚	Set Rebar W/Cap
⊙	Set Mag Nail

**ACKISON**  
SURVEYING

Office: 614-766-4000  
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