

Received by
City of Grove City
09-16-19

September 16, 2019

NATURE OF PROJECT @
3925 ELM ST. GROVE CITY, OH 43123

We are requesting that the property at 3939 Elm St. Grove City, Ohio be split so that we, the owners 3925 Elm St. Grove City, Ohio may have more yardage on the side of our property. Existing fence will be moved to 20 feet from our current property line on left side of our current lot. Mark & Stephanie Casino are responsible for movement of fence on both properties.

City Hall
City of Grove City
4055 Broadway
Grove City, Ohio 43123

September 12, 2019

Attention: Kendra Stergel

Please be advised that we agree to
combine 20 feet of Parcel #040-000659
with Parcel #040-000646 of the Smith's
Addition to Beulah,

Timothy L. Smith

Brenda J. Smith
Brenda J. Smith

Mary Havener 9/12/19



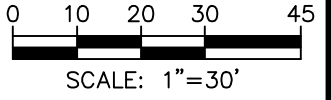
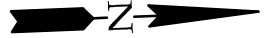
MARY HAVENER
Notary Public, State of Ohio
My Commission Expires 02-05-2022

PROPERTY SPLIT SURVEY

LOT 19 & PT. OF VACATED ALLEY

SMITH'S ADDN. TO BEULAH

CITY OF GROVE CITY, FRANKLIN CO., OHIO



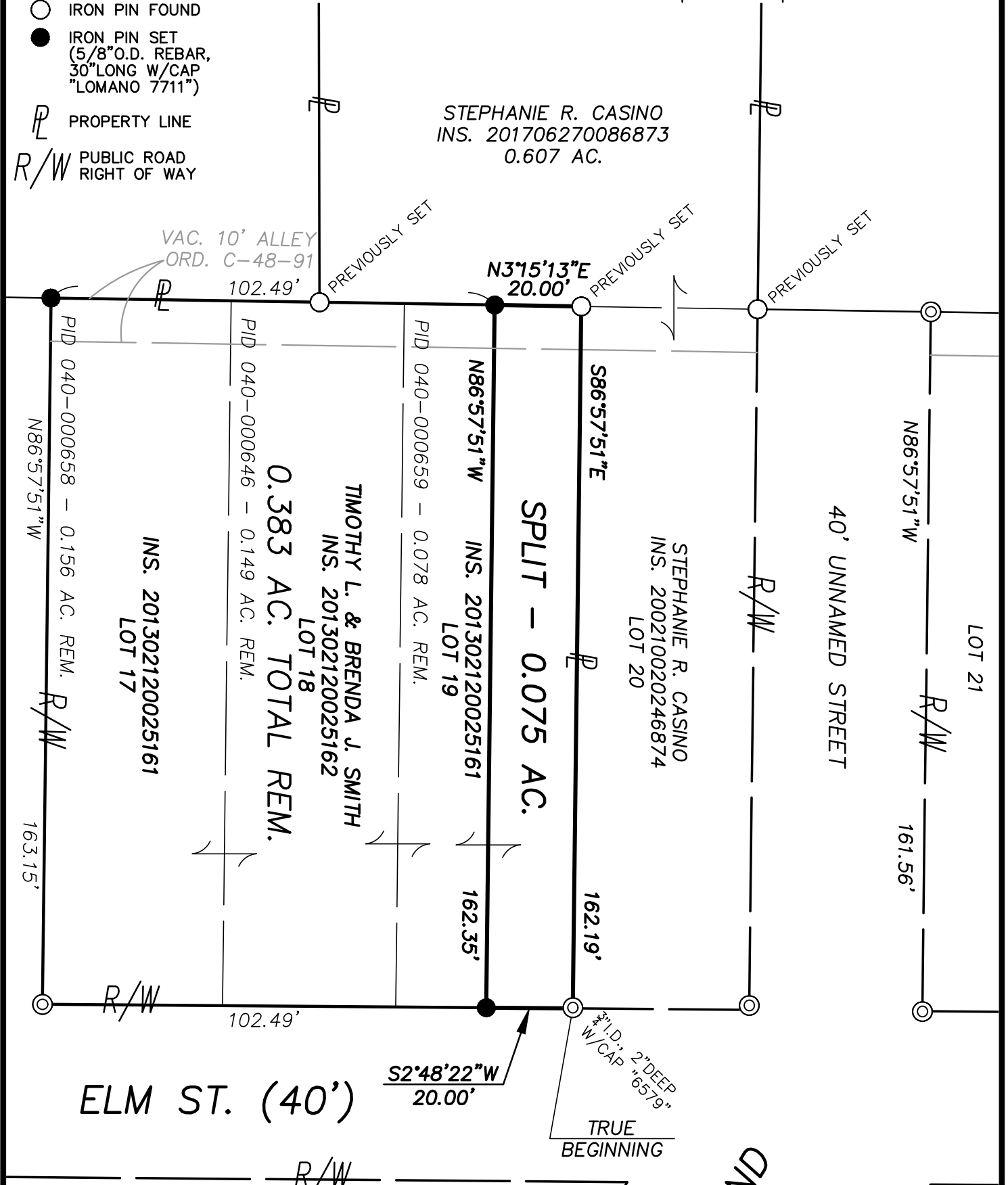
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SURVEY NOTE

Proposed split is for adjacent transfer only, and is not intended to be developed as a separate lot.

LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
(5/8" O.D. REBAR,
30" LONG W/CAP
"LOMANO 7711")
- P PROPERTY LINE
- R/W PUBLIC ROAD
RIGHT OF WAY



ELM ST. (40')

MIDLAND ST.

BASIS OF BEARINGS

Bearings hereon are referenced to N86°57'51"W for the southerly line of Lot 21 of Smith's Addition to Beulah, SPCS grid, OH South Zone, per a VRS GPS survey.

WESTERVILLE
LAND
SURVEYING, LLC

125 E. HOME ST. STE A
WESTERVILLE, OH 43081
(614) 899-2209

This plat is based on the results of an actual field survey performed on the property under my supervision in September, 2019.

DATE: 9/16/19 REVISED:
JOB No.: 16-241 F.B./PG.: 23/63
CLIENT: MR. MARK CASINO
CLIENT P.O.: N/A

BY *Michael P. Lomano*
OHIO PROFESSIONAL SURVEYOR No. 7711

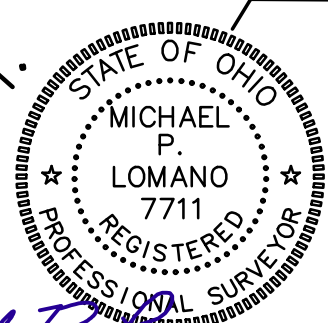


EXHIBIT "A"

**0.075 ACRE
SOUTH OF MIDLAND STREET, WEST OF ELM STREET
GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, Lot 19 and a vacated 10 foot wide alley of Smith's Addition to Beulah, a subdivision of record in Plat Book 5, Page 310, last described in a deed to Timothy L. and Brenda J. Smith, of record in Instrument Number 201302120025161, all records described herein being those of the Franklin County Recorder's records, and being 0.075 acre more particularly described as follows:

Beginning at a 3/4" inside diameter iron pipe with I.D. cap stamped "PS 6579" found 2" deep at the northeast corner of said Lot 19, at the southeast corner of Lot 20 of said subdivision, in the westerly right-of-way line of Elm St. (40 foot width);

Thence **South 2°48'22" West**, along the easterly line of said Lot 19 and said westerly right-of-way line, a distance of **20.00 feet** to an iron pin set;

Thence **North 86°57'51" West**, through said Lot 19 and said vacated alley (Ordinance C-48-91) with a new division line, a distance of **162.35 feet** to an iron pin set in the westerly line of said vacated alley, in the easterly line of that 0.607 acre tract of land as described in a deed to Stephanie R. Casino, of record in Instrument Number 201706270086873;

Thence **North 3°15'13" East**, along the common line between said vacated alley and said 0.607 acre tract, a distance of **20.00 feet** to an iron pin previously set at the northerly line of said Lot 19 extended to the westerly line of said vacated alley;

Thence **South 86°57'51" East**, through said vacated alley and along the common line between said Lots 19 and 20, a distance of **162.19 feet** to the place of beginning, containing 0.075 acre of land.

The above described 0.075 acre tract is for adjacent transfer only, and is not intended to be developed as a separate lot.

Bearings herein are referenced to North 86°57'51" West for the southerly line of Lot 21 of said Smith's Addition, State Plane Coordinate System Grid, Ohio South Zone, per a VRS GPS survey. Iron pins set consist of 5/8" outside diameter rebar, 30" long with plastic I.D. cap stamped "LOMANO 7711".

This description was prepared by Westerville Land Surveying, LLC based on actual field surveys performed in September, 2016, and September, 2019.

by Michael P. Lomano
Michael P. Lomano
Registered Surveyor No. 7711

