

Received by
City of Grove City
07-28-20

0.130 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being part of a 40 foot wide unnamed street dedicated in that subdivision entitled, "Smiths Add'n to Beulah", of record in Plat Book 5, Page 310, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at a 3/4 inch iron pipe found capped "PS6579" in the westerly right-of-way line of Elm Street (40 feet wide), at the southeasterly corner of Lot 21 of said "Smiths Add'n to Beulah", at the northeasterly corner of said unnamed street, at a southeasterly corner of that 13.148 acre tract conveyed to BP TH LLC by deed of record in Instrument Number 202002030015887;

Thence South 02° 56' 52" West, with the westerly right-of-way line extended of said Elm Street, a distance of 5.00 feet to an iron pin set, the TRUE POINT OF BEGINNING;

Thence South 02° 56' 52" West, continuing with the westerly right-of-way extended of said Elm Street, a distance of 35.00 feet to an iron pin set at the southeasterly corner of said unnamed street, at the northeasterly corner of Lot 20 of said "Smiths Add'n to Beulah" conveyed as Tract 1 to Joshua D. Army and Casi D. Army by deed of record in Instrument Number 201911190154134;

Thence North 86° 59' 09" West, with the southerly right-of-way line of said unnamed street, with the northerly line of said Lot 20, with the northerly line of a 10 foot alley vacated by Ordinance Number C-48-91, a distance of 162.02 feet to a 5/8 inch rebar found capped "LOMANO 7711" at the southwesterly corner of said unnamed street, at the northwesterly corner of said vacated alley, at a southeasterly corner of that 6.41 acre tract conveyed to Lori A. Kidwell and Kory F. Metcalf by deed of record in Instrument Number 201503120030565, at the northeasterly corner of that 0.607 acre tract conveyed as Tract 2 to Joshua D. Army and Casi D. Army by deed of record in Instrument Number 201911190154134;

Thence North 03° 18' 19" East, with the westerly right-of-way line of said unnamed street, with an easterly line of said 6.41 acre tract, a distance of 35.00 feet to an iron pin set;

Thence South 86° 59' 09" East, across said unnamed street, a distance of 161.80 feet to the TRUE POINT OF BEGINNING, containing 0.130 acre, more or less. All of said 0.130 acre tract resides in the right-of-way of said unnamed street.

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 the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in October 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

3-20-2020

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.
DATE 2/21/20 BY:

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City of Grove City
07-28-20

0.019 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being part of a 40 foot wide unnamed street dedicated in that subdivision entitled, "Smiths Add'n to Beulah", of record in Plat Book 5, Page 310, (all references are to the records of the of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found capped "PS6579" in the westerly right-of-way line of Elm Street (40 feet wide), at the southeasterly corner of Lot 21 of said "Smiths Add'n to Beulah", at the northeasterly corner of said unnamed street, at a southeasterly corner of that 13.148 acre tract conveyed to BP TH LLC by deed of record in Instrument Number 202002030015887;

Thence South 02° 56' 52" West, with the westerly right-of-way line extended of said Elm Street, a distance of 5.00 feet to an iron pin set;

Thence North 86° 59' 09" West, continuing across said unnamed street, a distance of 161.80 feet to an iron pin set in the westerly right-of-way line of said unnamed street, in an easterly line of that 6.41 acre tract conveyed to Lori A. Kidwell and Kory F. Metcalf by deed of record in Instrument Number 201503120030565;

Thence North 03° 18' 19" East, with the westerly right-of-way line of said unnamed street, with an easterly line of said 6.41 acre tract, a distance of 5.00 feet to a 3/4 inch iron pipe found capped "BIRD BULL INC" at the northwesterly corner of said unnamed street, at the southwest corner of a 10 foot alley vacated by Ordinance Number C-37-63, at a southwest corner of said 13.148 acre tract;

Thence South 86° 59' 09" East, with the northerly right-of-way line of said unnamed street, with the southerly line of said vacated alley, with a southerly line of said 13.148 acre tract, a distance of 161.77 feet to the POINT OF BEGINNING, containing 0.019 acre, more or less. All of said 0.019 acre tract resides in the right-of-way of said unnamed street.

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 the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in October 2019.



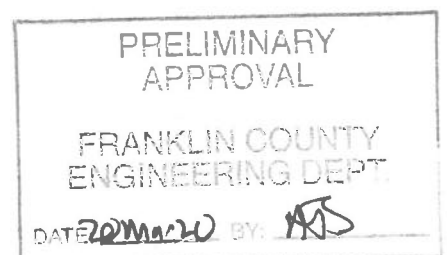
JMM: jps
0_019 ac 20191065-VS-BNDY-05.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

3-20-2020

Date





Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL

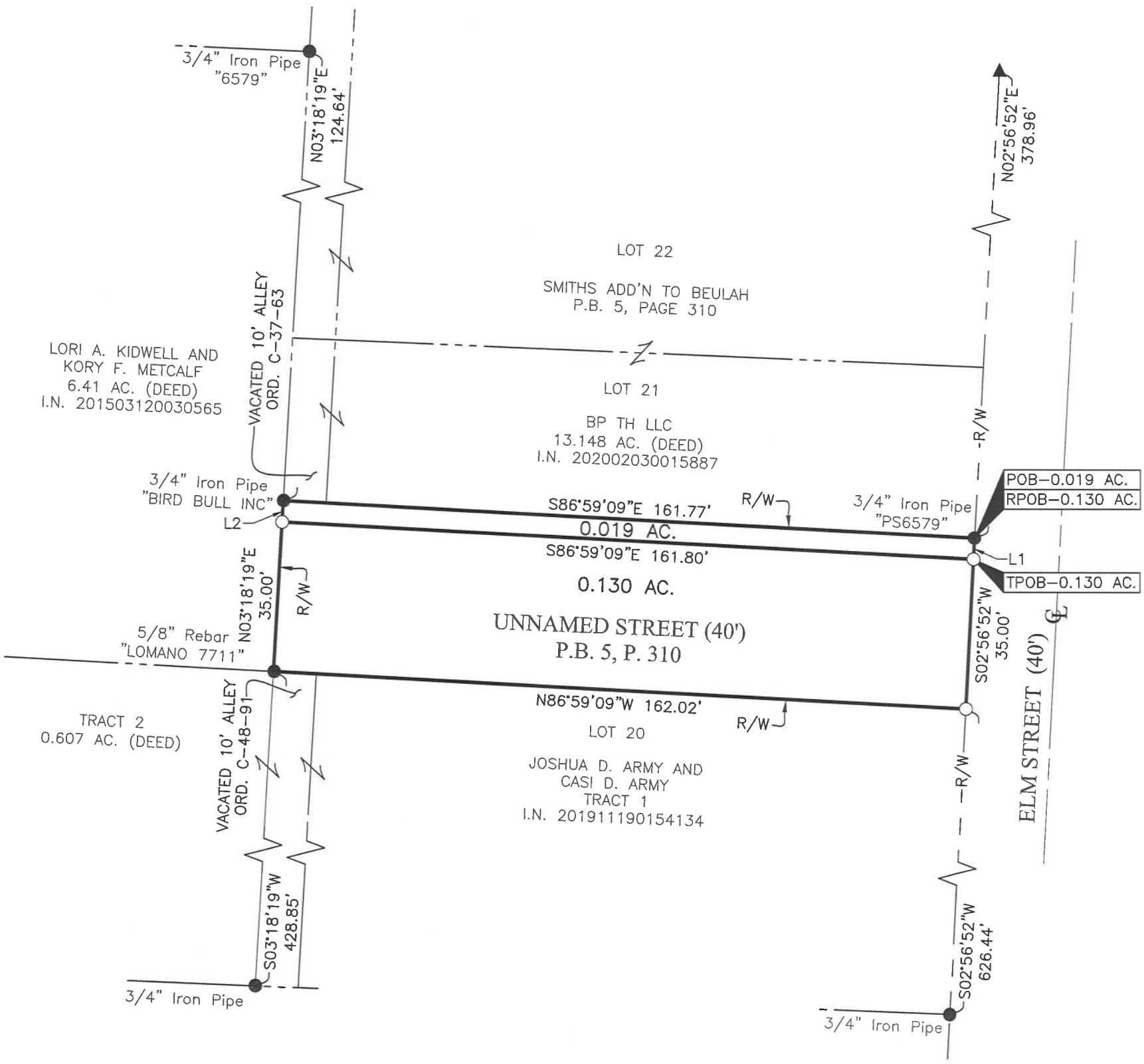
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

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

Date: March 20, 2020

Job No: 2019-1065

Scale: 1" = 30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°56'52"W	5.00'
L2	N03°18'19"E	5.00'

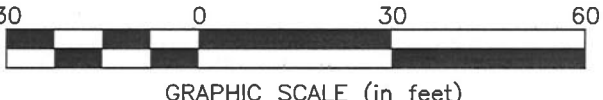
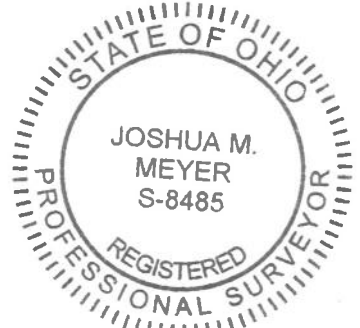
BASIS OF BEARINGS:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019.

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

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

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By Date 3-20-2020
 Joshua M. Meyer
 Professional Surveyor No. 8485

J:\20191065\DWG\04SHEETS\BOUNDARY\20191065-VS-BNDY-05.DWG plotted by SCHROEDER, JACOB on 3/20/2020 9:21:03 AM last saved by JSCHROEDER on 3/20/2020 9:20:32 AM