

**DESCRIPTION OF A  
1.610 ACRE TRACT  
ON THE SOUTH SIDE LONDON-GROVEPORT ROAD (S.R. 665),  
EAST OF RINGS AVE.**

Situated in the City of Grove City, County of Franklin, State of Ohio, lying in Survey Number 6115 of the Virginia Military District, and part of the original 34.149 acre tract conveyed to Meijer Stores Limited Partnership by deed of record in Instrument Number 200605090089637 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

**Beginning** for reference at a 5/8 inch rebar found in a monument box at the centerline intersection of London-Groveport Road (S.R. 665, width varies) and South Meadows Drive (76 feet in width);

Thence South 83° 31' 59" East, a distance of 1425.58 feet, along the centerline of London-Groveport Road, to a point witnessed by a 5/8 inch rebar found in a monument box in the centerline of said London-Groveport Road, South 83° 31' 59" East, a distance of 428.34 feet;

Thence South 06° 28' 01" West, a distance of 50.00 feet to a drill hole found on the south right-of-way line of said London-Groveport Road, the south line of a 1.089 acre tract conveyed to the City of Grove City in Instrument No. 200801220010097, the northeast corner of a 1.623 acre tract conveyed to Taco Bell of America, LLC in Instrument No. 201207030095140, and being the **True Point of Beginning** of the parcel herein described:

Thence South 83° 31' 59" East, a distance of 220.49 feet, along the south right-of-way line of London-Groveport Road and the northerly line of the residue of the original 34.149 acre tract (29.731 acres cal.) to a point, at the northwest corner of the residue of an original 76.096 acre tract (15.342 acres cal.) conveyed to MW 2652 W London Groveport Rd. LLC, in Instrument No. 201802090018749 and as recorded in Instrument No. 201808160109960, and a northeast corner of the original 34.149 acre tract, referenced by a scribed "X" in the concrete walk, which bears South 01° 37' 52" West, a distance of 0.53 feet;

Thence South 01° 37' 52" West, a distance of 317.58 feet, along the line common to the said 15.342 acre tract and the original 34.149 acre tract, passing the said scribed "X" at 0.53 feet and a 5/8 inch rebar found with a "Woolpert" cap at 307.77 feet, to a 5/8 inch rebar found with a "GPD" cap;

Thence North 88° 21' 47" West, a distance of 209.78 feet, across the original 34.149 acre tract to a drill hole found at the southeast corner of said 1.623 acre Taco Bell of America, LLC tract;

Thence North 00° 03' 38" West, a distance of 336.29 feet, along a line common to the said 1.623 acre Taco Bell of America, LLC tract and the original 34.149 acre tract, to the **True Point of Beginning**, containing 1.610 acres, more or less, being subject to all easements, restrictions and rights-of-way of record;

The bearings in the above descriptions are based on the grid bearing of South 83° 31' 59" East for the centerline of London-Groveport Road as determined by a GPS network of field observations performed in February, 2021 and are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

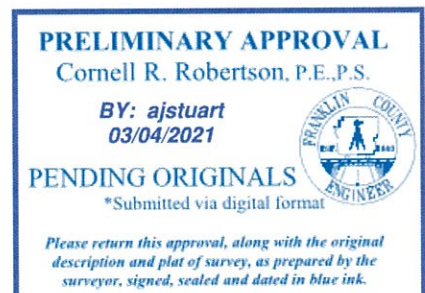
All rebar set are 5/8 inch in diameter, 30 inches in length with a yellow cap stamped "DLZ Ohio Inc."

I certify that this description is based upon a survey conducted under my direct supervision in February, 2021 and that it and the information contained herein are true and correct to the best of my knowledge.



**DLZ Ohio, Inc.**

*Joel D. Douglas* 3/4/2021  
\_\_\_\_\_  
Joel D. Douglas Date  
Professional Survey No. S-8563

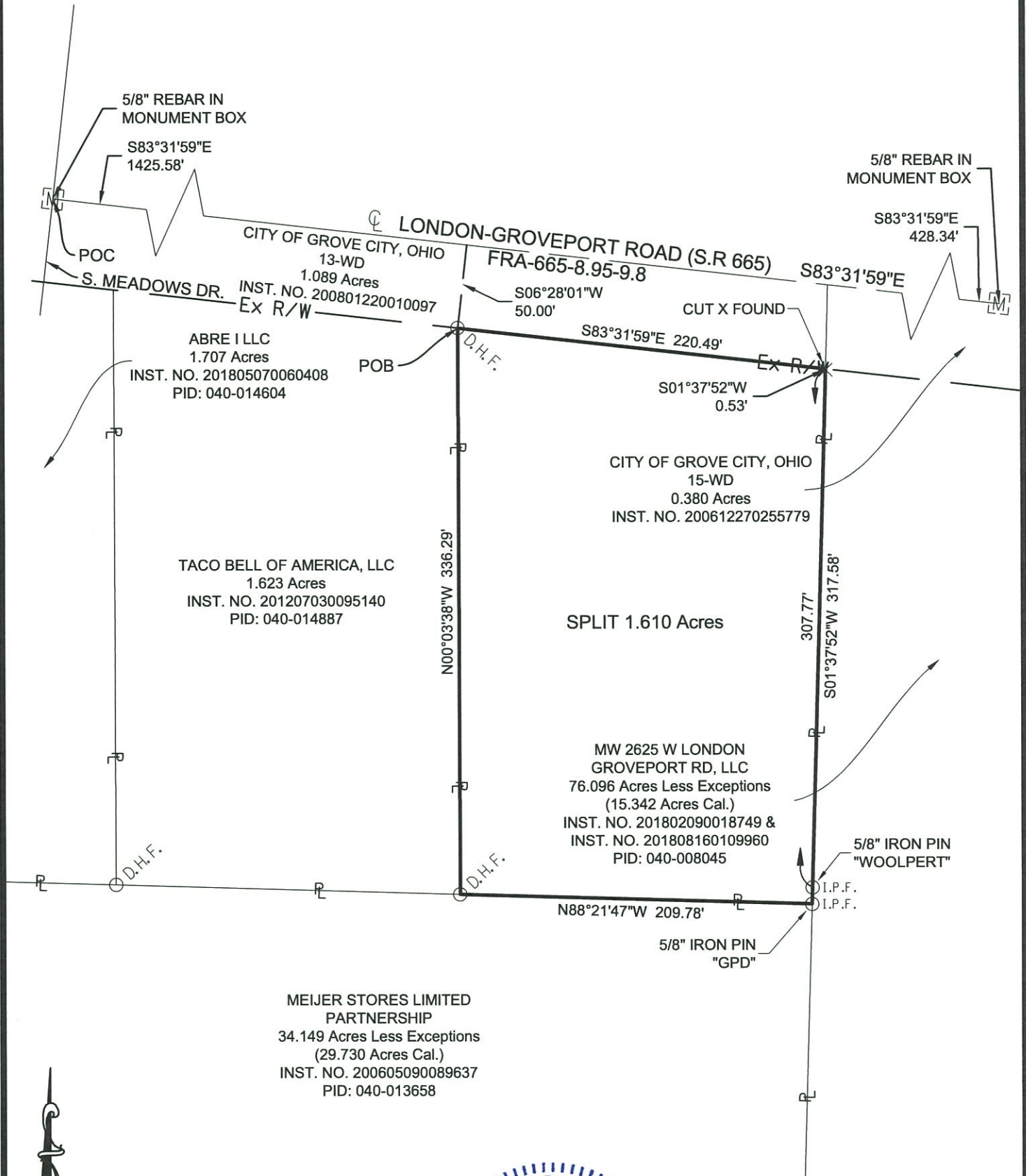




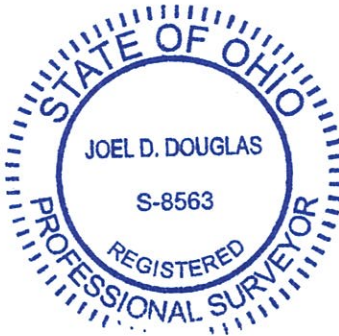
6121 Huntley Road - Columbus, Ohio 43229-1003  
Ph.: (614) 888-0040 Fax: (614) 848-6712

LOT SPLIT SURVEY

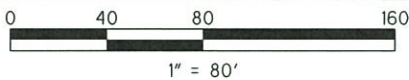
STATE OF OHIO, FRANKLIN COUNTY,  
CITY OF GROVE CITY,  
LYING IN SURVEY NUMBER 6115  
VIRGINIA MILITARY DISTRICT  
1.610 ACRE  
JOB No. 2121-2027-00



**BASIS FOR BEARINGS:**  
THE BEARINGS IN THE ABOVE DESCRIPTIONS ARE BASED ON THE GRID BEARING OF SOUTH 83° 31' 59" EAST FOR THE CENTERLINE OF LONDON-GROVEPORT ROAD (S.R. 665) AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN FEBRUARY, 2021 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011).



LEGEND	
	Property Line
	Ex. Right of Way
	Ex. Centerline
	5/8" Rebar Set w/cap "DLZ OHIO INC."
	Iron Pin Found
	Monument Box Found
	Drill Hole Found
	Cut "X" Found



*Joel D. Douglas*  
JOEL D. DOUGLAS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8563  
DATE: 3/4/2021

R/W DESIGNER  
DDC  
R/W REVIEWER  
JDD