

Received By:
 Grove City Development
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Evans, Mechwart, Hambleton & Titon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

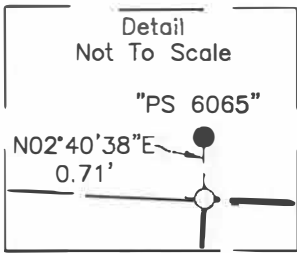
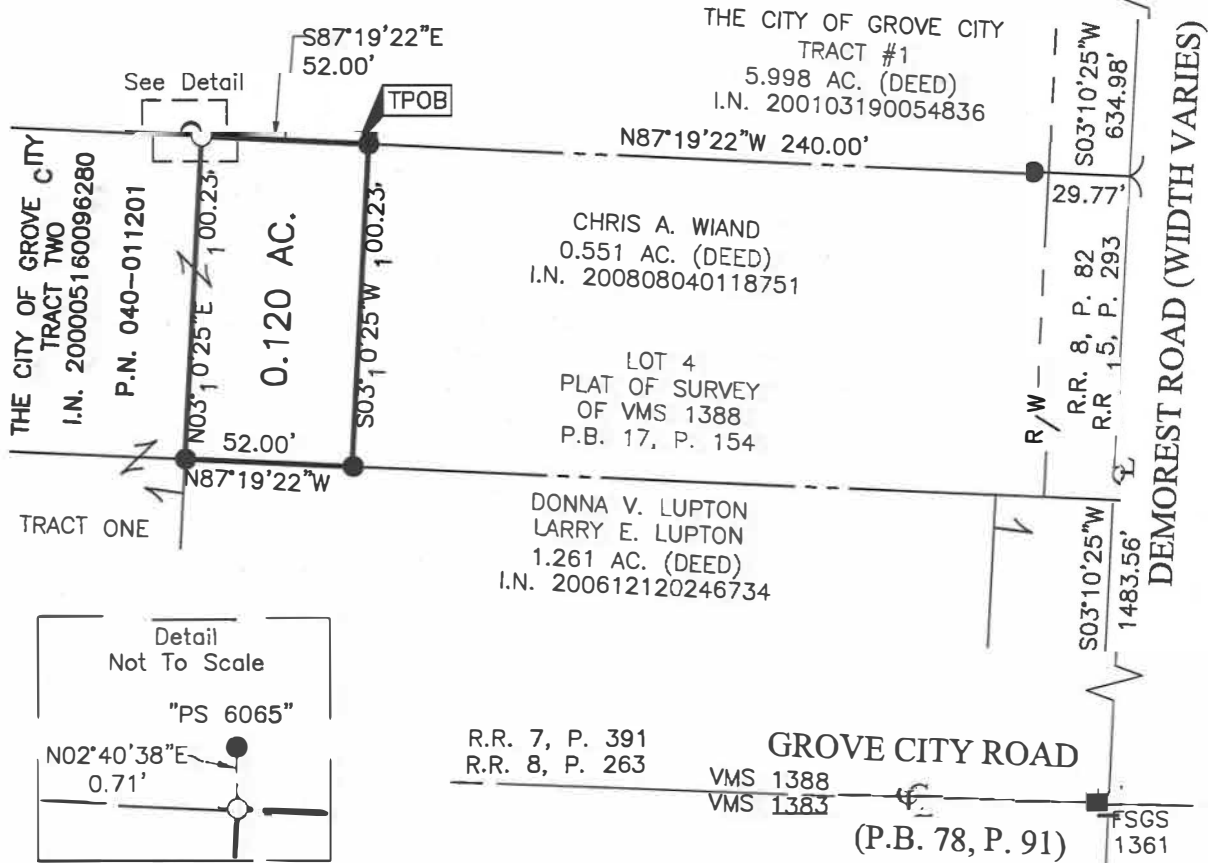
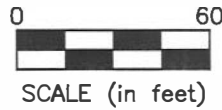
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

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

Date: October 7, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1

- = I.P. Set
 - = 3/4" Iron Pipe Found
 - = FCGS Monument Found
- I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



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, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

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, March 2021 and April 2021.



By Brandon R. King Date 10-7-2021
 Professional Surveyor No. 8772
 bking@emht.com

J:\20201288\DWG\04SHEETS\BO UNBARY\20201 288-VS-BNDY-01.DWG plotted by KING, BRANDON on 10/8/2021 11:03:19 AM last saved by TWEBB on 10/7/2021 2:00:16 PM

0.120 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed as Tract Two to The City of Grove City by deed of record in Instrument Number 200005160096280 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in PVC encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 634.98 feet to the southeasterly corner of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and the northeasterly corner of that 0.551 acre tract conveyed to Chris A. Wiand by deed of record in Instrument Number 200808040118751;

Thence North 87° 19' 22" West, with the line common to said 5.998 and 0.551 acre tracts, (passing a 3/4 inch iron pipe found at a distance of 29.77 feet) a total distance of 240.00 feet to a 3/4 inch iron pipe found at the northeasterly corner of the remainder of said Tract Two and the northwesterly corner of said 0.551 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, with the line common to the remainder of said Tract Two and said 0.551 acre tract, a distance of 100.23 feet to a 3/4 inch iron pipe found in the northerly line of that 1.261 acre tract conveyed to Donna V. Lupton and Larry E. Lupton by deed of record in Instrument Number 200612120246734;

Thence North 87° 19' 22" West, with the line common to said Tract Two and said 1.261 acre tract, a distance of 52.00 feet to a 3/4 inch iron pipe found at the northwesterly corner of said 1.261 acre tract and the northeasterly corner of that tract conveyed as Tract One to The City of Grove City by deed of record in Instrument Number 200005160096280;

Thence North 03° 10' 25" East, across said Tract Two, a distance of 100.23 feet to an iron pin set in the line common to said Tract Two and 5.998 acre tract (witnessed by a 3/4 inch iron pipe capped "PS 6065" found North 2° 40' 38" East at a distance of 0.71 feet);

Thence South 87° 19' 22" East, with said common line, a distance of 52.00 feet to the TRUE POINT OF BEGINNING, containing 0.120 acre, more or less.

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 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, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, and March, April, and September 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Oct. 7, 2021

Brandon R. King
Professional Surveyor No. 8772

Date