

Received By:
Grove City Development
Date: 06/22/2022

Parcel Description
1.158 Acres
South of Stringtown Road
East of Buckeye Parkway
-1-

Situated in the State of Ohio, County of Franklin, City of Grove City, Survey Number 469 of the Virginia Military District, and being 1.158 acres out of a part of the remainder of that 4.732 acre tract as conveyed to Parkway Centre East, LLC of record in Instrument Number 200511160242015 and part of the remainder of that Original 37.012 acre tract conveyed to Parkway Centre East, LLC of record and Instrument Number 200509290203973, said 1.158 acres described as follows:

Beginning for Reference at an iron pin found ("Advanced 7661") at a point of curvature in the west line of the remainder of said 37.012 acre tract and a point of curvature at the intersection of the southerly right-of-way line of Buckeye Parkway (R/W Varies) and the northerly right-of-way line of Lamplighter Drive (60' R/W) as shown in Plat 105, Pg. 69-70;

Thence along the west line of the remainder of said 37.012 acre tract and the easterly right-of-way line of said Buckeye Parkway, with a curve to the left having a central angle of **14°20'58"**, a radius of **1050.00**, an arc length of **262.96** feet, and a chord bearing and distance of **N 33°35'04" E, 262.28 feet** to an iron pin set being the **True Point of Beginning**;

Thence continuing along the west line of the remainder of said 37.012 acre tract and the easterly right-of-way line of said Buckeye Parkway, with a curve to the left having a central angle of **7°29'59"**, a radius of **1050.00**, an arc length of **137.44** feet, and a chord bearing and distance of **N 22°39'35" E, 137.34 feet** to an iron pin found ("Advanced 7661") at a northwest corner of the remainder of said 37.012 acre tract, the northeast terminus of said Buckeye Parkway, and being in the south line of a 5.012 acre tract of land conveyed to the City of Grove City in Instrument Number 200309230303260;

Thence **S 74°47'29" E**, with a north line of the remainder of said 37.012 acre tract and the south line of said 5.012 acre tract **29.78 feet** to an iron found ("Advanced 7661") at the southeast corner of said 5.012 acre tract, the southwest corner of the remainder of said 4.732 acre tract, and the northerly line of said 37.012 acre tract;

Thence **N 14°15'15" E**, with the west line of the remainder of said 4.732 acre tract and the east line of said 5.012 acre tract, **1.40 feet** to an iron pin found ("Advanced 7661") at the northwest corner of the remainder of said 4.732 acre tract and being an angle point in the west line of a 22.055 acre tract of land as conveyed to Parkway Centre East, LLC in Instrument Number 201308150139492;

Thence **S 75°39'49" E**, with a south line of said 22.055 acre tract, the north line of the remainder of said 4.732 acre tract and a portion of the north line of the remainder of said 37.012 acre tract, **240.07 feet** to an iron pin found ("Advanced 7661") at a point of curvature in the north line of the remainder of the said 37.012 acre tract and a south line of said 22.055 acre tract;

Thence with the north line of the remainder of said 37.012 acre tract and a south line of said 22.055 acre tract, with a curve to the right having a central angle of **89°44'38"**, a radius of **17.00**, and an arc length of **26.63** feet, a chord bearing and distance of **S 30°47'30" E, 23.99 feet** to an iron pin found ("Advanced 7661") at a point of tangency in said line;

Thence **S 14°04'49" W**, with the east line of the remainder of said 37.012 acre tract and a west line of said 22.055 acre tract **185.70 feet** to a pin set;

Thence **N 63°35'25" W**, across said 37.012 acre tract, **314.52 feet** to the **True Point of Beginning**. Containing **1.158 acres** more or less.

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-2-


Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 14, 2022 and is based on existing records and actual field work performed in February 2022.

Iron pins set are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661.

The bearings used in this description were transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

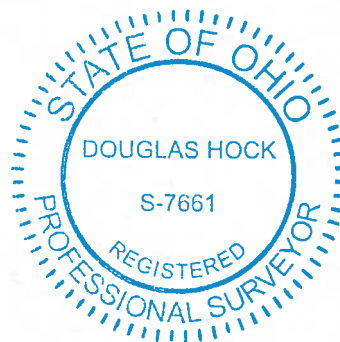
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

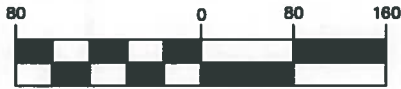
 3/18/22

Doug R. Hock, P.S. 7661

Z:\22-0091-11\1.158 Acre Lot Split Descriptions.doc



GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

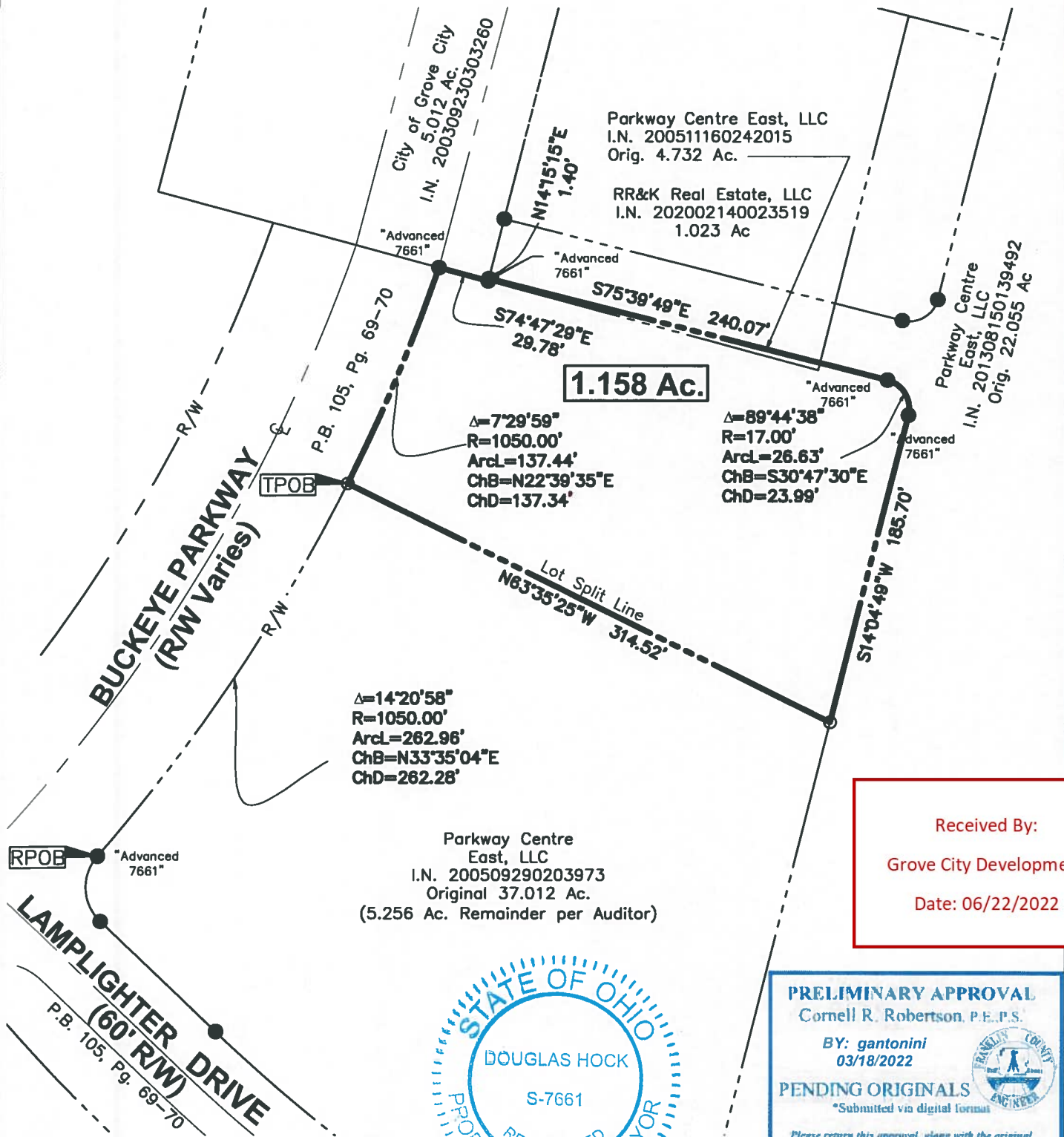
**Parcel Exhibit
1.158 Ac.**

STATE OF OHIO, COUNTY OF FRANKLIN
CITY OF GROVE CITY
SURVEY NUMBER 469 OF THE
VIRGINIA MILITARY DISTRICT

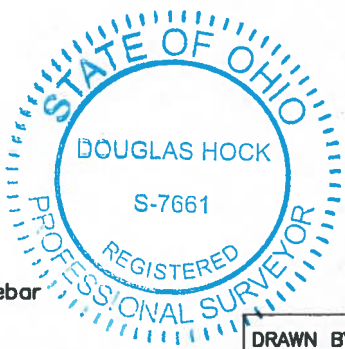
LEGEND

- Iron Pin Found
- Iron Pipe
- ✕ MagNail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

Bearings were transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.



Received By:
Grove City Development
Date: 06/22/2022



PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: gantonini
03/18/2022
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plot of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work in February 2022.

ADVANCED CIVIL DESIGN, INC.

[Signature]
Date: 3/18/22
Douglas R. Hock
Reg. No. 7661

DRAWN BY: JRM	JOB NO.: 22-0091-11
DATE: 3/17/2022	CHECKED BY: DRH

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755