

BY Albert J. Myers
Albert J. Myers - Professional Surveyor #6579.

We hereby certify that the foregoing plat was prepared from an actual survey of the premises in April of 1989 and is correct to the best of our knowledge. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579".

Legal Description -

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, being part of the original 106.044 Acre tract conveyed to Ohio Holding Company by deed of record in Deed Book 3036, Page 360, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a set railroad spike at the intersection of the centerline of Stringtown Road (County Road 135) with the easterly right-of-way of McDowell Road, produced southerly 50 feet wide, as established by Allen E. McDowell's Little Farms Amended Plat", as same is delineated upon the recorded plat thereof, of record in Plat Book 17, Page 284, said Recorder's Office), said spike referenced as centerline station 47 + 39.16 on Franklin County Engineer's plans for "Altering and Widening of Stringtown Road", Station 47 + 35.12 by survey, being the southwest corner of said original 106.044 Acre tract and the southwest corner of the 1.811 Acre tract (Parcel No. 35-WD) conveyed to the City of Grove City (Deed Book 3367, Page 445, said Recorder's Office):

Thence, along the westerly line of said 1.811 Acre tract, North 04 degrees 58 minutes 45 seconds West, 218.00 feet to a set iron pipe at the northwest corner of said 1.811 Acre tract, and the **TRUE POINT OF BEGINNING OF THIS DESCRIPTION** (passing a found iron pipe at 205.54 feet):

Thence, continuing along part of the westerly line of said original 106.044 Acre tract (easterly line of said McDowell Road), North 04 degrees 58 minutes 45 seconds West, 707.67 feet to a set iron pipe:

Thence, across said original 106.44 Acre tract, South 81 degrees 26 minutes 26 seconds East, 617.75 feet to a set iron pipe at the northwest corner of the State of Ohio 8.1655 Acre tract (Deed Book 3574, Page 111, said Recorder's Office):

Thence, along the westerly line of said 8.1655 Acre tract, South 08 degrees 34 minutes 11 seconds West, 830.22 feet to a set iron pipe at the southwest corner of said 8.1655 Acre tract in the northerly line of said 1.811 Acre tract:

Thence, along part of the northerly line of said 1.811 Acre tract, parallel with and 70.00 feet northerly of, as measured at right angles to, said centerline of Stringtown Road, North 81 degrees 24 minutes 10 seconds West, 392.04 feet to a set iron pipe:

Thence, parallel with and 25.00 feet easterly of, as measured at right angles to, said easterly line of McDowell Road, North 04 degrees 58 minutes 45 seconds West, 90.23 feet to a set iron pipe:

Thence, North 27 degrees 00 minutes 21 seconds West, 66.66 feet to the point of beginning **CONTAINING 9.798 ACRES**, subject however, to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the centerline of Stringtown Road as South 81 degrees 24 minutes 10 seconds East.

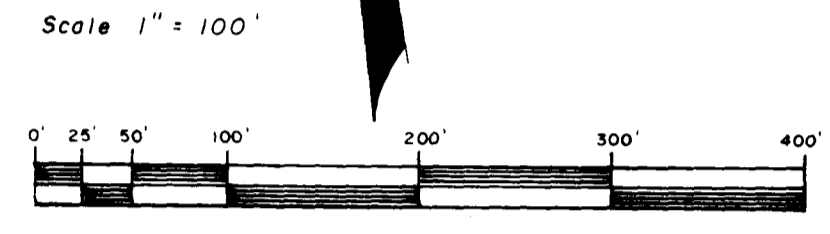
Survey of a 9.798 Acre tract, part of the original 106.044 Acre tract conveyed to Ohio Holding Co. by deed of record in D.B. 3036, Pg. 360, Recorder's Office, Franklin County, Ohio, located in Virginia Military Survey No. 8231, City of Grove City, Franklin County, Ohio.

for

OHIO HOLDING CO.

EASEMENTS

- 1) Deed Book 982, Page 231 to The Ohio Bell Telephone Company for constructing and maintaining telephone and telegraph lines along the highway. Does not affect subject tract.
- 2) Deed Book 2185, Page 118 to The State of Ohio for a "perpetual easement and right-of-way for public highway and road purposes". Does not affect subject tract.
- 3) Deed Book 2579, Page 157 to Columbia Gas of Ohio, Inc. for constructing a gas pipe line "along the north side of Stringtown Road within the right-of-way limits thereof". Does not affect subject tract.
- 4) Official Record Volume 12044 A-17 to the City of Grove City for a 25 foot wide strip for constructing and maintaining a sanitary sewer easement. Plotted.



April 14, 1989

Legend

- = Found iron pipe
- = Set iron pipe
- ▲ = Set railroad spike
- = Found P.K. Nail
- = Set P.K. Nail