SURVEY OF PART OF PARCEL NO. 1
JACKPOT PARCELS
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, County of Franklin, City of Grove City, being part of Parcel No. 1 of "JACKPOT PARCELS", as the plat of same is of record in Plat Book 39, Page 105, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the northerly limited access right-of-way of Stringtown Road, said point being located South 84° 55' 00" East, 104.90 feet and South 85° 39' 00" East, 108.67 feet from a monument at the southwesterly corner of said Parcel No. 1, said monument also being the intersection of said right-of-way line of Stringtown Road with the easterly limited access right-of-way line of Interstate Route 71;

thence North 0° 32' 55" West, a distance of 225.00 feet to a point;

thence North 89° 27' 05" East, a distance of 226.82 feet to a point;

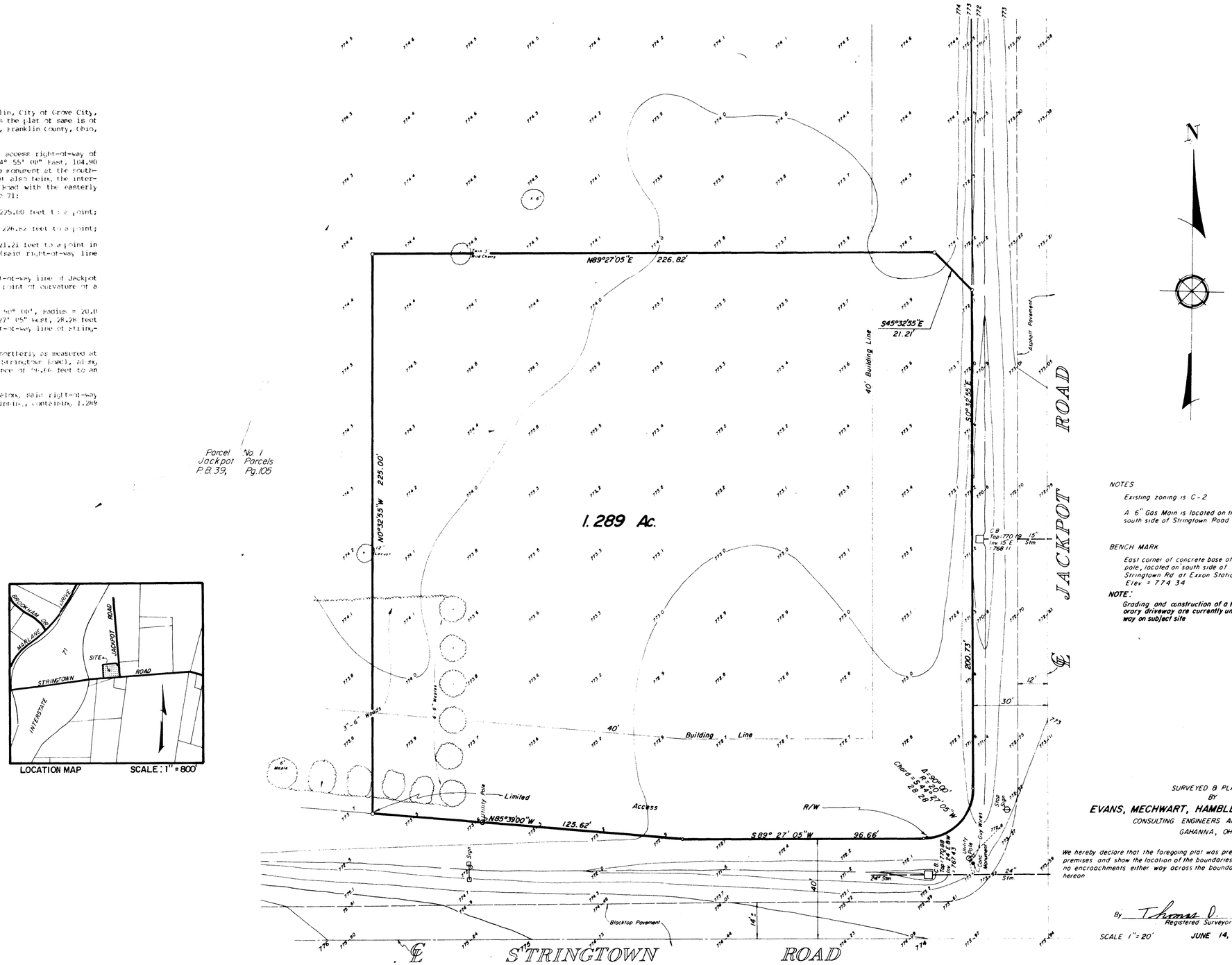
thence South 45° 32' 55" East, a distance of 21.21 feet to a point in the westerly right-of-way line of Jackpot Road (said right-of-way line being 60 feet in width);

thence South 0° 32' 55" East, along said right-of-way line of Jackpot Road, a distance of 200.73 feet to an iron pin at a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 90° 00', Radius = 20.0 feet), a chord bearing and distance of South 44° 27' 05" West, 28.28 feet to an iron pin in the northerly limited access right-of-way line of Stringtown Road;

thence South 89° 27' 05" West (being 40 feet northerly as measured at right angles and parallel with the centerline of Stringtown Road), along said right-of-way line of Stringtown Road, a distance of 96.66 feet to an iron pin at an angle point in said line;

thence North 85° 39' 00" West, continuing along said right-of-way line, a distance of 125.62 feet to the place of beginning, containing 1.289 acres (56,133 Square Feet), more or less.



LOCATION MAP SCALE: 1" = 800'

NOTES

Existing zoning is C-2

A 6" Gas Main is located on the south side of Stringtown Road

BENCH MARK

East corner of concrete base of light pole, located on south side of Stringtown Rd at Exxon Station
Elev = 774.34

NOTE:

Grading and construction of a temporary driveway are currently under way on subject site

SURVEYED & PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS AND SURVEYORS
GAHANNA, OHIO

We hereby declare that the foregoing plat was prepared from an actual survey of the premises and show the location of the boundaries and improvements, and that there are no encroachments either way across the boundaries of this lot unless or except as shown hereon

By Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 20' JUNE 14, 1985 ∘ = IRON PIN