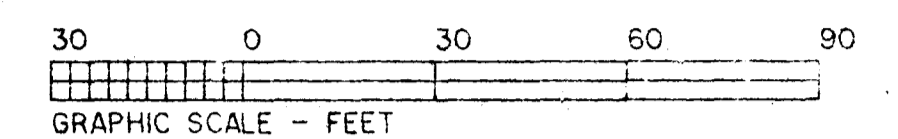
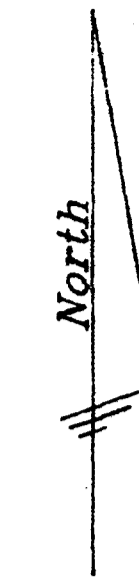
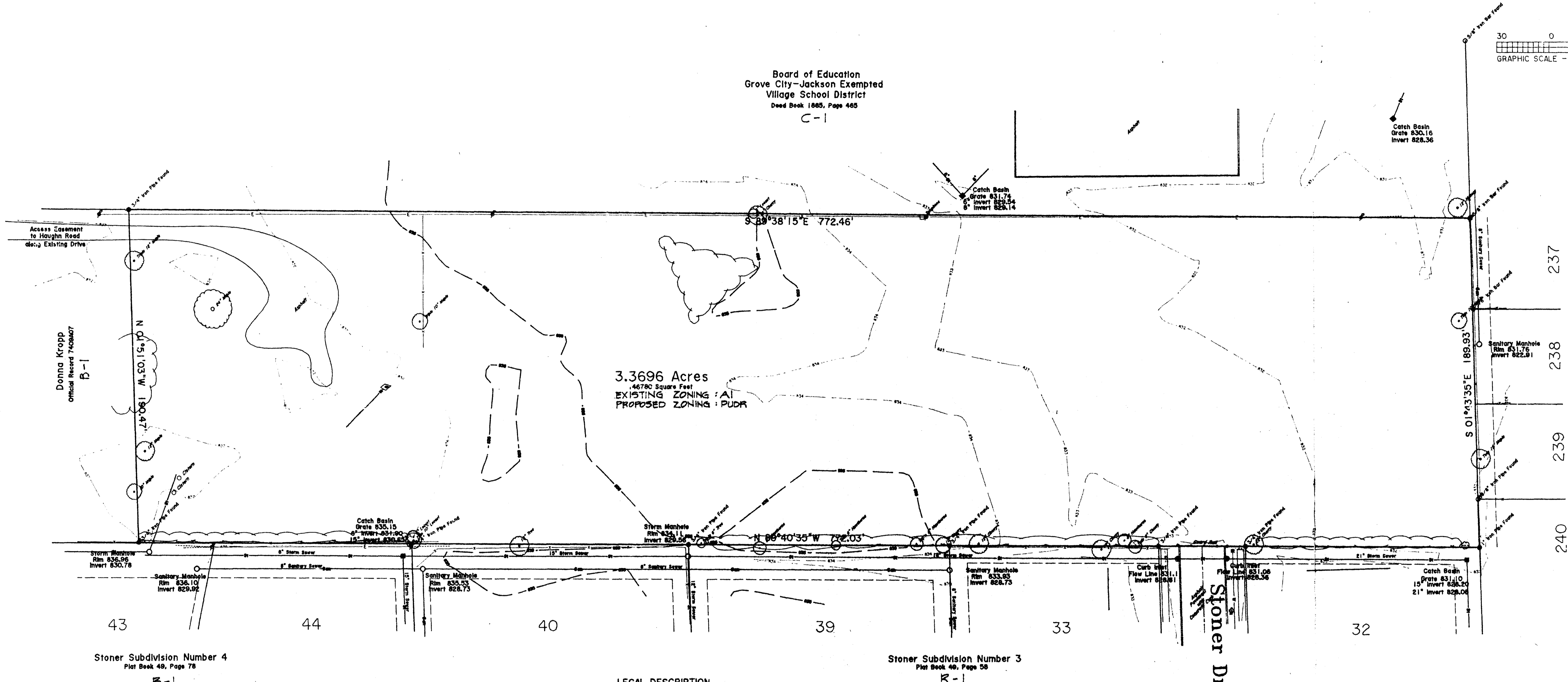


# Boundary and Topographic Survey

City of Grove City, Franklin County, Ohio  
Survey Number 1383  
Virginia Military District



Board of Education  
Grove City-Jackson Exempted  
Village School District  
Deed Book 1885, Page 485  
C-1



3.3696 Acres  
.46780 Square Feet  
EXISTING ZONING: A1  
PROPOSED ZONING: PUDR

Stoner Subdivision Number 4  
Plat Book 49, Page 78  
B-1

Stoner Subdivision Number 3  
Plat Book 49, Page 58  
R-1

Brookgrove Subdivision Number 2  
Plat Book 26, Page 52  
R-1

### LEGAL DESCRIPTION

Situate in City of Grove City, Franklin County, Ohio and being a part of Survey Number 1383 of the Virginia Military District and also being a part of the Mark and Lisa Herder parcel of record in Official Record 4822602 of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 3/4" iron pipe found at the northwest corner of said Herder parcel:  
THENCE South 89 degrees 38 minutes 15 seconds East, along the south line of the Board of Education, Grove City-Jackson Exempted School District (Deed Book 1885, Page 485), for a distance of 772.46 feet to a 5/8" iron pipe found;  
THENCE South 01 degree 43 minutes 35 seconds East, along the west line of the Brookgrove Subdivision (Plat Book 26, Page 52), for a distance of 189.93 feet to a 1" iron pipe found;  
THENCE North 89 degree 40 minutes 35 seconds West, along the north lines of the Stoner Subdivision Number 3 (Plat Book 49, Page 58) and Stoner Subdivision Number 4 (Plat Book 49, Page 78), for a distance of 772.03 feet to a 3/4" iron pipe found;  
THENCE North 01 degree 51 minutes 03 seconds West, along the east line of the Donna Kropp parcel (Official Record 7408407), for a distance of 190.47 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 3.3696 acres more or less.

This description prepared by Ahlers, MoE and Assoc., Inc. is based on an actual field survey done in November of 1992. The basis of bearings for this survey is the north line of the Stoner Subdivision Number 3, which bears North 89 degrees 40 minutes 35 seconds West.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I do hereby state that this is a true and accurate survey made by me or under my supervision, and that all points are as called, and that there are no encroachments either way across any line except as shown.

*Ronald G. Rudnik*  
Ronald G. Rudnik P.S. 7223

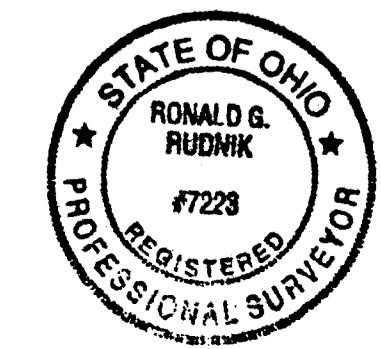
Date 11-18-92

### UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.

### LEGEND

- Iron Pin Found
- Iron Pin Set
- ▲ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- Fence
- ⊕ Fire Hydrant
- ⊖ Valve
- ⚡ Power Pole
- ⚡ Light Pole
- Sign Post
- Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub



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