

# Survey of 11.507 Acres

City of Grove City, Franklin County, Ohio

Part of Survey Number 8231 of the Virginia Military District

### Legal Description

Situate in Grove City, Franklin County, Ohio and being a part of Survey Number 8231 of the Virginia Military District and also being parcels one, two and three of the Brookside Estates parcels of record in Deed Book 3441, Page 524 of the Franklin County Recorder's Office and being further described as follows:

Beginning at the southwest corner of that portion of Marlane Drive dedicated by plat of record in Plat Book 49, Page 66 and the northeast corner of said parcel one;

THENCE South 81 degrees 33 minutes 40 seconds East, along the south line of said Marlane Drive for a distance of 60.03 feet to a point;

THENCE South 06 degrees 29 minutes 59 seconds West, along the westerly line of the Cracker Barrel Old Country Store, Inc. parcel of record in Official Record 13397A01, for a distance of 12.01 feet to a point;

THENCE South 81 degrees 33 minutes 40 seconds East, continuing along said westerly line, for a distance of 76.11 feet to a point;

THENCE continuing along said westerly line, with a curve to the right having a radius of 82.00 feet and being subtended by a chord of South 36 degrees 33 minutes 32 seconds East for a distance of 115.97 feet to a point;

THENCE South 08 degrees 27 minutes 12 seconds West, continuing along said westerly line, for a distance of 250.15 feet to a 3/4" iron pipe found;

THENCE South 81 degrees 33 minutes 40 seconds East, along the southerly line of said Cracker Barrel Old Country Store, Inc. parcel, for a distance of 59.58 feet to a 3/4" iron pipe found;

THENCE South 29 degrees 44 minutes 04 seconds West, along the westerly limited access right-of-way of Interstate Route 71, for a distance of 272.79 feet to a concrete monument found;

THENCE North 81 degrees 01 minutes 31 seconds West, along the north line of the Herbert R. McSure parcel (Instrument Number 199808170208227) and the Robert Birchfield parcel (Official Record 17875E20), for a distance of 159.93 feet to a point;

THENCE North 04 degrees 34 minutes 13 seconds East, along the east line of Keller Farms East Section Two (Plat Book 71, Page 85), for a distance of 19.46 feet to a point;

THENCE North 82 degrees 33 minutes 21 seconds West, along the north line of said Keller Farms East Section Two, for a distance of 655.31 feet to a point;

THENCE North 08 degrees 26 minutes 20 seconds East, along the easterly line of the The Belfer Company parcel and the Sunset Ridge Association LP parcel (Official Record 21340415), for a distance of 588.79 feet to a point;

THENCE South 81 degrees 33 minutes 40 seconds East, along the south line of Rumfield Drive, for a distance of 637.45 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.5070 acres more or less.

This description was prepared by Ahlers, Moë and Associates in January of 1999 and is based on a survey which used the record plat as a basis of bearings.

### Easement Notes

1. This property is subject to a blanket type easement in favor of Columbus and Southern Ohio Electric Company, of record in Deed Book 3452, Page 1-10. Any above ground indication of the utility covered by said easement has been shown hereon.
2. The easement in favor of the City of Grove City, Ohio of record in Deed Book 3512, Page 256 affects the subject property and is shown hereon.
3. The easement in favor of The Pure Oil Company of record in Deed Book 2524, Page 535, and modified by Deed Book 2966, Page 299 does not affect the subject property.
4. The easement in favor of Columbus and Southern Ohio Electric Company of record in Deed Book 3452, Page 1-10 does not affect the subject property.

### LEGEND

- Iron Pin Found
- Iron Pin Set
- △ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- ⊙ Concrete Monument
- ⊙ Brass Cap

The undersigned hereby states to the Grove City Partners, National City Bank and Old Republic National Title Insurance Company that to my best knowledge and belief this map or plat of the survey which it represents was made in the field and with a close visual inspection of the property depicted hereon on January 18, 1999 and there are no encroachments on said property by buildings, structures or other improvements situated on adjoining property; or encroachments on adjoining property by buildings, structures or other improvements situated on said property.

The undersigned has received and examined a copy of title insurance commitment number 9810162 dated October 20, 1998 issued by the title company for the Property and each instrument listed therein affecting the insured property and the location of said easements to the extent they can be located here (with recording information) been shown hereon. The legal description hereon describes the same property as the title commitment.

Ronald Rudnik PS 7223  
1-16-99

**AHLERS, MOE & ASSOC. INC.**  
Engineers & Surveyors  
360 West Waterloo Street  
Canal Winchester, Ohio 43110  
(614) 837-1178

