

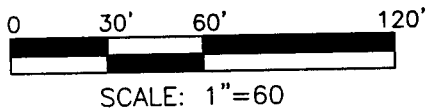
P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

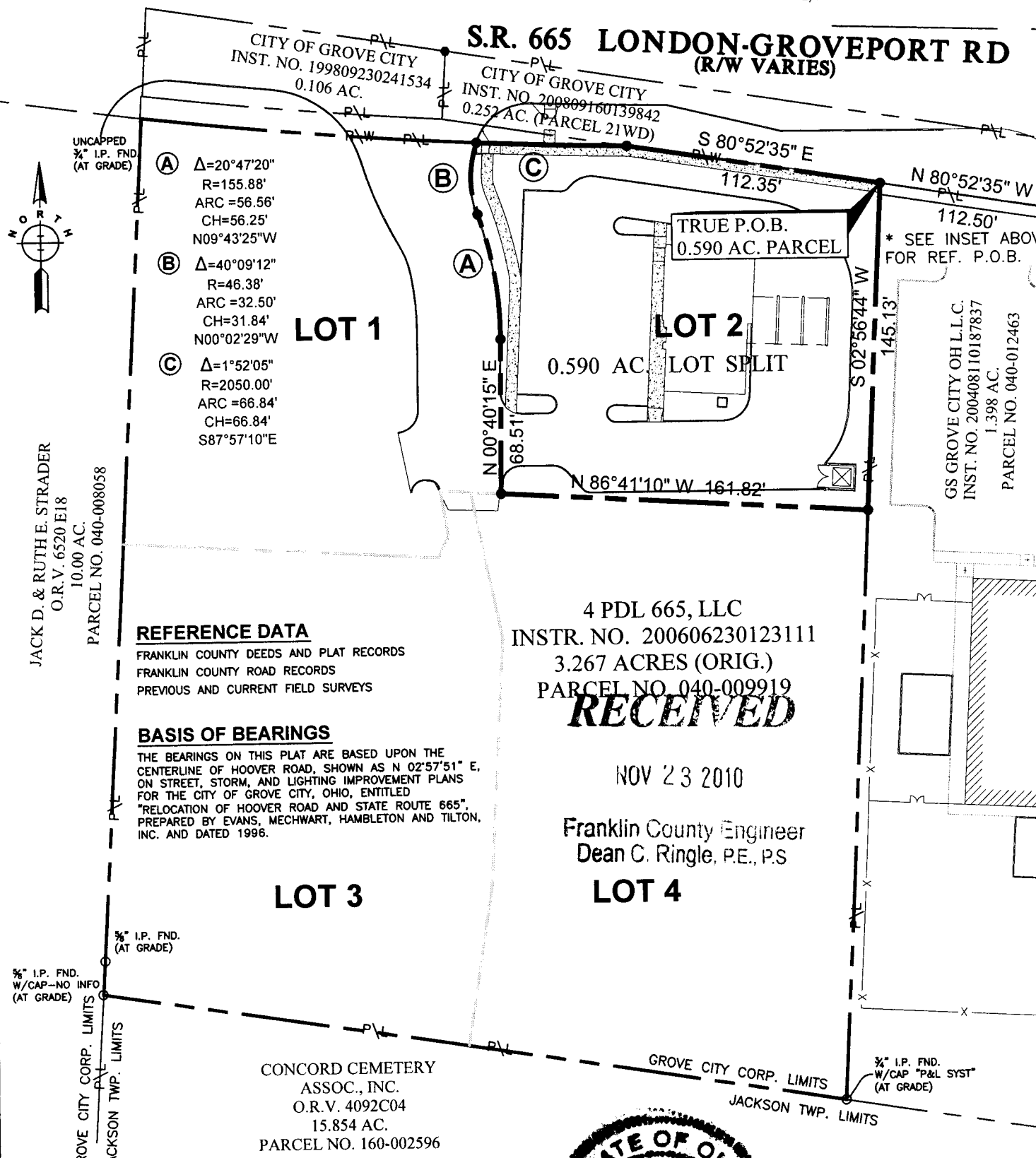
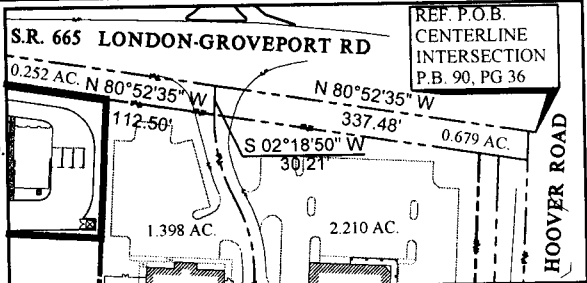
0.590 ACRE LOT SPLIT SURVEY PLAT (LOT 2)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING IN VIRGINIA MILITARY SURVEY NO. 6115, AND BEING A 0.590 ACRE PARCEL OF LAND (LOT SPLIT NO. 2) OUT OF AN ORIGINAL 3.267 ACRE PARCEL CONVEYED TO 4 PDL 665, LLC, IN A DEED OF RECORD, INSTRUMENT NUMBER 200606230123111, ALL RECORD REFERENCES CITED HERON BEING TO RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- IRON PIN FOUND
- IRON PIN (SET) 3/4" I.D. W/YELLOW PLASTIC CAP STAMPED "P&L SYST"



- (A) $\Delta=20^{\circ}47'20''$
R=155.88'
ARC =56.56'
CH=56.25'
N09°43'25"W
- (B) $\Delta=40^{\circ}09'12''$
R=46.38'
ARC =32.50'
CH=31.84'
N00°02'29"W
- (C) $\Delta=1^{\circ}52'05''$
R=2050.00'
ARC =66.84'
CH=66.84'
S87°57'10"E

REFERENCE DATA

FRANKLIN COUNTY DEEDS AND PLAT RECORDS
FRANKLIN COUNTY ROAD RECORDS
PREVIOUS AND CURRENT FIELD SURVEYS

BASIS OF BEARINGS

THE BEARINGS ON THIS PLAT ARE BASED UPON THE CENTERLINE OF HOOPER ROAD, SHOWN AS N 02°57'51" E, ON STREET, STORM, AND LIGHTING IMPROVEMENT PLANS FOR THE CITY OF GROVE CITY, OHIO, ENTITLED "RELOCATION OF HOOPER ROAD AND STATE ROUTE 665", PREPARED BY EVANS, MECHWART, HAMBLETON AND TILTON, INC. AND DATED 1996.

4 PDL 665, LLC
INSTR. NO. 200606230123111
3.267 ACRES (ORIG.)
PARCEL NO. 040-009919

RECEIVED

NOV 23 2010

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

LOT 3

LOT 4

CONCORD CEMETERY
ASSOC., INC.
O.R.V. 4092C04
15.854 AC.
PARCEL NO. 160-002596

JACK D. & RUTH E. STRADER
O.R.V. 6520 E18
10.00 AC.
PARCEL NO. 040-008058

GS GROVE CITY OH L.L.C.
INST. NO. 200408110187837
1.398 AC.
PARCEL NO. 040-012463

3/8" I.P. FND.
W/CAP-NO INFO
(AT GRADE)

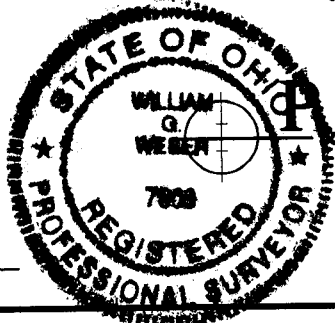
3/8" I.P. FND.
(AT GRADE)

3/8" I.P. FND.
W/CAP "P&L SYST"
(AT GRADE)

I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

William G. Weber
SIGNATURE

11-15-10
DATE



Systems, Inc.
Surveyors • Engineers
Planners

171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

P:\Land Projects\3Year Points Real Estate\Center at 665.dwg\Lot_Split_Lot 2_Four Points_Center at 665.dwg by:weber on 11/15/2010 @ 11:06:48 am ~ for P & L Systems, Inc.