BRH Group, Inc.
Engineering & Surveying

Phone: (614) 220-9122 1500 West Third Ave., Suite 102, Columbus, Ohio 43212 Email: info@brhgroup.com

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING LOCATED IN VIRGINIA MILITARY SURVEY No. 6839 AND BEING A 1.643 ACRE AND A 2.912 ACRE TRACT OF LAND OUT OF THAT 4.553 ACRE TRACT AS DESCRIBED IN A DEED TO BRAKEFIRE, INCORPORATED OF RECORD IN INSTRUMENT NO. 201708020105937. ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

THIS PLAT WAS PREPARED BY ROLLING & HOCEVAR, INC., AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN AUGUST, 2017.

7-12-2018

ANDREW G. PLANET, P.S. No. 7802 DATE

STATE OF OHIO
ANDREW G PLANET
S-7802
REGISTERED
PROFESSIONAL SURVEYOR

JACKSON TOWNSHIP TRUSTEES, N.K.A. BOARD OF TRUSTEES, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
4.871 Acres
O.R. 20926 G17
11/04/1992

0 100 200
SCALE: 1" = 100'

NOTE:
ALL RECORD INFORMATION SHOWN HEREON WAS OBTAIN FROM THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

- DENOTES 5/8"x30" LONG REBAR SET W/ YELLOW I.D. CAP MARKED ROLLING~HOCEVAR.

JACKSON TOWNSHIP TRUSTEES GROVE CITY, OHIO N.K.A. BOARD OF TRUSTEES, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
2.044 Acres
D.B. 2567, PG. 402
06/15/1964

BOARD OF TRUSTEES, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
0.895 Acres
O.R. 34533 B11
03/13/1997

SOUTHAMPTON APARTMENTS II CORPORATION
4.690 Acres
O.R. 23127 D04
06/30/1993

HIGH STYLE HOMES, CORP.
6.1186 Acres
O.R. 12301 F10
09/22/1988

WC – GROVE CITY, LLC
3.311 Acres
INSTR. No.
200707020114883
07/02/2007

BRAKEFIRE, INCORPORATED
4.553 Acres (ORIG. DEED)
INSTR. No. 201708020105937
08/02/2017

JAMES A. FRASER AND JANE N. FRASER
2.012 Acres
INSTR. No.
201305130078456
05/13/2013

SOUTHWEST BLVD. 60' WIDTH R/W (ZINER FARM – P.B. 77, PG. 92)

EXIST. CREEK

N73° 46' 32"E 81.84'

@ 25' (from corner)

@ 25' (from corner)

S38° 34' 13"E 309.81'

SIGNAGE AND LANDSCAPE EASEMENT INST. No. 201708020105938

EX. COLUMBUS SOUTHERN POWER COMPANY EASEMENT O.R. VOL. 29552, PG. A01.

NEW PROPERTY DIVISION "B"
2.912 Ac. TRACT

C-1

C-1 CURVE DATA:
RAD.= 480.00'
ARC= 96.12'
TAN.= 48.22'
DELTA= 11°28'22"
S 44°18'24" E
CH.= 95.96'

I. PIN FND. W/ CAP I.D. #6378

N03° 44' 02"E 654.86' 450.16'

184.81' S03° 36' 37"W

T.P.O.B. (2.912 Ac. TRACT)

S86° 15' 58"E 357.20'

10'

NEW PROPERTY DIVISION "A"
1.643 Ac. TRACT

204.70'

5/8" I. PIN FND.

195.86' S03° 36' 37"W

(EXIST. BLDG.)

HOOVER ROAD R/W

1" I. PIN FND. & USD.

I. PIN FND. @ 0.64' E. & 1.10' N.

357.73' N87° 40' 55"W

I. PIN FND.

P.O.C./ T.P.O.B. (1.643 Ac. TRACT)

STONE FND. & USD.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF SOUTHWEST BOULEVARD DETERMINED TO BE SOUTH 38°34'13" EAST, AND ARE REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 AS ESTABLISHED BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

SURVEY PREPARED BY:

ROLLING & HOCEVAR, INC.
A Geo Innovation Group Affiliate
257 South Court Street Suite 6
Medina, Ohio 44256
Phone: (330) 723-1828
R- Proj. No. 31,743