

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) ESTABLISHED IN THE AREA OF THE TRACT BY GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING AUGUST 2020, WITH THE RESULTING BEARING BETWEEN FCGS 1546 AND FCGS 1766 BEING S03°57'09" W.
- THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
- PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - DEED OF CURRENT PARCEL
 - INSTRUMENT NUMBER 201711130159430
 - ADJACENT DEEDS
 - INSTRUMENT NUMBER 200002010022433
 - INSTRUMENT NUMBER 200204020082489
 - INSTRUMENT NUMBER 201405050054948

RECEIVED

JUL 13 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

FIRST AMENDMENT TO
HOOVER LANDINGS
CONDOMINIUMS
C.B. 45, PAGE 55
OFFICIAL RECORD 14289113

SONORA DRIVE APARTMENTS, INC
5.0042 ACRES
O.R. 8580 102
PID: 040-006462-00

GROVE CITY PLAZA
7.874 ACRES
INST. NO. 200204020082489
PID: 040-002135-00

MG GROVE CITY LLC
8.562 ACRES (DEED)
INST. NO. 201711130159430
PID: 040-005710-00

RESIDUE
7.654 ACRES

EVERGREEN CAPITAL
PARTNERS LLC
5.733 ACRES
INST. NO. 201802220024863
PID: 040-005652-00

TACO BELL OF AMERICA
0.825 ACRES
INST. NO. 200002010022433
PID: 040-005709-00

TO BE
CONVEYED
0.908 ACRES

KAREN KURGIS
LAWS, TRUSTEE OF
THE DORTHY F.
KURGIS REVOCABLE
TRUST DATED
NOVEMBER 7, 1995
1.0138 ACRES
P.I.D.
040-005659-00
INST. NO.
201308010130177

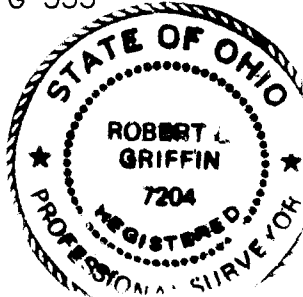
FIVE STAR REALTY, AN OHIO
GENERAL PARTNERSHIP
1.332 ACRES
P.I.D. 040-005568-00
O.R. 8863 H08

CITY OF GROVE CITY
1.946 AC
D.B. 3339, PG 679

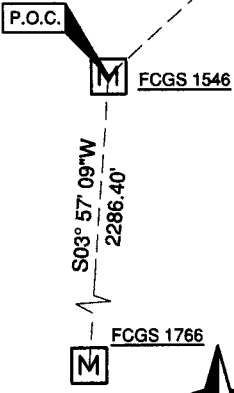
CITY OF GROVE CITY
0.47 AC
D.B. 3377, PG 335

LEGEND:

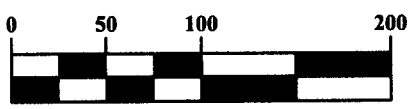
- - PIPE FOUND
- - PIN FOUND
- - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH AN ORANGE CAP INSCRIBED WITH "GHG LLC"
- × - 3/4 INCH DIAMETER, 1-1/2 INCH IN LENGTH MAG NAIL SET
- ◆ - BENCHMARK FOUND
- ⊕ - CROSS CUT FOUND
- - - - - SUBJECT PROPERTY LINE
- — — — — ADJOINING PROPERTY LINE
- ==== ROAD RIGHT OF WAY LINE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



Robert L. Griffin 3/15/2021
Robert L. Griffin, P.S. #7204 Date



GRAPHIC SCALE



1 inch = 100 feet

BEING PART OF A 8.562 ACRE TRACT, VIRGINIA
MILITARY SURVEY NO. 8231, CITY OF GROVE CITY,
FRANKLIN COUNTY, OHIO

**7.654 ACRE
SURVEY**

FOR

2400 STRINGTOWN RD

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

642 Brookside Boulevard, Westerville, OH 43081
P: 614.942.6042 F: 614.942.6041

SCALE: 1" = 100'
DATE: MARCH 15, 2021

SHEET 1 / 1