



OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

LOT SPLIT SURVEY FOR
COOKIES INVESTMENTS LLC
SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 1388
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

C#	Radius	Central Angle	Arc Length	Chord Bearing & Distance
C1	5772.08'	2°28'10"	248.78'	S 30°24'35" W 248.76'
C2	5772.08'	2°06'33"	212.48'	N 32°41'56" E 212.46'
C3	5772.08'	0°15'06"	25.36'	N 33°52'46" E 25.36'

SURVEY NOTES:

BASIS OF BEARINGS: The easterly Right of Way line of Broadway (U.S. 62) was assigned a bearing of North 34°00'19" East as shown for record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

LEGEND

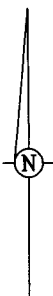
- Monument Box
- ● 3/4" Iron Pipe (Found/Set)
- ⊙ ● PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- ⊙ ● 5/8" Rebar (Found/Set)

RECEIVED

JUL 28 2025

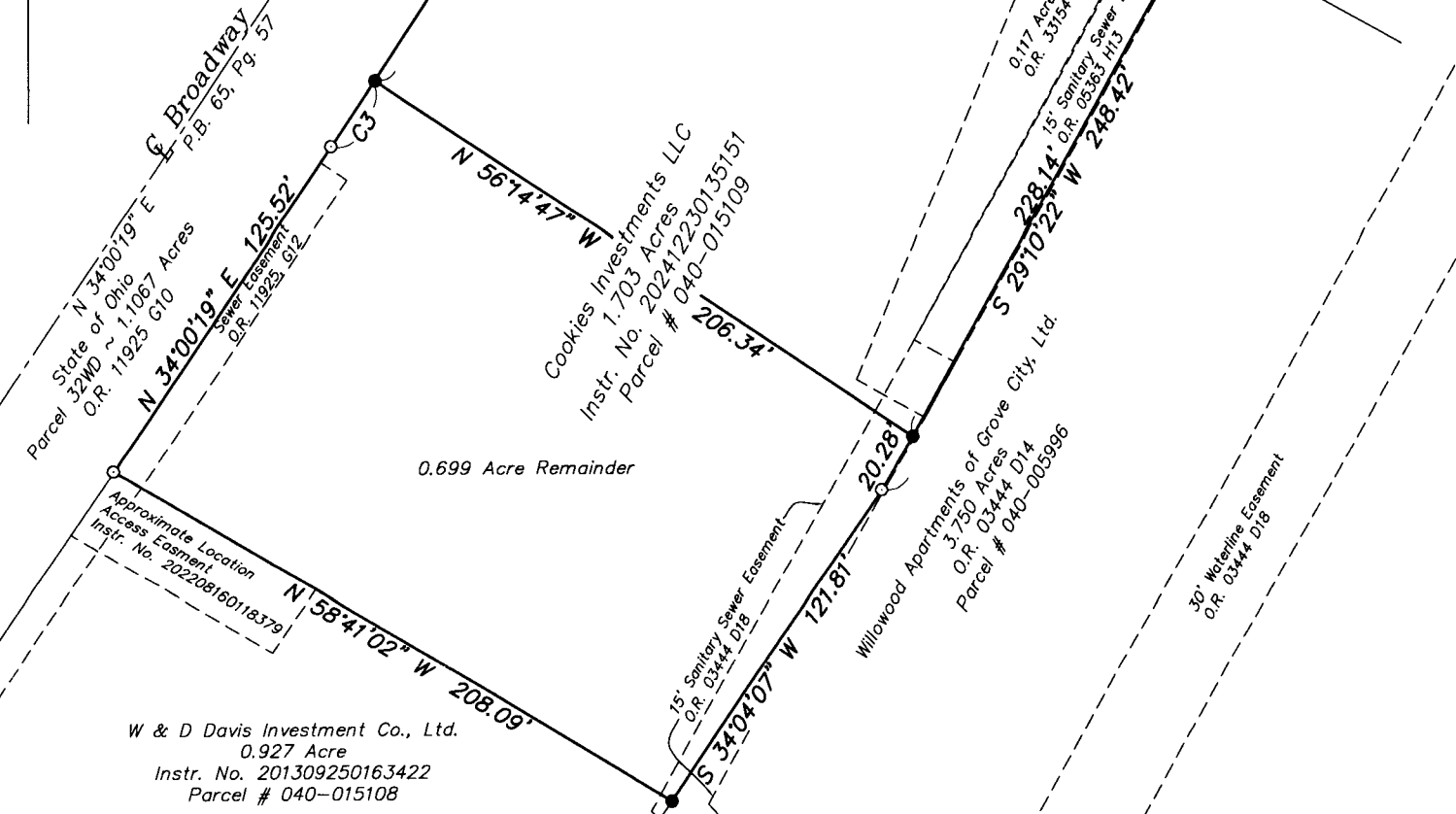
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

W & D Davis Investment Co., Ltd.
1.142 Acres
Instr. No. 201309250163422
Parcel # 040-001239



$R=5772.08$
 $\Delta=2°21'39"$
 $L=237.84'$
 $Ch=237.82'$
 N 32°49'30" E

S:\Arcon 5031 Healthy Pets Grove City Survey\Draw\5031split.dwg, 6/30/2025 1:03:30 PM, \ldc01\SHARP B&W, 1:60



I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises performed in March 2025 under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechey
Kevin Beechey Date
Ohio Professional Surveyor No. 7891

LOT SPLIT SURVEY FOR
COOKIES INVESTMENTS LLC
1.004 ACRES ~ BROADWAY
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED SS	DATE 06-17-25	SHEET 1 OF 1
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