

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

August 16, 2021

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres Houk

Presentation: Alex Rogers

LANDS: Mr. Schottke

Ordinance C-43-21 Accept the Plat of Beulah Park Section 2. First reading.

Ordinance C-44-21 Approve the Rezoning of 3847 Broadway from C-1 (service commercial) to PUD-R (planned unit development – residential) w/text. First reading.

Ordinance C-45-21 Approve the Rezoning of 4.14 acres located at 1185 Lamplighter Dr. from CF & PUD-R to PUD-R w/text. First reading.

Resolution CR-42-21 Approve a Certificate of Appropriateness for the installation of Awnings to Local Cantina located at 3937 Broadway in the Historical Preservation Area.

Resolution CR-43-21 Approve a Certificate of Appropriateness for the installation of a modular classroom for Our Lady of Perpetual Help located at 3752 Broadway.

Resolution CR-44-21 Approve the Development Plan for Tosoh Addition located at 3600 Gantz Rd.

Resolution CR-45-21 Approve the Development Plan for Beulah Park, Subarea D and a portion of Subarea E.

SAFETY: Mr. Schlabach

Ordinance C-46-21 Expand the Designated Outdoor Refreshment Area under the same regulations as set forth in Ordinance C-17-19 & C-16-20. First reading.

SERVICE: Mr. Berry

Resolution CR-46-21 Intent to Appropriate Property and Easements for the Demorest Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road.

FINANCE: Mr. Holt

Ordinance C-42-21 Appropriate \$10,000.00 from the Senior Nutrition Fund for Current Expenses. Second reading and public hearing.

Ordinance C-47-21 Appropriate \$5,193,000.00 from the SR665 Tax Increment Equivalent Fund for the Current Expense of Refunding Real Estate Receipts. First reading.

Ordinance C-48-21 Authorize the City Administrator to enter into Agreements with Utility Inc. for Body Worn Cameras for the Division of Police. First reading.

Resolution CR-47-21 Approve the Settlement with the Pharmaceutical Supply Chain participants for their role in the Opioid Crisis.

Resolution CR-48-21 Accept a Donation of Windscreens for the Babbert Way Pickleball Courts & thank the Grove City Pickleball Club and Morin Services Heating & Cooling.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn: President Houk

ON FILE: Minutes of: 08/02 Council; 08/03 Plan. Comm.

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-43-21
1st Reading: 08/16/21
Public Notice: 8/17/21
2nd Reading: 09/07/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-43-21

AN ORDINANCE TO ACCEPT THE PLAT OF BEULAH PARK, SECTION 2

WHEREAS, Beulah Park, Section 2, a subdivision containing lots 137 to 222, inclusive, and areas designated as Reserve "A & B" has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Beulah Park, Section 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1388, containing 31.996 acres of land, more or less. Said 31.996 acres being part of those tracts of land conveyed to BP TH LLC & Townsend Construction, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-44-21
1st Reading: 08/16/21
Public Notice: 08/17/21
2nd Reading: 09/20/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-21

AN ORDINANCE FOR THE REZONING OF 3847 BROADWAY FROM C-1 TO PUD-R WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on August 3, 2021; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-1 (service commercial to PUD-R (planned unit development – residential) with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of a 73+ acre tract conveyed to Emanuel White by deed, as recorded in Official Records, Deed Book 102, page 493, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-44-21
Exhibit A

The following REAL PROPERTY: Situated in the State of Ohio, County of Franklin and in the City of Grove City:

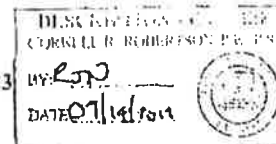
Being part of a 73-1/3 Acre Tract in Survey No. 1388, Virginia Military Lands conveyed to Emanuel White, of record in Deed Book 102, Page 493, and also being the same parcel as conveyed to Dwight E. and Johann M. Lambert of record in Deed Book 1871, page 189, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of North Broadway, at the northeasterly corner of the said Dwight E. Lambert parcel, the southeasterly corner of the Walter J. and Virginia F. Trein Parcel, of record in Deed Book 1932, page 218, said place of beginning also being S. 31 degrees 52' W., a distance of 36.00 feet from the Southerly line of Burr Oak Drive, as shown on Paul E. White's First Addition to Grove City, Ohio, of record in Plat Book 23, Page 11,; thence S. 31 degrees 52' W. along the centerline of North Broadway, the easterly line of said Lambert Parcel, a distance of 60.50 ft. to a point, said point being the Southeasterly corner of the said Lambert Parcel, the Northeasterly corner of the Ruth C. Ziegenspeck Parcel, of record in Deed Book 1198, page 324,; thence N. 57 degrees 52' 30" W., along the Southerly line of the said Lambert Parcel, the Northerly line of the said Ruth C. Ziegenspeck Parcel and passing an iron pin on line at 30.00 ft., a distance of 195.00 ft. to an iron pin at the Southwesterly corner of the said Lambert Parcel and in the Easterly line of Lot No. 5 of the said Paul E. White's First Addition to Grove City, Ohio; thence N. 31 degrees 52' E., along the Westerly line of said Lambert Parcel, the Easterly line of said Lot No. 5, a distance of 60.00 feet to an iron pin at the Northwesterly corner of said Lambert Parcel, the Southeasterly of the Trein Parcel, said iron pin also being S. 31 degrees 52' W., a distance of 36.00 ft. from the Southerly line of Burr Oak Drive; thence N. 57 Degrees 43' 30" E. along the Northerly line of said Lambert Parcel, the Southerly line of said Trein Parcel and parallel to the Southerly line of Burr Oak Drive and passing an iron pin on line at 165.00 ft. a distance of 195.00 to the place of beginning, containing 0.270 Acres, more or less, subject to all easements and restrictions shown of record; also subject to 1/2 the right-of-way of North Broadway.

M. GBB
ALOF
(64)
000638

Parcel Number: 040-000638-00

More Commonly Known As: 3847 Broadway, Grove City, OH 43123

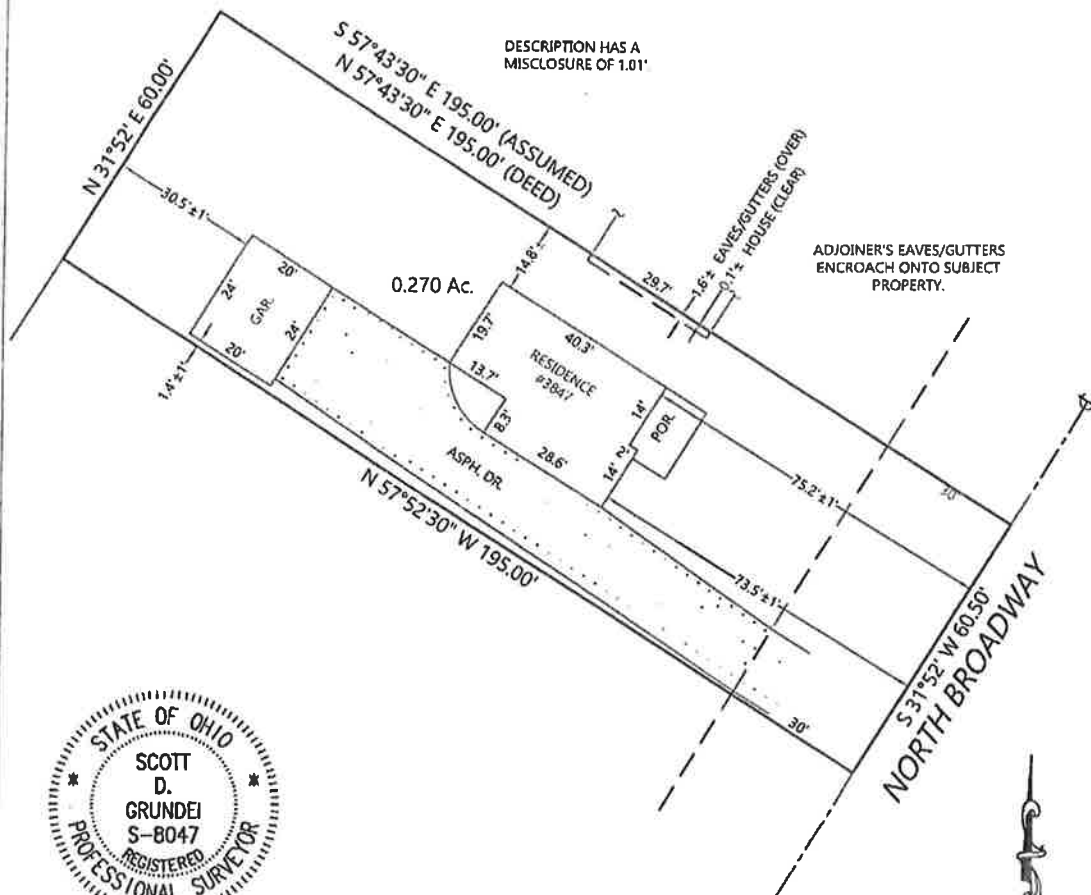


Superior Title and Escrow LLC.



PROPERTY ADDRESS: 3847 BROADWAY, GROVE CITY, OHIO 43123

SURVEY NUMBER: 2005.1420



Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSG#: 20051420



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

POINTS OF INTEREST: ADJOINER'S EAVES/GUTTERS ENCR OACH ONTO SUBJECT PROPERTY.

CLIENT NUMBER: BROADWAY 3847

DATE: 05/14/20

BUYER: Shane E. Burris

SELLER: NA

SUBLOT / ORIGINAL LOT: 0.270 ACRE

SUBDIVISION: METES AND BOUNDS

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: SHANE E. BURRIS; SUPERIOR TITLE AND ESCROW LLC;
WESTCOR; AMERICAN EAGLE

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:

susan g.
komen
FOR THE
cure.

LAND



690 Lakeview Plaza Blvd
Suite A
Worthington, OH 43085
Phone: 614.485.9000
www.landmarksurvey.com

C-44-21

Burris Garage

3847 Broadway

Parcel Number 040-000638

Planned Unit Development—Residential (PUD-R)

ZONING TEXT & DEVELOPMENT STANDARDS

- I. **Project Introduction.** The project consists of a 0.27 acre lot located at 3847 Broadway, Grove city, Ohio 43123 (parcel number 040-000638). The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text and Development Standards delineated in this document.
- II. **Compatibility with Downtown Grove City Town Center.** The standards within this text are drafted so that the project is appropriate and fits within the character of other downtown Grove City developments.
- III. **Severability.** All provisions of this Zoning Text are severable. If a court determines that any part of the Zoning Text as written is invalid, the remaining provisions are not affected by that decision.
- IV. **Applicability.** The standards and provisions outlined with the Zoning Text shall apply to the 0.27 acre lot unless otherwise approved by Grove City Council. Other provision of the Grove City Zoning Code including the standard drawings and other policies shall apply only to the extent the Zoning Text does not address such matters.
- V. **Conflict.** When there appears to be a conflict between the Zoning Text and the Zoning Code, the more restrictive requirement or standard shall apply.
- VI. **General Requirements.**
 - a. **Permitted Uses.** The property shall be permitted to contain one (1) single family residential structure which may have either a single-family residential or commercial use (retail, personal services, professional office, bar/tavern, , administrative office, business office, offices for technicians or repair shops where repairs are conducted off premise, restaurant, salon) and one (1) detached garage with second story permitted for storage only as generally shown in the attached Exhibit A.
 - b. **Setbacks.**
 - i. **Front Yard Setback.** The Front yard setback shall continue as it sits currently which is approximately 70 feet from Centerline of Broadway and 50 feet from the back of curb. The front porch may encroach into this setback by 8 feet. The garage shall be setback a minimum of 12 feet from the primary structure.
 - ii. **Rear Yard Setback.** The rear yard setback shall be a minimum of 10 feet.
 - iii. **Side Yard Setback.** The side yard setback shall be a minimum of 3 feet.
 - c. **Driveway/Service Walks.**

- i. Driveways shall be constructed of blacktop, concrete, or stone.
- ii. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
- iii. Service walks shall connect the driveway to the front door of the primary residence and the garage entry door to the driveway.

d. Garage Building.

- i. **Architecture.** The architecture shall be the style of building that is generally depicted in Exhibit A.
 - ii. **Materials.** Materials and colors shall be those outlined in this text or comparable alternatives.
 - 1. **Siding.** Siding will be in Hardie Board Plank Lap siding, brick, wood, stone, vinyl or other materials approved by City Council.
 - 2. **Trim.** All trim shall be vinyl, PVC, composite, or wood.
 - 3. **Garage Doors.** Garage Doors shall be steel, aluminum, wood, wood composite, fiberglass, vinyl, glass, or a combination thereof.
 - 4. **Colors.** All colors for all materials shall be white, grey, black, brown, or other colors on the HPA Color Palette.
 - iii. **Height.** The maximum building height for the garage shall be 30 feet, measured from the grade of the front elevation of the building to the maximum height of the building. There is a maximum wall height of 9 feet.
 - iv. **Roof.** Roof pitches will fall within the range of 8/12 to 11/12. The roof material will be dimensional architectural asphalt shingles in a color to coordinate with the structure.
 - v. **Size.** A two-car garage shall be permitted with a second story space above the two-car garage. The maximum permitted garage size shall be 1,440 square feet with a maximum of 720 square feet permitted per floor.
 - vi. **Detached Structures.** Additional detached accessory structures shall not be permitted.
- e. Lighting.** Exterior building lighting on the garage shall be decorative coach style lights in character with fixtures generally found in the Town Center area and already existing on the home property.
- f. Landscaping.**
- i. Landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
 - ii. Landscaping beds shall be kept at the base of the home and porch on all sides visible from the main road. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.

- g. Fencing.** Any fencing on the lot shall be decorative in nature with no chain link permitted. Permitted fencing material shall include wood, vinyl, and metal. The maximum permitted fence height shall be that which is allowed in Grove City Code Section 1137.05.

Materials

Siding- 7.25", 6" exposure, Hardie Board Plank Lap Siding painted in Sherwin Williams color Westchester Gray

Trim- Sherwin Williams Bright White

Roof- Pinnacle Pristine in color Pewter

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-45-21
1st Reading: 08/16/21
Public Notice: 08/17/21
2nd Reading: 09/20/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-21

AN ORDINANCE FOR THE REZONING OF 41.4 ACRES LOCATED AT 1185 LAMPLIGHTER DR. FROM CF & PUD-R TO PUD-R WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on August 3, 2021; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from CF (community facility) and PUD-R (planned unit development – residential) to PUD-R with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 *and being the remaining acerage of an original 34.114 acre tract conveyed to Richard L. Morbitzer, Trustee et al., by deed, as recorded in Official Records, Deed Book Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF GROVE CITY, BEING PART OF VIRGINIA MILITARY SURVEY NO. 469, AND BEING THE REMAINING ACREAGE OF AN ORIGINAL 34.114 ACRE TRACT CONVEYED TO RICHARD L. MORBITZER, TRUSTEE OF THE AMENDED AND FIRST COMPLETE RESTATEMENT OF THE TRUST AGREEMENT OF RICHARD L. MORBITZER, AND ELIZABETH T. MORBITZER, TRUSTEE OF THE AMENDED AND FIRST COMPLETE RESTATEMENT OF THE TRUST AGREEMENT OF ELIZABETH T. MORBITZER, RECORDED IN INSTRUMENT NUMBER 200601040001335, PARCEL IV, OF THE FRANKLIN COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 0025, AN ALUMINUM CAP IN PVC ENCASED CONCRETE MONUMENT SET OVER FOUND STONE, AT AN ANGLE POINT IN THE CENTERLINE OF WHITE ROAD, 0.40 MILES WEST OF JACKSON PIKE, ON A PROPERTY LINE NORTH, ACCESS THROUGH A FRANKLIN COUNTY MONUMENT BOX, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 5.830 ACRE TRACT CONVEYED TO GAIL L. COSTA IN INSTRUMENT NUMBER 200603270056438;

THENCE, NORTH 13°08'39" EAST, A DISTANCE OF 1,150.24 FEET IN THE WEST LINE OF SAID 5.830 ACRE TRACT TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND IN THE INTERSECTION OF WEST LINE OF SAID 5.830 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF LAMPLIGHTER DRIVE AS DELINEATED ON THE PLAT OF EXTENSION OF LAMPLIGHTER DRIVE IN PLAT BOOK 121, PAGE 93, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE, IN THE NORTH RIGHT OF WAY OF SAID LAMPLIGHTER DRIVE AND THE NORTH RIGHT OF WAY OF LAMPLIGHTER DRIVE DELINEATED ON THE PLAT OF DEDICATION LAMPLIGHTER DRIVE IN PLAT BOOK 115, PAGES 94-95 THE FOLLOWING FIVE COURSES:

1. NORTH 76°32'11" WEST, A DISTANCE OF 35.77 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
2. WITH A CURVE TO THE LEFT, A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 95.97 FEET, A CENTRAL ANGLE OF 101°49'43", A CHORD BEARING OF NORTH 71°11'46" WEST, AND A CHORD LENGTH OF 83.83 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
3. WITH A CURVE TO THE RIGHT, A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 20.68 FEET, A CENTRAL ANGLE OF 45°34'27", A CHORD BEARING OF SOUTH 80°40'36" WEST AND A CHORD DISTANCE OF 20.14 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
4. NORTH 76°32'11" WEST, A DISTANCE OF 174.32 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
5. NORTH 76°32'11" WEST, A DISTANCE OF 115.63 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND IN THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID LAMPLIGHTER DRIVE AND THE SOUTHEAST CORNER OF LOT 1 DELINEATED ON CREATIVE HOUSING ON LAMPLIGHTER DRIVE IN PLAT BOOK 113, PAGE 99;

THENCE, NORTH 13°27'36" EAST, A DISTANCE OF 335.24 FEET IN THE EAST LINE OF SAID LOT 1 TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "EMH&T" FOUND IN THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTH LINE OF A 22.055 ACRE TRACT CONVEYED TO PARKWAY CENTRE EAST RETAIL LLC IN INSTRUMENT NUMBER 201308150139492;

THENCE IN THE SOUTH LINE OF SAID 22.055 ACRE TRACT THE FOLLOWING THREE COURSES:

1. SOUTH 87°14'55" EAST, A DISTANCE OF 48.25 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND;
2. NORTH 86°48'58" EAST, A DISTANCE OF 104.09 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND;
3. NORTH 70°02'09" EAST, A DISTANCE OF 305.12 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND IN THE INTERSECTION OF SAID 22.055 ACRE TRACT AND A 20.609 ACRE TRACT CONVEYED TO OHIOHEALTH CORPORATION IN INSTRUMENT NUMBER 201706140080789;

THENCE, SOUTH 74°47'29" EAST, A DISTANCE OF 22.98 FEET IN THE SOUTH LINE OF SAID 20.609 ACRE TRACT TO AN IRON PIN SET IN THE INTERSECTION OF SAID 20.609 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.830 ACRE TRACT;

THENCE, SOUTH 13°08'39" WEST, A DISTANCE OF 541.43 FEET IN THE WEST LINE OF SAID 5.830 ACRE TRACT TO THE **TRUE POINT OF BEGINNING**, CONTAINING 4.139 ACRES, MORE OR LESS, SUBJECT TO LEGAL HIGHWAYS AND OTHER EASEMENTS OF RECORDS.

IRON PIN SET IS A 5/8" DIAMETER X 30" LONG REBARS WITH CAPS THAT READ "CW DESIGN GROUP, LLC".

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE NORTH RIGHT OF WAY LINE OF LAMPLIGHTER DRIVE WITH THE MONUMENTED BEARING OF NORTH 76°32'11" WEST IS THE BASIS OF BEARINGS.

THE DESCRIBED TRACT IS ALL OF THE RESIDUE OF AUDITOR'S TAX PARCEL NUMBER 040-012669-00 AND IS BASED ON INSTRUMENT #S 200601040001335, 201012300178570, 201308150139492, 201606280082044, 201706140080789, AND 201907300094293, PLAT BOOK 113, PAGE 99, PLAT BOOK 115, PAGES 94-95, AND PLAT BOOK 121, PAGE 93.

THIS DESCRIPTION WAS MADE IN ACCORDANCE WITH FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC IN NOVEMBER 2020.

Received By:
Grove City Development
Date: 07/13/2021

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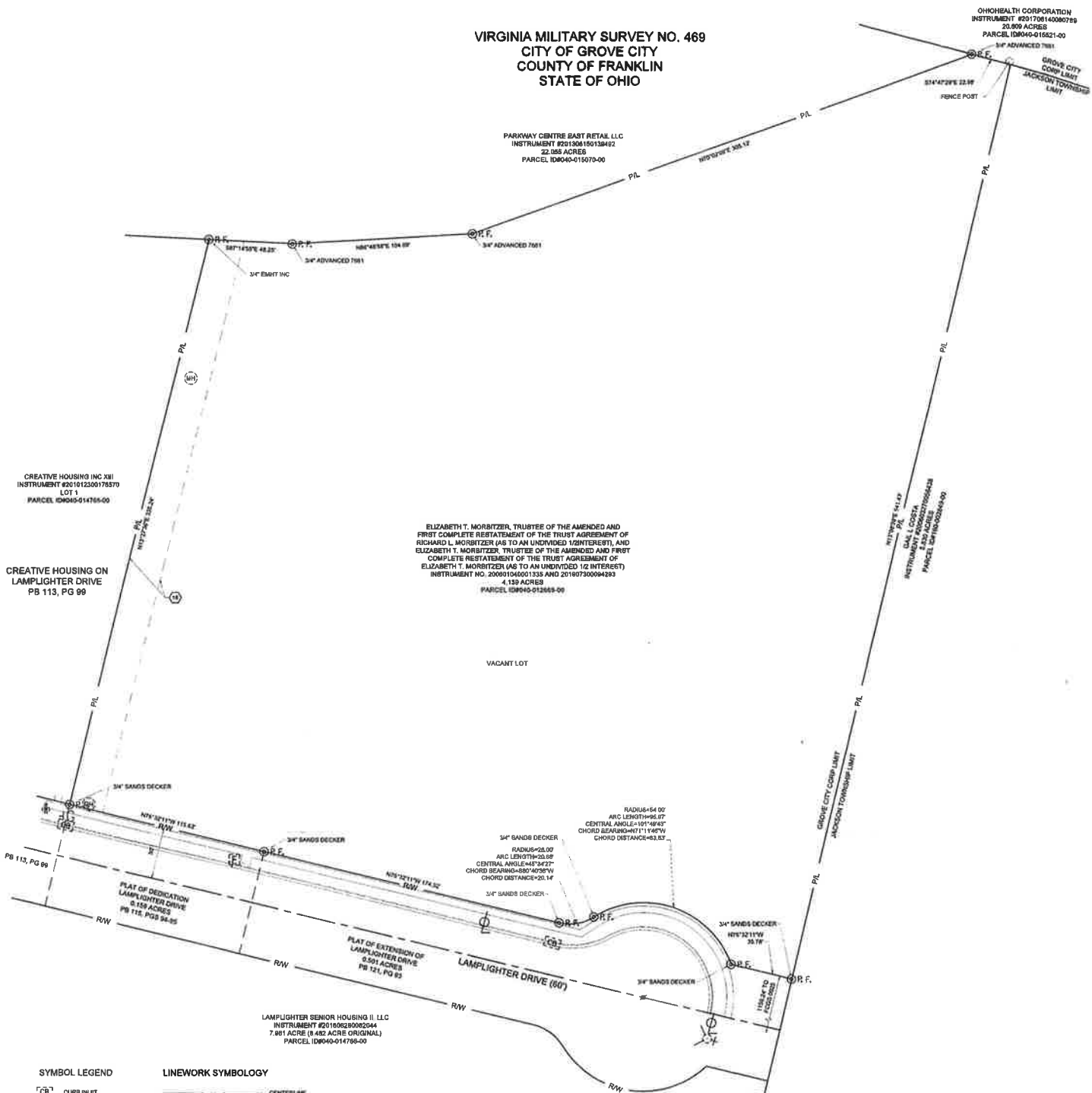
HEAD "CW" DESIGN

THE COORDINATE
FIELD TRAVERSE
SERVATIONS AND
TRANSPORTATION
OF LAMPLIGHTER
S THE BASIS OF

CEL NUMBER 040-
201612300178570,
1, PLAT BOOK 113,

DUCTED BY CW

VIRGINIA MILITARY SURVEY NO. 469
CITY OF GROVE CITY
COUNTY OF FRANKLIN
STATE OF OHIO



SYMBOL LEGEND

- CURB INLET
- I.R.F. IRON PIN FOUND
- R.F. IRON PIPE FOUND
- MINE PIPE FOUND
- MANHOLE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX OR RECEPTACLE
- GAS MANGR

LINEWORK SYMBOLLOGY

- CENTERLINE
- EASEMENT
- P/L
- PROPERTY LINE
- RIGHT-OF-WAY

C-45-21

Rezoning Application – Zoning Text
for

SEASONS GROVE PUD-R

1185 Lamplighter Drive
Grove City, Ohio 43082

*Applicant Representative/
Architect:*

Moody Nolan
300 Spruce Street, Suite 300
Columbus, OH 43215
Phone: (614) 280-1394
Contact: Jay Boone

Applicant:

Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, OH 43211
Phone: (614) 421-6102
Contact: Mike Wagner

Submittal for Approval: Grove City Planning Commission, July 30, 2021

SECTION I. – GENERAL PROVISIONS

A. Applicability	ZT-3
B. Severability	ZT-3
C. Conflicts	ZT-3

SECTION II. – DEVELOPMENT OVERVIEW

A. Intent	ZT-3
B. General Character	ZT-3
C. Features and Amenities	ZT-3

SECTION III. – DEVELOPMENT STANDARDS

A. Permitted Uses	ZT-4
B. Age Restriction	ZT-4
C. Lot Requirements	ZT-5
D. Building Requirements	ZT-5
E. Density	ZT-5
F. Open Space	ZT-5
G. Street Access, Improvements and Circulation	ZT-5
H. Pedestrian Access and Circulation	ZT-6
I. Parking	ZT-6
J. Utilities	ZT-6
K. Storm Water Management	ZT-6
L. Entry Feature	ZT-7
M. Landscaping	ZT-7
N. Architectural Standards	ZT-9

I. GENERAL PROVISIONS

- A. **Applicability:** This Zoning Text (the “Text”) establishes the standards and provisions for development of Seasons Grove (the “Development”) upon 4.14+/- acres of real property located at 1185 Lamplighter Drive, Franklin County Parcel ID# 040-012669 (the “Property”). Other provisions of the Codified Ordinances of the city of Grove City, Ohio (the “Code”), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.
- B. **Severability:** All provisions of this text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.
- C. **Conflicts:** Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

- A. **Intent:** The Development will provide the senior residential market with opportunities to reside in a well-planned community located near essential neighborhood services. The development will be restricted in accordance with the “Housing for Older Persons Exemption” (codified at 42 U.S.C. § 3607) (the “HOPA Exemption”) of The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601–3619) (the “Act”). The Act and the HOPA Exemption provide in part that, in order for a residential development to meet the requirements to be age-restricted, at least 80 percent of the units in the development must have at least one occupant who is 55 years of age or older. The applicant is making the commitment to subject this community to the requirements of this law.
- B. **General Character:** The Development architecture will be traditional in character. The use of brick and stone combined with vertical and horizontal siding will reflect the rural residential vernacular of the area. The building form will be designed to provide scale and massing that responds to the surrounding context. The four seasons will provide the inspiration for selection of materials and colors of separate portions of the building.

The multi-family structure will be set in a landscaped site with preserved trees and vegetation along the perimeter of the site. The site and building orientation take advantage of the gently sloping site and wooded backdrop. An entry drive will pass over and through a naturally planted “creek”. A walking path will be an amenity that connects pedestrians from the public street, to and through the Development, focusing on a pond and wooded backdrop.

- C. **Features and Amenities:** The Development will feature a single, secure building with limited access points. Amenities and common areas inside the building will provide senior residents with clinic space, fitness areas, a kitchenette, coffee bar, community room and laundry room. Residents will have access to a patio, walking loop and landscaped areas. Residents will be near

neighborhood services with the potential for direct pedestrian access to neighboring medical and health services. Sales/leasing, management and maintenance services will be provided on-site.

II. DEVELOPMENT STANDARDS

A. Permitted Uses:

1. Multiple family dwelling, subject to the age restriction requirements which are detailed in Section II(B).
2. Accessory uses: in association with services and amenities to residents and limited to use by residents, occupants and their guests.
3. Parking, in association with permitted uses.

B. Age Restriction:

1. Individual dwellings in the Development shall be age restricted in accordance with the Act and the HOPA Exemption so that a minimum of 80% of the homes shall be required to have at least one occupant that is age 55 or older. Should the Act and/or the HOPA Exemption be amended at any time following the effective date of this Text so that it becomes illegal to market and operate this Development in accordance with the immediately preceding sentence, then this Property shall be permitted to be developed and operated in accordance with the amended law. Prior to being issued a temporary or permanent certificate of occupancy for the Development, the applicant/developer shall deliver written and legally binding documentation to the City to provide confirmation that the project legally complies with the Act and the HOPA Exemption. The issuance of a zoning compliance permit, building permit, or any other permit required to be issued by the City for the Development shall not constitute a representation or warranty by the City or any of its administrative or elected officials that the Development does, in fact, comply with the requirements of the Act and/or the HOPA Exemption. Compliance with the Act and the HOPA Exemption shall be the sole responsibility of the property owner(s) and the applicant/developer of the property. Failure to comply with the Act and/or the HOPA Exemption shall constitute a zoning violation that is enforceable by the City.
2. The Owner shall be responsible for undertaking all actions which are necessary in order for the community to comply with the requirements of the Act and HOPA Exemption as contemplated in this Section. Such obligations shall include, but shall not be limited to, (i) the publishing of and adherence to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (ii) compliance with the Department of Housing and Urban Development's (HUD's) regulatory requirements for age verification of residents. No later than thirty (30) days after filing reports and any other required information with HUD or other regulatory authorities as required by the Act, the HOPA Exemption, and applicable federal administrative regulations, the applicant/developer shall file copies of the same with the City for its records.

C. Lot Requirements:

1. Setbacks
 - a. Front Yard: Thirty (30) feet, minimum building and vehicular pavement setback.
 - b. Rear Yard: Twenty (20) feet minimum building and vehicular pavement setback, and Eight (8) feet minimum pedestrian pavement setback.
 - c. Side Yard: Twenty (20) feet minimum building setback, and Eight (8) feet minimum vehicular and pedestrian pavement setback.
2. Lot Coverage: Seventy-five (75) percent, maximum for buildings and vehicular pavement.

D. Building Requirements:

1. Building Height: Fifty (50) feet, maximum at roof peak, measured from ground floor elevation.
2. Floor Area:

1-BR Units	Six hundred seventy-five (675) square feet, minimum.
2+-BR Units	Eight hundred fifty (850) square feet minimum, plus one hundred twenty-five (125) square feet for each additional bedroom over two (2).
3. Configuration: One (1) building shall be permitted to contain all permitted units.

E. Density: A maximum of seventy-six (76) residential dwelling units shall be permitted on the Property.

F. Open Space

1. Open space land dedication shall comply with Section 1101.09(b)(2)(C) of the Code. However, the “average multi-family household size” for this senior multi-family residential development shall be one and one-half (1.5) occupants per household and used in place Section 1101.09(b)(2)(C)(2).
2. Should the development be unable to meet the open space land dedication required by the Code, a monetary payment in lieu of open space area shall be made to the City in accordance with Section 1101.09(b)(4).

G. Street Access, Improvements and Circulation

1. Right-of-Way Dedication: Lamplighter Drive right-of-way shall be expanded from the existing condition. Five (5) feet of additional right-of-way, outside of the existing right-of-way, shall be dedicated along the Lamplighter Drive frontage. Additional right-of-way is not required around the existing cul-de-sac bulb.

2. Vehicular Access: Two (2) curb cuts shall be provided along Lamplighter Drive to provide vehicular access into and out of the Development. These access points shall both permit full vehicular turning movements.
3. Drive Aisle Width: All two-way drive aisles in the Development shall be twenty-two (22) feet in width and all one-way drive aisles shall be sixteen (16) feet in width, or as required by the local fire code.

H. Pedestrian Access and Circulation:

1. A sidewalk shall be provided from Lamplighter Drive to the main entrance of the building to facilitate pedestrian access into and out of the Development.
2. A sidewalk shall be provided around the perimeter of the building and throughout the site to create a walking loop.
3. All sidewalks within the Development shall be a minimum of five (5) feet in width.
4. A pedestrian connection is permitted and may be made to the OhioHealth Medical Campus.

I. Parking:

1. A minimum of seventy-two (72) off-street parking spaces shall be provided.
2. Standard parking space size shall be a minimum of nine (9) feet in width and eighteen (18) feet in depth. Accessible parking space size shall meet ADA standards.

J. Utilities:

1. All utilities shall be designed and constructed to meet the City of Grove City, Ohio standards.
2. All utilities shall be placed in appropriate locations on the Property that will best preserve any existing trees in good or fair condition.

K. Storm Water Management

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Grove City, Ohio Stormwater Design Manual.
2. Storm water management facilities may be located in any reserve areas or easements. Final design and details will be provided in the Final Development Plan and any deviations to the Stormwater Design Manual identified for consideration with the development plan.
3. The Property owner shall maintain all on-site storm water management areas.

L. Entry Feature:

1. One (1) entry feature shall be provided at the prominent access point. The feature shall be a minimum of five-hundred (500) square feet in area and consist of landscaping and/or hardscape material as well as signage.
2. One (1) identification sign is permitted and shall be incorporated into the entry feature design.
3. Identification signage shall be setback from public rights-of-way a minimum of fifteen (15) feet and shall be setback from vehicular use area pavements a minimum of three (3) feet.
4. The identification sign shall be a monument type sign and shall be finished in predominantly masonry materials that complement the masonry materials used on the primary elevations of the primary building.
5. Identification signs shall not exceed twenty (20) square feet in area message area and shall be limited to a single-sided sign.
6. Identification signs shall not be internally illuminated, but may be externally illuminated by concealed or screened ground mounted lighting.

M. Landscaping:

1. Off-Street Parking and Vehicular Use Area Screening:
 - a. Lamplighter Drive: Off-street parking and vehicular use areas along Lamplighter Drive shall be screened from the public street view with a continuous three (3) feet height evergreen hedge.
 - b. Side Yard (West Lot Line): The side yard shall be landscaped along all off-street parking and vehicular use areas to include a continuous evergreen screen, three (3) feet height minimum, and deciduous tree plantings at a rate of one (1) tree per fifty-five (55) linear feet of vehicular use area. Evergreen shrubs shall be a minimum thirty-six (36) inches in height at installation.
 - c. Side Yard (East Lot Line): Landscaping in this area shall not be required. However, efforts shall be made to retain the existing vegetation and trees.
 - d. Rear Yard (North Lot Line): Landscaping in this area shall not be required. However, efforts shall be made to retain the existing vegetation and trees, noting the Stream Corridor Protection Zone.
2. Interior Vehicular Use Areas
 - a. Within the vehicular use areas, each peninsula, island, aisle end island or planting area is to contain at least one (1), two (2) inch caliper tree. Tree plantings and light fixtures locations shall be coordinated to minimize conflicts.

- b. Grass or other ground cover shall be provided on all portions of the interior planting area not occupied by other landscape material.
- c. The minimum distance from a tree to a vehicular use area shall be four (4) feet measured from the face of the tree.

3. Screening of Service Structures

- a. All trash receptacles shall be enclosed on three (3) sides by a masonry enclosure.
- b. Service structures shall be screened per Code (Section 1136.08)

4. Site Trees

- a. One (1) site tree shall be provided for every three (3) dwelling units.
- b. Trees may be small, medium or large species, and may be single or multi-stemmed trees. Single-stem trees shall be a minimum two (2) inches in caliper at install. Multi-stem trees shall be a minimum six (6) feet in height at install.
- c. Trees shall be located around the primary structure on all sides.

5. Foundation Plantings

- a. Foundation plantings shall be required for all facades of the building not otherwise occupied by entrances, sidewalks, patios, porches, parking or loading areas or other similar areas.
- b. Foundation plantings shall be provided at a rate of at least one (1) shrub per ten (10) linear feet of façade, and other living materials, rather than bark, mulch, gravel or other non-living material. Shrubs planted as foundation plantings shall be a minimum twenty-four (24) inches in height at installation.
- c. Foundation plantings shall be located within a planting bed extending at least forty-two (42) inches from the foundation.

6. Retention Area Planting

- a. Retention basins shall be landscaped and shall meet the landscape design requirements for Type 2 basins as outlined in the Stormwater Design Manual.
- b. In addition to options outlined in the Stormwater Design Manual, jute matting is permitted as an option for basic shoreline protection.

7. Grass and Groundcover

- a. All areas of the Development not covered by landscaping shall be planted per Code (Section 1136.11).

- b. Sod shall be installed in all disturbed areas along public roadways (Lamplighter Drive).

N. Architectural Standards

1. Exterior Materials

- a. Cladding Materials: Shall be limited to brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cementitious, stucco, composite, polymer, cellular PVC and vinyl (min. 0.044" thickness).
- b. Trim Materials: Shall be limited to any permitted primary cladding material and EIFS, pre-finished metal, urethane foam and cellular PVC.
- c. Roofing Materials: Shall be limited to architectural grade asphalt shingles (25-year minimum warranty). Metal, wood, slate, concrete, or tile is permitted as accents.

2. Exterior Colors

- a. Cladding Colors: Shall be limited to muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.
- b. Trim Colors: Shall be limited muted colors, natural earth tones, neutrals and/or whites, complementary or contrasting to the primary color. High-chroma colors are not permitted.
- c. Roofing Colors: Shall be limited natural earth tones and/or neutral colors, including black, complementary or contrasting to the primary color. High-chroma colors are not permitted. Roof penetrations shall be painted to match the color of the roof material.

3. Configuration of Materials (Primary Structures)

- a. Primary building elevations fronting Lamplighter Drive shall present a minimum of forty (40) percent masonry cladding (brick, thin brick, stone, manufactured stone and/or stucco). All other building elevations shall present a minimum of twenty (20) percent masonry cladding on each.
- b. Similar materials, design elements and detailing shall be consistent on all elevations. Architectural features and treatments shall not be restricted to a single façade.
- c. Blank facades (without fenestration) are not permitted.
- d. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12" material return and trim detail.
- e. Exterior facades shall be limited to three (3) permitted cladding materials, excluding trim.

4. Architectural Elements

a. Roof Types and Details

- i. Pitched roof types are required and shall present as the primary roof structure type.
- ii. Flat roofs are permitted as secondary roof structure types and in no case shall present as the primary roof structure type. Flat roofs but must integrate strong cornice lines.
- iii. Pitched roof structures shall have a minimum slope of 5:12 rise over run. Secondary pitched roof structures, including architectural elements such as gables, dormers and porch pediments shall be permitted to have a minimum slope of 4:12 rise over run.
- iv. Shed-type roof structures are permitted when integrated into the primary roof structure or as accents. Shed-type roof structures shall have a minimum slope of 1:12 rise over run.
- v. Roof penetrations, including, without limitations, vent stacks, shall not be located on the front roof slope and shall be painted to match the color of roof.

b. Dormers

- i. Dormers shall have gabled, hipped, arched, or shed roofs.
- ii. Dormer windows shall either match the standard window size of the building or smaller.
- iii. Dormers may be no larger than necessary to hold their windows and framing.

c. Windows

- i. Windows shall be constructed either of wood, aluminum, fiberglass, composite materials or vinyl. Painted aluminum clad and vinyl clad windows are permitted.
- ii. Windows shall be single hung, double hung, operable casement, awning or transoms oriented horizontally with vertically proportioned panes of glass.
- iii. All double-hung windows shall have the appearance of divided light.
- iv. Window grids are to be proportionally similar on all windows with vertical orientation.
- v. Window surrounds and/or trim appropriate to the architectural character of the building is required.

d. Gutters and Downspouts

- i. Traditional half-round gutters and/or ogee gutters with downspouts shall be used and shall be made of aluminum materials that match or compliment the color of the trim.

- ii. Gutter and downspouts shall be placed so they are least visible from nearby streets.
- e. Mechanicals
 - i. Rooftop mechanical shall be fully screened from view per Section 1137.16.
 - ii. Ground mounted mechanicals shall be fully screened from view per Section 1136.08.
 - iii. Through wall HVAC units are prohibited.

Date: 08-11-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-42-21
1st Reading: 08/16/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-42-21

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF AWNINGS TO LOCAL CANTINA LOCATED AT 3937 BROADWAY IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on August 03, 2021, the Planning Commission recommended approval of the Certificate of Appropriateness request for the installation of awnings to Local Cantina located at 3937 Broadway, with a deviation to the HPA Color Chart, as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Certificate of Appropriateness for the installation of awnings to Local Cantina located at 3937 Broadway including a deviation to the HPA Color Chart, as submitted.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08-11-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-43-21
1st Reading: 08/16/21
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-43-21

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A MODULAR CLASSROOM FOR OUR LADY OF PERPETUAL HELP LOCATED AT 3752 BROADWAY

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on August 03, 2021, the Planning Commission recommended approval of the Certificate of Appropriateness request for the installation of a modular classroom for Our Lady of Perpetual Help, with the following stipulation:

1. All bollards shall be installed per the requirements of Grove City Stand Drawing C-GC-81, and additional bollards, or impact resistant equivalents, shall be added along the west side of the building, placed no further than four feet (4') apart on center.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Certificate of Appropriateness for the installation of a modular classroom for Our Lady of Perpetual Help located at 3752 Broadway, contingent upon the stipulation set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No. : CR-44-21
1st Reading: 08/16/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-44-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR TOSOH ADDITION LOCATED AT 3600 GANTZ ROAD

WHEREAS, on August 03, 2021, the Planning Commission recommended approval of the Development Plan for an addition to Tosoh, as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for the Tosoh Addition located at 3600 Gantz Road, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-45-21
1st Reading: 08/16/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-45-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEULAH PARK SUBAREA D AND A PORTION OF E

WHEREAS, on August 03, 2021, the Planning Commission recommended approval of the Development Plan for Beulah Park – Subarea D and a portion of E with the following stipulation:

1. Deviations from the approved Beulah Park Zoning Text shall be granted as outlined in “Exhibit 2”, as well as the clarification on architectural requirements noted in #4 of “Exhibit 2”.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Beulah Park, Subarea D and a portion of Subarea E located south of Southwest Blvd., contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

CR-45-21

Exhibit 2

The following is a list of deviations required to accommodate the development of Sub-Area D and Sub-Area E:

1. Garage door openings facing public streets in Subarea D [Section V(D)(2)(c)(v)] and garage door openings facing "Street F", partially now known as "Mystic Way", in Subarea E [Section V(E)(2)(c)(v)] shall not exceed 46% of the width of the house façade, including the garage. Current Text language reads 45% in both of these sections of Subareas D and E.
2. 60% of the lots fronting on "Street F" in Subarea E, partially now known as Mystic Way, shall not have side-loaded garages, as those lots are 52' wide by 120' in depth [Section V(E)(2)(c)(v)]. Applicant requests a deviation to the Text, that no lots fronting on "Street F" in Subarea E, partially, now known as Mystic Way, are required to have side-loaded garages.
3. Section IV(E)(1) provides that the front façade and sides of homes shall have no exposed concrete block or poured concrete. Applicant requests a clarification to provide that the word 'exposed' be interpreted to not apply to an exposure of eight inches (8") or less; provided, however, that the exposed concrete block or poured concrete will be finished in a stamped brick or masonry design.
4. To assist in the interpretation of Section V(D)(2)(c)(ii) and Section V(E)(2)(c)(ii), four-sided architecture shall mean no blank walls on side and rear home elevations. The rear and side walls of homes shall include a minimum of any two of the following architectural features:
 - Doors
 - Porches
 - A window or grouping of windows
 - Window mullions
 - Window trim wrap
 - Bay window or bay elements
 - Chimney
 - Water table
 - Masonry covered foundation
 - Decorative louvers of at least 3 sq. ft.
 - Other design elements and materials used as accents, including but not limited to accent siding, band boards, brackets, corbels, and/or decorated A-frames; subject to approval of the Development Department.
5. Section V(E)(2)(c)(iv) states that garage door openings facing public Street 'F' shall set back a minimum of two feet (2') from the primary building façade. Applicant requests a deviation to allow a one foot (1') setback instead of the two foot (2') setback required in the Text.

Date: 08/11/21
Introduced By: Mr. Schlabach
Committee: Safety
Originated By: Mr. Schlabach
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-46-21
1st Reading: 08-16-21
Public Notice: 0
2nd Reading: 0
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-46-21

AN ORDINANCE TO EXPAND THE DESIGNATED OUTDOOR REFRESHMENT AREA UNDER THE SAME REGULATIONS AS SET FORTH IN ORDINANCE C-17-19

WHEREAS, on May 20, 2019 this Council enacted Ordinance C-17-19 which established a Designated Outdoor Refreshment Area for the Grove City Town Center; and

WHEREAS, Ordinance C-17-19 required a one-year review of the DORA by City Council and on May 18, 2020, Ord. C-16-20 was approved to continue the DORA with the days of operation being Monday thru Saturday; and

WHEREAS, City Council wishes to expand the DORA under the same regulations and the expanded days of operation established in C-16-20.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. City Council hereby authorizes the expansion of the Designated Outdoor Refreshment Area for the Grove City Town Center upon the same regulations set forth in Ordinance C-17-19 and C-16-20, as shown on the attached Exhibit "A".

SECTION 2. City Council shall review the expansion of the DORA, as established herein, at a minimum one year from the effective date of this Ordinance to determine whether to continue the expansion of the DORA under the same or modified terms and conditions.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

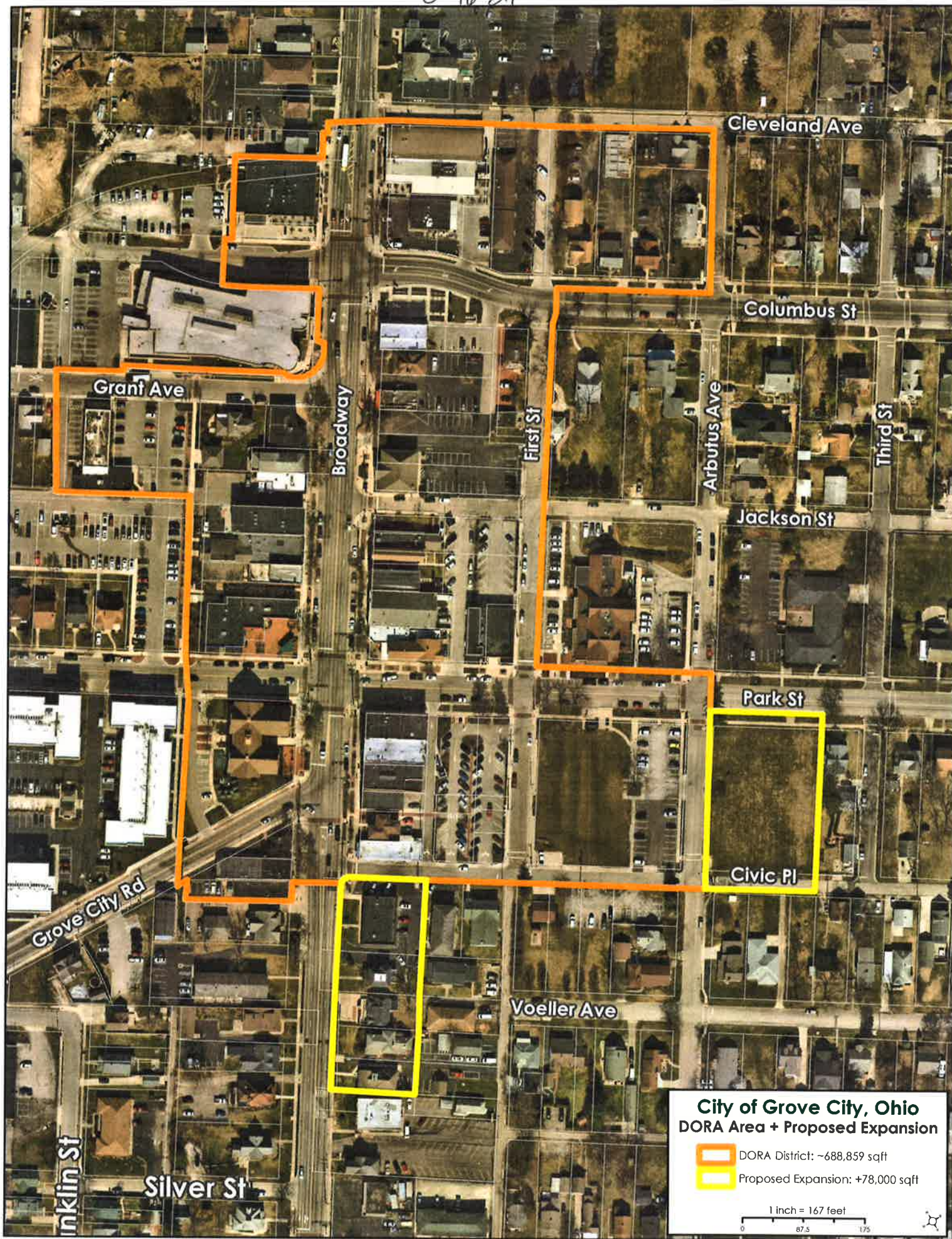
Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-46-21



Date: 08/11/21
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-46-21
1st Reading: 08/16/21
Public Notice: 0 / /21
2nd Reading: 0 / /21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-46-21

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE DEMOREST ROAD CORRIDOR RECONSTRUCTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD

WHEREAS, the City of Grove City is planning to make capital improvements to Demorest Road corridor; and

WHEREAS, the Demorest Road corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor, including the proposed Brookpark Middle School site; and

WHEREAS, this Project is considered to be a priority need for the community; and

WHEREAS, the City's Consulting Engineer has prepared plans for the Demorest Road corridor reconstruction and related improvements as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, multiple property interests from multiple properties, as described and depicted in the attached exhibits; and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary for Council to declare its intent to appropriate property for the improvements related to the Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council considers it necessary and declares its intention to appropriate certain fee simple interests for public right of way, without limitation of existing access rights, and easements in and to the premises described in the attached Exhibits for the Demorest Road corridor reconstruction and related improvements.

SECTION 2. The Administrative Assistant or designee is authorized to cause written notice of the passage of this Resolution to be given to the owners having an interest of record in the premises. The notices shall be served and returned accordingly to law.

SECTION 3. The resolution shall take effect at the earliest opportunity afforded by law.

Christine A. Houk, President of Council



Evans, Medtner, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3000 New Albany Road, Columbus, OH 43254
Phone: 614.275.4300 Fax: 614.275.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

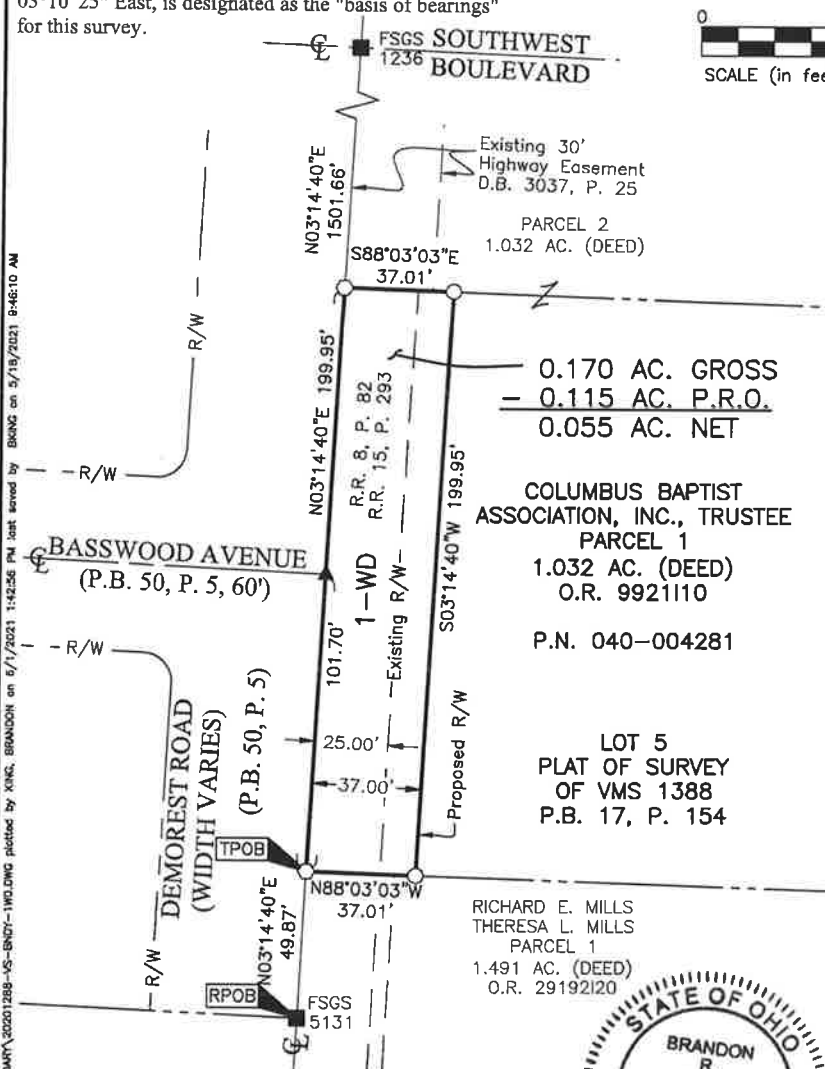
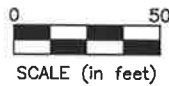
Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

The portion of the centerline of Demorest Road, between I.P. Set are 13/16" I.D. iron pipes FCGS 1361 and FCGS 5131, having a bearing of North 30° long with cap inscribed EMHT INC. 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.



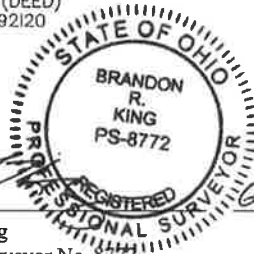
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date



IN 2020-1288 (VMS) 04-SHEETS BOUNDARY 2020-1288-VS-BNDY-TWO LMG plotted by KING, BRANDON on 6/1/2021 1:42:56 PM last saved by BRANDON on 5/19/2021 8:46:10 AM



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5000 New Albany Road, Columbus, OH 43244
 Phone: 614.775.4500 Toll Free: 800.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

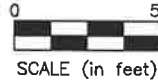
Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

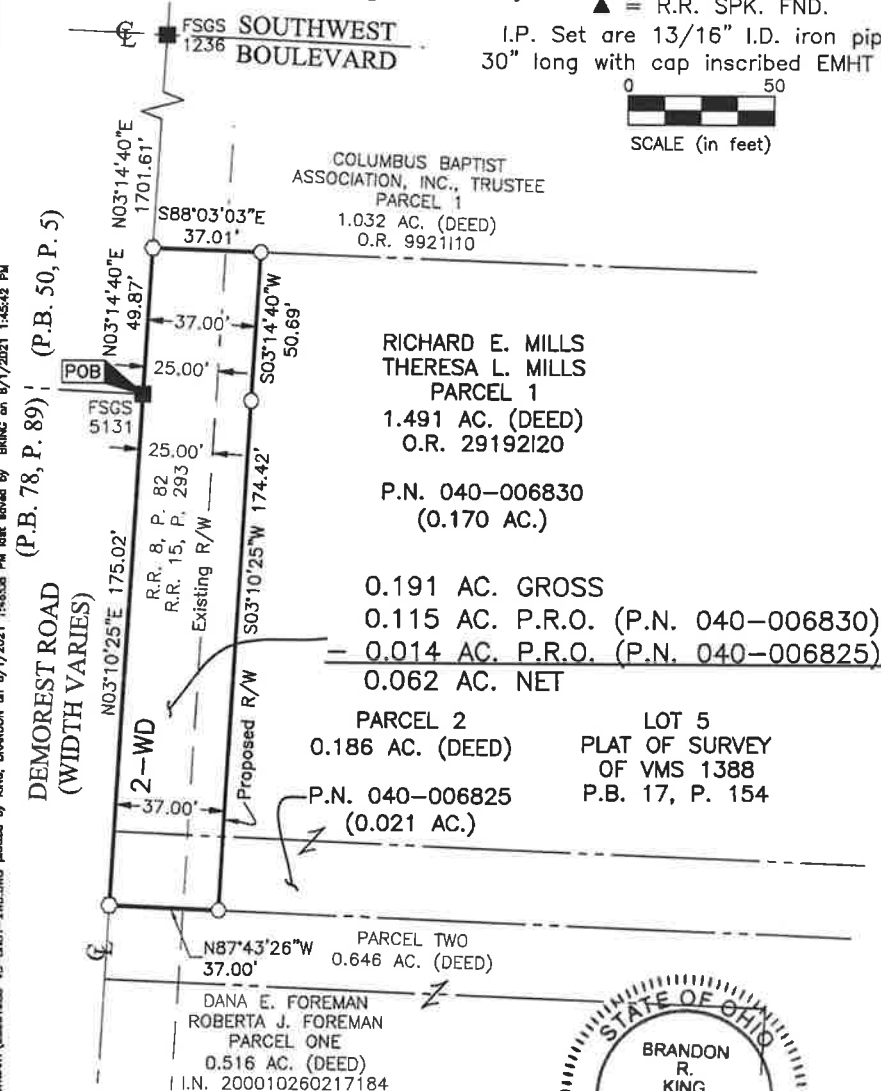
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SCALE (in feet)

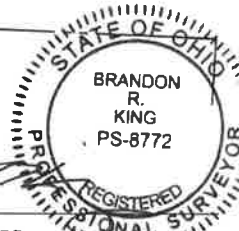


SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

By

Brandon R. King
 Professional Surveyor No. 8772
 bking@emht.com



Date

6-4-2021

J:\2020\1288\DWG\4545\REKETS\BOUNDARY\20201288-45-1807-2ND.DWG plotted by KING, BRANDON on 6/1/2021 1:45:08 PM last saved by KING, BRANDON on 6/1/2021 1:45:42 PM
 Kref:

2-WD
0.191 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and part of that 1.491 acre tract conveyed as Parcel 1 and that 0.186 acre tract conveyed as Parcel 2 to Richard E. Mills and Theresa L. Mills by deed of record in Official Record 29192120 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence North 03° 14' 40" East, with said centerline and with the westerly line of said 1.491 acre tract, a distance of 49.87 feet to a mag nail set at the northwesterly corner of said 1.491 acre tract and at the southwesterly corner of that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 (reference an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection with Southwest Boulevard, being North 03° 14' 40" East, a distance of 1701.61 feet);

Thence South 88° 03' 03" East, with the line common to said 1.491 acre and 1.032 acre tracts, a distance of 37.01 feet to an iron pin set;

Thence South 03° 14' 40" West, across said 1.491 acre tract, a distance of 50.69 feet to an iron pin set;

Thence South 03° 10' 25" West, continuing across said 1.491 acre tract, and across said 0.186 acre tract, a distance of 174.42 feet to an iron pin set in the line common to said 0.186 acre tract and the northerly line of that 0.646 acre tract conveyed as Parcel Two to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184;

Thence North 87° 43' 26" West, with said common line, a distance of 37.00 feet to a mag nail set at the southwesterly corner of said 0.186 acre tract, at a northwesterly corner of said 0.646 acre tract and in the centerline of said Demorest Road;

Thence North 03° 10' 25" East, with said centerline and the westerly line of said 0.186 and 1.491 acre tracts, a distance of 175.02 feet to the POINT OF BEGINNING, containing 0.191 acre, more or less, of which 0.129 acre is in the present roadway occupied. Of said 0.129 acre, 0.115 acre is within Auditor's Parcel Number 040-006830 and 0.014 acre is within Auditor's Parcel Number 040-006825. Of said 0.191 acre, 0.170 acre is within Auditor's Parcel Number 040-006830 and 0.021 acre is within Auditor's Parcel Number 040-006825.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said

2-WD
0.191 ACRE

-2-

coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



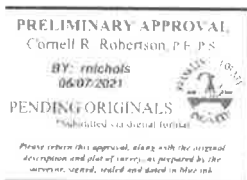
EVANS, MECHWART, HAMBLETON & TILTON, INC.

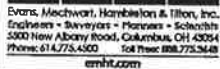
6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:td
2WD-0_191 ac 20201288-VS-ENOV-02.docx





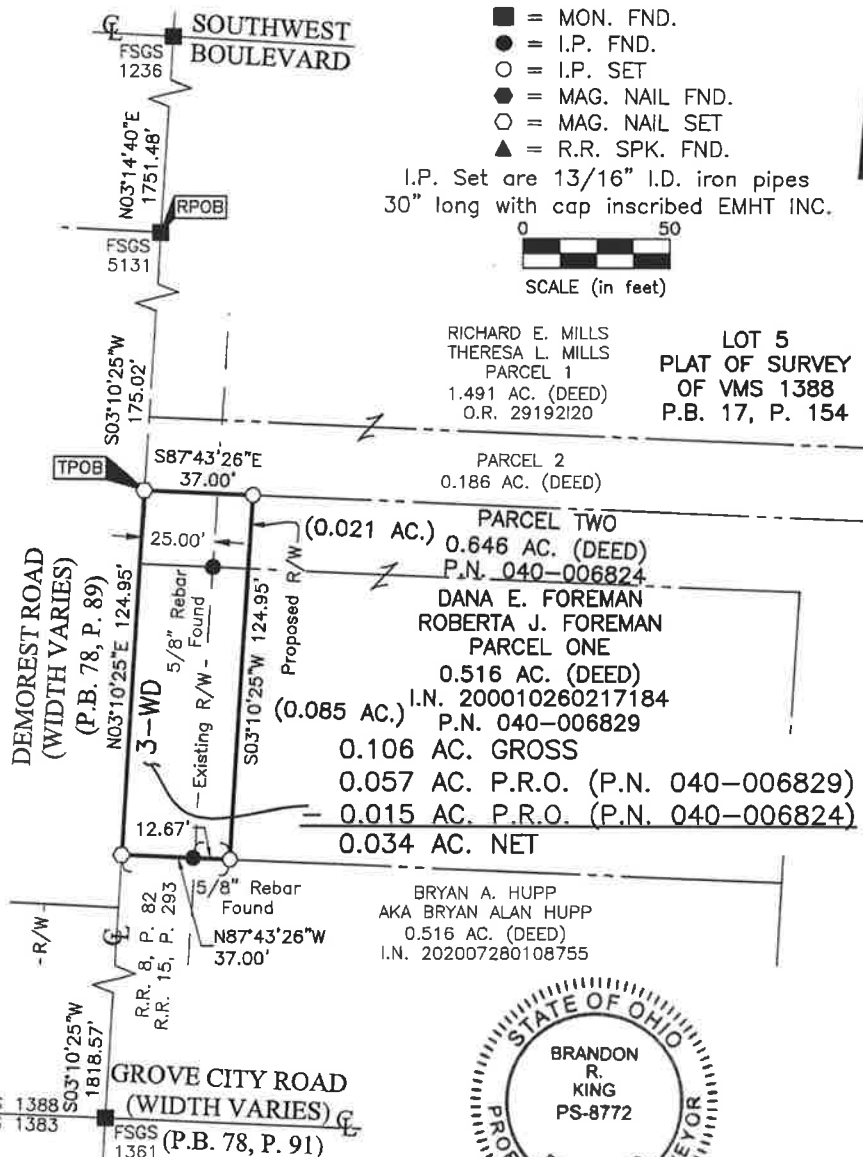
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 4, 2021	Scale:	1" = 50'	Job No:	2020-1288	Sheet No:	1 of 1
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BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.



SURVEY NOTE:

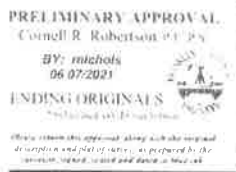
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____

6-4-702



**3-WD
0.106 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.516 acre tract conveyed as Parcel One and that 0.646 acre tract conveyed as Parcel Two to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293 (reference an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection with Southwest Boulevard, being North 03° 14' 40" East, a distance of 1751.48 feet);

Thence South 03° 10' 25" West, with said centerline, a distance of 175.02 feet to a mag nail set at the northwesterly corner of said 0.646 acre tract and at the southwesterly corner of that 0.186 acre tract conveyed as Parcel 2 to Richard E. Mills and Theresa L. Mills by deed of record in Official Record 29192I20, being the TRUE POINT OF BEGINNING;

Thence South 87° 43' 26" East, with the line common to said 0.646 acre and 0.186 acre tracts, a distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 0.516 and 0.646 acre tracts, a distance of 124.95 feet to an iron pin set in the line common to said 0.516 acre tract and that 0.516 acre tract conveyed to Bryan A. Hupp (aka Bryan Alan Hupp) by deed of record in Instrument Number 202007280108755;

Thence North 87° 43' 26" West, with said common line (passing a 5/8 inch rebar found at a distance of 12.67 feet), a total distance of 37.00 feet to a mag nail set at the southwesterly corner of said 0.516 acre tract (Foreman) and at the northwesterly corner of said 0.516 acre tract (Hupp), being in the centerline of said Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 1818.57 feet);

Thence North 03° 10' 25" East, with the westerly line of said 0.516 acre and 0.646 acre tracts and with said centerline, a distance of 124.95 feet to the TRUE POINT OF BEGINNING, containing 0.106 acre, more or less, of which 0.072 acre is in the present roadway occupied. Of said 0.072 acre, 0.057 acre is within Auditor's Parcel Number 040-006829 and 0.015 acre is within Auditor's Parcel Number 040-006824. Of said 0.106 acre, 0.021 acre is within Auditor's Parcel Number 040-006824 and 0.085 acre is within Auditor's Parcel Number 040-006829.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said

3-WD
0.106 ACRE

-2-

coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Fax: 614.775.3344
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

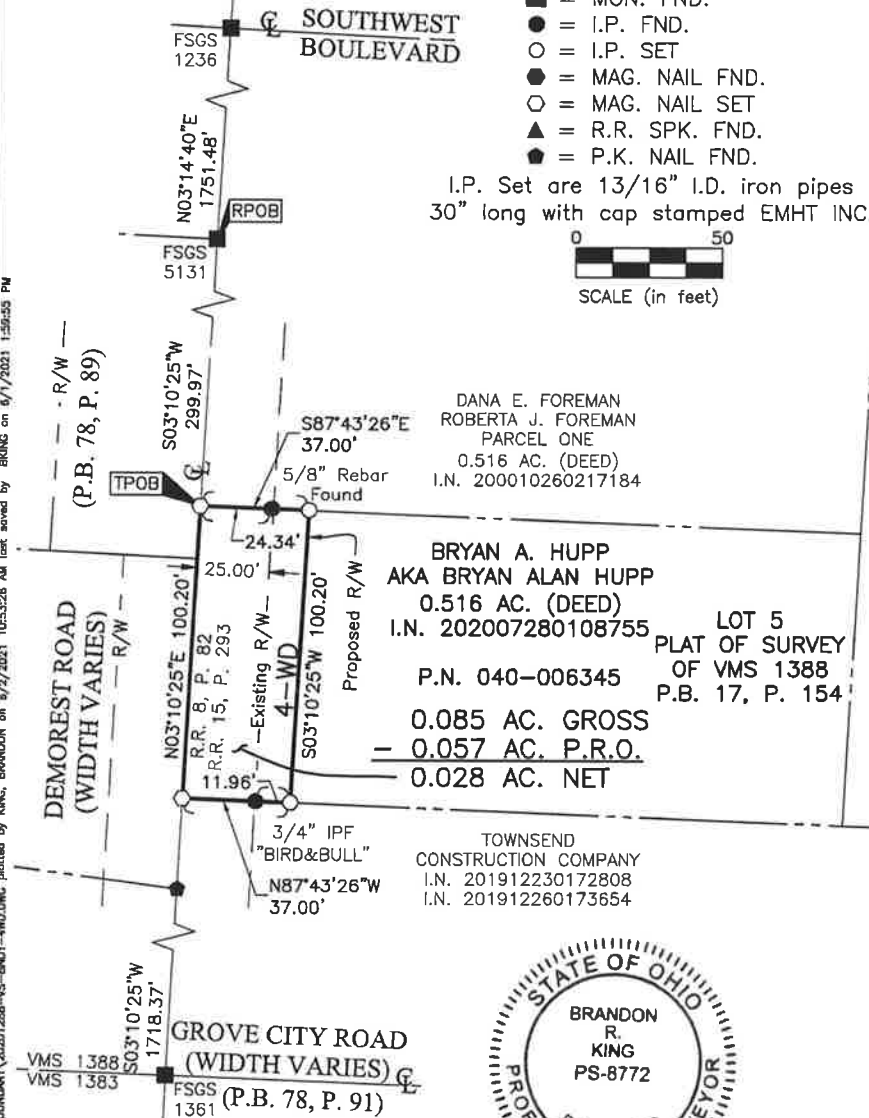
Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
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- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap stamped EMHT INC.



DANA E. FOREMAN
ROBERTA J. FOREMAN
PARCEL ONE
0.516 AC. (DEED)
I.N. 200010260217184

BRYAN A. HUPP
AKA BRYAN ALAN HUPP
0.516 AC. (DEED)
I.N. 202007280108755

P.N. 040-006345
0.085 AC. GROSS
- 0.057 AC. P.R.O.
0.028 AC. NET

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

TOWNSEND
CONSTRUCTION COMPANY
I.N. 201912230172808
I.N. 201912260173654



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

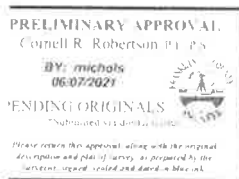
By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

4/20/2021 2:08 PM D:\20201288\BOUNDARY\20201288-AS-BNDT-1WD.DWG plotted by KING, BRANDON on 6/7/2021 1:56:55 PM



4-WD

0.085 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.516 acre tract conveyed to Bryan A. Hupp (aka Bryan Alan Hupp) by deed of record in Instrument Number 202007280108755 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293 (reference an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection with Southwest Boulevard, being North 03° 14' 40" East, a distance of 1751.48 feet);

Thence South 03° 10' 25" West, with said centerline, a distance of 299.97 feet to a mag nail set at the northwesterly corner of said 0.516 acre tract and at the southwesterly corner of that 0.516 acre tract conveyed as Parcel One to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184, being the TRUE POINT OF BEGINNING;

Thence South 87° 43' 26" East, with the line common to said 0.516 acre (Hupp) and 0.516 acre (Foreman) tracts (passing a 5/8 inch rebar found at a distance of 24.34 feet), a total distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 0.516 acre tract, a distance of 100.20 feet to an iron pin set in the line common to said 0.516 acre and that tract conveyed to Townsend Construction Company by deeds of record in Instrument Number 201912230172808 and Instrument Number 201912260173654;

Thence North 87° 43' 26" West, with said common line (passing a 3/4 inch iron pipe found capped "BIRD&BULL" at a distance of 11.96 feet), a total distance of 37.00 feet to a mag nail set at the southwesterly corner of said 0.516 acre tract and at a northwesterly corner of said Townsend Construction tract, being in the centerline of said Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 1718.37 feet);

Thence North 03° 10' 25" East, with the westerly line of said 0.516 acre tract and with said centerline, a distance of 100.20 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.057 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between

4-WD
0.085 ACRE

-2-

FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "BRK", written over the printed name.

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date



EMHT
 Evers, Meacham, Hinkle & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614-775-4500 Toll Free: 888-775-5445
 emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

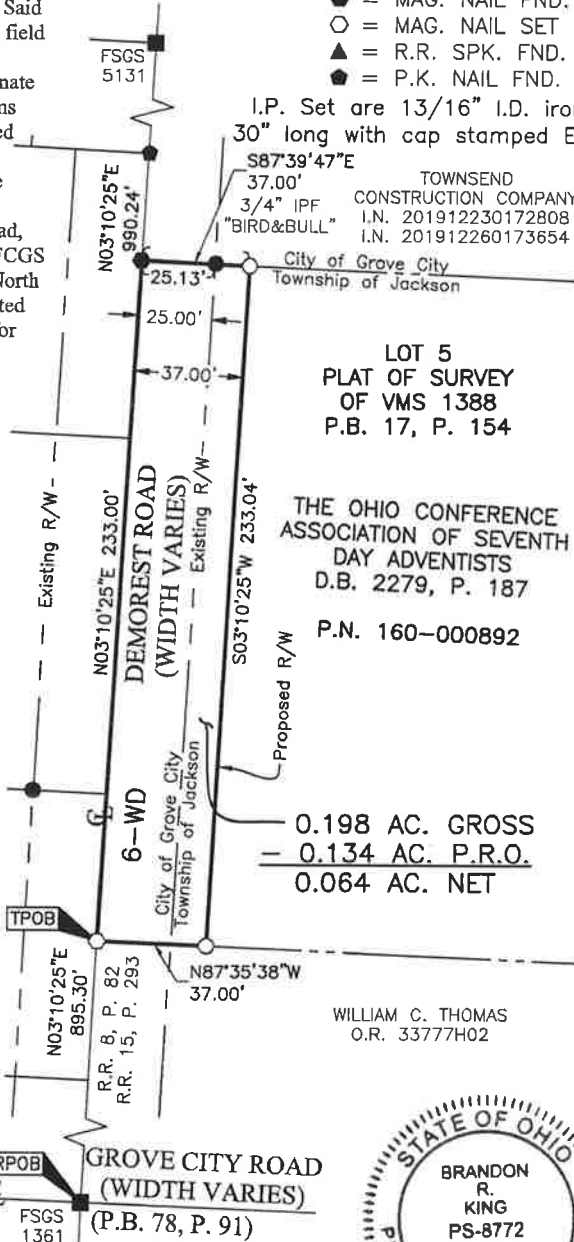
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- = MAG. NAIL FND.
- = MAG. NAIL SET
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- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap stamped EMHT INC.



SURVEY NOTE:

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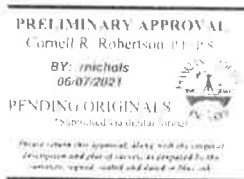
By

Brandon R. King
 Professional Surveyor No. 8772
 bking@emht.com

Date



AL-20201288-VMS-04-SHEETS\BOUNDARY\20201288-VS-BNCT-8WD.DWG plotted by KING, BRANDON on 6/1/2021 2:00:23 PM last saved by KING, BRANDON on 5/18/2021 9:50:10 AM
 Xref:



**6-WD
0.198 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed of The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 895.30 feet to a mag nail set at the southwesterly corner of said The Ohio Conference Association of Seventh Day Adventists tract and at the northwesterly corner of that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said centerline and the westerly line of said The Ohio Conference Association of Seventh Day Adventists tract, a distance of 233.00 feet to a mag nail found at the northwesterly corner thereof and being the southwesterly corner of that tract conveyed to Townsend Construction Company by deeds of record in Instrument Number 201912230172808 and Instrument Number 201912260173654 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 990.24 feet);

Thence South 87° 39' 47" East, with the line common to said The Ohio Conference Association of Seventh Day Adventists and said Townsend Construction Company tracts (passing a 3/4 inch iron pipe found capped "BIRD&BULL" at a distance of 25.13 feet), a total distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said The Ohio Conference Association of Seventh Day Adventists tract, a distance of 233.04 feet to an iron pin set in the line common to said The Ohio Conference Association of Seventh Day Adventists tract and that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02;

Thence North 87° 35' 38" West, with said common line, a distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.198 acre, more or less, of which 0.134 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43244
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



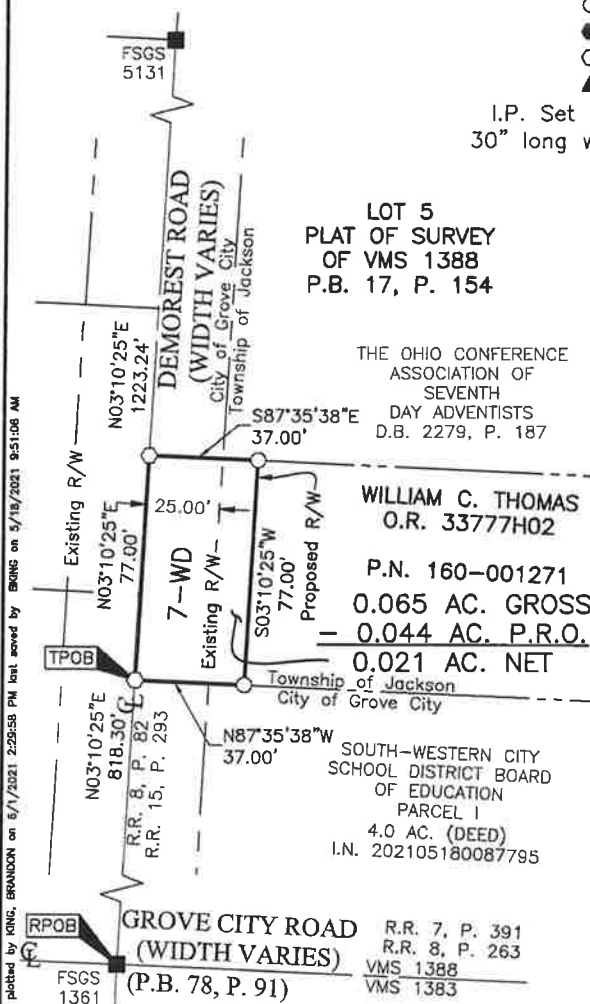
SCALE (in feet)

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

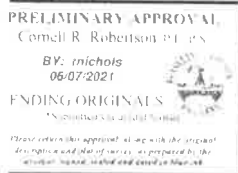
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-7-2021
Date

U:\2020\1288\1288\04SHEETS\BOUNDARY\20201288-VS-BNDY-7W.DWG plotted by KING, BRANDON on 6/1/2021 2:25:58 PM last saved by BRANDON on 5/18/2021 9:51:08 AM



**7-WD
0.065 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 818.30 feet to an iron pin set at the southwesterly corner of said William C. Thomas tract and at the northwesterly corner of that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said centerline of with the westerly line of said William C. Thomas tract, a distance of 77.00 feet to a mag nail set at the northwesterly corner thereof and at the southwesterly corner of that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1223.24 feet);

Thence South 87° 35' 38" East, with the line common to said William C. Thomas and The Ohio Conference Association of Seventh Day Adventists tracts, a distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said William C. Thomas tract, a distance of 77.00 feet to an iron pin set in the line common to said William C. Thomas tract and said 4.0 acre tract;

Thence North 87° 35' 38" West, with said common line, a distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.065 acre, more or less, of which 0.044 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



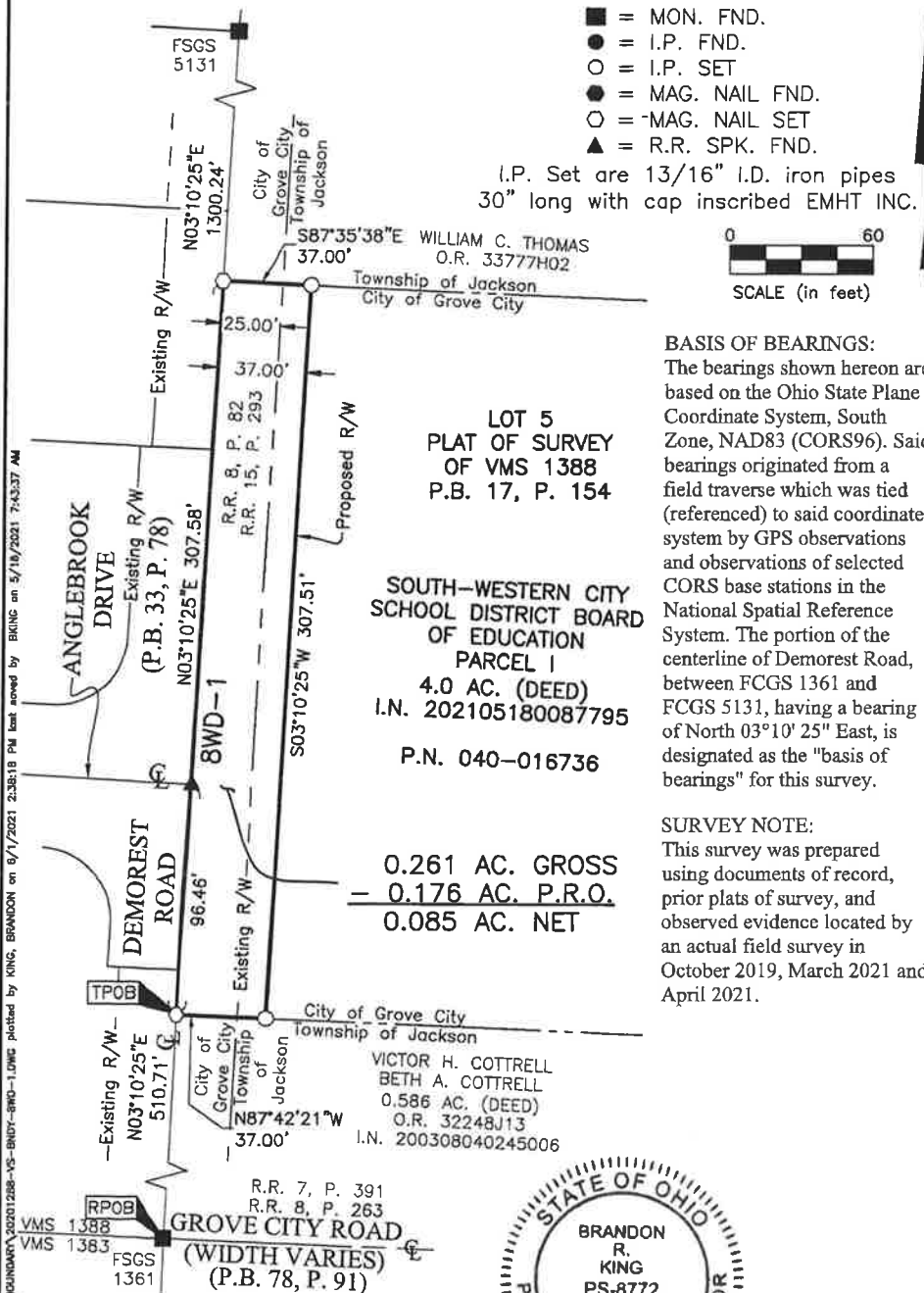
Evans, Mechwart, Hornbush & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
3000 New Albany Road, Columbus, OH 43004
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

J:\20201288\DMG\04SHEETS\BOUNDARY\20201288-VS-BNDY-BWD-1.DWG plotted by KING, BRANDON on 6/1/2021 2:38:18 PM last saved by BKING on 5/18/2021 7:43:37 AM



**8WD-1
0.261 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 510.71 feet to an iron pin set at the southwesterly corner of said 4.0 tract and at the northwesterly corner of that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Instrument Number 200308040245006, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, with said centerline and the westerly line of said 4.0 acre tract (passing a railroad spike found at a distance of 96.46 feet at the intersection with the centerline of Anglebrook Drive, as shown in Plat Book 33, Page 78), a total distance of 307.58 feet to a mag nail set at the northwesterly corner thereof and at the southwesterly corner of that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1300.24 feet);

Thence South 87° 35' 38" East, with the line common to said 4.0 acre tract and said William C. Thomas tract, a distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 4.0 acre tract, a distance of 307.51 feet to an iron pin set in the common line to said 4.0 acre and said 0.586 acre tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.261 acre, more or less, of which 0.176 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

6-4-2021

BRK:td

8WD-1-0_261 ac 20201228

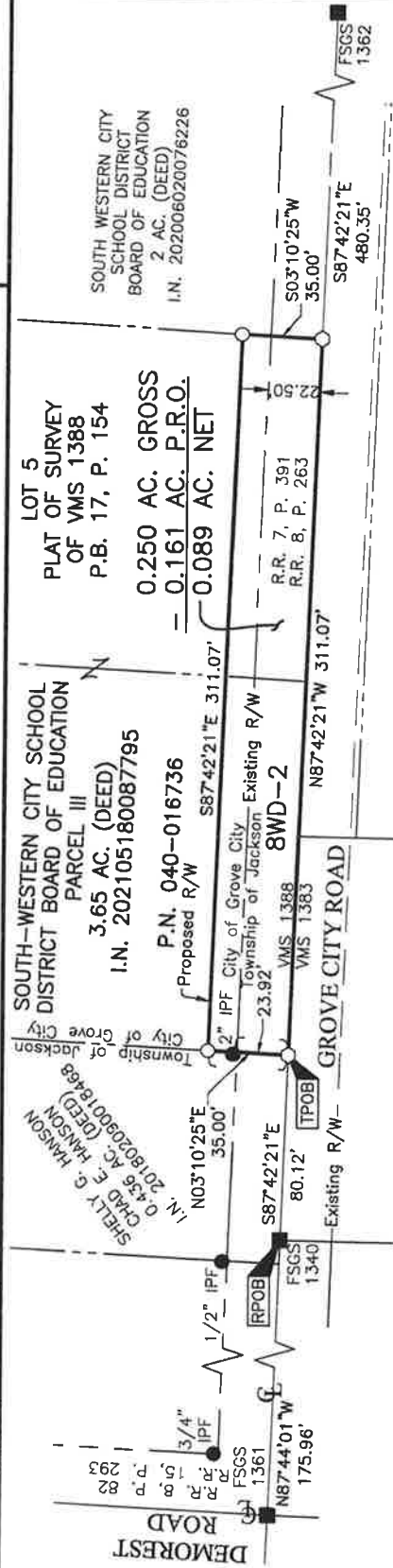


Evans, Mechwart, Hambleton & Thron, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 60'
Job No: 2020-1288
Sheet No: 1 of 1



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FGS 1361 and FGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

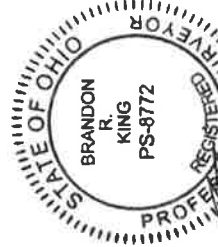
U:\2020\1288\VMG\GASHEETS\BOUNDARY\20201288-VS-BNDY-BND-2.DWG plotted by KING, BRANDON on 8/1/2021 2:49:04 PM last saved by KING on 5/18/2021 8:23:14 AM

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SCALE (in feet)



By Brandon R. King Date 6-4-2021
Professional Surveyor No. 8772
bking@emht.com



**8WD-2
0.250 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1340) found in the centerline of Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, being in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence South $87^{\circ} 42' 21''$ East, with said centerline and VMS line, a distance of 80.12 feet to a mag nail set at the southwesterly corner of said 3.65 acre tract and the southeasterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being the TRUE POINT OF BEGINNING;

Thence North $03^{\circ} 10' 25''$ East, with the line common to said 0.436 acre and 3.65 acre tracts (passing a 2 inch iron pipe found at a distance of 23.92 feet), a total distance of 35.00 feet to an iron pin set;

Thence South $87^{\circ} 42' 21''$ East, across said 3.65 acre tract, a distance of 311.07 feet to an iron pin set in the line common to said 3.65 acre tract and that 2 acre tract conveyed to South Western City School District Board of Education by deed of record in Instrument Number 202006020076226;

Thence South $03^{\circ} 10' 25''$ West, with said common line, a distance of 35.00 feet to a mag nail set at a southeasterly corner of said 3.65 acre tract and the southwesterly corner of said 2 acre tract, being in the centerline of said Grove City Road (reference an aluminum disk in pvc encased concrete monument (FCGS 1362) found in said centerline, being South $87^{\circ} 42' 21''$ East, a distance of 480.35 feet);

Thence North $87^{\circ} 42' 21''$ West, with said centerline, a distance of 311.07 feet to the TRUE POINT OF BEGINNING, containing 0.250 acre, more or less, of which 0.161 acre is in the present right-of-way occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North $03^{\circ} 10' 25''$ East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



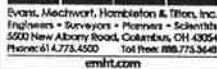
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

**VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388**

COUNTY OF FRANKLIN, STATE OF OHIO

COUNTY OF FRANKLIN, STATE OF OHIO

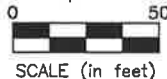
Date:	June 4, 2021	Scale:	1" = 50'	Job No:	2020-1288	Sheet No:	1 of 1
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BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

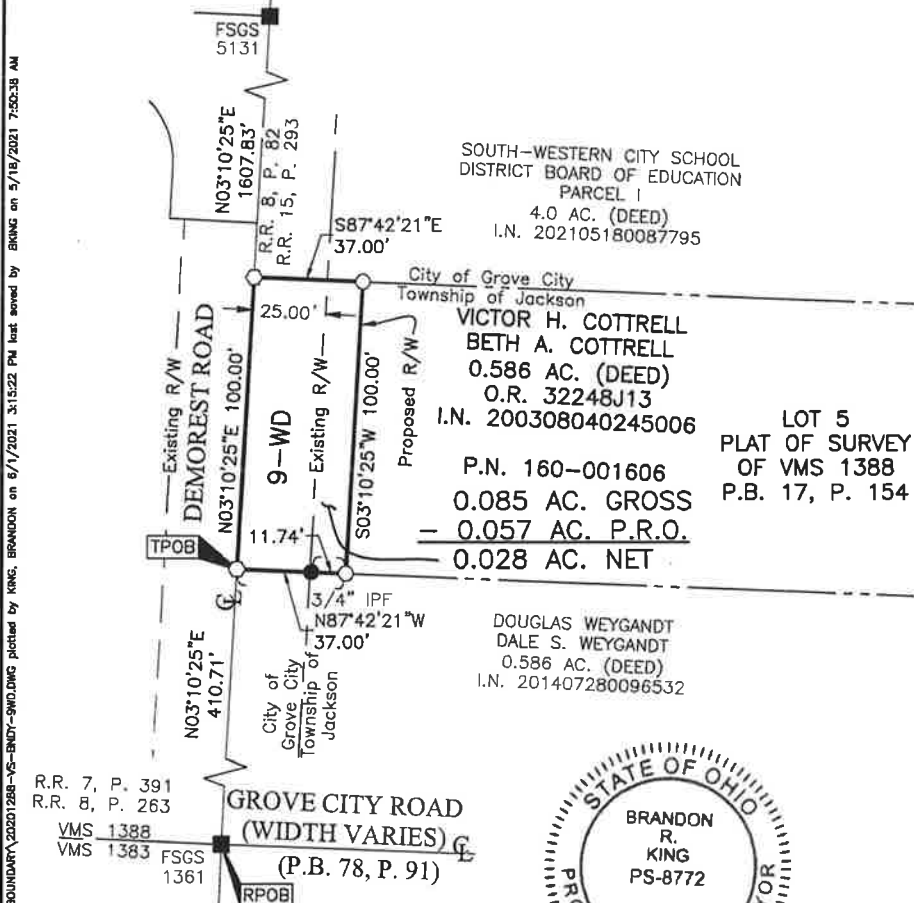
- = MON. FND.
 ● = I.P. FND.
 ○ = I.P. SET
 ● = MAG. NAIL FND.
 ○ = MAG. NAIL SET
 ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

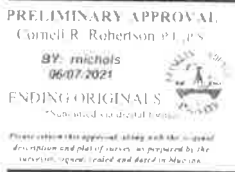


By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date _____



**9WD
0.085 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Instrument Number 200308040245006 and Official Record 32248J13 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 410.71 feet to a mag nail set at the southwesterly corner of said 0.586 tract and at the northwesterly corner of that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said centerline and with the westerly line of said 0.586 acre tract (Cottrell), a distance of 100.00 feet to a mag nail set at the northwesterly corner thereof and at the southwesterly corner of that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1607.83 feet);

Thence South 87° 42' 21" East, with the line common to said 0.586 acre tract (Cottrell) and said 4.0 tract, a distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 0.586 acre tract, a distance of 100.00 feet to an iron pin set in the common line to said 0.586 acre tract (Cottrell) and said 0.586 acre tract (Weygandt);

Thence North 87° 42' 21" West, with said common line (passing a 3/4 inch iron pipe found at a distance of 11.74 feet), a total distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.057 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]

Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



Evans, Machwirth, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.5446
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

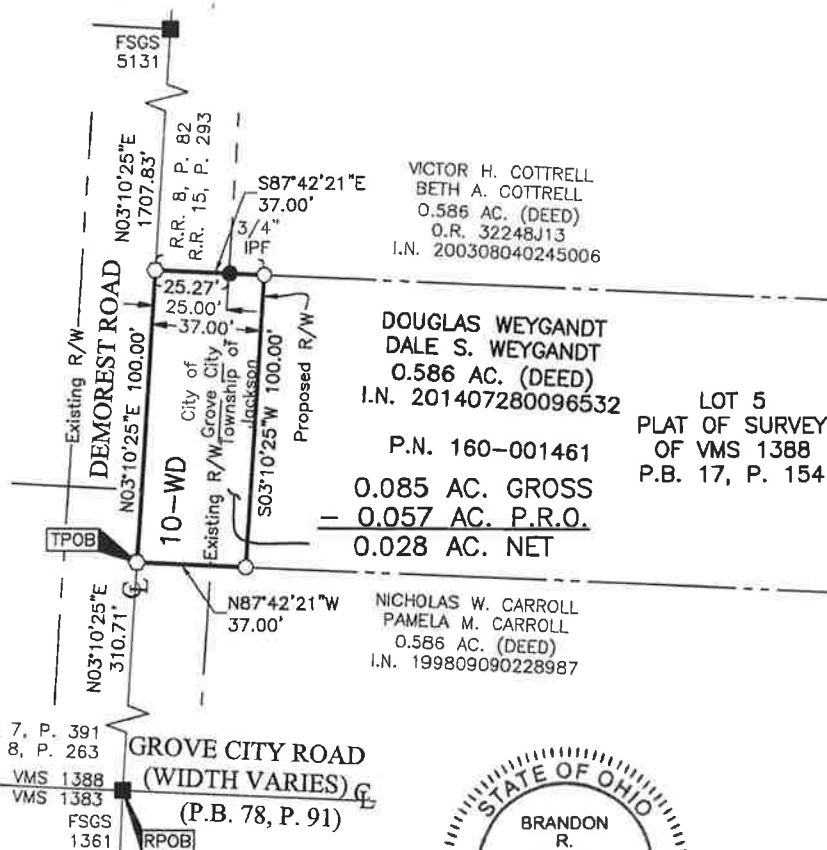


SCALE (in feet)

SURVEY NOTE:

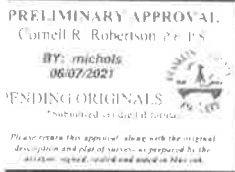
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

L:\20201288\EMHT\04-SURVEYS\BOUNDARY\20201288-VS-1807-10WD.DWG plotted by KING, BRANDON on 6/1/2021 3:20:41 PM last saved by KING on 5/14/2021 11:19:31 AM



By Brandon R. King
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date



**10WD
0.085 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 310.71 feet to a mag nail set at the southwesterly corner of said 0.586 tract and at the northwesterly corner of that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said centerline and the westerly line of said 0.586 acre tract (Weygandt), a distance of 100.00 feet to a mag nail set at the northwesterly corner thereof and at the southwesterly corner of that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Official Record 32248J13 and Instrument Number 200308040245006 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1707.83 feet);

Thence South 87° 42' 21" East, with the line common to said 0.586 acre tract (Weygandt) and said 0.586 acre tract (Cottrell) (passing a 3/4 inch iron pipe found at a distance of 25.27 feet), a total distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 0.586 acre tract (Weygandt), a distance of 100.00 feet to an iron pin set in the common line to said 0.586 acre tract (Weygandt) and said 0.586 acre tract (Carroll);

Thence North 87° 42' 21" West, with said common line, a distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.057 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Brandon R. King
Professional Surveyor No. 8772

Date

6-4-2021

BRK:ld

10WD-0_085 ac 20201288



Evans, Mechwart, Hambleton & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43244
Phone: 614.775.4500 Toll Free: 888.775.3646
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

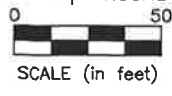
Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

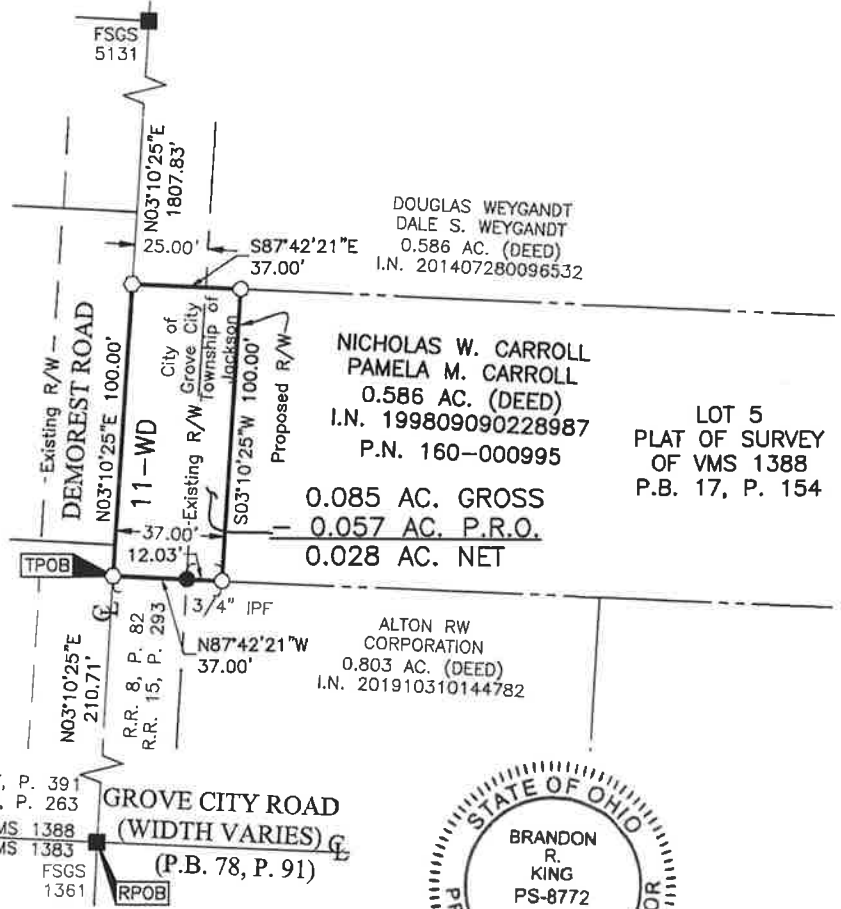
I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SURVEY NOTE:

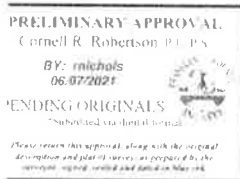
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

J:\20201288\DWG\04SHEETS\BOUNDARY_20201288-VS-SNDY-11WD.DWG plotted by KING, BRANDON on 8/1/2021 3:29:33 PM last saved by KING on 5/14/2021 11:18:12 AM



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021



**11WD
0.085 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 210.71 feet to a mag nail set at the southwesterly corner of said 0.586 tract and at the northwesterly corner of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said centerline and with the westerly line of said 0.586 acre tract, a distance of 100.00 feet to a mag nail set at the northwesterly corner thereof and the southwesterly corner of that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1807.83 feet);

Thence South 87° 42' 21" East, with the line common to said 0.586 acre tract (Carroll) and said 0.586 acre tract (Weygandt), a distance of 37.00 feet to an iron pin set;

Thence South 03° 10' 25" West, across said 0.586 acre tract, a distance of 100.00 feet to an iron pin set in the common line to said 0.586 acre tract (Carroll) and said 0.803 tract;

Thence North 87° 42' 21" West, with said common line (passing a 3/4 inch iron pipe found at a distance of 12.03 feet), a total distance of 37.00 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.057 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.773.4500 Toll Free: 888.773.3648
emht.com

SURVEY OF ACREAGE PARCEL

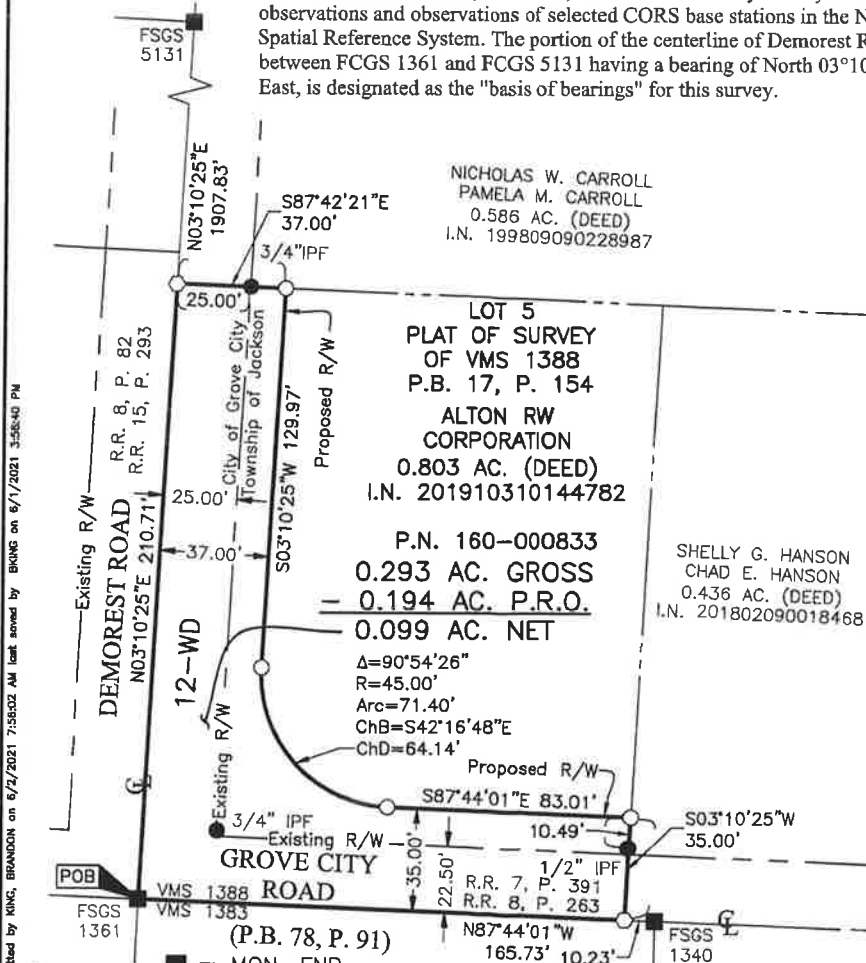
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By *Brandon R. King*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date

J:\2020\1288\UNITS\04SHEETS\BOUNDARY\20201288-VS-0007-12WD.DWG plotted by KING, BRANDON on 6/2/2021 7:55:02 AM last saved by KING on 6/1/2021 3:55:40 PM

**12WD
0.293 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91, being the southwesterly corner of said 0.803 acre tract and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 210.71 feet to a mag nail set at the northwesterly corner of said 0.803 tract and at the southwesterly corner of that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1907.83 feet);

Thence South 87° 42' 21" East, with the line common to said 0.803 and 0.586 acre tracts (passing a 3/4 inch iron pipe found at a distance of 25.00 feet), a total distance of 37.00 feet to an iron pin set;

Thence across said 0.803 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 129.97 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 90° 54' 26", a radius of 45.00 feet, an arc length of 71.40 feet, a chord bearing of South 42° 16' 48" East and a chord distance of 64.14 feet to an iron pin set at a point of tangency; and

South 87° 44' 01" East, a distance of 83.01 feet to an iron pin set in the line common to said 0.803 acre tract and that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468;

Thence South 03° 10' 25" West, with said common line (passing a 1/2 inch iron pipe found at a distance of 10.49 feet), a total distance of 35.00 feet to a mag nail set in the centerline of said Grove City Road (reference an aluminum disk in pvc encased concrete monument (FCGS 1340) found in said centerline, being South 87° 44' 01" East, a distance of 10.23 feet);

Thence North 87° 44' 01" West, with said centerline, a distance of 165.73 feet to the POINT OF BEGINNING, containing 0.293 acre, more or less, of which 0.194 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

12-WD
0.293 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



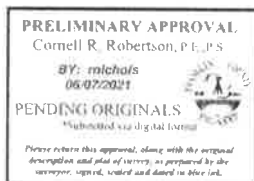
EVANS, MECHWART, HAMBLETON & TILTON, INC.

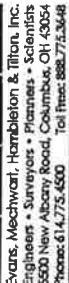
BR King 6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:ld
I2WD-0_293 ac 20201288-VS-BN0112.docx





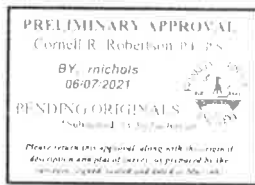
BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

By Brandon R. King Date _____
Professional Surveyor No. 8772
bking@emht.com



IN-202012865 UNW/04SHEETS BOUNDARY-20201286-4S-ENOT-1 UNW/DWG plotted by KING, BRANDON on 6/2/2021 7:54:03 AM last saved by BRING on 5/16/2021 8:13:27 AM



**13WD
0.073 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being part of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an aluminum disk in pvc encased concrete monument (FCGS 1340) found in the centerline of Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, being in the southerly line of said 0.436 acre tract and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 87° 44' 01" West, with said centerline, a distance of 10.23 feet to a mag nail set at a southwesterly corner of said 0.436 acre tract and the southeasterly corner of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Demorest Road, being North 87° 44' 01" West, a distance of 165.73 feet);

Thence North 03° 10' 25" East, with the line common to said 0.436 acre and 0.803 acre tracts (passing a 1/2 inch iron pipe found at a distance of 24.52 feet), a total distance of 35.00 feet to an iron pin set;

Thence South 87° 44' 01" East, across said 0.436 acre tract, a distance of 9.68 feet to an iron pin set;

Thence South 87° 42' 21" East, continuing across said 0.436 acre tract, a distance of 80.68 feet to an iron pin set in the line common to said 0.436 acre tract and that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795;

Thence South 03° 10' 25" West, with said common line (passing a 2 inch iron pipe found at a distance of 11.09 feet), a total distance of 35.00 feet to a mag nail set at a southeasterly corner of said 0.436 acre tract and the southwesterly corner of said 3.65 acre tract, being in the centerline of said Grove City Road (reference an aluminum disk in pvc encased concrete monument (FCGS 1362) found in said centerline, being South 87° 42' 21" East, a distance of 791.42 feet);

Thence North 87° 42' 21" West, with said centerline, a distance of 80.12 feet to the POINT OF BEGINNING, containing 0.073 acre, more or less, of which 0.047 acre is in the present right-of-way occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

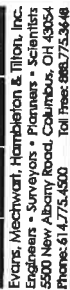
Brandon R. King
Professional Surveyor No. 8772

Date

6-4-2021

BRK:td

13WD-0_073 ac 20201284-AS 600444



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021

Scale: $1'' = 50'$

Job No: 2020-1288

Sheet No: 1 of 1

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

DEMOREST ROAD

GROVE CITY ROAD

FSGS
13610

Legend:

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL F
- = MAG. NAIL S
- ▲ = R.R. SPK. F

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

SCALE (in feet)

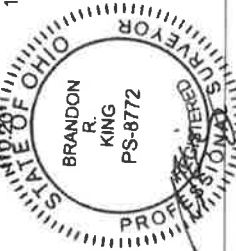
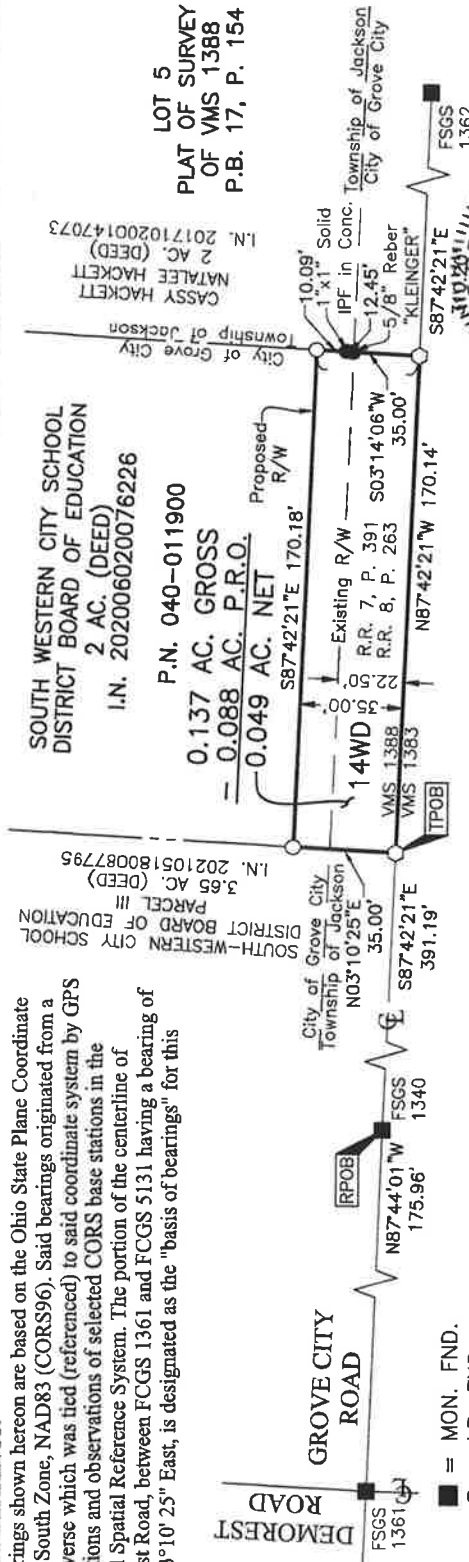
J:\2020\288\DWG\04SHEETS\BOUNDARY\2020\288-VS-BNDY-14WD.DWG plotted by KING, BRANDON on 6/2/2021 8:05:16 AM last saved by BKING on 5/18/2021 8:54:35 AM

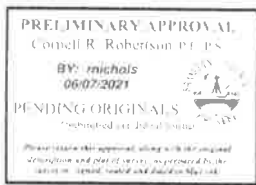
By

Brandon R. King
Professional Surveyor
bking@emhht.com

Date _____

1202-4-9





**14WD
0.137 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 2 acre tract conveyed to South Western City School District Board of Education by deed of record in Instrument Number 202006020076226 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference at an aluminum disk in pvc encased concrete monument (FCGS 1340) found in the centerline of Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263 and in the line common to said Virginia Military District Survey Number 1383 and Virginia Military District Survey Number 1388;

Thence South 87° 42' 21" East, with said centerline and said VMS line, a distance of 391.19 feet to a mag nail set at the southwesterly corner of said 2 acre tract and the southeasterly corner of that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, with the line common to said 2 and 3.65 acre tracts, a distance of 35.00 feet to an iron pin set;

Thence South 87° 42' 21" East, across said 2 acre tract, a distance of 170.18 feet to an iron pin set in the line common to said 2 acre tract and that 2 acre tract conveyed to Cassy Hackett and Natalee Hackett by deed of record in Instrument Number 201710200147073;

Thence South 03° 14' 06" West, with said common line (passing a 1 inch by 1 inch solid iron pin in concrete found at a distance of 10.09 feet and a 5/8 inch rebar with cap "Kleinger" found at a distance of 12.45 feet), a total distance of 35.00 feet to an iron pin set in said centerline and said VMS line (reference an aluminum disk in pvc encased concrete monument (FCGS 1362) found in said centerline, being South 87° 42' 21" East, a distance of 310.20 feet);

Thence North 87° 42' 21" West, with said centerline and said VMS line, a distance of 170.14 feet to the TRUE POINT OF BEGINNING, containing 0.137 acre, more or less, of which 0.088 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

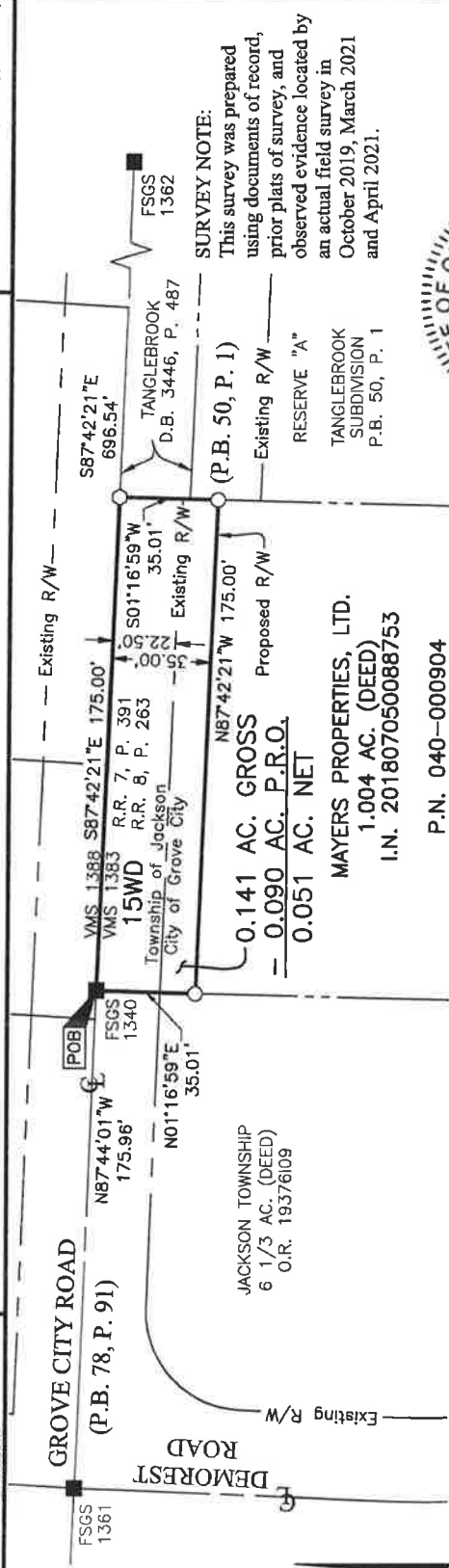


Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 50'
Job No: 2020-1288
Sheet No: 1 of 1



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

BASIS OF BEARINGS:

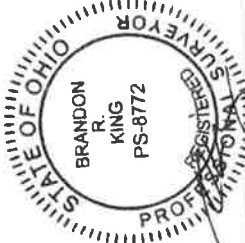
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SCALE (in feet)



By Brandon R. King Date 6-4-2021
Professional Surveyor No. 8772
bking@emht.com

15WD
0.141 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1383, and being part of that 1.004 acre tract conveyed to Mayers Properties, Ltd. by deed of record in Instrument Number 201807050088753 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an aluminum disk in pvc encased concrete monument (FCGS 1340) found in the centerline of Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263 and in the line common to said Virginia Military District Survey Number 1383 and Virginia Military District Survey Number 1388, being the northwesterly corner of said 1.004 acre tract and the northeasterly corner of that portion of Grove City Road as shown in Plat Book 78, Page 91;

Thence South 87° 42' 21" East, with said centerline and VMS line, a distance of 175.00 feet to a mag nail set at a northeasterly corner of said 1.004 acre tract and the northwesterly corner of the remainder of tract conveyed to Tanglebrook by deed of record in Deed Book 3446, Page 487 (reference an aluminum disk in pvc encased concrete monument (FCGS 1362) found in said centerline, being South 87° 42' 21" East, a distance of 696.54 feet);

Thence South 01° 16' 59" West, partially with the line common to said 1.004 acre tract and said Tanglebrook tract and across said Grove City Road, a distance of 35.01 feet to an iron pin set;

Thence North 87° 42' 21" West, across said 1.004 acre tract, a distance of 175.00 feet to an iron pin set in the westerly line of said 1.004 acre and with the easterly line of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109;

Thence North 01° 16' 59" East, with the westerly line of said 1.004 acre tract and with said easterly line of said 6 1/3 acre tract and across said Grove City Road, a distance of 35.01 feet to the POINT OF BEGINNING, containing 0.141 acre, more or less, of which 0.090 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.

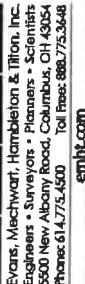


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date _____



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021

Scale: $1'' = 50'$

Job No: 2020-1288

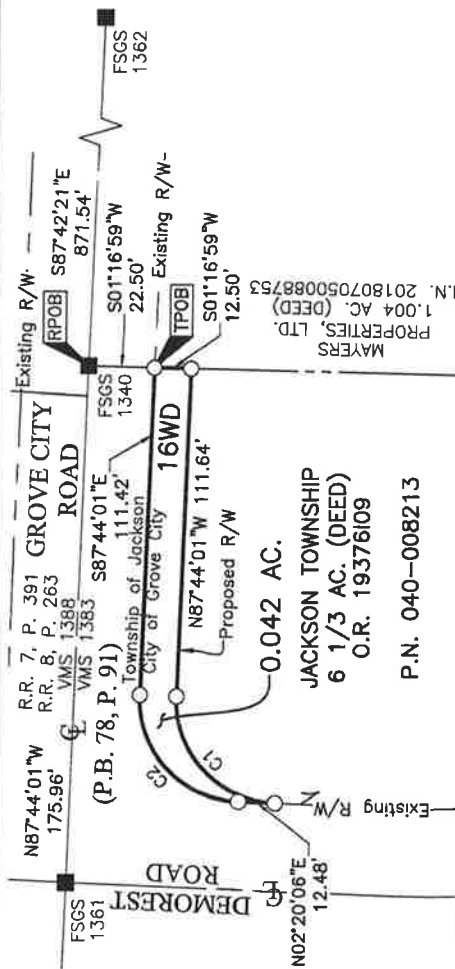
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



■ = MON. FND.
 ● = I.P. FND.
 ○ = I.P. SET
 ◆ = MAG. NAIL
 ◇ = MAG. NAIL
 ▲ = R.R. SPK.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

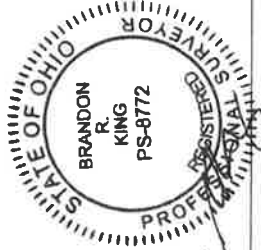
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	89°54'21"	35.00'	54.92'	S47°18'49"W	49.46'
C2	89°55'53"	35.00'	54.94'	N47°18'03"E	49.47'

SCALE (in feet)

\\j:\20201288\DWG\CASHEETS\BOUNDARY\20201288--VS--BNDY-16WD.DWG plotted by KING, BRANDON on 6/2/2021 8:08:11 AM last saved by BKING on 5/12/2021 9:58:25 AM

Date _____

Brandon R. King
Professional Surveyor No. 8772
bking@ernht.com



By

**16WD
0.042 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, and being part of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1340) found in the centerline of Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263 and in the line common to said Virginia Military District Survey Number 1383 and Virginia Military District Survey Number 1388, being the northwesterly corner of that 1.004 acre tract conveyed to Mayers Properties, Ltd. by deed of record in Instrument Number 201807050088753 (reference an aluminum disk in pvc encased concrete monument (FCGS 1362) found in said centerline, being South 87° 42' 21" East, a distance of 871.54 feet and an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Demorest Road, being North 87° 44' 01" West, a distance of 175.96 feet);

Thence South 01° 16' 59" West, with the westerly line of said 1.004 acre tract and across said Grove City Road, a distance of 22.50 feet to an iron pin set in the southerly right-of-way line of said Grove City Road, at the northeasterly corner of said 6 1/3 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 01° 16' 59" West, with the line common to said 6 1/3 and 1.004 acre tracts, a distance of 12.50 feet to an iron pin set;

Thence North 87° 44' 01" West, across said 6 1/3 acre tract, a distance of 111.64 feet to an iron pin set at a point of curvature;

Thence continuing across said 6 1/3 acre tract, with the arc of a curve to the left, having a central angle of 89° 54' 21", a radius of 35.00 feet, an arc length of 54.92 feet, a chord bearing of South 47° 18' 49" West and chord distance of 49.46 feet to an iron pin set in the easterly right-of-way line of Demorest Road as shown in Plat Book 78, Page 91;

Thence with said easterly right-of-way line and the southerly right-of-way line of said Grove City Road, the following courses and distances:

North 02° 20' 06" East, a distance of 12.48 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 89° 55' 53", a radius of 35.00 feet, an arc length of 54.94 feet, a chord bearing of North 47° 18' 03" East and chord distance of 49.47 feet to an iron pin set at a point of tangency; and

South 87° 44' 01" East, a distance of 111.42 feet to the TRUE POINT OF BEGINNING, containing 0.042 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

16WD
0.042 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East, between FCGS 1361 and FCGS 5131, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



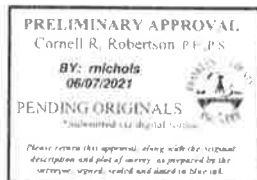
EVANS, MECHWART, HAMBLETON & TILTON, INC.

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:td
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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 50'
Job No: 2020-1288
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

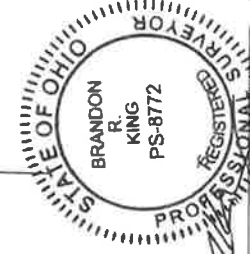
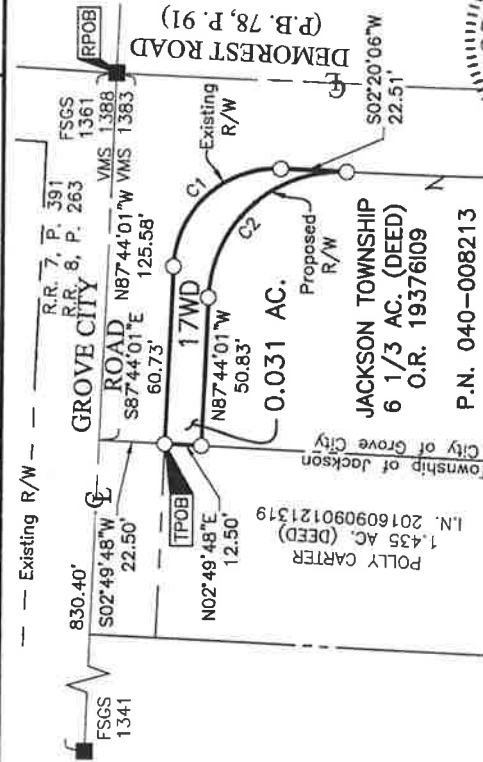
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SCALE (in feet)

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	90°04'07"	35.00'	55.02'	S42°41'57"E
C2	90°04'07"	45.00'	70.74'	N42°41'57"W
				63.68'



By *Brandon R. King*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com
Date: 6-4-2021

17WD
0.031 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, and being part of the remainder of that original 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1383 and Virginia Military District Survey Number 1388;

Thence North 87° 44' 01" West, with the centerline of Grove City Road and said common Virginia Military District Survey line, a distance of 125.58 feet to the northeasterly corner of that 1.435 acre tract conveyed to Polly Carter by deed of record in Instrument Number 201609090121319 (reference an aluminum disk in pvc encased concrete monument (FCGS 1341) found in said centerline, being North 87° 44' 01" West, a distance of 830.40 feet);

Thence South 02° 49' 48" West, with the easterly line of said 1.435 acre tract and across said Grove City Road, a distance of 22.50 feet to an iron pin set in the southerly right-of-way line thereof and at the northwesterly corner of the remainder of said original 6 1/3 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 87° 44' 01" East, with said southerly right-of-way line, a distance of 60.73 feet to an iron pin set at a point of curvature;

Thence continuing with said southerly right-of-way line, with the arc of a curve to the right, having a central angle of 90° 04' 07", a radius of 35.00 feet, an arc length of 55.02 feet, a chord bearing of South 42° 41' 57" East and chord distance of 49.53 feet to an iron pin set at a point of tangency in the westerly right-of-way line of said Demorest Road;

Thence South 02° 20' 06" West, with said westerly right-of-way line, a distance of 22.51 feet to an iron pin set on the arc of a curve;

Thence across said original 6 1/3 acre tract, with the arc of a curve to the left, having a central angle of 90° 04' 07", a radius of 45.00 feet, an arc length of 70.74 feet, a chord bearing of North 42° 41' 57" West and chord distance of 63.68 feet to an iron pin set at a point of tangency;

Thence North 87° 44' 01" West, continuing across said original 6 1/3 acre tract, a distance of 50.83 feet to an iron pin set in the line common to said original 6 1/3 acre tract and said 1.435 acre tract;

Thence North 02° 49' 48" East, with said common line, a distance of 12.50 feet to the TRUE POINT OF BEGINNING, containing 0.031 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

17WD
0.031 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131 having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK 6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:td
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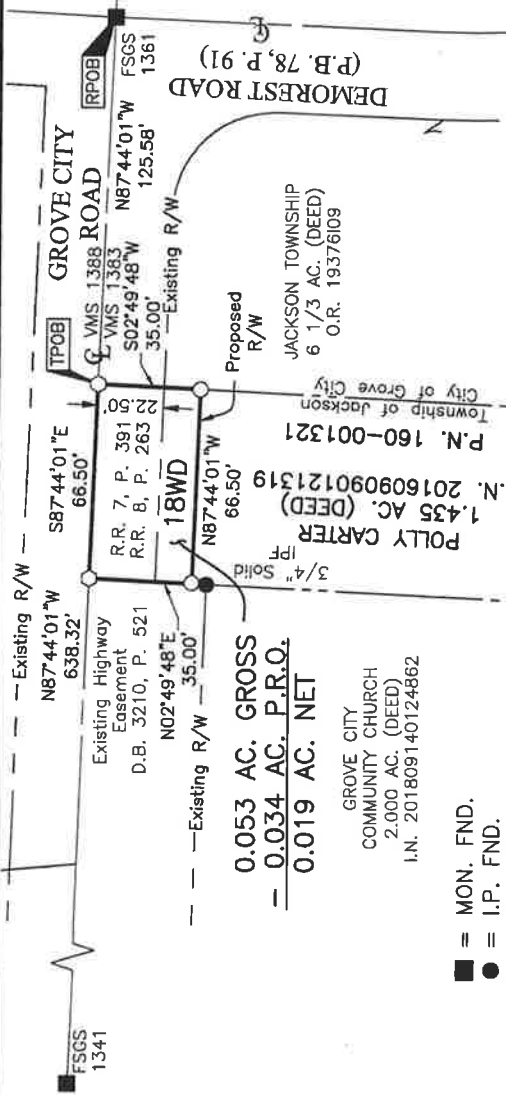
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 50'
Job No: 2020-1288
Sheet No: 1 of 1



- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SCALE (in feet)

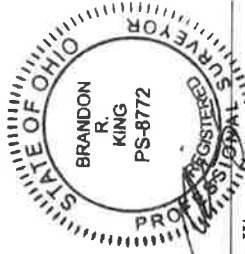
AN 20201288 DMC\048\LEETS\BOUNDARY\20201288-VS-EMHT-18WD.DWG plotted by KING, BRANDON on 6/2/2021 8:12:30 AM last saved by BRNG on 5/17/2021 3:52:44 PM

BASIS OF BEARINGS:

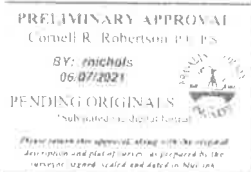
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SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By Brandon R. King Date 6-4-2021
Professional Surveyor No. 8772
bking@emht.com



**18WD
0.053 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1383, and being part of that 1.435 acre tract conveyed to Polly Carter by deed of record in Instrument Number 201609090121319 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1383 and Virginia Military District Survey Number 1388;

Thence North 87° 44' 01" West, with the centerline of Grove City Road and said common Virginia Military District Survey line, a distance of 125.58 feet to a mag nail set at the northeasterly corner of said 1.435 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 02° 49' 48" West, with the easterly line of said 1.435, partially across said Grove City Road and partially with the westerly line of that original 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109, a distance of 35.00 feet to an iron pin set;

Thence North 87° 44' 01" West, across said 1.435 acre tract, a distance of 66.50 feet to an iron pin set in the southerly right-of-way line of said Grove City Road and in the line common to said 1.435 acre tract and that 2.00 acre tract conveyed to Grove City Community Church by deed of record in Instrument Number 201809140124862;

Thence North 02° 49' 48" East, with said common line and partially with said southerly right-of-way line and partially across said Grove City Road, a distance of 35.00 feet to a mag nail set in the centerline of Grove City Road and at the common corner of said 1.435 and 2.000 acre tracts (reference an aluminum disk in pvc encased concrete monument (FCGS 1341) found in said centerline, being North 87° 44' 01" West, a distance of 638.32 feet);

Thence South 87° 44' 01" East, with said centerline, a distance of 66.50 feet to the TRUE POINT OF BEGINNING, containing 0.053 acre, more or less, of which 0.034 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

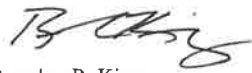
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.753.4500 Toll Free: 888.753.4448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 60'
Job No: 2020-1288
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

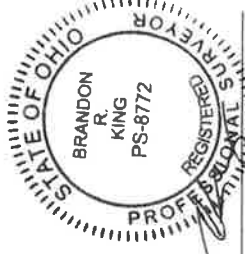
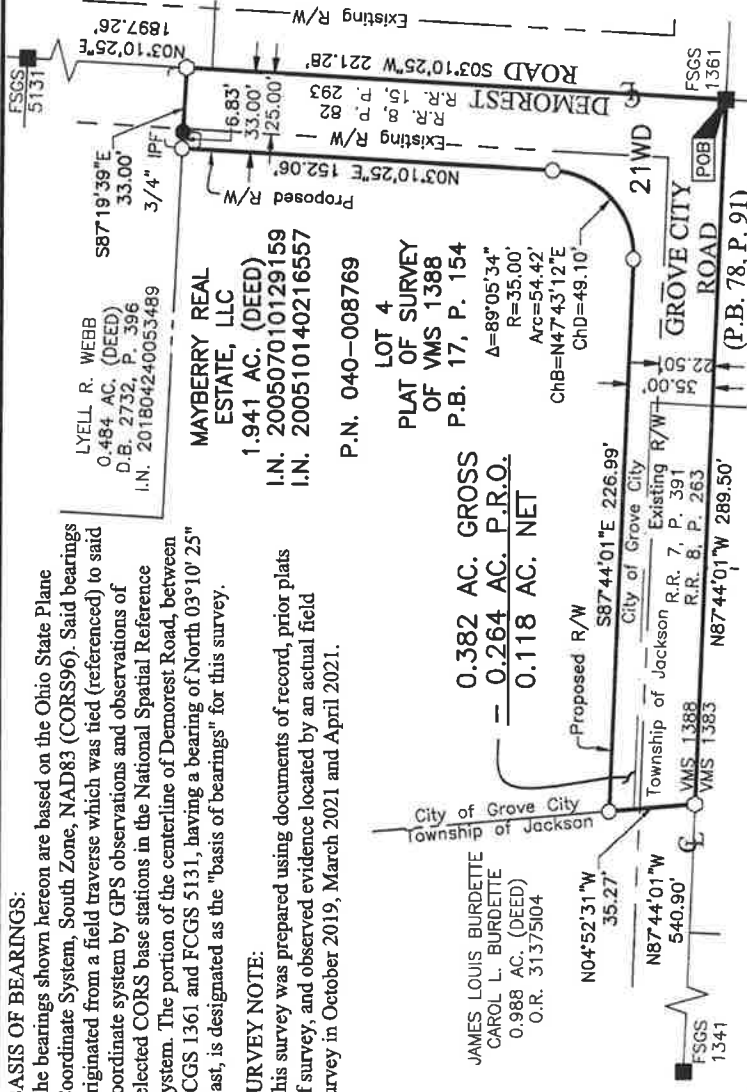
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

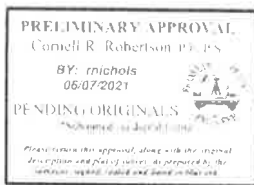
Legend:
■ = MON. FND.
● = I.P. FND.
○ = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

SCALE (in feet)
0 60



By: Brandon R. King
Professional Surveyor No. 8772
bking@emht.com
Date: 6-4-2021



21WD

0.382 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91, being the southeasterly corner of said 1.941 acre tract and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 87° 44' 01" West, with the centerline of said Grove City Road and the southerly line of said 1.941 acre tract, a distance of 289.50 feet to a mag nail set at the southwesterly corner of said 1.941 acre tract and the southeasterly corner of that 0.988 acre tract conveyed to James Louis Burdette and Carol L. Burdette by deed of record in Official Record 31375104 (reference an aluminum disk in pvc encased concrete monument (FCGS 1341) found in said centerline, being North 87° 44' 01" West, a distance of 540.90 feet);

Thence North 04° 52' 31" West, with the line common to said 1.941 and 0.988 acre tracts, a distance of 35.27 feet to an iron pin set;

Thence across said 1.941 acre tract, the following courses and distances:

South 87° 44' 01" East, a distance of 226.99 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 89° 05' 34", a radius of 35.00 feet, an arc length of 54.42 feet, a chord bearing of North 47° 43' 12" East and chord distance of 49.10 feet to an iron pin set at a point of tangency; and

North 03° 10' 25" East, a distance of 152.06 feet to an iron pin set in the line common to said 1.941 acre tract and that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489;

Thence South 87° 19' 39" East, with the line common to said 0.484 and 1.941 acre tracts (passing a 3/4 inch iron pipe found at a distance of 6.83 feet), a total distance of 33.00 feet to a mag nail set in the centerline of said Demorest Road and at the northeasterly corner of said 1.941 acre tract (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1897.26 feet);

Thence South 03° 10' 25" West, with said centerline and the easterly line of said 1.941 acre tract, a distance of 221.28 feet to the POINT OF BEGINNING, containing 0.382 acre, more or less, of which 0.264 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

21WD
0.382 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King 6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.5648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

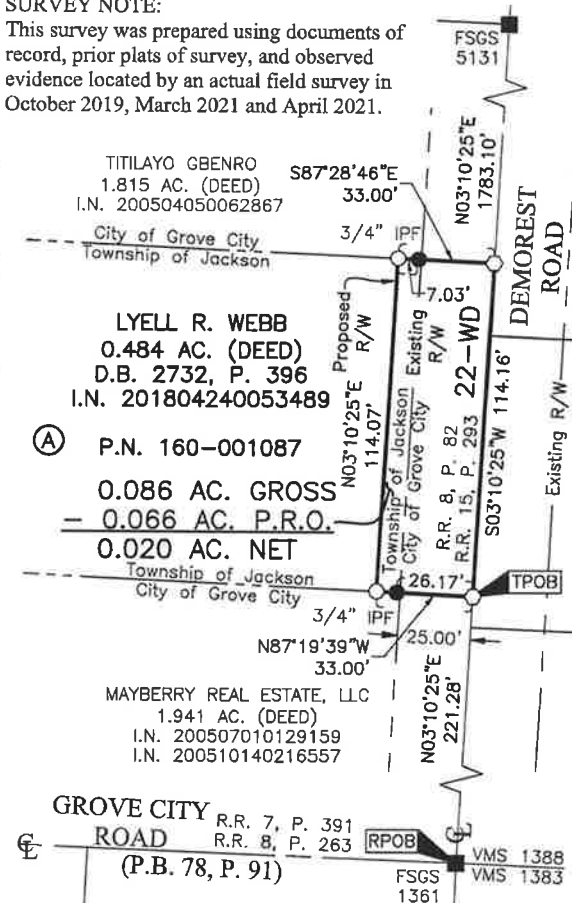


SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154



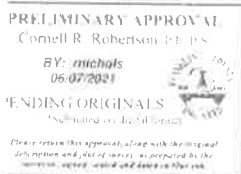
GROVE CITY ROAD R.R. 7, P. 391
R.R. 8, P. 263
(P.B. 78, P. 91)



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

BY 20201288 UNW/CSH/ETS/BOUNDARY/20201288-VS-1807-22W/LDWE plotted by KING, BRANDON on 6/2/2021 8:04:29 AM last saved by BRONC on 5/17/2021 3:54:01 PM



**22WD
0.086 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 221.28 feet to a mag nail set at the southeasterly corner of said 0.484 acre tract and the northeasterly corner of that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, being the TRUE POINT OF BEGINNING;

Thence North 87° 19' 39" West, with the line common to said 0.484 and 1.941 acre tracts (passing a 3/4 inch iron pipe found at a distance of 26.17 feet), a total distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 0.484 acre tract, a distance of 114.07 feet to an iron pin set in the line common to said 0.484 acre tract and that 1.815 acre tract conveyed to Titilayo Gbenro by deed of record in Instrument Number 200504050062867;

Thence South 87° 28' 46" East, with said common line (passing a 3/4 inch iron pipe found at a distance of 7.03 feet), a total distance of 33.00 feet to a mag nail set in the centerline of said Demorest Road and at the northeasterly corner of said 0.484 acre tract (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1783.10 feet);

Thence South 03° 10' 25" West, with said centerline and the easterly line of said 0.484 acre tract, a distance of 114.16 feet to the TRUE POINT OF BEGINNING, containing 0.086 acre, more or less, of which 0.066 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hornblower & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3449
emht.com

SURVEY OF ACREAGE PARCEL

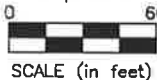
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SCALE (in feet)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	25°50'31"	30.00'	13.53'	S09°44'50"E	13.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°28'46"W	33.00'
L2	S03°10'25"W	18.14'
L3	S87°19'35"E	30.00'

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

TITILAYO GBENRO
1.815 AC. (DEED)
I.N. 200504050062867

P.N. 040-013656

0.149 AC. GROSS
- 0.111 AC. P.R.O.
0.038 AC. NET

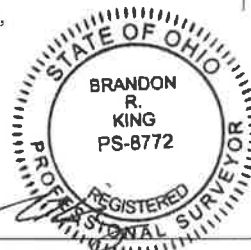
LYELL R. WEBB
0.484 AC. (DEED)
D.B. 2732, P. 396
I.N. 201804240053489

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By *BR*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date

J:\2020\1288\DWG\04SHEETS\BOUNDARY\2020\1288-VS-BNDY-23WD.DWG plotted by KING, BRANDON on 6/2/2021 9:08:40 AM last saved by KING, BRANDON on 5/17/2021 3:59:38 PM

**23WD
0.149 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.815 acre tract conveyed to Titilayo Gbenro by deed of record in Instrument Number 200504050062867 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293, and Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383;

Thence North 03° 10' 25" East, with the centerline of said Demorest Road, a distance of 335.44 feet to a mag nail set at the southeasterly corner of said 1.815 acre tract and the northeasterly corner of that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489, being the TRUE POINT OF BEGINNING;

Thence North 87° 28' 46" West, with the line common to said 1.815 and 0.484 acre tracts (passing a 3/4 inch iron pipe found at a distance of 25.97 feet), a total distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 1.815 acre tract, a distance of 225.19 feet to an iron pin set on the arc of curve in the westerly right-of-way line of said Demorest Road, as shown in Plat Book 33, Page 78;

Thence with said westerly right-of-way line and an easterly line of said 1.815 acre tract, with the arc of a curve to the right, having a central angle of 25° 50' 31", a radius of 30.00 feet, an arc length of 13.53 feet, a chord bearing of South 09° 44' 50" East and chord distance of 13.42 feet to an iron pin set at a point of tangency;

Thence South 03° 10' 25" West, continuing with said westerly right-of-way line and said easterly line, a distance of 18.14 feet to an iron pin set at an angle point in the westerly right-of-way line of Demorest Road;

Thence South 87° 19' 35" East, with a northerly line of said 1.815 acre tract and partially with said westerly right-of-way line, a distance of 30.00 feet to a mag nail set in the centerline of said Demorest Road and at a northeasterly corner of said 1.815 acre tract (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in said centerline, being North 03° 10' 25" East, a distance of 1589.24 feet);

Thence South 03° 10' 25" West, with said centerline and an easterly line of said 1.815 acre tract, a distance of 193.86 feet to the TRUE POINT OF BEGINNING, containing 0.149 acre, more or less, of which 0.111 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

23WD
0.149 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



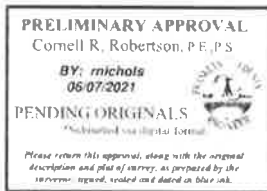
EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK 6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:ap
23WD-0_149 ac 20201288-VS-BNDY-23.docx





Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.773.4300 Fax: 614.773.3645
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	25°50'31"	30.00'	13.53'	S16°05'40"W	13.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°10'25"W	80.25'
L2	N03°10'25"E	93.30'
L3	S87°22'05"E	3.00'

BASIS OF BEARINGS:

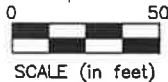
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10'25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

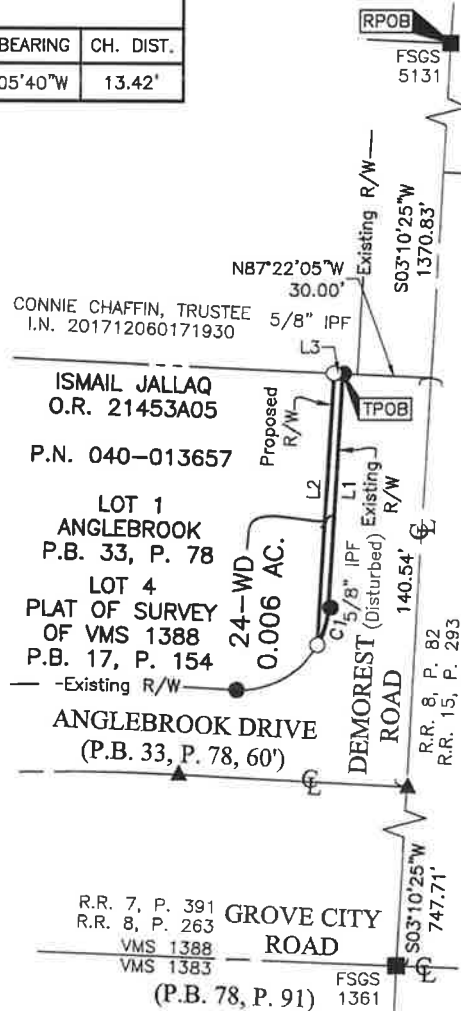
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

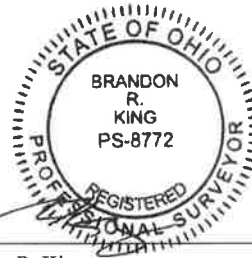
I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SCALE (in feet)



R.R. 7, P. 391
R.R. 8, P. 263
VMS 1388
VMS 1383
GROVE CITY ROAD
(P.B. 78, P. 91)
FCGS 1361



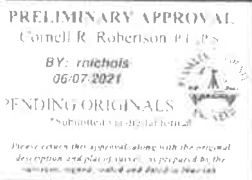
By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

L:\20201288\DWG\04SHEETS\BOUNDARY\20201288-AS-BN-24WD.DWG plotted by KING, BRANDON on 6/7/2021 9:32:29 AM last saved by KING on 5/17/2021 4:00:34 PM



**24WD
0.006 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of Lot 1 of that subdivision titled "Anglebrook" of record in Plat Book 33, Page 78, said Lot 1 being conveyed to Ismail Jallaq by deed of record in Official Record 21453A05 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 1370.83 feet to a point at the common corner of said "Anglebrook" and that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 747.71 feet);

Thence North 87° 22' 05" West, with the line common to said "Anglebrook" and said Chaffin tract, across said Demorest Road, a distance of 30.00 feet to a 5/8 inch iron pipe found at the northeasterly corner of said Lot 1 and in the westerly right-of-way line of said Demorest Road, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, with said westerly right-of-way line, a distance of 80.25 feet to a disturbed 5/8 inch iron pipe found at a point of curvature;

Thence continuing with said westerly right-of-way line, with the arc of a curve to the right, having a central angle of 25° 50' 31", a radius of 30.00 feet, an arc length of 13.53 feet, a chord bearing of South 16° 05' 40" West and chord distance of 13.42 feet to an iron pin set;

Thence North 03° 10' 25" East, across said Lot 1, a distance of 93.30 feet to an iron pin set in the line common to said Lot 1 and said Chaffin tract;

Thence South 87° 22' 05" East, with said common line, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03° 10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5030 New Albany Road, Columbus, OH 43254
Phone: 614.775.4200 Fax: 614.775.4244
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



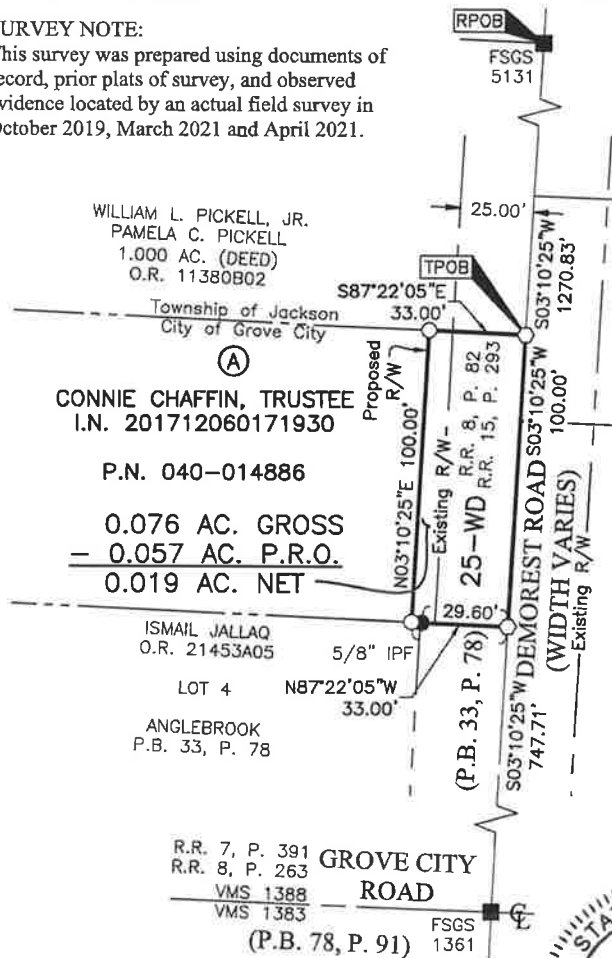
SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

J:\20201288\DWG\04SHEETS\BOUNDARY\20201288-VS-EMHT-25W0.LWC plotted by KING, BRANDON on 6/2/2021 9:27:10 AM last saved by BRANDON on 5/17/2021 4:03:52 PM

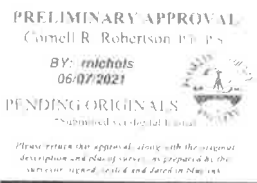


By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021



**25WD
0.076 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 1270.83 feet to a mag nail set at the common corner of said Chaffin tract and that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 100.00 feet to a mag nail set at the common corner of said Chaffin tract and that subdivision titled "Anglebrook" of record in Plat Book 33, Page 78 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 747.71 feet);

Thence North 87° 22' 05" West, with the line common to said Chaffin tract and said "Anglebrook", partially across said Demorest Road and partially with the westerly right-of-way line of Demorest Road (passing a 5/8 inch iron pipe found at a distance of 29.60 feet), a total distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said Chaffin tract, a distance of 100.00 feet to an iron pin set in the line common to said Chaffin tract and said 1.000 acre tract;

Thence South 87° 22' 05" East, with said common line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.076 acre, more or less, of which 0.057 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772



Evans, Mochter, Hinkle & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Fax: 614.775.3446
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = 5/8" I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



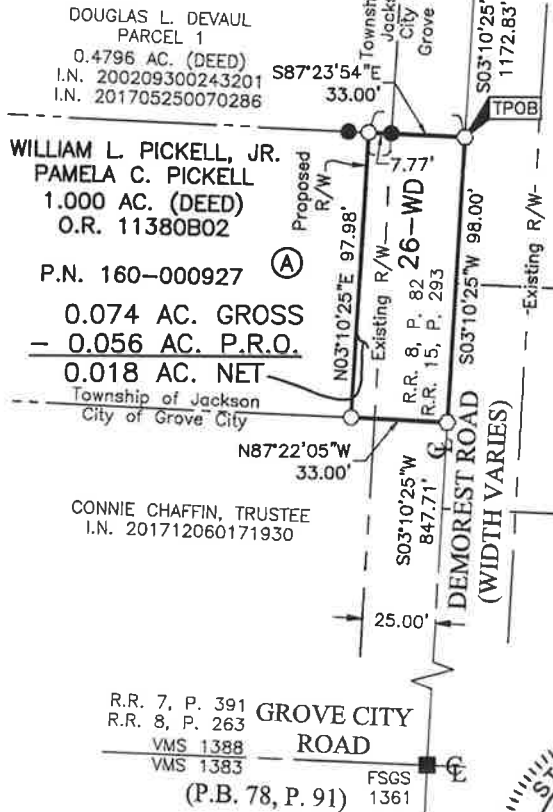
SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

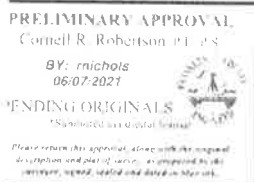
LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

4:\20201288\DWG\045\HEETS\BOUNDARY\20201288-VS-BNDY-2100.DWG plotted by KING, BRANDON on 6/2/2021 8:44:28 AM last saved by KING on 6/17/2021 4:08:51 PM



By *TS*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date



**26WD
0.074 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 1172.83 feet to a mag nail set at the common corner of said 1.000 acre tract and that 0.4796 acre tract conveyed as Parcel I to Douglas L. Devaul by deeds of record in Instrument Numbers 200209300243201 and 201705250070286, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, with said centerline, a distance of 98.00 feet to a mag nail set at the common corner of said 1.000 acre tract and that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 847.71 feet);

Thence North 87° 22' 05" West, with the line common to said 1.000 acre tract and said Chaffin tract, a distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 1.000 acre tract, a distance of 97.98 feet to an iron pin set in the line common to said 0.4796 and 1.000 acre tracts;

Thence South 87° 23' 54" East, with said common line (passing a 5/8 inch iron pipe found at a distance of 7.77 feet), a total distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.074 acre, more or less, of which 0.056 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



Evans, Mechwart, Hambleton & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
3502 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

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- = 5/8" I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

JAMES CAMERON CONLEY
JULIA L. CONLEY
1.000 AC. (DEED)
O.R. 17222120

DOUGLAS L. DEVAUL
PARCEL 1
0.4796 AC. (DEED)
I.N. 200209300243201
I.N. 201705250070286

P.N. 160-000314

0.092 AC. GROSS
= 0.070 AC. P.R.O.
0.022 AC. NET

WILLIAM L. PICKELL, JR.
PAMELA C. PICKELL
1.000 AC. (DEED)
O.R. 11380B02

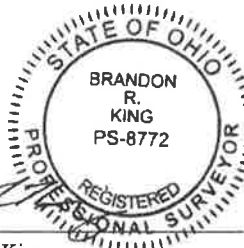
R.R. 7, P. 391
R.R. 8, P. 263
VMS 1388
VMS 1383

GROVE CITY
ROAD

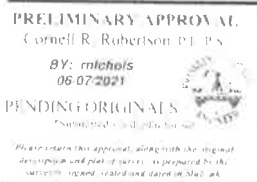
(P.B. 78, P. 91)

By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021



J:\20201288\UNITS\04SHEETS\BOUNDARY_20201288-VS-BNDY-27WD.DWG plotted by KING, BRANDON on 6/2/2021 9:52:58 AM last saved by KING on 5/17/2021 4:11:38 PM



**27WD
0.092 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.4796 acre tract conveyed as Parcel 1 to Douglas L. Devaul by deeds of record in Instrument Numbers 200209300243201 and 201705250070286 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 1050.95 feet to a mag nail set at the common corner of said 0.4796 acre tract and that 1.000 acre tract conveyed to James Cameron Conley and Julia L. Conley by deed of record in Official Record 17222I20, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, with said centerline, a distance of 121.88 feet to a mag nail set at the common corner of said 0.4796 acre tract and that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 945.71 feet);

Thence North 87° 23' 54" West, with the line common to said 0.4796 acre tract and said 1.000 acre (Pickell) tract (passing a 5/8 inch iron pin found at a distance of 25.23 feet), a total distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 0.4796 acre tract, a distance of 121.92 feet to an iron pin set in the line common to said 0.4796 acre tract and said 1.000 acre (Conley) tract;

Thence South 87° 19' 07" East, with said common line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.092 acre, more or less, of which 0.070 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

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- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap stamped EMHT INC.



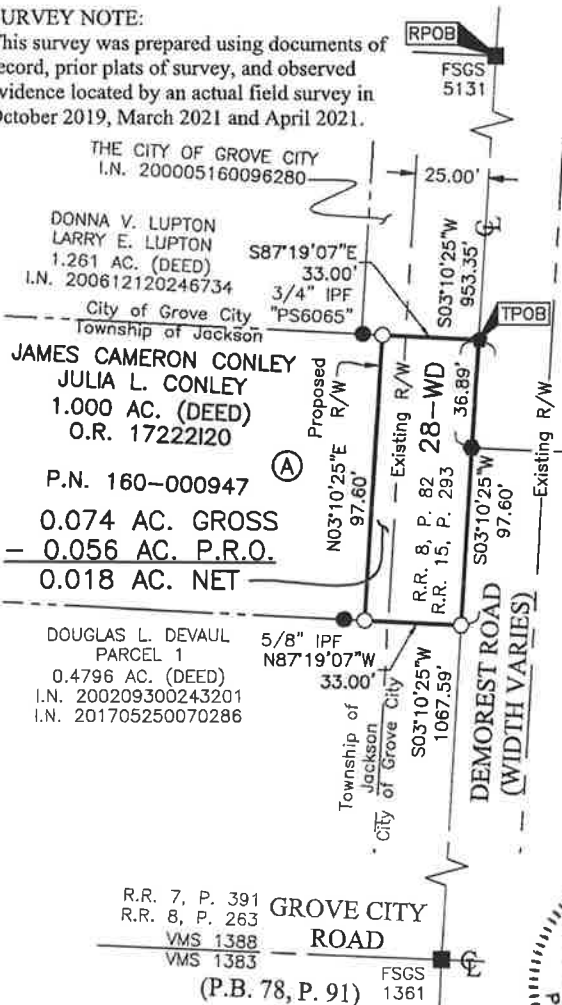
SCALE (in feet)

SURVEY NOTE:

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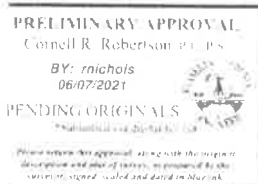
LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

J:\20201288\04-SURVEYS\BOUNDARY\20201288-VS-BNDY-28WD.DWG posted by KING, BRANDON on 6/2/2021 9:58:35 AM last saved by KING on 5/17/2021 4:15:08 PM



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021



**28WD
0.074 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.000 acre tract conveyed to James Cameron Conley and Julia L. Conley by deed of record in Official Record 17222120 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

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Thence South $03^{\circ} 10' 25''$ West, with the centerline of said Demorest Road, a distance of 953.35 feet to a P.K. nail found at the common corner of said 1.000 acre tract and that tract conveyed to the City of Grove City by deed of record in Instrument Number 200005160096280, being the TRUE POINT OF BEGINNING;

Thence South $03^{\circ} 10' 25''$ West, with the centerline of said Demorest Road (passing a mag nail found at a distance of 36.89 feet), a total distance of 97.60 feet to a mag nail set at the common corner of said 1.000 acre tract and that 0.4796 acre tract conveyed as Parcel 1 to Douglas L. Devaul by deeds of record in Instrument Numbers 200209300243201 201705250070286 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South $03^{\circ} 10' 25''$ West, a distance of 1067.59 feet);

Thence North $87^{\circ} 19' 07''$ West, with the line common to said 1.000 and 0.4796 acre tracts, a distance of 33.00 feet to an iron pin set;

Thence North $03^{\circ} 10' 25''$ East, across said 1.000 acre tract, a distance of 97.60 feet to an iron pin set in the line common to said 1.000 acre tract and said City of Grove City tract;

Thence South $87^{\circ} 19' 07''$ East, with said common line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.074 acre, more or less, of which 0.056 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



Evans, Meacham, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

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SURVEY NOTE:

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CHRIS A. WIAND
0.551 AC. (DEED)
I.N. 200808040118751 S87°19'22"E
40.00'

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

DONNA V. LUPTON
LARRY E. LUPTON
1.261 AC. (DEED)
I.N. 200612120246734

THE CITY OF GROVE CITY
I.N. 200005160096280

P.N. 040-011201

0.200 AC. GROSS
- 0.125 AC. P.R.O.
0.075 AC. NET

City of Grove City
Township of Jackson

JAMES CAMERON CONLEY
JULIA L. CONLEY
1.000 AC. (DEED)
O.R. 17222120

R.R. 7, P. 391
R.R. 8, P. 263
VMS 1388
VMS 1383
GROVE CITY
ROAD
(P.B. 78, P. 91)
FSGS 1361

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap stamped EMHT INC.



SCALE (in feet)



By *Brandon R. King*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

J:\20201288\UMG\04SHEETS\BOUNDARY_20201288-VS-BNDY-25WD.DWG plotted by KING, BRANDON on 6/2/2021 10:01:23 AM last saved by KING on 5/11/2021 4:18:38 PM

PRELIMINARY APPROVAL
Carmel R. Robertson, P.E.

BY: michaels
06-07-2021

ENDING ORIGINALS
Submitted to: [illegible]

Please return this approval along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed and dated on this day.

29WD

0.200 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed to The City of Grove City by deed of record in Instrument Number 200005160096280 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 735.22 feet to a mag nail set at the northeasterly corner of said City of Grove City tract and the southeasterly corner of that 0.551 acre tract conveyed to Chris A. Wiant by deed of record in Instrument Number 200808040118751, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, continuing with said centerline and with the easterly line of said City of Grove City tract, a distance of 218.13 feet to a P.K. nail found at the southeasterly corner of said City of Grove City tract and at the northeasterly corner of that 1.000 acre tract conveyed as James Cameron Conley and Julia L. Conley by deed of record in Official Record 17222120 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 1165.19 feet);

Thence North 87° 16' 35" West, with the line common to said City of Grove City tract and 1.000 acre tracts, a distance of 40.00 feet to a 3/4 inch iron pipe found capped "PS6065" at a southeasterly corner of that 1.261 acre tract conveyed to Donna V. Lupton and Larry E. Lupton by deed of record in Instrument Number 200612120246734, a southwesterly corner of said City of Grove City tract and in the northerly line of said 1.000 acre tract;

Thence North 03° 10' 25" East, with the line common to said City of Grove City tract and said 1.261 acre tract, a distance of 218.10 feet to an iron pin set at the northwesterly corner of said City of Grove City tract, at the northeasterly corner of said 1.261 acre tract and in the southerly line of said 0.551 acre tract;

Thence South 87° 19' 22" East, with the line common to said City of Grove City tract and said 0.551 acre tract, a distance of 40.00 feet to the TRUE POINT OF BEGINNING, containing 0.200 acre, more or less, of which 0.125 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:td

29WD-0_200 ac 20201224 by PS-8772-29.docx



Evans, Mecthwar, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
6000 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

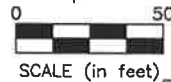
Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

THE CITY OF GROVE CITY

TRACT #1

5.998 AC. (DEED)

I.N. 200103190054836

S87°19'22"E

33.00'

25.00'

S87°19'22"E

33.00'

S03°10'25"W

634.98'

TPOB

3/4" IPF

See Detail "A"

CHRIS A. WIAND

0.551 AC. (DEED)

I.N. 200808040118751

LOT 4

PLAT OF SURVEY

OF VMS 1388

P.B. 17, P. 154

P.N. 040-006338

0.076 AC. GROSS

- 0.058 AC. P.R.O.

0.018 AC. NET

Proposed

R/W

3.23'

Existing R/W

N03°10'25"E

100.23'

30-WD

R.R. 8, P. 82

R.R. 15, P. 293

S03°10'25"W

100.23'

Existing R/W

DEMOREST ROAD

(WIDTH VARIES)

N87°19'22"W

33.00'

S03°10'25"W

1383.32'

DONNA V. LUPTON

LARRY E. LUPTON

1.261 AC. (DEED)

I.N. 200612120246734

THE CITY OF GROVE CITY

I.N. 200005160096280

R.R. 7, P. 391

R.R. 8, P. 263

VMS 1388

VMS 1383

GROVE CITY

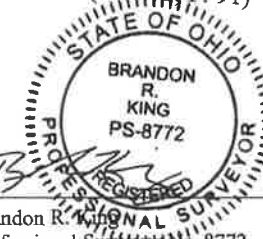
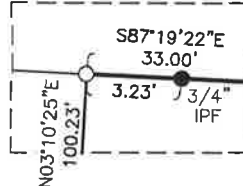
ROAD

(P.B. 78, P. 91)

FCGS

1361

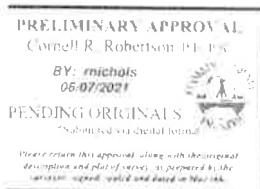
Detail "A"
Not to Scale



By *Brandon R. King*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date

J:\2020\1288\EMHT\04SHEETS\BOUNDARY\20201288-VS-1287-30WD.DWG plotted by KING, BRANDON on 6/2/2021 10:04:47 AM last saved by BRANDON on 5/17/2021 4:20:53 PM



**30WD
0.076 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.551 acre tract conveyed to Chris A. Wiand by deed of record in Instrument Number 200808040118751 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 634.98 feet to a mag nail set at the northeasterly corner of said 0.551 acre tract, at the southeasterly corner of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, continuing with said centerline and with the easterly line of said 0.551 acre tract, a distance of 100.23 feet to a mag nail set at a southeasterly corner thereof and at the northeasterly corner of that tract conveyed to The City of Grove City by deed of record in Instrument Number 200005160096280 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 1383.32 feet);

Thence North 87° 19' 22" West, with the southerly line of said 0.551 acre tract and the northerly lines of said The City of Grove City tract and that 1.261 acre tract conveyed as Donna V. Lupton and Larry E. Lupton by deed of record in Instrument Number 200612120246734, a distance of 33.00 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 0.551 acre tract, a distance of 100.23 feet to an iron pin set in the line common to said 0.551 and 5.998 acre tracts;

Thence South 87° 19' 22" East, with said common line (passing a 3/4 inch iron pipe found at a distance of 3.23 feet), a total distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.076 acre, more or less, of which 0.058 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

6-4-2021

BRK:ld

30WD-0_076 ac 20201288-1-5-0000130-0000



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43204
Phone: 614.773.4500 Fax: 614.773.3648
emht.com

SURVEY OF ACREAGE PARCEL

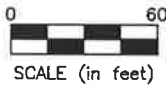
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap stamped EMHT INC.

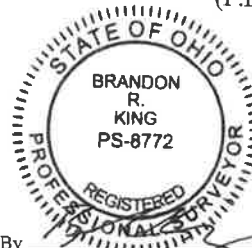
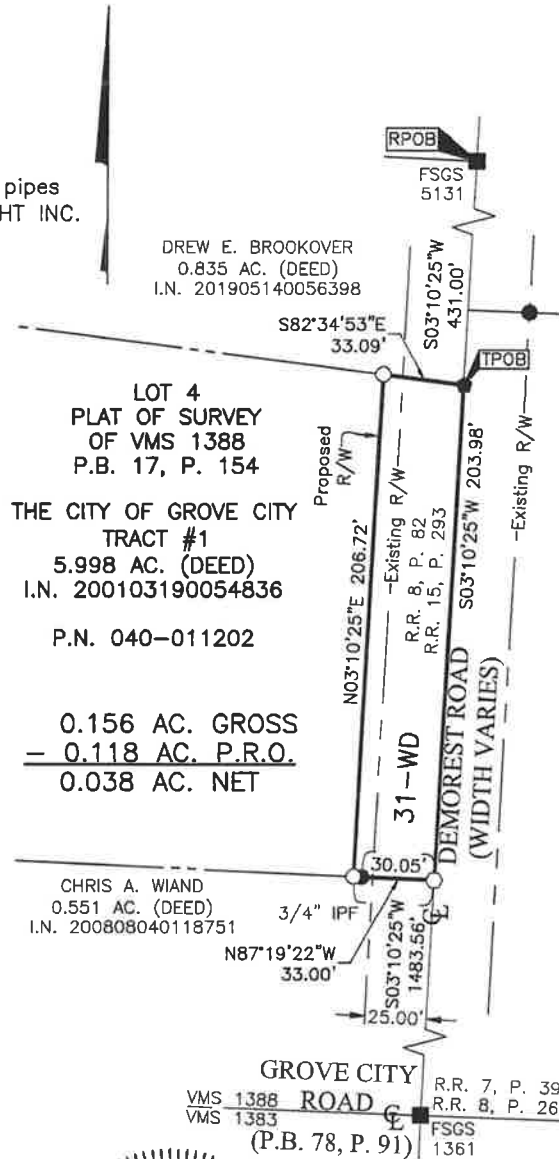


BASIS OF BEARINGS:

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SURVEY NOTE:

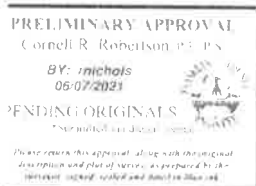
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

L:\20201288\DWG\04SHEETS\BOUNDARY\20201288-VS-BNDY--J1WLDWG.plotted by KING, BRANDON on 5/17/2021 10:27:25 AM last saved by KING on 5/17/2021 4:22:34 PM Xrefs:



**31WD
0.156 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South $03^{\circ} 10' 25''$ West, with the centerline of said Demorest Road, a distance of 431.00 feet to a P.K. nail found at the northeasterly corner of said 5.998 acre tract, at the southeasterly corner of that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398, being the TRUE POINT OF BEGINNING;

Thence South $03^{\circ} 10' 25''$ West, with said centerline and with the easterly line of said 5.998 acre tract, a distance of 203.98 feet to a mag nail set at the southeasterly corner thereof and at the northeasterly corner of that 0.551 acre tract conveyed as Chris A. Wiand by deed of record in Instrument Number 200808040118751 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South $03^{\circ} 10' 25''$ West, a distance of 1483.56 feet);

Thence North $87^{\circ} 19' 22''$ West, with the line common to said 5.998 acre and 0.551 acre tracts (passing a 3/4 inch iron pipe found at a distance of 30.05 feet), a total distance of 33.00 feet to an iron pin set;

Thence North $03^{\circ} 10' 25''$ East, across said 5.998 acre tract, a distance of 206.72 feet to an iron pin set in the line common to said 5.998 acre tract and 0.835 acre tracts;

Thence South $82^{\circ} 34' 53''$ East, with said common line, a distance of 33.09 feet to the TRUE POINT OF BEGINNING, containing 0.156 acre, more or less, of which 0.118 acre is in the present roadway occupied.

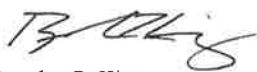
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Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North $03^{\circ} 10' 25''$ East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021 and April 2021.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772



Evans, Mechwart, Hamilton & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.5645
emht.com

SURVEY OF ACREAGE PARCEL

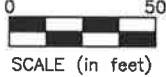
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ⊙ = MAG. NAIL FND.
- ⊗ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap stamped EMHT INC.



BASIS OF BEARINGS:

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SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

DREW E. BROOKOVER
0.835 AC. (DEED)
I.N. 201905140056398

P.N. 040-006990 (A)

0.085 AC. GROSS
- 0.064 AC. P.R.O.
0.021 AC. NET

THE CITY OF GROVE CITY
TRACT #1
5.998 AC. (DEED)
I.N. 200103190054836

R.R. 7, P. 391
R.R. 8, P. 263
VMS 1388
VMS 1383

GROVE CITY
ROAD

(P.B. 78, P. 91)



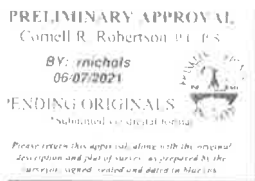
By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

A:\20201288\DWG\04SHEETS\BOUNDARY\20201288-VS-BNDY-32MD.LWG plotted by KING on 6/2/2021 10:33:34 AM last saved by KING on 5/17/2021 4:35:03 PM



**32WD
0.085 ACRE
ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South 03° 10' 25" West, with the centerline of said Demorest Road, a distance of 318.00 feet to a mag nail set at the northeasterly corner of said 0.835 acre tract and the southeasterly corner of that subdivision titled "Rush Creek", of record in Plat Book 78, Page 89, being the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, continuing with said centerline and the easterly line of said 0.835 acre tract, a distance of 113.00 feet to a P.K. nail found at the southeasterly corner thereof and at the northeasterly corner of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 (reference an aluminum disk in pvc encased concrete monument (FCGS 1361) found at the centerline intersection with Grove City Road (width varies, public), of record in Road Record 7, Page 391 and Road Record 8, Page 263, as also shown in Plat Book 78, Page 91 and in the line common to said Virginia Military District Survey Number 1388 and Virginia Military District Survey Number 1383, being South 03° 10' 25" West, a distance of 1687.54 feet);

Thence North 82° 34' 53" West, with the line common to said 0.835 acre and 5.998 acre tracts, a distance of 33.09 feet to an iron pin set;

Thence North 03° 10' 25" East, across said 0.835 acre tract, a distance of 110.28 feet to an iron pin set in the line common to said 0.835 acre tract and said "Rush Creek";

Thence South 87° 18' 17" East, with said common line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.064 acre is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:td

32WD-0_085 ac 20201288-VS-001-121-121

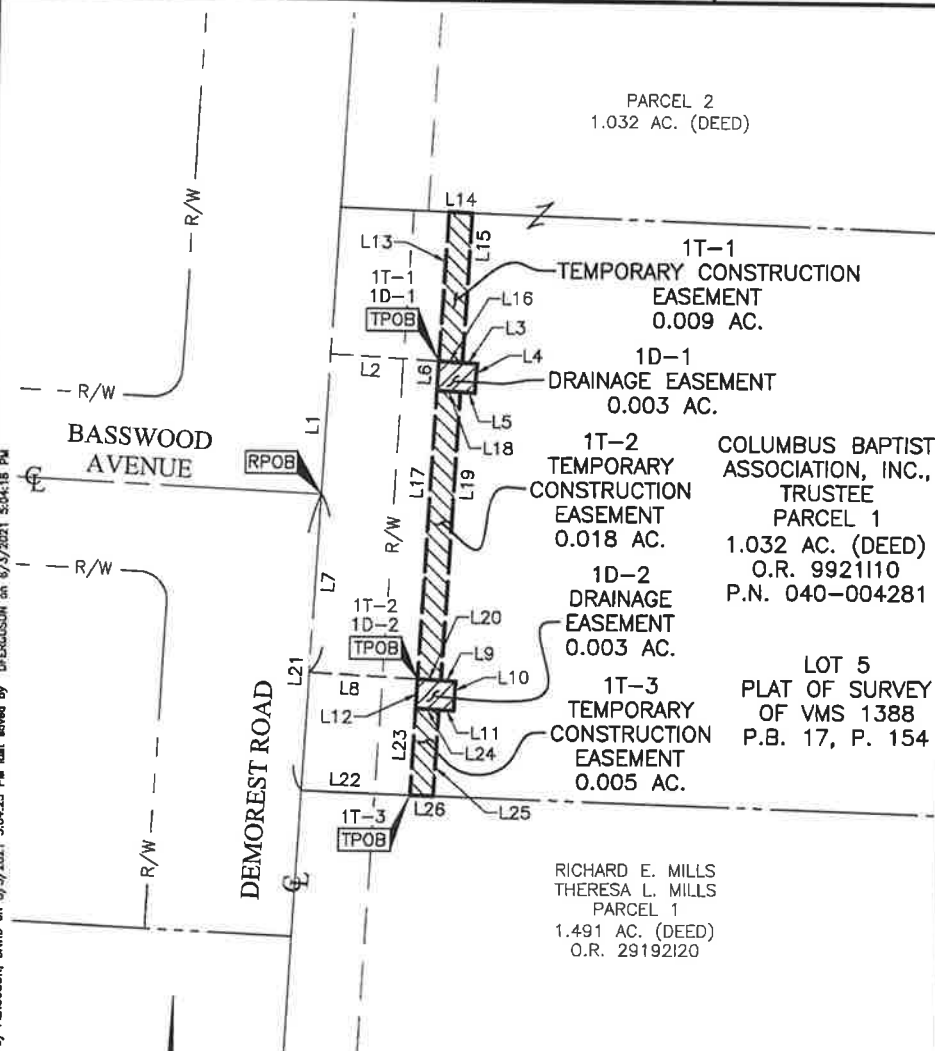


Ernst, Mechwart, Henshaw & Tibbitts, Inc.
Engineers - Surveyors - Planners - Architects
5200 New Albany Road, Columbus, OH 43254
Phone: 614-775-4500 Fax: 614-775-3648
emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 2



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date



Evans, Mechwart, Hambleton & Thon, Inc.
Engineers - Surveyors - Planners - Scientists
5000 New Albany Road, Columbus, OH 43254
Phone: 614.773.4500 Toll Free: 888.773.3649
emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: N/A Job No: 2020-1288 Sheet No: 2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°14'40"E	47.85'
L2	S86°45'20"E	37.00'
L3	S86°49'40"E	13.00'
L4	S03°14'40"W	10.00'
L5	N86°49'40"W	13.00'
L6	N03°14'40"E	10.00'
L7	S03°14'40"W	61.03'
L8	S86°45'20"E	37.00'
L9	S86°49'40"E	13.00'
L10	S03°14'40"W	10.00'
L11	N86°49'40"W	13.00'
L12	N03°14'40"E	10.00'
L13	N03°14'40"E	51.23'
L14	S88°03'03"E	8.00'
L15	S03°14'40"W	51.40'
L16	N86°49'40"W	8.00'
L17	N03°14'40"E	98.88'
L18	S86°49'40"E	8.00'
L19	S03°14'40"W	98.88'
L20	N86°49'40"W	8.00'
L21	S03°14'40"W	101.70'
L22	S88°03'03"E	37.02'
L23	N03°14'40"E	29.83'
L24	S86°49'40"E	8.00'
L25	S03°14'40"W	29.66'
L26	N88°03'03"W	8.00'

L:\2020\1288\DWG\DWG\ASHEETS\EASEMENTS\20201288-YS-ESMT-01.DWG plotted by FERGUSON, DAVID on 8/3/2021 5:04:23 PM last saved by DFERGUSON on 8/3/2021 5:04:18 PM
Xref:c

1T-1
0.009 ACRE
TEMPORARY EASEMENT

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military District Survey Number 1388, being on, over and across that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of Demorest Road and Basswood Avenue;

Thence North 03° 14' 40" East, with the centerline of said Demorest Road, a distance of 47.85 feet to a point;

Thence South 86° 45' 20" East, across said Demorest Road and said Parcel 1, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 14' 40" East, across said Parcel 1, a distance of 51.23 feet to the line common to said Parcel 1 and that 1.032 acre tract conveyed as Parcel 2 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110;

Thence South 88° 03' 03" East, with said common line, a distance of 8.00 feet to a point;

Thence South 03° 14' 40" West, across said Parcel 1, a distance of 51.40 feet to a point;

Thence North 86° 49' 40" West, continuing across said Parcel 1, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

1T-2
TEMPORARY CONSTRUCTION EASEMENT
0.018 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military District Survey Number 1388, being on, over and across that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of Demorest Road and Basswood Avenue;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 61.03 feet to a point;

Thence South 86° 45' 20" East, across said Demorest Road and said 1.032 acre tract, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.032 acre tract, the following courses and distances:

North 03° 14' 04" East, a distance of 98.88 feet to a point;

South 86° 49' 40" East, a distance of 8.00 feet to a point;

South 03° 14' 04" West, a distance of 98.88 feet to a point; and

North 86° 49' 40" West, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.018 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

IT-3
TEMPORARY CONSTRUCTION EASEMENT
0.005 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military District Survey Number 1388, being on, over and across that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of Demorest Road and Basswood Avenue;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 101.70 feet to the northwesterly corner of that 1.491 acre tract conveyed as Parcel 1 to Richard E. Mills and Theresa L. Mills by deed of record in Official Record 29192120;

Thence South 88° 03' 03" East, with the line common to said 1.032 and 1.491 tracts, a distance of 37.02 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.032 acre tract, the following courses and distances:

North 03° 14' 40" East, a distance of 29.83 feet to a point;

South 86° 49' 40" East, a distance of 8.00 feet to a point; and

South 03° 14' 40" West, a distance of 29.66 feet to a point in the line common to said 1.032 and 1.491 acre tracts;

Thence North 88° 03' 03" West, with said common line, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King 6-4-2021

Brandon R. King
Professional Surveyor No. 8772

1D-1
DRAINAGE EASEMENT
0.003 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military District Survey Number 1388, being on, over and across that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of Demorest Road and Basswood Avenue;

Thence North 03° 14' 40" East, with the centerline of said Demorest Road, a distance of 47.85 feet to a point;

Thence South 86° 45' 20" East, across said Demorest Road and said 1.032 acre tract, a distance of 37.02 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.032 acre tract, the following courses and distances:

South 86° 49' 40" East, a distance of 13.00 feet to a point;

South 03° 14' 40" West, a distance of 10.00 feet to a point;

North 86° 49' 40" West, a distance of 13.00 feet to a point; and

North 03° 14' 40" East, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King 6-4-2021
Brandon R. King
Professional Surveyor No. 8772

1D-2
DRAINAGE EASEMENT
0.003 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military District Survey Number 1388, being on, over and across that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the centerline intersection of Demorest Road and Basswood Avenue;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 61.03 feet to a point;

Thence South 86° 45' 20" East, across said Demorest Road and said 1.032 acre tract, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.032 acre tract, the following courses and distances:

South 86° 49' 40" East, a distance of 13.00 feet to a point;

South 03° 14' 40" West, a distance of 10.00 feet to a point;

North 86° 49' 40" West, a distance of 13.00 feet to a point; and

North 03° 14' 40" East, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

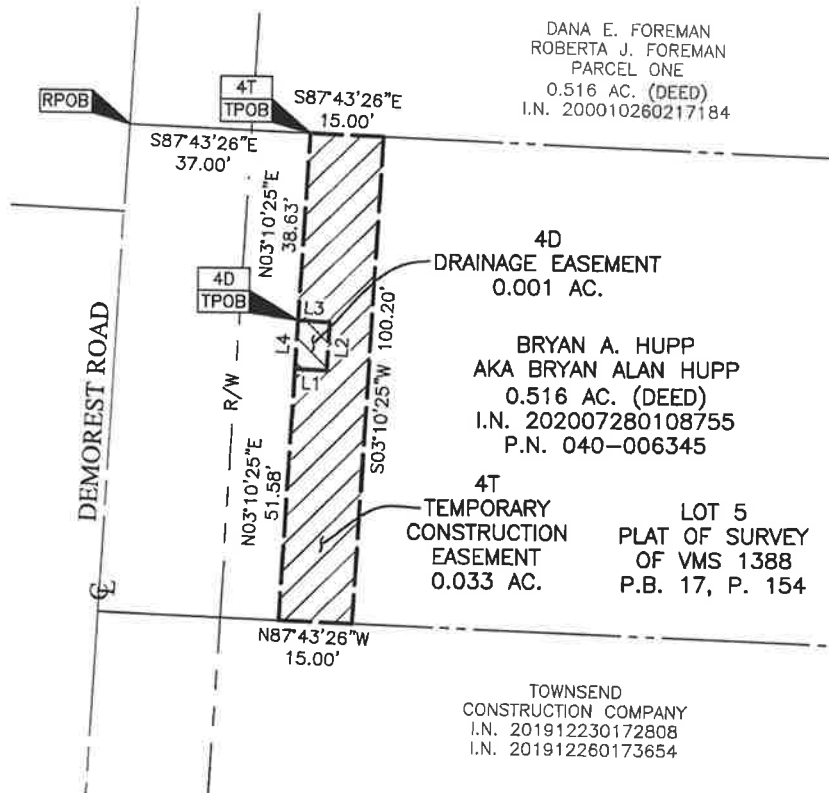
BRK 6-4-2021
Brandon R. King
Professional Surveyor No. 8772



Evans, Mechwart, Hamilton & Tilton, Inc.
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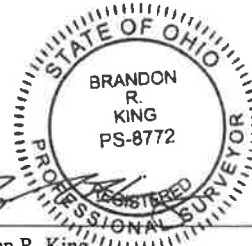
**DRAINAGE AND TEMPORARY
CONSTRUCTION EASEMENTS**
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°49'35"E	6.50'
L2	N03°10'25"E	10.00'
L3	N86°49'35"W	6.50'
L4	N03°10'25"E	10.00'

0 30
SCALE (in feet)



By *BR*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date *6-4-2021*

J:\2020\1288\DWG\04SHRETS\EASEMENTS\20201288-VS-ESMT-04.DWG plotted by FERGUSON, DAVID on 6/3/2021 5:07:39 PM last saved by DFERGUSON on 6/3/2021 5:07:35 PM
Xref: 20201288_TAKES_TEMP.DWG

4T
TEMPORARY CONSTRUCTION EASEMENT
0.033 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 0.516 acre tract conveyed to Bryan A. Hupp (aka Bryan Alan Hupp) by deed of record in Instrument Number and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.516 acre tract, at the southwesterly corner of that 0.516 acre tract conveyed to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184, being in the centerline of Demorest Road;

Thence South 87° 43' 26" East, with the line common to said Hupp and Foreman tracts and across said Demorest Road, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 43' 26" East, with said common line, a distance of 15.00 feet to a point;

Thence South 03° 10' 25" West, across said Hupp tract, a distance of 100.20 feet to the line common to said Hupp tract and that tract conveyed to Townsend Construction Company by deeds of record in Instrument Number 201912230172808 and Instrument Number 201912260173654;

Thence North 87° 43' 26" West, with said common line, a distance of 15.00 feet to a point;

Thence across said Hupp tract, the following courses and distances:

North 03° 10' 25" East, a distance of 51.58 feet to a point;

South 86° 49' 35" East, a distance of 6.50 feet to a point;

North 03° 10' 25" East, a distance of 10.00 feet to a point;

North 86° 49' 35" West, a distance of 6.50 feet to a point; and

North 03° 10' 25" East, a distance of 38.63 feet to the TRUE POINT OF BEGINNING, containing 0.033 acre more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

4D
DRAINAGE EASEMENT
0.001 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 0.516 acre tract conveyed to Bryan A. Hupp (aka Bryan Alan Hupp) by deed of record in Instrument Number 202007280108755 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.516 acre tract and the southwesterly corner of that 0.516 acre tract conveyed to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184, being in the centerline of Demorest Road;

Thence South 87° 43' 26" East, with the line common to said Hupp and Foreman tracts and across said Demorest Road, a distance of 37.00 feet to a point;

Thence South 03° 10' 25" West, across said Hupp tract, a distance of 38.63 feet to the TRUE POINT OF BEGINNING;

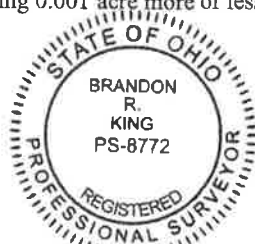
Thence continuing across said Hupp tract, the following courses and distances:

South 86° 49' 35" East, a distance of 6.50 feet to a point;

South 03° 10' 25" West, a distance of 10.00 feet to a point;

North 86° 49' 35" West, a distance of 6.50 feet to a point; and

North 03° 10' 25" East, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Handwritten signature of Brandon R. King]

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

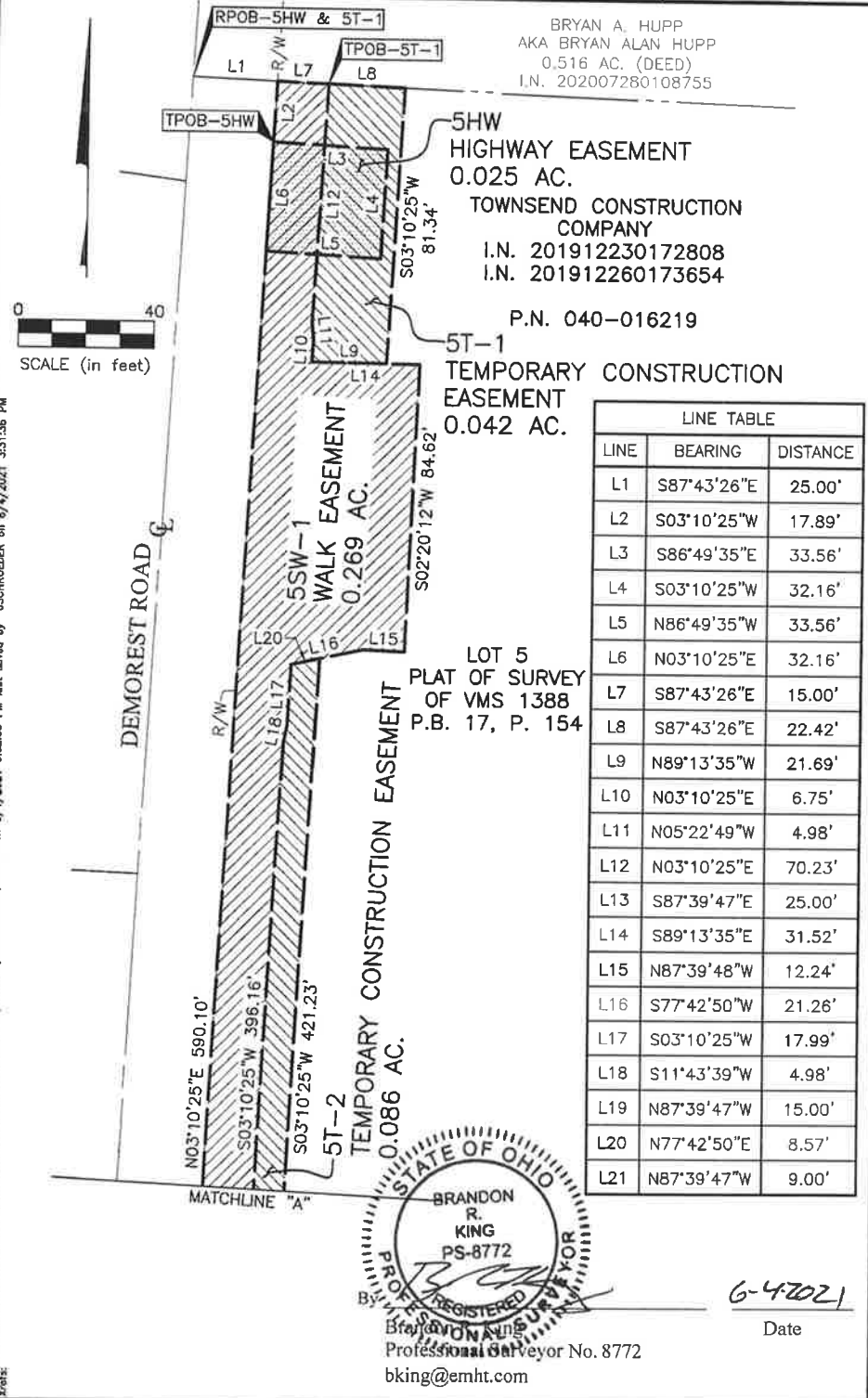


Ernst, Mechwart, Hamblen & Tibon, Inc.
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Phone: 614.775.4300 Toll Free: 866.775.3648
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HIGHWAY, SIDEWALK, AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 40' Job No: 2020-1288 Sheet No: 1 of 2





Evans, Mächwart, Hambleton & Tiller, Inc.
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HIGHWAY, SIDEWALK, AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

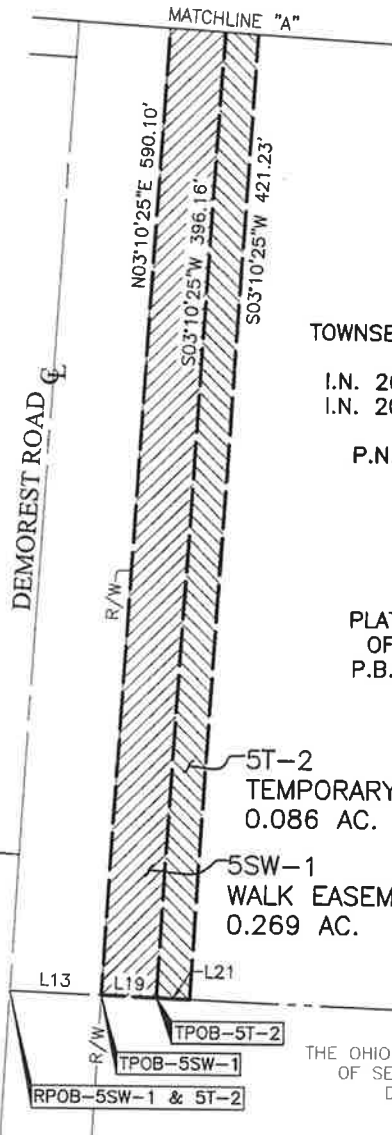
Date:

June 4, 2021

Scale: 1" = 40'

Job No: 2020-1288

Sheet No: 2 of 2



0 40
SCALE (in feet)

TOWNSEND CONSTRUCTION
COMPANY

I.N. 201912230172808

I.N. 201912260173654

P.N. 040-016219

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

5T-2
TEMPORARY CONSTRUCTION EASEMENT
0.086 AC.

5SW-1
WALK EASEMENT
0.269 AC.

THE OHIO CONFERENCE ASSOCIATION
OF SEVENTH DAY ADVENTISTS
D.B. 2279, P. 187

J:\20201288\DWG\44SHEETS\EASEMENTS\20201288-VS-ESMT-05.DWG plotted by SCHROEDER on 6/4/2021 3:32:20 PM last saved by J SCHROEDER on 6/4/2021 3:31:36 PM
Xrefs:

**SHW
HIGHWAY EASEMENT
0.025 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that tract conveyed to Townsend Construction Company by deeds of record in Instrument Numbers 201912230172808 and 201912260173654, and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Demorest Road, at a northwesterly corner of said Townsend Construction Company tract and the southwesterly corner of that 0.516 acre tract conveyed to Bryan A. Hupp AKA Bryan Alan Hupp by deed of record in Instrument Number 202007280108755;

Thence South 87° 43' 26" East, across said Demorest Road, with the line common to said Townsend Construction Company tract and said 0.516 acre tract, a distance of 25.00 feet to a point in the easterly right-of-way line of said Demorest Road;

Thence across said Townsend Construction Company tract, the following courses and distances:

South 03° 10' 25" West, with the easterly right-of-way line of said Demorest Road, a distance of 17.89 feet to the TRUE POINT OF BEGINNING;

South 86° 49' 35" East, a distance of 33.56 feet to a point;

South 03° 10' 25" West, a distance of 32.16 feet to a point;

North 86° 49' 35" West, a distance of 33.56 feet to a point in said easterly right-of-way line; and

North 03° 10' 25" East, with said easterly right-of-way line, a distance of 32.16 feet to the TRUE POINT OF BEGINNING containing 0.025 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date

**SSW-1
SIDEWALK EASEMENT
0.269 ACRE**

A sidewalk easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that tract conveyed to Townsend Construction Company by deeds of record in Instrument Numbers 201912230172808 and 201912260173654, and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Demorest Road, at a southwesterly corner of said Townsend Construction Company tract and the northwesterly corner of that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187;

Thence South 87° 39' 47" East, across said Demorest Road, with the line common to said Townsend Construction Company tract and said The Ohio Conference Association of Seventh Day Adventists tract, a distance of 25.00 feet to a point in the easterly right-of-way line of said Demorest Road, being the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, with said easterly right-of-way line, across said Townsend Construction Company tract, a distance of 590.10 feet to a point in the line common to said Townsend Construction Company tract and that 0.516 acre tract conveyed to Bryan A. Hupp AKA Bryan Alan Hupp by deed of record in Instrument Number 202007280108755;

Thence South 87° 43' 26" East, with said common line, a distance of 15.00 feet to a point;

Thence across said Townsend Construction Company tract, the following courses and distances:

South 03° 10' 25" West, a distance of 70.23 feet to a point;

South 05° 22' 49" East, a distance of 4.98 feet to a point;

South 03° 10' 25" West, a distance of 6.75 feet to a point;

South 89° 13' 35" East, a distance of 31.52 feet to a point;

South 02° 20' 12" West, a distance of 84.62 feet to a point;

North 87° 39' 48" West, a distance of 12.24 feet to a point;

South 77° 42' 50" West, a distance of 21.26 feet to a point;

South 03° 10' 25" West, a distance of 17.99 feet to a point;

South 11° 43' 39" West, a distance of 4.98 feet to a point; and

South 03° 10' 25" West, a distance of 396.16 feet to a point in the line common to said Townsend Construction Company tract and said The Ohio Conference Association of Seventh Day Adventists tract;

Thence North 87° 39' 47" West, with said common line, a distance of 15.00 feet to the TRUE POINT OF BEGINNING, containing 0.269 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

5T-2
TEMPORARY EASEMENT
0.086 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that tract conveyed to Townsend Construction Company by deeds of record in Instrument Numbers 201912230172808 and 201912260173654, and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Demorest Road, at a southwesterly corner of said Townsend Construction Company tract and the northwesterly corner of that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187;

Thence South 87° 39' 47" East, across said Demorest Road, with the line common to said Townsend Construction Company tract and said The Ohio Conference Association of Seventh Day Adventists tract, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence across said Townsend Construction Company tract, the following courses and distances:

North 03° 10' 25" East, a distance of 396.16 feet to a point;

North 11° 43' 39" East, a distance of 4.98 feet to a point;

North 03° 10' 25" East, a distance of 17.99 feet to a point;

North 77° 42' 50" East, a distance of 8.57 feet to a point; and

South 03° 10' 25" West, a distance of 421.23 feet to a point in the line common to said Townsend Construction Company tract and said The Ohio Conference Association of Seventh Day Adventists tract;

Thence North 87° 39' 47" West, with said common line, a distance of 9.00 feet to the TRUE POINT OF BEGINNING, containing 0.086 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772

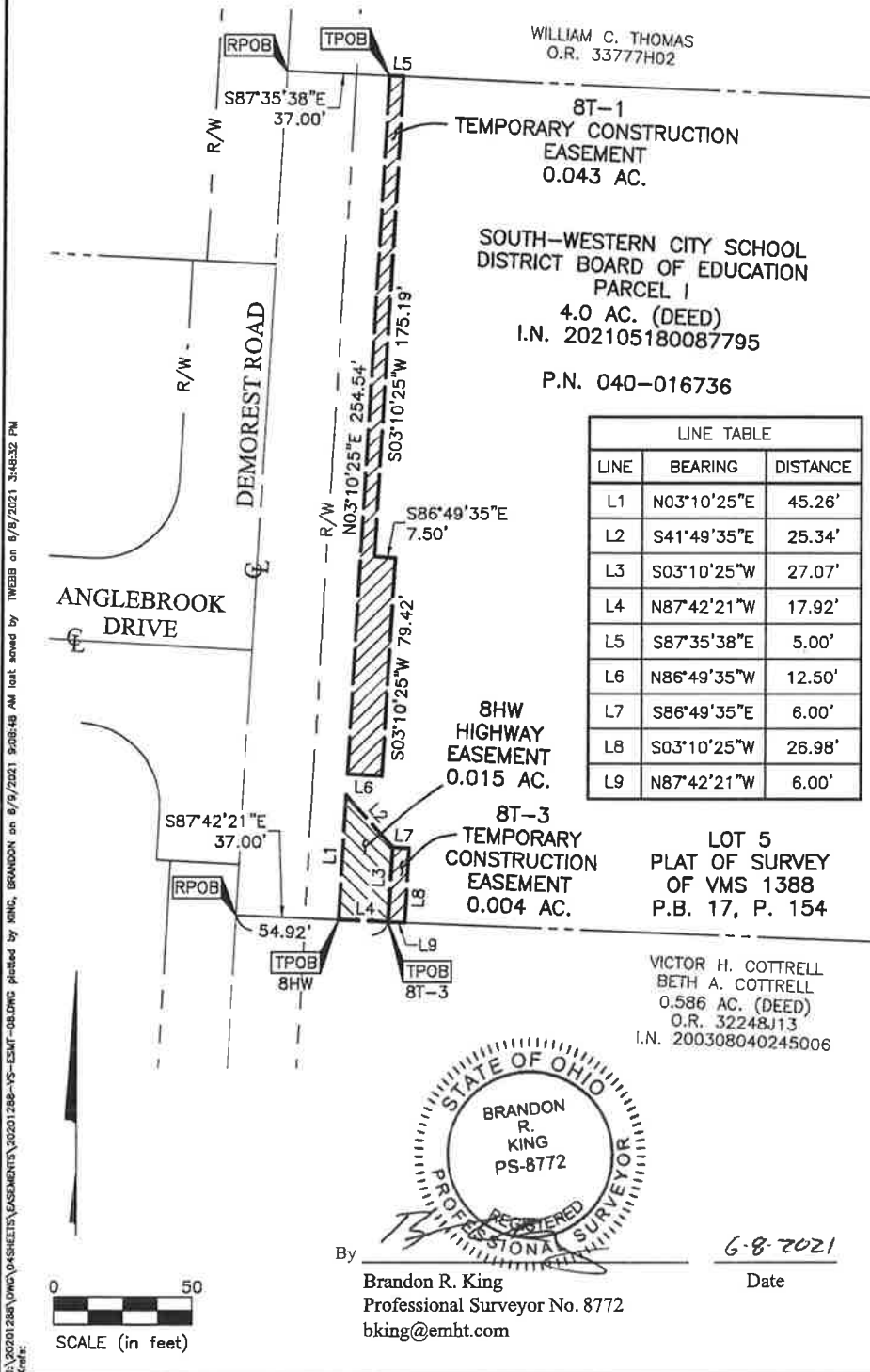


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HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1



4:\20201288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-08.DWG plotted by KING, BRANDON on 6/9/2021 9:08:48 AM last saved by TWBBB on 6/9/2021 3:46:32 PM
Xref:

**8HW
HIGHWAY EASEMENT
0.015 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 4.0 acre tract and at the northwesterly corner of that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deeds of record in Official Record 32248J13 and Instrument Number 200308040245006, being in the centerline of said Demorest Road;

Thence South 87° 42' 21" East, with the line common to said 4.0 acre and 0.586 acre tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 4.0 acre tract, the following courses and distances:

North 03° 10' 25" East, a distance of 45.26 feet to a point;

South 41° 49' 35" East, a distance of 25.34 feet to a point; and

South 03° 10' 25" West, a distance of 27.07 feet to the line common to said 4.0 acre and 0.586 acre tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 17.92 feet to the TRUE POINT OF BEGINNING, containing 0.015 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

6-8-2021

Brandon R. King
Professional Surveyor No. 8772

Date

8T-1
TEMPORARY CONSTRUCTION EASEMENT
0.043 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 4.0 acre tract and at the southwesterly corner of William C. Thomas tract deed of record in Official Record 33777H02, being in the centerline of said Demorest Road;

Thence South 87° 35' 38" East, with the line common to said 4.0 acre tract and said Thomas tract, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 35' 38" East, with said common line, a distance of 5.00 feet to a point;

Thence across said 4.0 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 175.19 feet to a point;

South 86° 49' 35" East, a distance of 7.50 feet to a point;

South 03° 10' 25" West, a distance of 79.42 feet to a point;

North 86° 49' 35" West, a distance of 12.50 feet to a point; and

North 03° 10' 25" East, a distance of 254.54 feet to the TRUE POINT OF BEGINNING, containing 0.043 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

8T-3
TEMPORARY CONSTRUCTION EASEMENT
0.004 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 4.0 acre tract and at the northwesterly corner of that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deeds of record in Official Record 32248J13 and Instrument Number 200308040245006, being in the centerline of said Demorest Road;

Thence South 87° 42' 21" East, with the line common to said 4.0 acre and 0.586 acre tracts, a distance of 54.92 feet to the TRUE POINT OF BEGINNING;

Thence across said 4.0 acre tract, the following courses and distances:

North 03° 10' 25" East, a distance of 27.07 feet to a point;

South 86° 49' 35" East, a distance of 6.00 feet to a point; and

South 03° 10' 25" West, a distance of 26.98 feet to the line common to said 4.0 acre and 0.586 acre tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Brandon R. King".

6-8-2021

Brandon R. King
Professional Surveyor No. 8772

Date

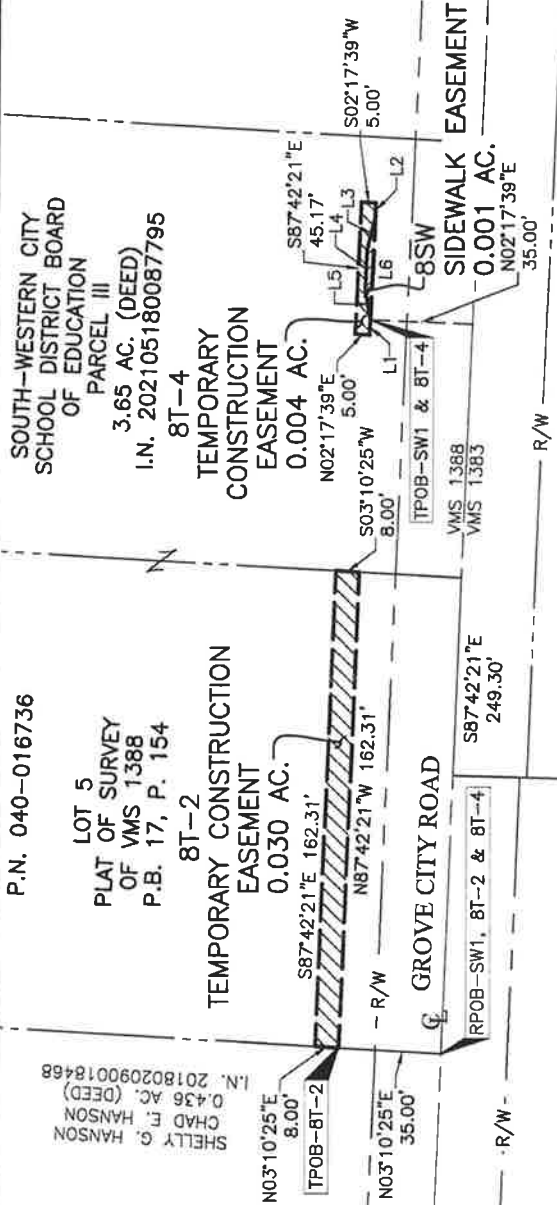


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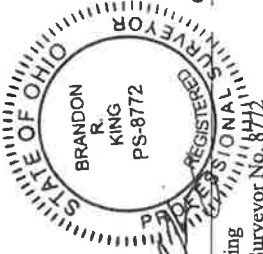
SIDEWALK AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021
Scale: 1" = 50'
Job No: 2020-1288
Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°42'21\"W	5.29'
L2	N87°42'21\"W	5.11'
L3	S75°51'58\"E	10.99'
L4	S87°42'21\"E	13.74'
L5	N79°54'39\"E	10.52'
L6	N87°42'21\"W	34.77'



By *BR* Brandon R. King
Professional Surveyor No. 8772
Date: 6-8-2021
bking@emht.com



SCALE (in feet)

**8SW
SIDEWALK EASEMENT
0.001 ACRE**

A sidewalk easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 3.65 acre tract and the southeasterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being in the centerline of Grove City Road;

Thence South 87° 42' 21" East, with the centerline of said Grove City Road and with the southerly line of said 3.65 acre tract, a distance of 249.30 feet to a point;

Thence across said 3.65 acre tract, the following courses and distances:

North 02° 17' 39" East, a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

North 79° 54' 39" East, a distance of 10.52 feet to a point;

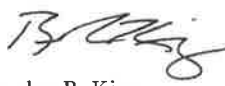
South 87° 42' 21" East, a distance of 13.74 feet to a point;

South 75° 51' 58" East, a distance of 10.99 feet to a point; and

North 87° 42' 21" West, a distance of 34.77 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

8T-2
TEMPORARY EASEMENT
0.030 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 3.65 acre tract and the southeasterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being in the centerline of Grove City Road;

Thence North 03° 10' 25" East, with the line common to said 3.65 and 0.436 acre tracts, a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said common line, a distance of 8.00 feet to a point;

Thence across said 3.65 acre tract, the following courses and distances:

South 87° 42' 21" East, a distance of 162.31 to a point;

South 03° 10' 25" West, a distance of 8.00 feet to a point; and

North 87° 42' 21" West, a distance of 162.31 feet to the TRUE POINT OF BEGINNING, containing 0.030 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

**8T-4
TEMPORARY EASEMENT
0.004 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 3.65 acre tract and the southeasterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being in the centerline of Grove City Road;

Thence South 87° 42' 21" East, with the centerline of said Grove City Road and with the southerly line of said 3.65 acre tract, a distance of 249.30 feet to a point;

Thence across said 3.65 acre tract, the following courses and distances:

North 02° 17' 39" East, a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

North 87° 42' 21" West, a distance of 5.29 feet to a point;

North 02° 17' 39" East, a distance of 5.00 feet to a point;

South 87° 42' 21" East, a distance of 45.17 feet to a point;

South 02° 17' 39" West, a distance of 5.00 feet to a point;

North 87° 42' 21" West, a distance of 5.11 feet to a point;

North 75° 51' 58" West, a distance of 10.99 feet to a point;

North 87° 42' 21" West, a distance of 13.74 feet to a point; and

South 79° 54' 39" West, a distance of 10.52 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

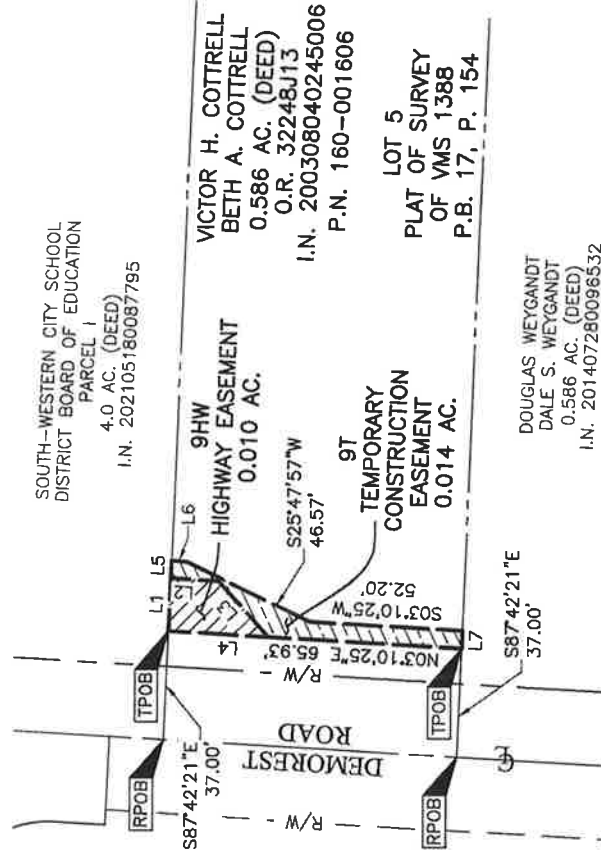


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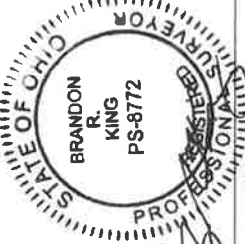
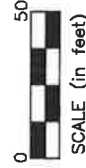
HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021
Scale: 1" = 50'
Job No: 2020-1288
Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°42'21"E	17.92'
L2	S03°10'25"W	16.43'
L3	S48°10'25"W	25.34'
L4	N03°10'25"E	34.07'
L5	S87°42'21"E	6.00'
L6	S03°10'25"W	5.10'
L7	N87°42'21"W	6.00'



By Brandon R. King Date 6-8-2021
Professional Surveyor No. 8772
bking@emht.com

**9HW
HIGHWAY EASEMENT
0.010 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Official Record 32248J13 and Instrument Number 200308040245006 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.586 acre tract and at the southwesterly corner of that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795, being in the centerline of said Demorest Road;

Thence South 87° 42' 21" East, with the line common to said 0.586 and 4.0 acre tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 42' 21" East, with said common line, a distance of 17.92 feet to a point;

Thence across said 0.586 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 16.43 feet to a point;

South 48° 10' 25" West, a distance of 25.34 feet to a point; and

North 03° 10' 25" East, a distance of 34.07 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

9T
TEMPORARY CONSTRUCTION EASEMENT
0.014 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Official Record 32248J13 and Instrument Number 200308040245006 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.586 acre tract and at the northwesterly corner of that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532, being in the centerline of said Demorest Road;

Thence South 87° 42' 21" East, with the line common to said Cottrell and Weygandt tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence across said Cottrell tract, the following courses and distances:

North 03° 10' 25" East, a distance of 65.93 feet to a point;

North 48° 10' 25" East, a distance of 25.34 feet to a point; and

North 03° 10' 25" East, a distance of 16.43 feet to the line common to said Cottrell tract and that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795;

Thence South 87° 42' 21" East, with the line common to said Cottrell and 4.0 acre tracts, a distance of 6.00 feet to a point;

Thence across said Cottrell tract, the following courses and distances:

South 03° 10' 25" West, a distance of 5.10 feet;

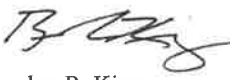
South 25° 47' 57" West, a distance of 46.57 feet to a point; and

South 03° 10' 25" West, a distance of 52.20 feet to the line common to said Cottrell and Weygandt tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.014 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021
Date

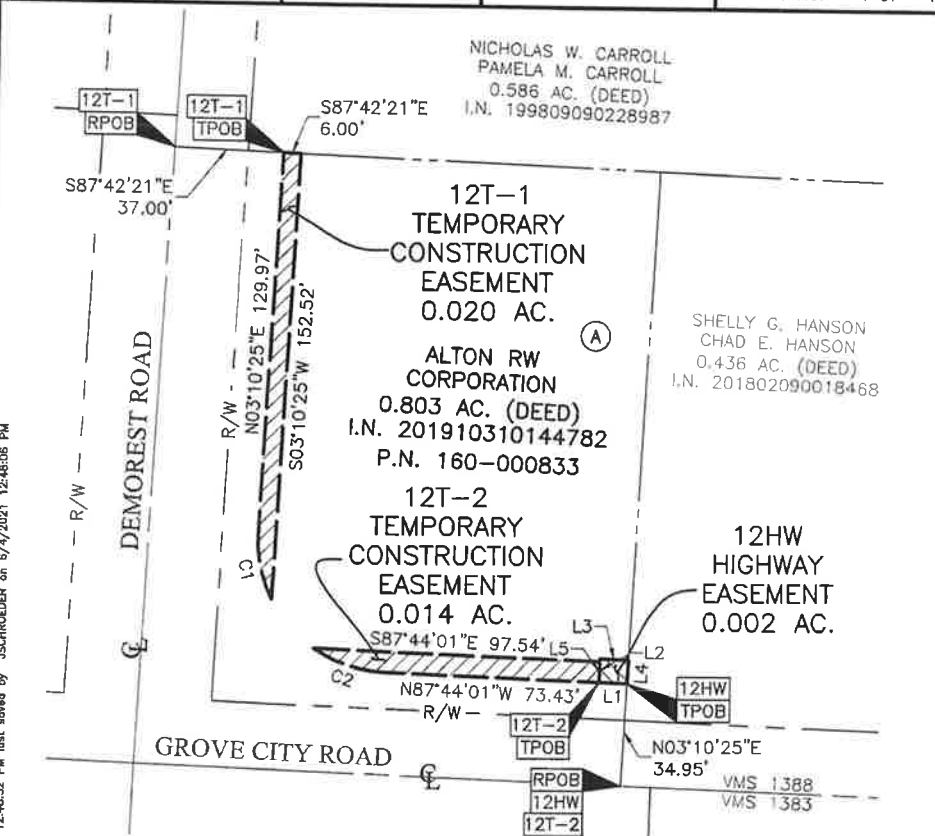


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Engineers • Surveyors • Planners • Scientists
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emht.com

TEMPORARY CONSTRUCTION AND HIGHWAY EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	29°55'35"	45.00'	23.50'	N11°47'23"W	23.24'
C2	32°23'15"	45.00'	25.44'	N71°32'23"W	25.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°44'01"W	9.57'
L2	N02°15'59"E	8.00'
L3	S87°44'01"E	9.70'
L4	S03°10'25"W	8.00'
L5	S02°15'59"W	7.00'

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

J:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-12.DWG plotted by SCHROEDER, JACOB on 6/4/2021 12:48:32 PM last saved by JUSCHROEDER on 6/4/2021 12:48:06 PM
Xref: 20201288_TAKES_TEMP.DWG

**12HW
HIGHWAY EASEMENT
0.002 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references, are the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 0.803 acre tract and at the southwesterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being in the centerline of Grove City Road;

Thence North 03° 10' 25" East, with the line common to said 0.803 acre and 0.436 acre tracts, a distance of 34.95 feet to THE TRUE POINT OF BEGINNING;

Thence across said 0.803 acre tract, the following courses and distances:

North 87° 44' 01" West, a distance of 9.57 feet to a point;

North 02° 15' 59" East, a distance of 8.00 feet to a point; and

South 87° 44' 01" East, a distance of 9.70 feet to a point in the line common to said 0.803 and 0.436 acre tracts;

Thence South 03° 10' 25" West, with said common line, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "B. King", written over the printed name.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

**12T-1
TEMPORARY EASEMENT
0.020 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.803 acre out of that tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.803 acre tract and at the southwesterly corner of that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987, being the centerline of Demorest Road;

Thence South 87° 42' 21" East, with the line common to said 0.803 and 0.586 acre tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 42' 21" East, continuing with said common line, a distance of 6.00 feet to a point;

Thence across said 0.803 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 152.52 feet to a point on the arc of a curve;

With the arc of a curve to the right, having a central angle of 29° 55' 35", a radius of 45.00 feet, an arc length of 23.50 feet, a chord bearing of North 11° 47' 23" West and a chord distance of 23.24 feet to a point of tangency; and

North 03° 10' 25" East, a distance of 129.97 feet to the TRUE POINT OF BEGINNING, containing 0.020 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

12T-2
TEMPORARY EASEMENT
0.014 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 0.803 acre tract and at the southwesterly corner of that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468, being in the centerline of Grove City Road;

Thence North 03° 10' 25" East, with the line common to said 0.803 acre and 0.436 acre tracts, a distance of 34.95 feet to a point;

Thence North 87° 44' 01" West, across said 0.803 acre tract, a distance of 9.57 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 0.803 acre tract, the following courses and distances:

North 87° 44' 01" West, a distance of 73.43 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 32° 23' 15", a radius of 45.00 feet, an arc length of 25.44 feet, a chord distance of North 71° 32' 23" West and a chord distance of 25.10 feet to a point;

South 87° 44' 01" East, a distance of 97.54 feet to a point; and

South 02° 15' 59" West, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 0.014 ~~acre, more~~ or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021

Scale: 1" = 50'

Job No: 2020-1288

Sheet No: 1 of 1

LOT 5
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

SHELLY G. HANSON
CHAD E. HANSON
0.436 AC. (DEED)
I.N. 201802090018468
P.N. 160-001227

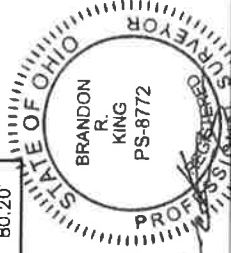
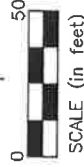
SOUTH-WESTERN CITY SCHOOL
DISTRICT BOARD OF EDUCATION
PARCEL III
3.65 AC. (DEED)
I.N. 202105180087795

ALTON RW CORPORATION
0.803 AC. (DEED)
I.N. 201910310144782

13D
DRAINAGE
EASEMENT
0.002 AC.

13T
TEMPORARY
CONSTRUCTION
EASEMENT
0.009 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°10'25"E	35.00'
L2	N03°10'25"E	10.01'
L3	S87°42'21"E	10.00'
L4	S02°18'29"W	10.00'
L5	N87°42'21"W	0.48'
L6	N87°44'01"W	9.68'
L7	N02°18'29"E	5.00'
L8	S87°42'21"E	80.27'
L9	S03°10'25"W	5.00'
L10	N87°42'21"W	80.20'



6-4-2021

Date

By
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

13D
DRAINAGE EASEMENT
0.002 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.436 acre tract and at the southeasterly corner of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and in the centerline of Grove City Road;

Thence North 03° 10' 25" East, with the line common to said 0.436 acre and 0.803 acre tracts, a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, continuing with said common line, a distance of 10.01 feet to a point;

Thence across said 0.436 acre tract, the following courses and distances:

South 87° 42' 21" East, a distance of 10.00 feet to a point;

South 02° 18' 29" West, a distance of 10.00 feet to a point;

North 87° 42' 21" West, a distance of 0.48 feet to a point; and

North 87° 44' 01" West, a distance of 9.68 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772


Date

13T
TEMPORARY EASEMENT
0.009 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.436 acre tract conveyed to Shelly G. Hanson and Chad E. Hanson by deed of record in Instrument Number 201802090018468 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.436 acre tract and at the southeasterly corner of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782 and in the centerline of Grove City Road;

Thence North 03° 10' 25" East, with the line common to said 0.436 acre and 0.803 acre tracts, a distance of 35.00 feet to a point;

Thence across said 0.436 acre tract, the following courses and distances:

South 87° 44' 01" East, a distance of 9.68 feet to a point;

South 87° 42' 21" East, a distance of 0.48 feet to the TRUE POINT OF BEGINNING;

North 02° 18' 29" East, a distance of 5.00 feet to a point; and

South 87° 42' 21" East, a distance of 80.27 feet to a point in the westerly line of that 3.65 acre tract conveyed as Parcel III to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795;

Thence South 03° 10' 25" West, with the line common to said 0.436 and 3.65 acre tracts, a distance of 5.00 feet to a point;

Thence North 87° 42' 21" West, across said 0.436 acre tract, a distance of 80.20 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

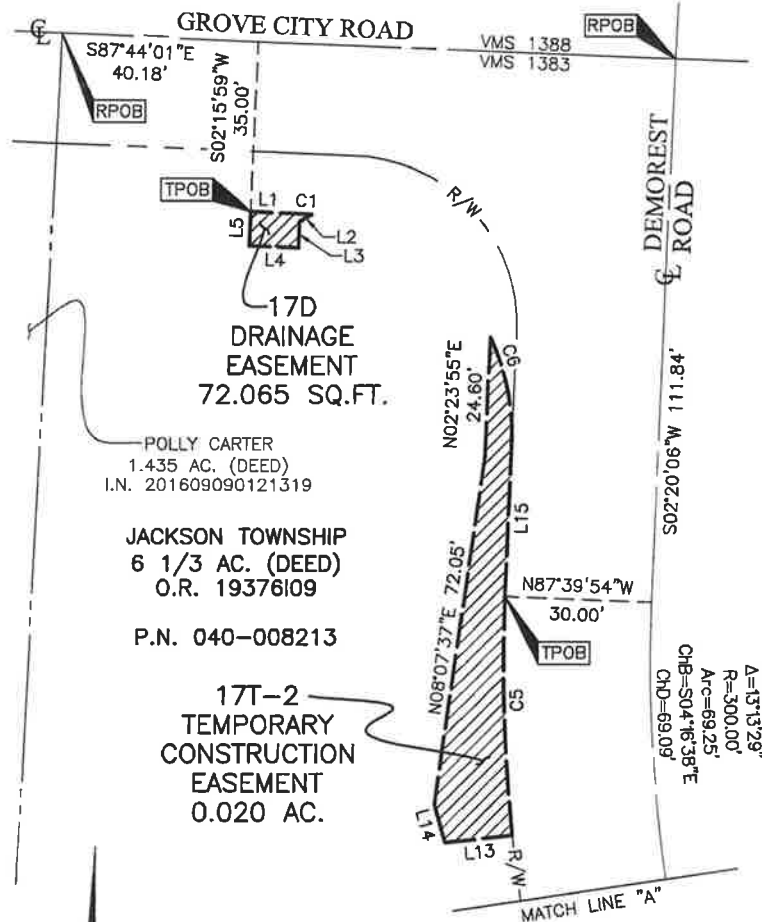
6-4-2021
Date



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 8, 2021	Scale:	1" = 30'	Job No:	2020-1288	Sheet No:	1 of 3
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By 
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-8-2021
Date

H:\20201288\DWG\CASHEETS\EASEMENTS\20201288-VS-ESMT-17.DWG plotted by KING, BRANDON on 6/9/2021 9:40:08 AM last saved by BKING on 6/9/2021 9:35:39 AM

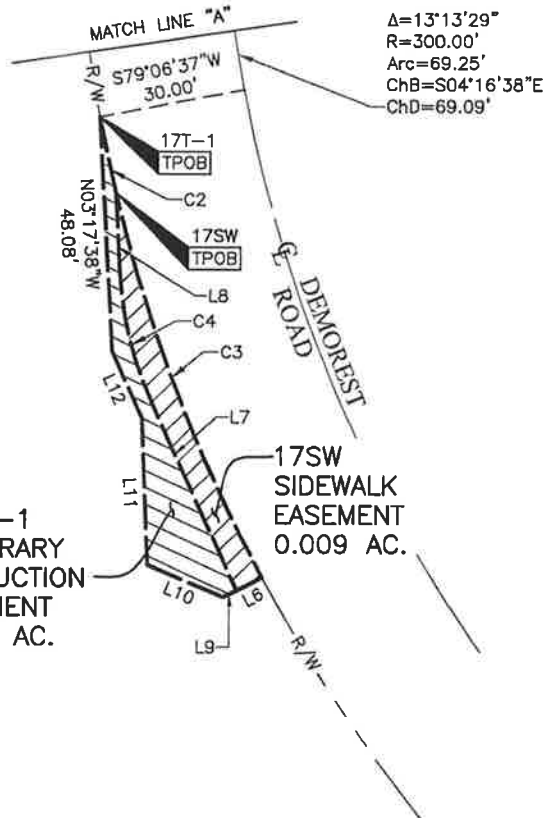
**SIDEWALK AND TEMPORARY
 CONSTRUCTION EASEMENTS**
 VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383
 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 2 of 3

JACKSON TOWNSHIP
 6 1/3 AC. (DEED)
 O.R. 19376109
 P.N. 040-008213

17T-1
 TEMPORARY
 CONSTRUCTION
 EASEMENT
 0.012 AC.

17SW
 SIDEWALK
 EASEMENT
 0.009 AC.



J:\20201288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-17.DWG plotted by KING, BRANDON on 6/8/2021 9:40:09 AM last saved by KING on 6/8/2021 9:35:39 AM



SIDEWALK AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021 Scale: N/A Job No: 2020-1288 Sheet No: 3 of 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°44'01"E	10.30'
L2	S58°36'09"W	2.93'
L3	S02°15'59"W	5.33'
L4	N87°44'01"W	10.00'
L5	N02°15'59"E	7.00'
L6	S61°38'40"W	5.80'
L7	N24°28'36"W	42.33'
L8	N03°17'38"W	15.94'
L9	S65°31'24"W	3.11'
L10	N66°53'17"W	16.72'
L11	N02°32'33"W	30.20'
L12	N24°28'36"W	15.05'
L13	S83°49'02"W	13.90'
L14	N15°59'13"W	8.11'
L15	S02°20'06"W	31.75'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	2°43'02"	45.00'	2.13'	S86°22'31"E	2.13'
C2	2°46'09"	330.00'	15.95'	S12°16'27"E	15.95'
C3	14°41'48"	330.00'	84.65'	S21°00'26"E	84.41'
C4	21°10'59"	76.00'	28.10'	N13°53'07"W	27.94'
C5	8°31'04"	330.00'	49.06'	S01°55'26"E	49.01'
C6	28°14'46"	45.00'	22.18'	S11°47'16"E	21.96'

C:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESM-17.DWG plotted by KING, BRANDON on 6/9/2021 9:40:09 AM last saved by KING on 6/9/2021 9:35:39 AM

**17SW
SIDEWALK EASEMENT
0.009 ACRE**

A sidewalk easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, being on, over and across the remainder of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at centerline intersection of Grove City Road and Demorest Road;

Thence South 02° 20' 06" West, with the centerline of said Demorest Road, a distance of 111.84 feet to a point of curvature;

Thence with said centerline, with the arc of a curve to the left, having a central angle of 13° 13' 29", a radius of 300.00 feet, an arc length of 69.25 feet, a chord bearing of South 04° 16' 38" East and a chord distance of 69.09 feet to a point;

Thence South 79° 06' 37" West, across said Demorest Road, a distance of 30.00 feet to a point in the westerly right-of-way line thereof;

Thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 02° 46' 09", a radius of 330.00 feet, an arc length of 15.95 feet, a chord bearing of South 12° 16' 27" East and a chord distance of 15.95 feet to a point, being the TRUE POINT OF BEGINNING;

Thence continuing with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 14° 41' 48", a radius of 330.00 feet, an arc length of 84.65 feet, a chord bearing of South 21° 00' 26" East and a chord distance of 84.41 feet to a point;

Thence across said 6 1/3 acre tract, the following courses and distances:

South 61° 38' 40" West, a distance of 5.80 feet to a point;

North 24° 28' 36" West, a distance of 42.33 feet to a point;

With the arc of a curve to the right, having a central angle of 21° 10' 59", a radius of 76.00 feet, an arc length of 28.10 feet, a chord bearing of North 13° 53' 07" West and a chord distance of 27.94 feet to a point; and

North 03° 17' 38" West, a distance of 15.94 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-8-2021

Brandon R. King
Professional Surveyor No. 8772

Date

**17D
DRAINAGE EASEMENT
72.065 SQUARE FEET**

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, being on, over and across the remainder of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a corner common to said 6 1/3 acre tract and the northeasterly corner of that 1.435 acre tract conveyed to Polly Carter by deed of record in Instrument Number 201609090121319, being in the centerline of Grove City Road;

Thence South 87° 44' 01" East, with said centerline, a distance of 40.18 feet to a point;

Thence South 02° 15' 59" West, across said Grove City Road and said 6 1/3 acre tract, a distance of 35.00 feet to a point, being the TRUE POINT OF BEGINNING;

Thence across said 6 1/3 acre tract, the following courses and distances:

South 87° 44' 01" East, a distance of 10.30 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 02° 43' 02", a radius of 45.00 feet, an arc length of 2.13 feet, a chord bearing of South 86° 22' 31" East and a chord distance of 2.13 feet to a point;

South 58° 36' 09" West, a distance of 2.93 feet to a point;

South 02° 15' 59" West, a distance of 5.33 feet to a point;

North 87° 44' 01" West, a distance of 10.00 feet to a point; and

North 02° 15' 59" East, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 72.065 square feet, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

17T-1
TEMPORARY CONSTRUCTION EASEMENT
0.012 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, being on, over and across the remainder of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at centerline intersection of Grove City Road and Demorest Road;

Thence South 02° 20' 06" West, with the centerline of said Demorest Road, a distance of 111.84 feet to a point of curvature;

Thence continuing with said centerline, with the arc of a curve to the left, having a central angle of 13° 13' 29", a radius of 300.00 feet, an arc length of 69.25 feet, a chord bearing of South 04° 16' 38" East and a chord distance of 69.09 feet to a point;

Thence South 79° 06' 37" West, across said Demorest Road, a distance of 30.00 feet to a point in the westerly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

Thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 02° 46' 09", a radius of 330.00 feet, an arc length of 15.95 feet, a chord bearing of South 12° 16' 27" East and a chord distance of 15.95 feet to a point;

Thence across said 6 1/3 acre tract, the following courses and distances:

South 03° 17' 38" East, a distance of 15.94 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 21° 10' 59", a radius of 76.00 feet, an arc length of 28.10 feet, a chord bearing of South 13° 53' 07" East and a chord distance of 27.94 feet to a point;

South 24° 28' 36" East, a distance of 42.33 feet to a point;

South 65° 31' 24" West, a distance of 3.11 feet to a point;

North 66° 53' 17" West, a distance of 16.72 feet to a point;

North 02° 32' 33" West, a distance of 30.20 feet to a point;

North 24° 28' 36" West, a distance of 15.05 feet to a point; and

North 03° 17' 38" West, a distance of 48.08 feet to the TRUE POINT OF BEGINNING, containing 0.012 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021
Date

17T-2
TEMPORARY CONSTRUCTION EASEMENT
0.020 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, being on, over and across the remainder of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at centerline intersection of Grove City Road and Demorest Road;

Thence South 02° 20' 06" West, with the centerline of said Demorest Road, a distance of 111.84 feet to a point;

Thence North 87° 39' 54" West, across said Demorest Road, a distance of 30.00 feet to a point in the westerly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

Thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 08° 31' 04", a radius of 330.00 feet, an arc length of 49.06 feet, a chord bearing of South 01° 55' 26" East and a chord distance of 49.01 feet to a point;

Thence across said 6 1/3 acre tract, the following courses and distances:

South 83° 49' 02" West, a distance of 13.90 feet to a point;

North 15° 59' 13" West, a distance of 8.11 feet to a point;

North 08° 07' 37" East, a distance of 72.05 feet to a point;

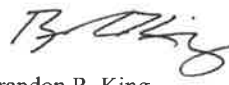
North 02° 23' 55" East, a distance of 24.60 feet to a point on the arc of a curve; and

With the arc of a curve to the right, having a central angle of 28° 14' 46", a radius of 45.00 feet, an arc length of 22.18 feet, a chord bearing of South 11° 47' 16" East and a chord distance of 21.96 feet to a point in said westerly right-of-way line;

Thence South 02° 20' 06" West, with said westerly right-of-way line, a distance of 31.75 feet to the TRUE POINT OF BEGINNING, containing 0.020 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

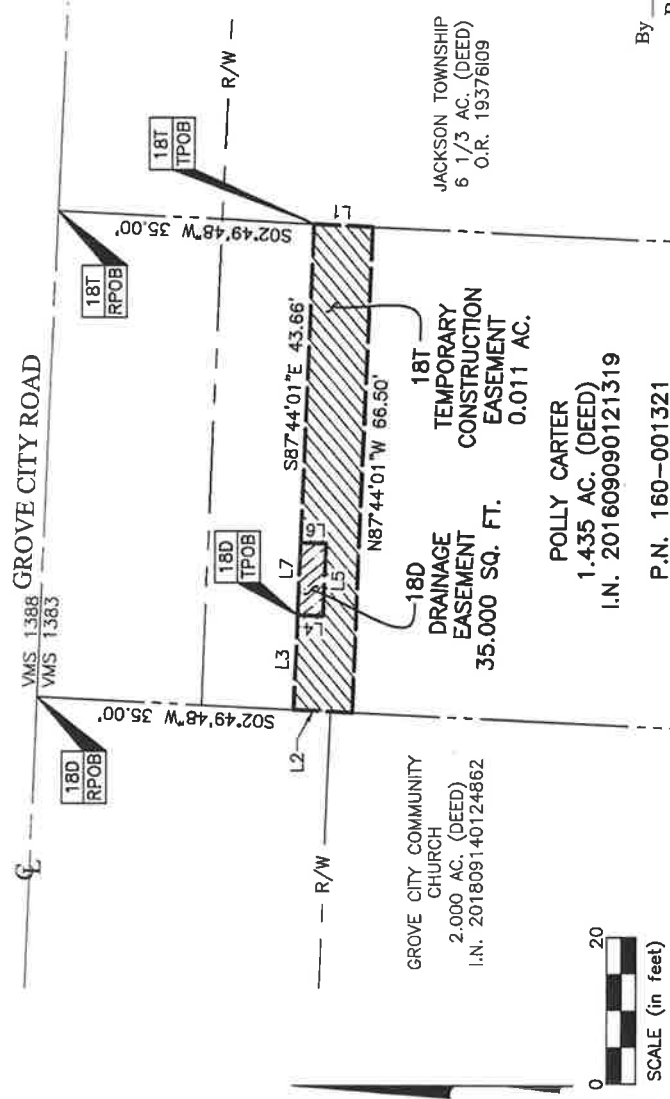


Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614/775-4500 Toll Free: 888/775-3648
emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 8, 2021
Scale: 1" = 20'
Job No: 2020-1288
Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°49'48"W	8.00'
L2	N02°49'48"E	8.00'
L3	S87°44'01"E	12.84'
L4	S02°15'59"W	3.50'
L5	S87°44'01"E	10.00'
L6	N02°15'59"E	3.50'
L7	S87°44'01"E	10.00'



By *Brandon R. King* Date 6-8-2021
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

18D
DRAINAGE EASEMENT
35.000 SQUARE FEET

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1383, being on, over and across that 1.435 acre tract conveyed to Polly Carter by deed of record in Instrument Number 201609090121319 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 1.435 acre tract and the northeasterly corner of that 2.000 acre tract conveyed to Grove City Community Church by deed of record in Instrument Number 201809140124862, being in the centerline of Grove City Road;

Thence South 02° 49' 48" West, with the line common to said 1.435 and 2.000 acre tracts, a distance of 35.00 feet to a point;

Thence South 87° 44' 01" East, across said 1.435 acre tract, a distance of 12.84 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 1.435 acre tract, the following courses and distances:

South 87° 44' 01" East, a distance of 10.00 feet to a point;

South 02° 15' 59" West, a distance of 3.50 feet to a point;

North 87° 44' 01" West, a distance of 10.00 feet to a point; and

North 02° 15' 59" East, a distance of 3.50 feet to the TRUE POINT OF BEGINNING, containing 35.000 square feet, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date

**18T
TEMPORARY EASEMENT
0.011 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1383, being on, over and across that 1.435 acre tract conveyed to Polly Carter by deed of record in Instrument Number 201609090121319 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 1.435 acre tract and the northwesterly corner of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109, being in the centerline of Grove City Road;

Thence South 02° 49' 48" West, with the line common to said 1.435 and 6 1/3 acre tracts, a distance of 35.00 feet to the TRUE POINT OF BEGINNING;

Thence South 02° 49' 48" West, continuing with said common line, a distance of 8.00 feet to a point;

Thence North 87° 44' 01" West, across said 1.435 acre tract, a distance of 66.50 feet to a point in the line common to said 1.435 acre tract and that 2.000 acre tract conveyed to Grove City Community Church by deed of record in Instrument Number 201809140124862;

Thence North 02° 49' 48" East, with said common line, a distance of 8.00 feet to a point;

Thence across said 1.435 acre tract, the following courses and distances:

South 87° 44' 01" East, a distance of 12.84 feet to a point;

South 02° 15' 59" West, a distance of 3.50 feet to a point;

South 87° 44' 01" East, a distance of 10.00 feet to a point;

North 02° 15' 59" East, a distance of 3.50 feet to a point; and

South 87° 44' 01" East, a distance of 43.66 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-8-2021

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021
Scale: 1" = 30'
Job No: 2020-1288
Sheet No: 1 of 1

MAYBERRY REAL ESTATE, LLC
1.941 AC. (DEED)
I.N. 200507010129159
I.N. 200510140216557
P.N. 040-008769

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

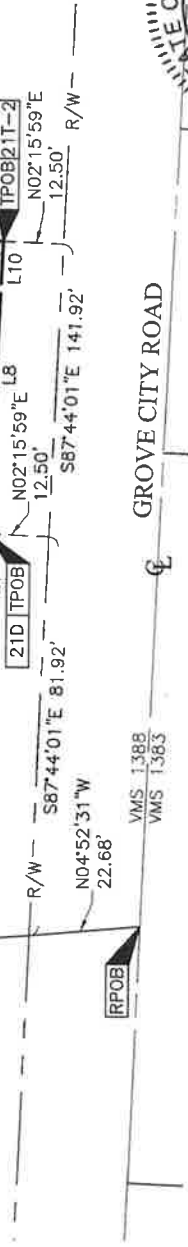
JAMES LOUIS BURDETTE
CAROL L. BURDETTE
0.988 AC. (DEED)
O.R. 31375104

21T-1
TEMPORARY
EASEMENT
0.004 AC.

21D
DRAINAGE
EASEMENT
0.004 AC.

21T-2
TEMPORARY
EASEMENT
0.004 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°15'59"E	0.34'
L2	N02°15'59"E	7.66'
L3	S87°44'01"E	30.81'
L4	N02°15'59"E	3.20'
L5	N84°02'01"E	31.13'
L6	S02°15'59"W	8.00'
L7	S87°44'01"E	10.00'
L8	N87°44'01"W	40.81'
L9	S87°44'01"E	19.19'
L10	N87°44'01"W	19.19'
L11	S02°15'59"W	8.00'



By
BRANDON R. KING
PS-8772
Professional Surveyor
bking@emht.com

6-4-2021
Date

**21D
DRAINAGE EASEMENT
0.004 ACRE**

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 1.941 acre tract and the southeasterly corner of that 0.988 acre tract conveyed to James Louis Burdette and Carol L. Burdette by deed of record in Official Record 31375104, being in the centerline of Grove City Road;

Thence North 04° 52' 31" West, with the line common to said 1.941 and 0.988 acre tracts, a distance of 22.68 feet to a point in the northerly right-of-way line of said Grove City Road;

Thence South 87° 44' 01" East, across said 1.941 acre tract and with said northerly right-of-way line, a distance of 81.92 feet to a point;

Thence North 02° 15' 59" East, continuing across said 1.941 acre tract, a distance of 12.50 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 1.941 acre tract, the following courses and distances:

North 02° 15' 59" East, a distance of 0.34 feet to a point;

North 84° 02' 01" East, a distance of 31.13 to a point;

North 02° 15' 59" East, a distance of 3.20 feet to a point;

South 87° 44' 01" East, a distance of 10.00 feet to a point;

South 02° 15' 59" West, a distance of 8.00 feet to a point; and

North 87° 44' 01" West, a distance of 40.81 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

**21T-1
TEMPORARY EASEMENT
0.004 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 1.941 acre tract, at the southeasterly corner of that 0.988 acre tract conveyed to James Louis Burdette and Carol L. Burdette by deed of record in Official Record 31375I04, being in the centerline of Grove City Road;

Thence North 04° 52' 31" West, with the line common to said 1.941 and 0.988 acre tracts, a distance of 22.68 feet to a point in the northerly right-of-way line of said Grove City Road;

Thence South 87° 44' 01" East, across said 1.941 acre tract and with said northerly right-of-way line, a distance of 81.92 feet to a point;

Thence North 02° 15' 59" East, continuing across said 1.941 acre tract, a distance of 12.84 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 1.941 acre tract, the following courses and distances:

North 02° 15' 59" East, a distance of 7.66 to a point;

South 87° 44' 01" East, a distance of 30.81 feet to a point;

South 02° 15' 59" West, a distance of 3.20 feet to a point; and

South 84° 02' 01" West, a distance of 31.13 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date

21T-2
TEMPORARY EASEMENT
0.004 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 1.941 acre tract, at the southeasterly corner of that 0.988 acre tract conveyed to James Louis Burdette and Carol L. Burdette by deed of record in Official Record 31375I04, being in the centerline of Grove City Road;

Thence North 04° 52' 31" West, with the line common to said 1.941 and 0.988 acre tracts, a distance of 22.68 feet to a point in the northerly right-of-way line of said Grove City Road;

Thence South 87° 44' 01" East, across said 1.941 acre tract and with said northerly right-of-way line, a distance of 141.92 feet to a point;

Thence North 02° 15' 59" East, continuing across said 1.941 acre tract, a distance of 12.50 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 1.941 acre tract, the following courses and distances:

North 87° 44' 01" West, a distance of 19.19 feet to a point;

North 02° 15' 59" East, a distance of 8.00 to a point;

South 87° 44' 01" East, a distance of 19.19 feet to a point; and

South 02° 15' 59" West, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BR King 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772

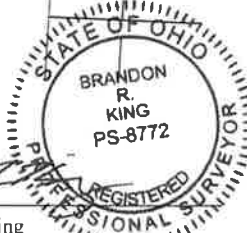
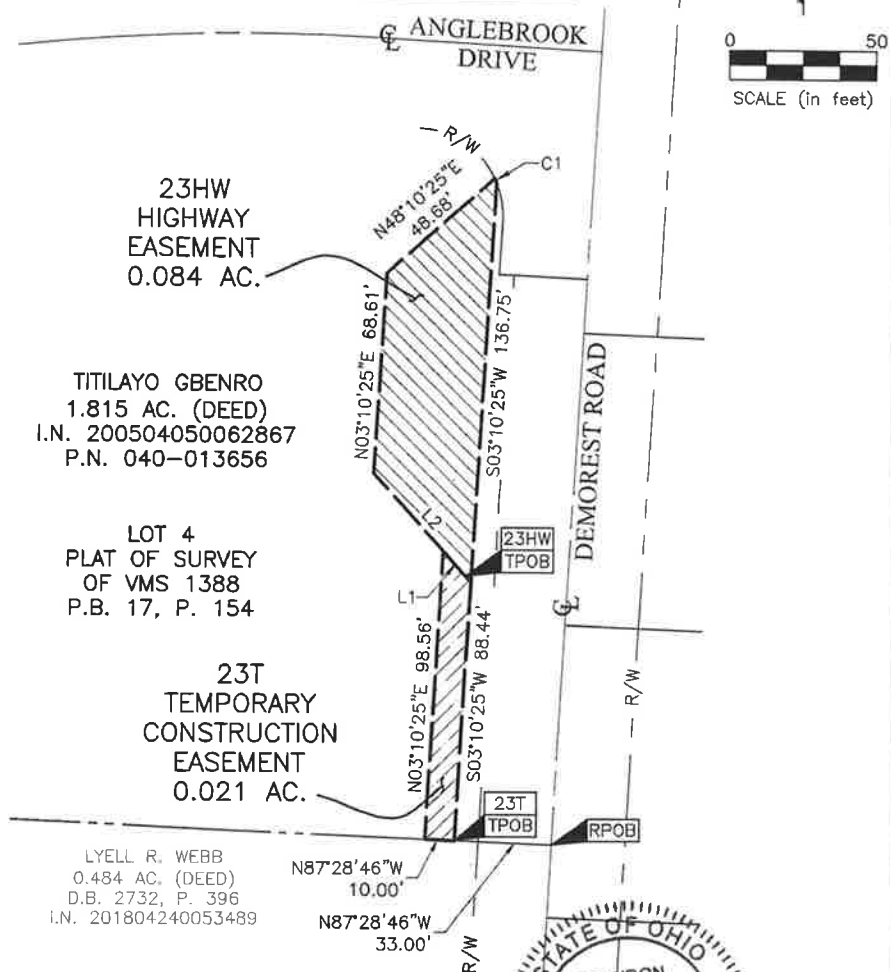


**HIGHWAY AND TEMPORARY
CONSTRUCTION EASEMENTS**
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°49'35"E	14.14'
L2	N41°49'35"W	49.76'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	3°08'56"	30.00'	1.65'	S24°14'34"E	1.65'



By *BR*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

J:\20201288\DWG\ASHEETS\EASEMENTS\20201288-VS-ESMT-23.0MG plotted by SCHROEDER, JACOB on 6/7/2021 7:50:03 AM last saved by JSCHROEDER on 6/7/2021 7:49:38 AM
Xref: 20201288_TAKES_TEMP.DWG

**23HW
HIGHWAY EASEMENT
0.084 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 1.815 acre tract conveyed to Titilayo Gbenro by deed of record in Instrument Number 200504050062867 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 1.815 acre tract and the northeasterly corner of that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489, being in the centerline of Demorest Road;

Thence North 87° 28' 46" West, with the line common to said 1.815 and 0.484 acre tracts, a distance of 33.00 feet to a point;

Thence North 03° 10' 25" East, across said 1.815 acre tract, a distance of 88.44 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 1.815 acre tract, the following courses and distances:

North 41° 49' 35" West, a distance of 49.76 feet to a point;

North 03° 10' 25" East, a distance of 68.61 feet to a point; and

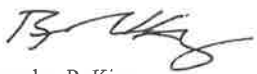
North 48° 10' 25" East, a distance of 48.68 feet to a point on the arc of a curve in the southerly right-of-way line of Anglebrook Drive;

Thence with said southerly right-of-way line and with the arc of a curve to the right, having a central angle of 03° 08' 56", a radius of 30.00 feet, an arc length of 1.65 feet, a chord bearing South 24° 14' 34" East and a chord distance of 1.65 feet to a point;

Thence South 03° 10' 25" West, across said 1.815 acre tract, a distance of 136.75 feet to the TRUE POINT OF BEGINNING, containing 0.084 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

23T
TEMPORARY EASEMENT
0.021 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 1.815 acre tract conveyed to Titilayo Gbenro by deed of record in Instrument Number 200504050062867 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 1.815 acre tract and the northeasterly corner of that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489, being in the centerline of Demorest Road;

Thence North 87° 28' 46" West, with the line common to said 1.815 and 0.484 acre tracts, a distance of 33.00 feet to a the TRUE POINT OF BEGINNING;

Thence North 87° 28' 46" West, continuing with said common line, a distance of 10.00 feet to a point;

Thence across said 1.815 acre tract, the following courses and distances:

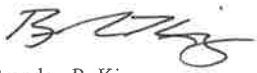
North 03° 10' 25" East, a distance of 98.56 feet to a point;

South 41° 49' 35" East, a distance of 14.14 feet to a point; and

South 03° 10' 25" West, a distance of 88.44 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date

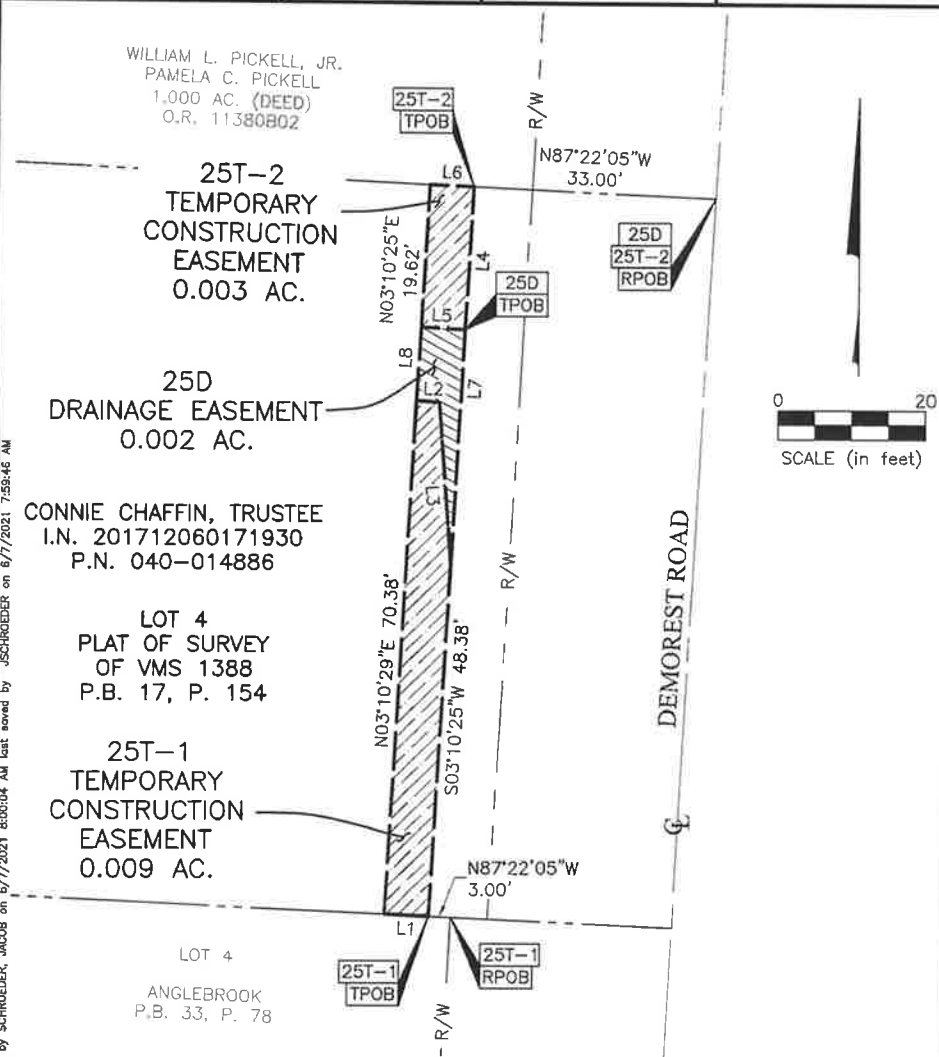


Evans, Mechwart, Hambleton & Tillen, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 20' Job No: 2020-1288 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°22'05"W	6.00'
L2	S86°49'35"E	3.13'
L3	S04°16'20"E	22.13'
L4	S03°10'25"W	19.68'
L5	N86°49'35"W	6.00'
L6	S87°22'05"E	6.00'
L7	S03°10'25"W	31.94'
L8	N03°10'25"E	10.00'

By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021

25D
DRAINAGE EASEMENT
0.002 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the northeasterly corner of said Chaffin tract and the southeasterly corner of that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02, being in the centerline of Demorest Road;

Thence North 87° 22' 05" West, with the line common to said Chaffin tract and said 1.000 acre tract, a distance of 33.00 feet to a point;

Thence South 03° 10' 25" West, across said Chaffin tract, a distance of 19.68 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said Chaffin tract, the following courses and distances:

South 03° 10' 25" West, a distance of 31.94 feet to a point;

North 04° 16' 20" West, a distance of 22.13 feet to a point;

North 86° 49' 35" West, a distance of 3.13 feet to a point;

North 03° 10' 25" East, a distance of 10.00 feet to a point; and

South 86° 49' 35" East, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

**25T-1
TEMPORARY EASEMENT
0.009 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference at the northeasterly corner of Lot 4 of that subdivision titled "Anglebrook", of record in Plat Book 33, Page 77, being in the southerly line of said Chaffin tract and in the westerly right-of-way line of Demorest Road;

Thence North 87° 22' 05" West, with the line common to said Chaffin tract and said Lot 4, a distance of 3.00 feet to the TRUE POINT OF BEGINNING;

Thence North 87° 22' 05" West, continuing with said common line, a distance of 6.00 feet to a point;

Thence across said Chaffin tract, the following courses and distances:

North 03° 10' 29" East, a distance of 70.38 feet to a point;

South 86° 49' 35" East, a distance of 3.13 feet to a point;

South 04° 16' 20" East, a distance of 22.13 feet to a point; and

South 03° 10' 25" West, a distance of 48.38 feet to the TRUE POINT OF BEGINNING, and containing 0.009 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date

25T-2
TEMPORARY EASEMENT
0.003 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the northeasterly corner of said Chaffin tract and the southeasterly corner of that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02, being in the centerline of Demorest Road;

Thence North 87° 22' 05" West, with the line common to said Chaffin tract and said 1.000 acre tract, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence across said Chaffin tract, the following courses and distances:

South 03° 10' 25" West, a distance of 19.68 feet to a point;

North 86° 49' 35" West, a distance of 6.00 feet to a point; and

North 03° 10' 25" East, a distance of 19.62 feet to the line common to said Chaffin tract and said 1.000 acre tract;

Thence South 87° 22' 05" East, with said common line, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Fax: 614.775.3648
emht.com

HIGHWAY AND DRAINAGE EASEMENTS VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



DREW E. BROOKOVER
0.835 AC. (DEED)
I.N. 201905140056398

31HW
HIGHWAY
EASEMENT
0.006 AC.

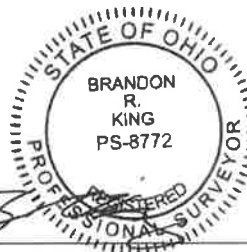
DEMOREST ROAD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°34'53"W	35.10'
L2	S03°10'25"W	24.81'
L3	N86°49'35"W	11.07'
L4	N03°10'25"E	25.63'
L5	S82°34'53"E	11.10'
L6	N86°49'35"W	33.00'
L7	S03°10'25"W	10.00'
L8	N86°49'35"W	6.00'
L9	N03°10'25"E	10.00'
L10	S86°49'35"E	6.00'

THE CITY OF GROVE CITY
TRACT #1
5.998 AC. (DEED)
I.N. 200103190054836
P.N. 040-011202

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

31D
DRAINAGE
EASEMENT
0.001 AC.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

J:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-1S-ESMT-31.DWG plotted by FERGUSON, DAVID on 6/4/2021 2:31:57 PM last saved by FERGUSON on 6/4/2021 2:31:54 PM
Xref: 20201288_TIMES_TEMP.DWG

**31HW
HIGHWAY EASEMENT
0.006 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 5.998 acre tract conveyed as Tract Number 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 5.998 acre tract and the southeasterly corner of that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398, being in the centerline of Demorest Road;

Thence North 82° 34' 53" West, with the line common to said 5.998 acre and 0.835 acre tracts, a distance of 35.10 feet to the TRUE POINT OF BEGINNING;

Thence across said 5.998 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 24.81 feet to a point;

North 86° 49' 35" West, a distance of 11.07 feet to a point; and

North 03° 10' 25" East, a distance of 25.63 feet to a line common to said 5.998 acre and 0.835 acre tract;

Thence South 82° 34' 53" East, with said common line, a distance of 11.10 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

31D
DRAINAGE EASEMENT
0.001 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 5.998 acre tract conveyed as Tract Number 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 5.998 acre tract and the southeasterly corner of that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398, being in the centerline of Demorest Road;

Thence South 03° 10' 25" West, with the easterly line of said 5.998 acre tract and said centerline, a distance of 135.73 feet to a point;

Thence North 86° 49' 35" West, across said 5.998 acre tract, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 5.998 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 10.00 feet to a point;

North 86° 49' 35" West, a distance of 6.00 feet to a point;

North 03° 10' 25" East, a distance of 10.00 feet to a point; and

Thence South 86° 49' 35" East, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

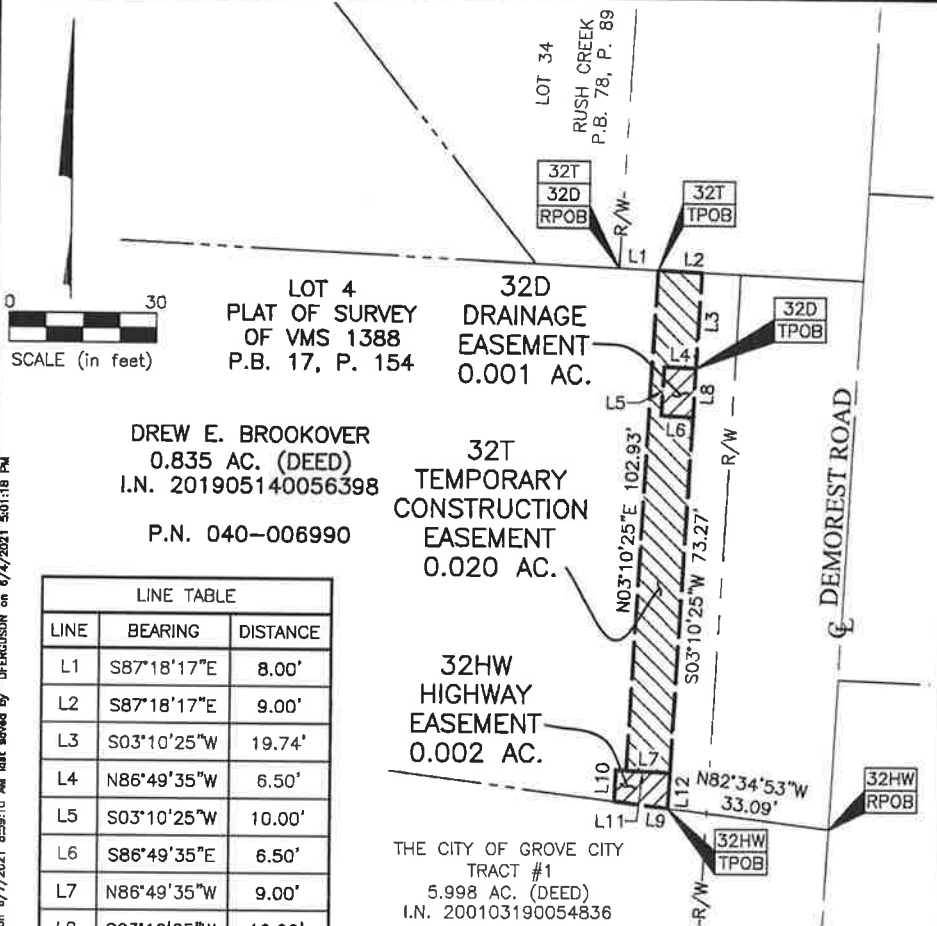


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Phone: 614.775.4500 Toll Free: 888.775.3648
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DRAINAGE, HIGHWAY AND TEMPORARY CONSTRUCTION EASEMENTS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

32D
DRAINAGE EASEMENT
0.001 ACRE

A drainage easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of Lot 4 as shown on that subdivision titled "Rush Creek" of record in Plat Book 78, Page 89, being in the northerly line of said 0.835 acre tract and in the westerly right-of-way line of Demorest Road;

Thence South 87° 18' 17" East, with said northerly line, a distance of 17.00 feet to a point;

Thence South 03° 10' 25" West, across said 0.835 acre tract, a distance of 19.74 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 0.835 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 10.00 feet to a point;

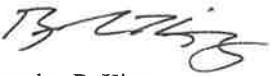
North 86° 49' 35" West, a distance of 6.50 feet to a point;

North 03° 10' 25" East, a distance of 10.00 feet to a point; and

South 86° 49' 35" East, a distance of 6.50 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

 6-4-2021
Brandon R. King Date
Professional Surveyor No. 8772

**32HW
HIGHWAY EASEMENT
0.002 ACRE**

A highway easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 0.835 acre tract and the northeasterly corner of that 5.998 acre tract conveyed as Tract #1 to The City of Grove City by deed of record in Instrument Number 2001031900548356, being in the centerline of Demorest Road;

Thence North 82° 34' 53" West, with the line common to said 0.835 and 5.998 acre tracts, a distance of 33.09 feet to the TRUE POINT OF BEGINNING;

Thence North 82° 34' 53" West, continuing with said common line, a distance of 11.10 feet to a point;

Thence across said 0.835 acre tract, the following courses and distances:

North 03° 10' 25" East, a distance of 6.45 feet to a point;

South 86° 49' 35" East, a distance of 11.07 feet to a point; and

South 03° 10' 25" West, a distance of 7.27 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

32T
TEMPORARY EASEMENT
0.020 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 0.835 acre tract conveyed to Drew E. Brookover by deed of record in Instrument Number 201905140056398 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of Lot 4 as shown on that subdivision titled "Rush Creek" of record in Plat Book 78, Page 89, being in the northerly line of said 0.835 acre tract and in the westerly right-of-way line of Demorest Road;

Thence South 87° 18' 17" East, with said northerly line, a distance of 8.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 18' 17" East, continuing with said northerly line, a distance of 9.00 feet to a point;

Thence across said 0.835 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 19.74 feet to a point;

North 86° 49' 35" West, a distance of 6.50 feet to a point;

South 03° 10' 25" West, a distance of 10.00 feet to a point;

South 86° 49' 35" East, a distance of 6.50 feet to a point;

South 03° 10' 25" West, a distance of 73.27 feet to a point;

North 86° 49' 35" West, a distance of 9.00 feet to a point; and

North 03° 10' 25" East, a distance of 102.93 feet to the TRUE POINT OF BEGINNING, containing 0.020 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

[Signature] 6-4-2021



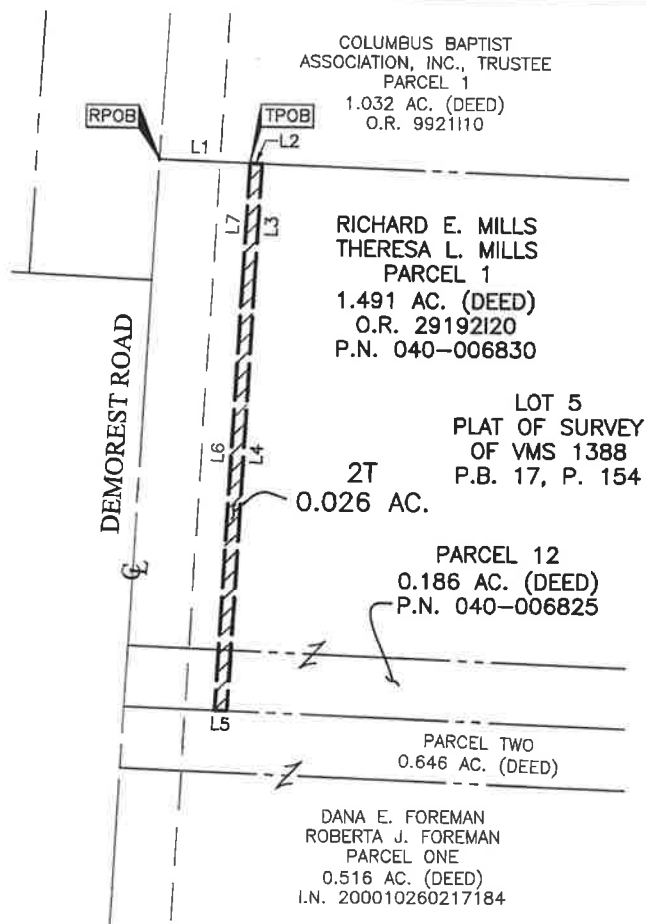
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5000 New Albany Road, Columbus, OH 43264
Phone: 614.273.4300 Toll Free: 888.773.2648
emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 60' Job No: 2020-1288 Sheet No: 1 of 1



LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°03'03"E	37.01'
L2	S88°03'03"E	5.00'
L3	S03°14'40"W	50.80'
L4	S03°10'25"W	174.34'
L5	N87°43'26"W	5.00'
L6	N03°10'25"E	174.42'
L7	N03°14'40"E	50.69'

0 60
SCALE (in feet)



By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021

J:\2020\1288\1288\04SHEETS\EASEMENTS\20201288-VB-ESMT-TEMP-02.DWG plotted by FERGOUSON, DAVID on 6/3/2021 5:05:11 PM last saved by DFERGUSON on 6/3/2021 5:05:08 PM
Xref:

2T
TEMPORARY CONSTRUCTION EASEMENT
0.026 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 1.491 acre tract conveyed as Parcel 1 and that 0.186 acre tract conveyed as Parcel 2 to Richard E. Mills and Theresa L. Mills by deed of record in Official Record 29192120 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 1.491 acre tract and the southwesterly corner of that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association Inc., Trustee by deed of record in Official Record 9921110, being in the centerline of Demorest Road;

Thence South 88° 03' 03" East, with the line common to said 1.491 acre and 1.032 acre tracts and across said Demorest Road, a distance of 37.01 feet to the TRUE POINT OF BEGINNING;

Thence South 88° 03' 03" East, continuing with said common line, a distance of 5.00 feet to a point;

Thence South 03° 14' 40" West, across said 1.491 acre tract, a distance of 50.80 feet to a point;

Thence South 03° 10' 25" West, continuing across said 1.491 and 0.186 acre tracts, a distance of 174.34 feet to a point in the line common to said 0.186 acre tract and that 0.646 acre tract conveyed as Parcel Two to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184;

Thence North 87° 43' 26" West, with said common line, a distance of 5.00 feet to a point;

Thence North 03° 10' 25" East, across said 0.186 and 1.491 acre tracts, a distance of 174.42 feet to a point;

Thence North 03° 14' 40" East, continuing across said 1.491 acre tract, a distance of 50.69 feet to the TRUE POINT OF BEGINNING, containing 0.026 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



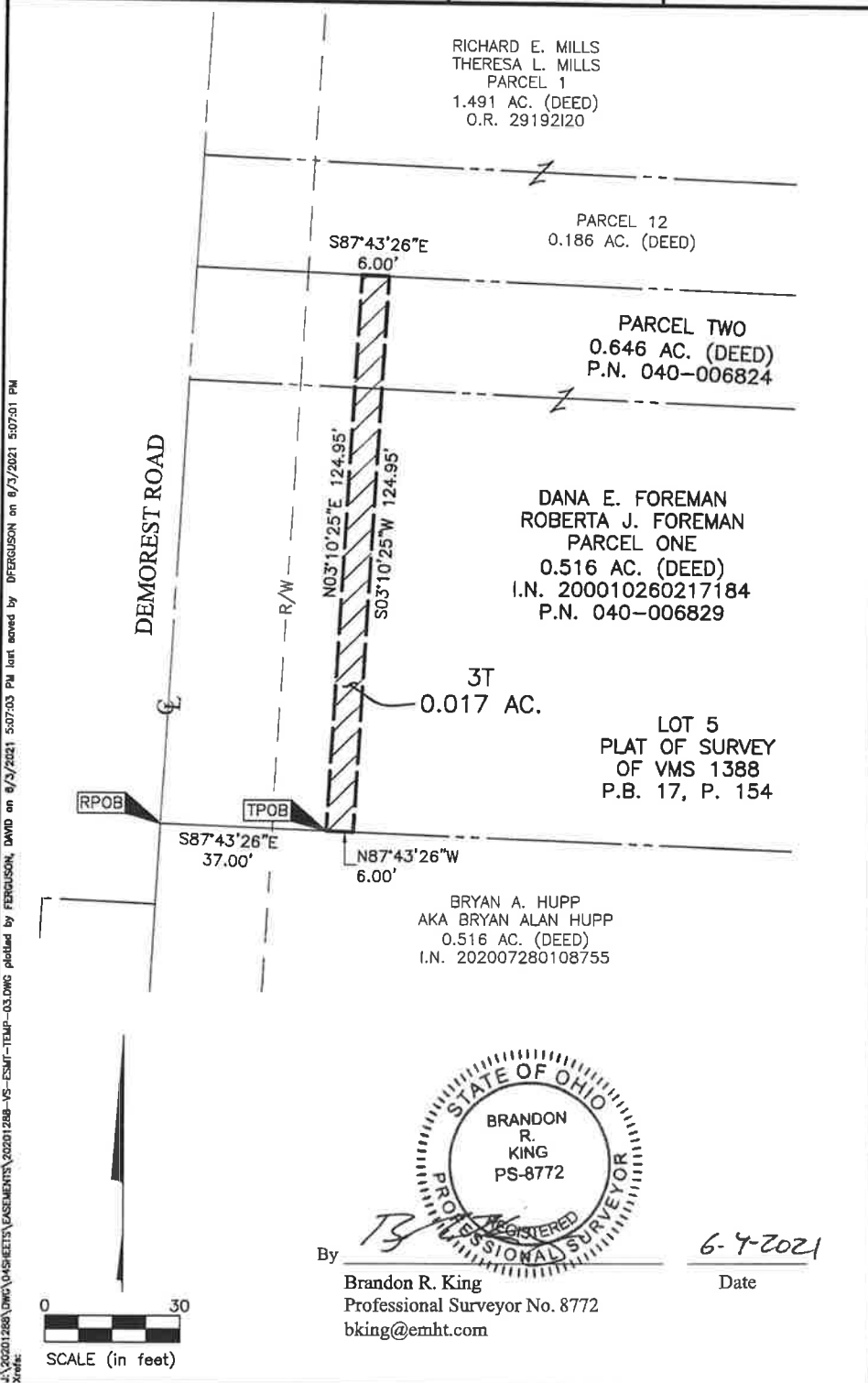
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Phone: 614.775.4300 Toll Free: 888.775.3648
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TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

0 30
SCALE (in feet)

3T
TEMPORARY CONSTRUCTION EASEMENT
0.017 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, being on, over and across that 0.516 acre tract conveyed as Parcel One and that 0.646 acre tract conveyed as Parcel 2 to Dana E. Foreman and Roberta J. Foreman by deed of record in Instrument Number 200010260217184 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.516 acre tract and the northwesterly corner of that 0.516 acre tract conveyed to Bryan A. Hupp (aka Bryan Alan Hupp) by deed of record in Instrument Number 202007280108755, being in the centerline of Demorest Road;

Thence South 87° 43' 26" East, with the line common to said Foreman and Hupp tracts and across said Demorest Road, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, across said Foreman tracts, a distance of 124.95 feet to the northerly line of said 0.646 acre tract and in the southerly line of that 0.186 acre tract conveyed to Richard E. Mills and Theresa L. Mills by deed of record in Official Record 29192120;

Thence South 87° 43' 26" East, with said common line, a distance of 6.00 feet to a point;

Thence South 03° 10' 25" West, across said Foreman tracts, a distance of 124.95 feet to the line common to said Foreman and Hupp tracts;

Thence North 87° 43' 26" West, with said common line, a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.017 acre, more or less.



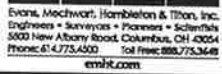
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-4-2021

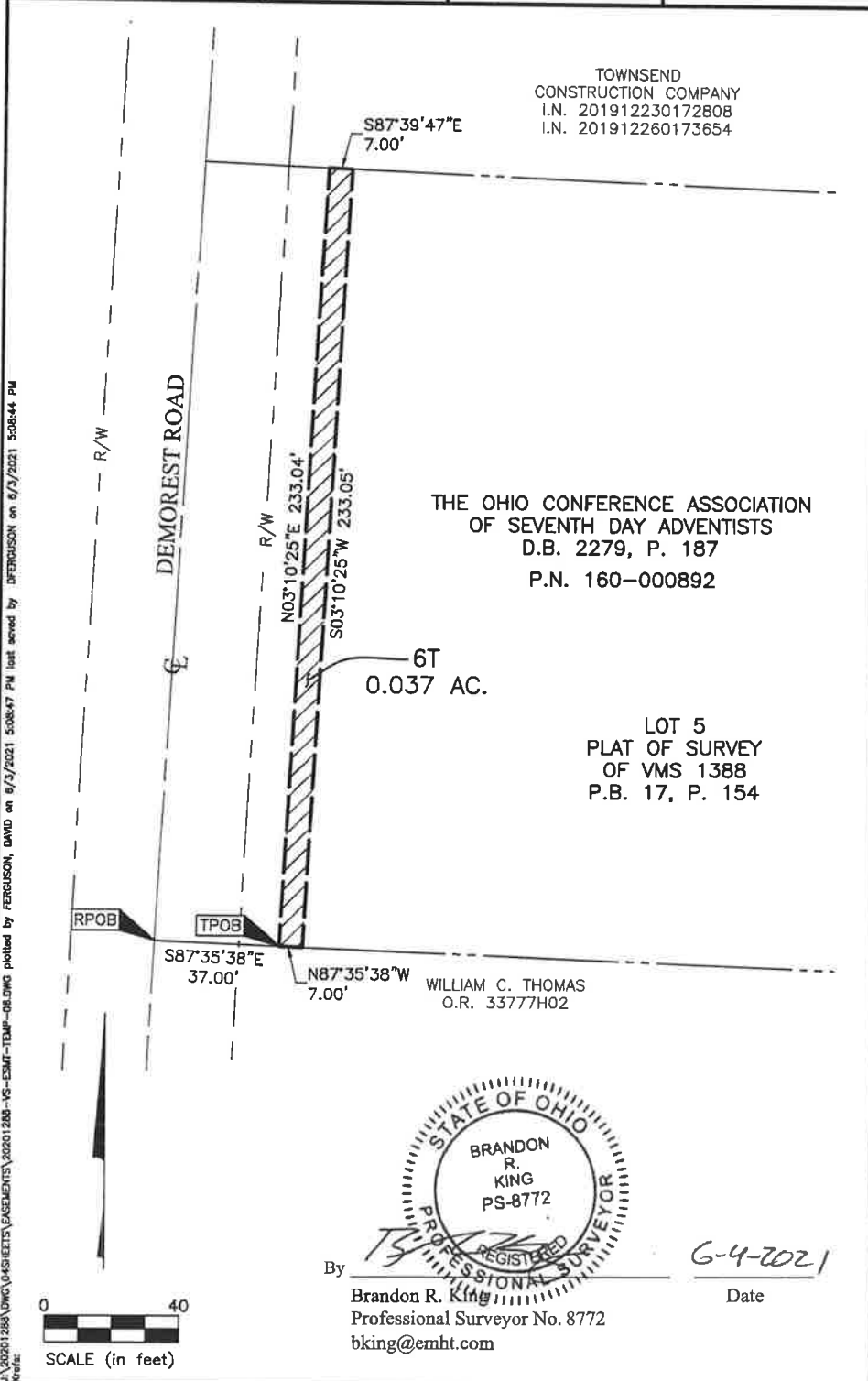
Brandon R. King
Professional Surveyor No. 8772

Date



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Sheet No: 1 of 1



6T
TEMPORARY CONSTRUCTION EASEMENT
0.037 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, being on, over and across that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference at the southwesterly corner of said The Ohio Conference Association tract and the northwesterly corner of that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02, being in the centerline of Demorest Road;

Thence South 87° 35' 38" East, with the line common to said The Ohio Conference Association tract and Thomas tract, across said Demorest Road, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, across said The Ohio Conference tract, a distance of 233.04 feet to the line common to said The Ohio Conference Association tract and that tract conveyed to Townsend Construction Company by deeds of record in Instrument Number 201912230172808 and Instrument Number 201912260173654;

Thence South 87° 39' 47" East, with said common line, a distance of 7.00 feet to a point;

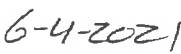
Thence South 03° 10' 25" West, across said The Ohio Conference tract, a distance of 233.05 feet to the common line to said The Ohio Conference tract and said Thomas tract;

Thence North 87° 35' 38" West, with said common line, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 0.037 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

 6-4-2021
Date

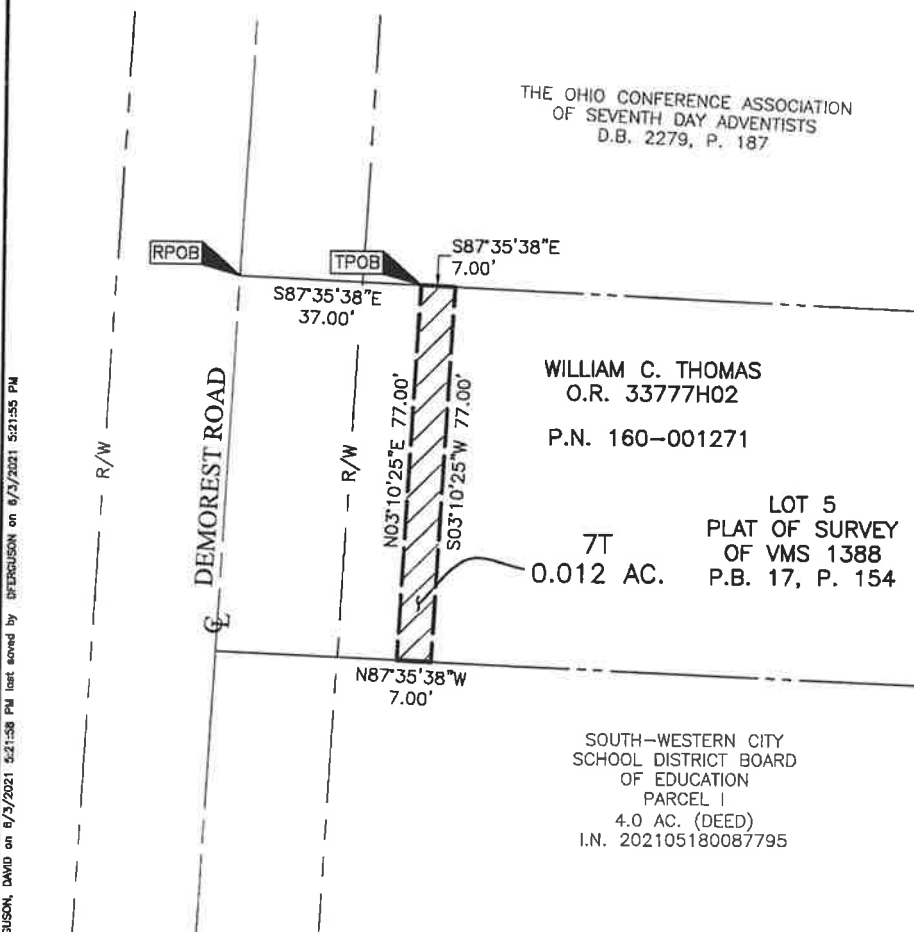


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Phone: 614.775.4300 Fax: 614.775.3648
emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

0 30
SCALE (in feet)

J:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-YS-ESMT-TEMP-07.DWG plotted by FERGLISON, DAVID on 6/3/2021 5:21:55 PM last saved by FERGLISON on 6/3/2021 5:21:55 PM

7T
TEMPORARY CONSTRUCTION EASEMENT
0.012 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said Thomas tract, at the southwesterly corner of The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187 and being in the easterly right of way line of Demorest Road (width varies, public);

Thence South 87° 35' 38" East, with the line common to said Thomas tract and The Ohio Conference tract, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence South 87° 35' 38" East, with said common line, a distance of 7.00 feet to a point;

Thence South 03° 10' 25" West, across said Thomas tract, a distance of 77.00 feet to a point in the line common to said Thomas tract and that 4.0 acre tract conveyed as Parcel I to South-Western City School District Board of Education by deed of record in Instrument Number 202105180087795;

Thence North 87° 35' 38" West, with said common line, a distance of 7.00 feet to a point;

Thence North 03° 10' 25" East, across said Thomas tract, a distance of 77.00 feet to the TRUE POINT OF BEGINNING, containing 0.012 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "B. King", written over the printed name.

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

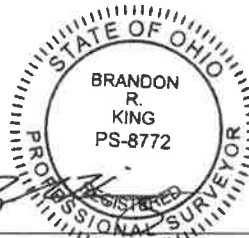
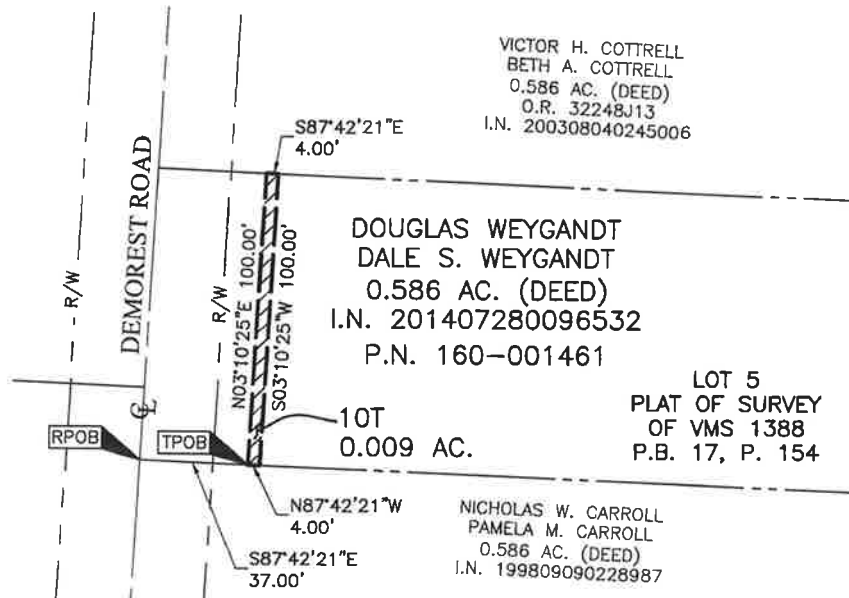


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 Phone: 614.775.4300 Toll Free: 888.775.3648
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TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
 Professional Surveyor No. 8772
 bking@emht.com

Date 6-4-2021

J:\20201288\DWG\ASHEETS\EASEMENTS\20201288-YS-ESMT-TEMP-1.DWG plotted by FERGUSON, DAVID on 6/3/2021 5:42:57 PM last saved by FERGUSON, DAVID on 6/3/2021 5:42:55 PM

10T
TEMPORARY CONSTRUCTION EASEMENT
0.009 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.586 acre tract and the northwesterly corner of that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987, being in the centerline of Demorest Road;

Thence South 87° 42' 21" East, with the line common to said Weygandt and Carroll tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, across said Weygandt tract, a distance of 100.00 feet to the line common to said Weygandt tract and that 0.586 acre tract conveyed to Victor H. Cottrell and Beth A. Cottrell by deed of record in Official Record 32248J13 and Instrument Number 200308040245006;

Thence South 87° 42' 21" East, with said common line, a distance of 4.00 feet to a point;

Thence South 03° 10' 25" West, across said Weygandt tract, a distance of 100.00 feet to the line common to said Weygandt and Carroll tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 4.00 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

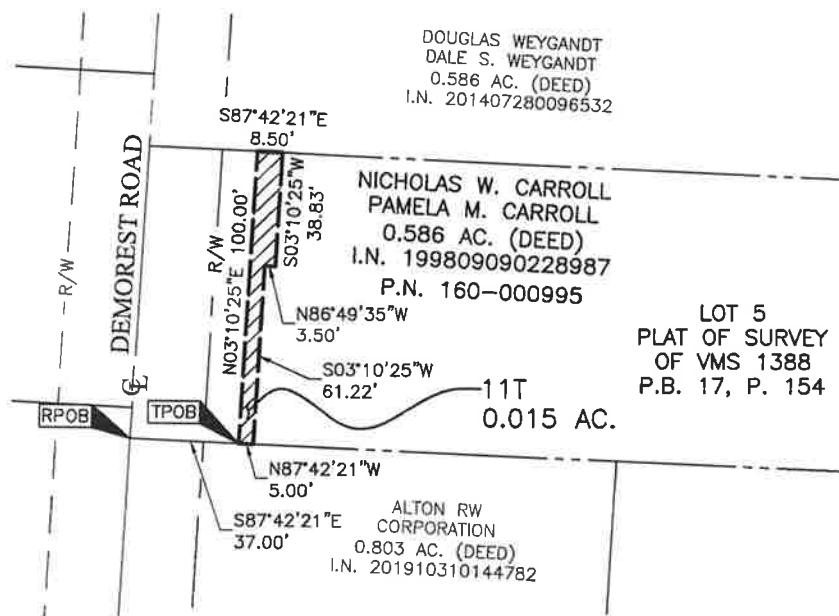
6-4-2021

Date



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 4, 2021	Scale:	1" = 50'	Job No:	2020-1288	Sheet No:	1 of 1
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By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021
Date

11T
TEMPORARY CONSTRUCTION EASEMENT
0.015 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.586 acre tract conveyed to Nicholas W. Carroll and Pamela M. Carroll by deed of record in Instrument Number 199809090228987 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 0.586 acre tract and the northwesterly corner of that 0.803 acre tract conveyed to Alton RW Corporation by deed of record in Instrument Number 201910310144782, being in the centerline of Demorest Road;

Thence South 87° 42' 21" East, with the line common to said 0.586 acre and 0.803 acre tracts, a distance of 37.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 10' 25" East, across said 0.586 acre tract, a distance of 100.00 feet to the line common to said 0.586 acre tract and that 0.586 acre tract conveyed to Douglas Weygandt and Dale S. Weygandt by deed of record in Instrument Number 201407280096532;

Thence South 87° 42' 21" East, with said common line, a distance of 8.50 feet to a point;

Thence across said 0.586 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 38.83 feet to a point;

North 86° 49' 35" West, a distance of 3.50 feet to a point; and

South 03° 10' 25" West, a distance of 61.22 feet to the line common to said 0.586 acre and 0.803 acre tracts;

Thence North 87° 42' 21" West, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.015 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448

emht.com

TEMPORARY CONSTRUCTION EASEMENT

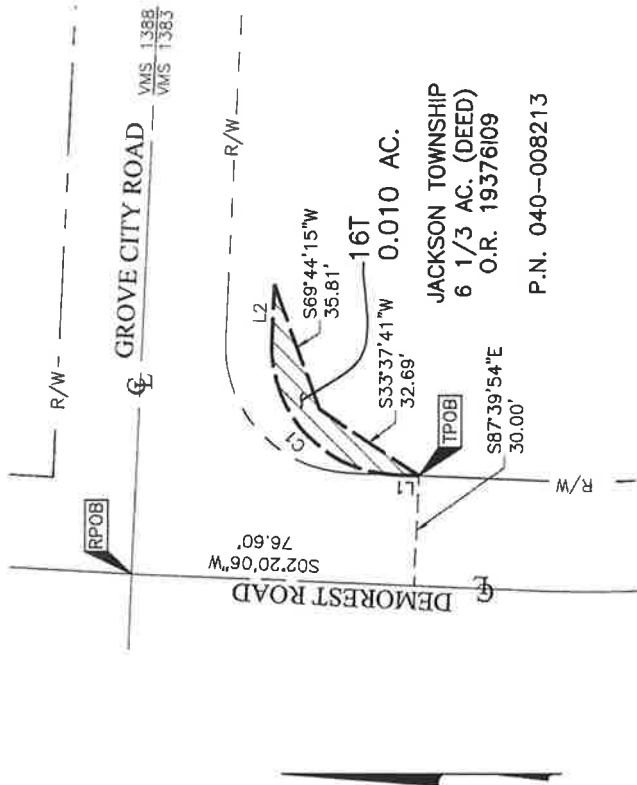
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1383
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021

Scale: 1" = 40'

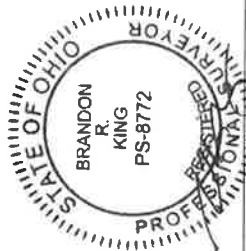
Job No: 2020-1288

Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°20'06"E	6.67'
L2	S87°44'01"E	15.08'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	89°55'53"	35.00'	54.94'	N47°18'03"E
				49.47'



By *BR*

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021

16T
TEMPORARY EASEMENT
0.010 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1383, being on, over and across the remainder of that 6 1/3 acre tract conveyed to Jackson Township by deed of record in Official Record 19376109 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Grove City Road and Demorest Road;

Thence South 02° 20' 06" West, with the centerline of said Demorest Road, a distance of 76.60 feet to a point;

Thence South 87° 39' 54" East, across said Demorest Road, a distance of 30.00 feet to the westerly line of the remainder of said 6 1/3 acre tract and in the easterly right-of-way line of said Demorest Road, being the TRUE POINT OF BEGINNING;

Thence North 02° 20' 06" East, with said easterly right-of-way line, a distance of 6.67 feet to a point of curvature;

Thence across said 6 1/3 acre tract, the following courses and distances:

With the arc of a curve to the right, having a central angle of 89° 55' 53", a radius of 35.00 feet, an arc length of 54.94 feet, a chord bearing of North 47° 18' 03" East and a chord distance of 49.47 feet to a point of tangency;

South 87° 44' 01" East, a distance of 15.08 feet to a point;

South 69° 44' 15" West, a distance of 35.81 feet to a point; and

South 33° 37' 41" West, a distance of 32.69 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH 43054
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emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021

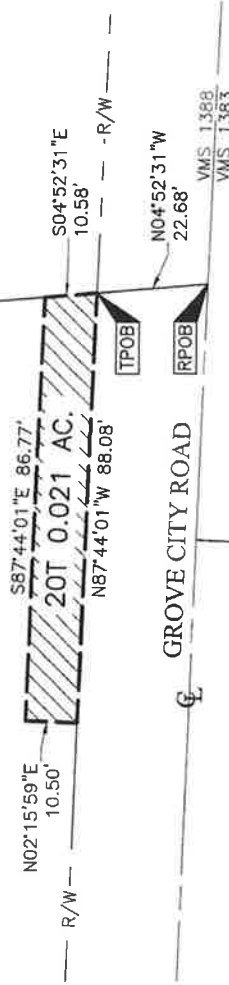
Scale: 1" = 30'

Job No: 2020-1288

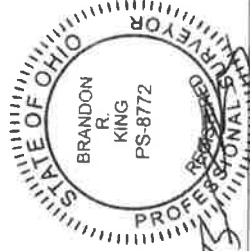
Sheet No: 1 of 1

LOT 4
JAMES LOUIS BURDETTE
CAROL L. BURDETTE
0.988 AC. (DEED)
O.R. 31375104
P.N. 160-000474

MAYBERRY REAL ESTATE, LLC
1.941 AC. (DEED)
I.N. 200507010129159
I.N. 200510140216557



SCALE (in feet)



By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021

20T
TEMPORARY EASEMENT
0.021 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1388, being on, over and across that 0.988 acre tract conveyed to James Louis Burdette and Carol L. Burdette by deed of record in Official Record 31375104 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the southeasterly corner of said 0.988 acre tract and the southwesterly corner of that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, and being in the centerline of Grove City Road;

Thence North 04° 52' 31" West, with the line common to said 0.988 and 1.941 acre tracts, a distance of 22.68 to a point in the northerly right-of-way line of said Grove City Road, being the TRUE POINT OF BEGINNING;

Thence North 87° 44' 01" West, with said northerly right-of-way line, a distance of 88.08 feet to a point;

Thence across said 0.988 acre tract, the following courses and distances:

North 02° 15' 59" East, a distance of 10.50 feet to a point; and

South 87° 44' 01" East, a distance of 86.77 feet to a point in the line common to said 0.988 and 1.941 acre tracts;

Thence South 04° 52' 31" East, with said common line, a distance of 10.58 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
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emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 40' Job No: 2020-1288 Sheet No: 1 of 1

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	23°53'44"	35.00'	14.60'	S15°07'17"W	14.49'

LYELL R. WEBB
0.484 AC. (DEED)
D.B. 2732, P. 396
I.N. 201804240053489

0 40
SCALE (in feet)

MAYBERRY REAL ESTATE, LLC
1.941 AC. (DEED)
I.N. 200507010129159
I.N. 200510140216557
P.N. 040-008769

LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154

21T-3
TEMPORARY CONSTRUCTION EASEMENT
0.011 AC.

S87°19'39"E
3.00'

N87°19'39"W
33.00'

TPOB

RPOB

N03°10'25"E 186.21'
S03°10'25"W 152.06'

DEMOREST ROAD

GROVE CITY ROAD



By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

J:\2020\1288\DWG\04-SHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-21.DWG plotted by SCHROEDER, JACOB on 6/4/2021 3:14:44 PM last saved by USCHROEDER on 6/4/2021 3:14:25 PM
Xrefs:

**21T-3
TEMPORARY EASEMENT
0.011 ACRE**

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557, and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Demorest Road, at the northeasterly corner of said 1.941 acre tract and the southeasterly corner of that 0.484 acre tract conveyed to Lyell R. Webb by deed of record in Deed Book 2732, Page 396 and Instrument Number 202007280108755;

Thence North 87° 19' 39" West, with the line common to said 1.941 acre tract and said 0.484 acre tract, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.941 acre tract, the following courses and distances:

South 03° 10' 25" West, a distance of 152.06 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 23° 53' 44", a radius of 35.00 feet, an arc length of 14.60 feet, a chord bearing of South 15° 07' 17" West and chord distance of 14.49 feet to a point; and

North 03° 10' 25" East, a distance of 166.21 feet to a point in the line common to said 1.941 acre tract and said 0.484 acre tract;

Thence South 87° 19' 39" East, with said common line, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



Evans, Medinwar, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5920 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1

TITILAYO GBENRO
1.815 AC. (DEED)
I.N. 200504050062867

LYELL R. WEBB
0.484 AC. (DEED)
D.B. 2732, P. 396
I.N. 201804240053489
P.N. 160-001087

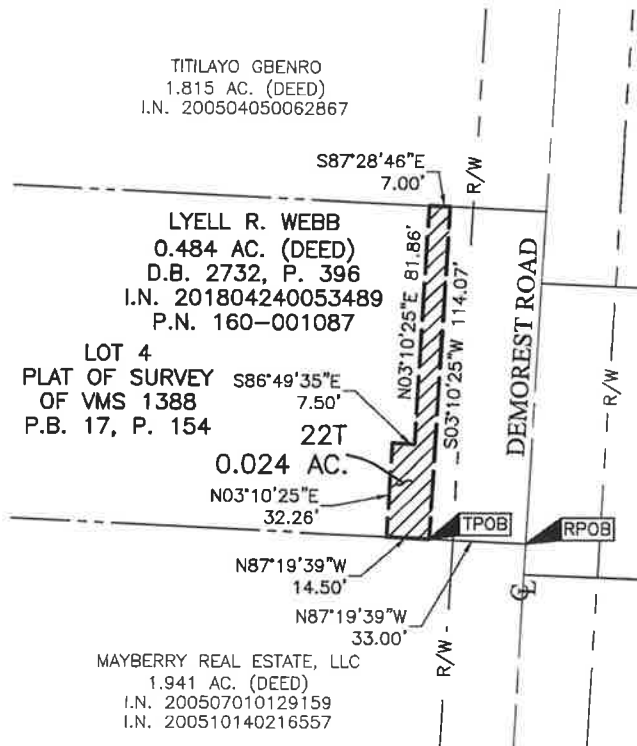
LOT 4
PLAT OF SURVEY
OF VMS 1388
P.B. 17, P. 154
22T
0.024 AC.

N03°10'25"E
32.26'

N87°19'39"W
14.50'

N87°19'39"W
33.00'

MAYBERRY REAL ESTATE, LLC
1.941 AC. (DEED)
I.N. 200507010129159
I.N. 200510140216557



0 50
SCALE (in feet)



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

6-4-2021

I:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMF-TEMP-22.DWG plotted by KING, BRANDON on 6/7/2021 9:00:21 AM last saved by JSCROEDER on 6/7/2021 8:16:28 AM
Title: 20201288_VMS1388_TEMP.DWG

22T
TEMPORARY EASEMENT
0.024 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1388, being on, over and across that 0.484 acre tract conveyed to Lyell R. Webb by deeds of record in Deed Book 2732, Page 396 and Instrument Number 201804240053489 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 0.484 acre tract and the northeasterly corner of that 1.941 acre tract conveyed to Mayberry Real Estate, LLC by deeds of record in Instrument Numbers 200507010129159 and 200510140216557 and in the centerline of Demorest Road;

Thence North 87° 19' 39" West, with the line common to said 0.484 and 1.941 acre tracts, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence North 87° 19' 39" West, with said common line, a distance of 14.50 feet to a point;

Thence across said 0.484 acre tract, the following courses and distances:

North 03° 10' 25" East, a distance of 32.26 feet to a point;

South 86° 49' 35" East, a distance of 7.50 feet to a point; and

North 03° 10' 25" East, a distance of 81.86 feet to the line common to said 0.484 acre and that 1.815 acre tract conveyed to Titilayo Gbenro by deed of record in Instrument Number 200504050062867;

Thence South 87° 28' 46" East, with said common line, a distance of 7.00 feet to a point;

Thence South 03° 10' 25" West, across said 0.484 acre tract, a distance of 114.07 feet to the TRUE POINT OF BEGINNING, containing 0.024 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

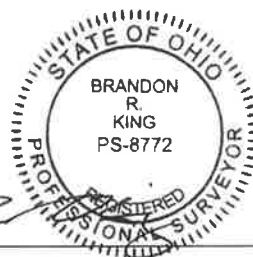
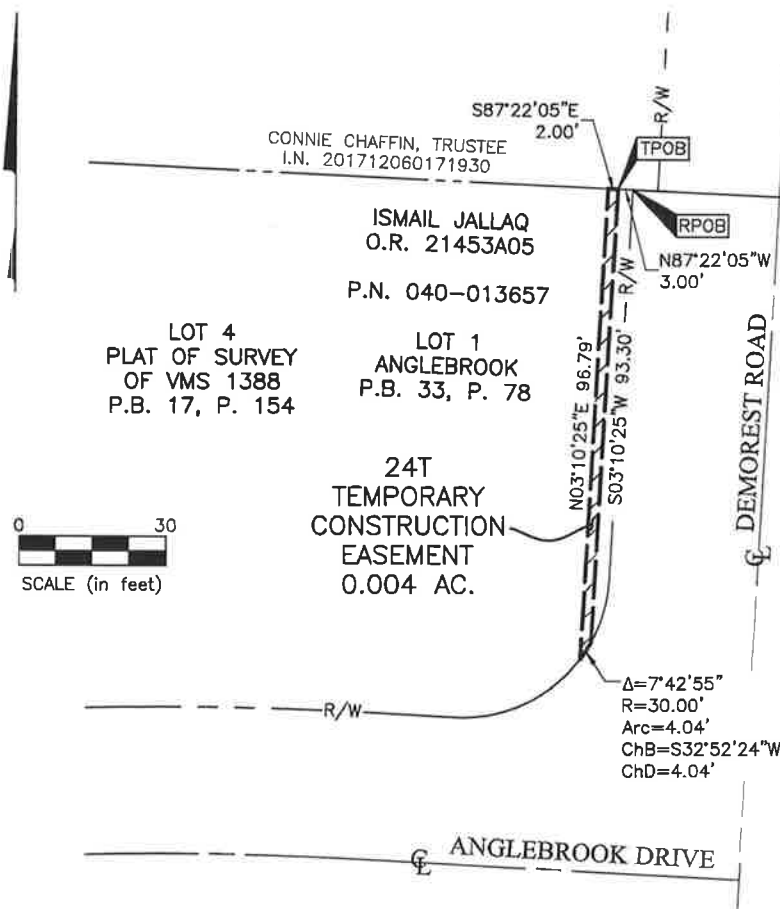

Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021	Scale: 1" = 30'	Job No: 2020-1288	Sheet No: 1 of 1
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By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-ZCZ/

Date _____

\\20201286\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-24.DWG plotted by FERGUSON, DAVID on 6/4/2021 2:07:54 PM last saved by DFERGUSON on 6/4/2021 2:07:52 PM
 Date: 20201286 TAKES TEMP.DWG

24T
TEMPORARY EASEMENT
0.004 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being on, over and across Lot 1 of that subdivision titled "Anglebrook", of record in Plat Book 33, Page 78 as conveyed to Ismail Jallaq by deed of record in Official Record 21453A05 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said Lot 1, being in the southerly line of that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930 and in the westerly right-of-way line of Demorest Road;

Thence North 87° 22' 05" West, with the line common to said Lot 1 and said Connie Chaffin, Trustee tract, a distance of 3.00 feet to the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, across said Lot 1, a distance of 93.30 feet to a point on the arc of a curve in the northerly right-of-way line of Anglebrook Drive;

Thence with said northerly right-of-way line and the arc of a curve to the right, having a central angle of 07° 42' 55", a radius of 30.00 feet, an arc length of 4.04 feet, a chord bearing of South 32° 52' 24" West and a chord distance of 4.04 feet to a point;

Thence North 03° 10' 25" East, across said Lot 1, a distance of 96.79 feet to a point in the line common to said Lot 1 and said Connie Chaffin, Trustee tract;

Thence South 87° 22' 05" East, with said common line, a distance of 2.00 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date

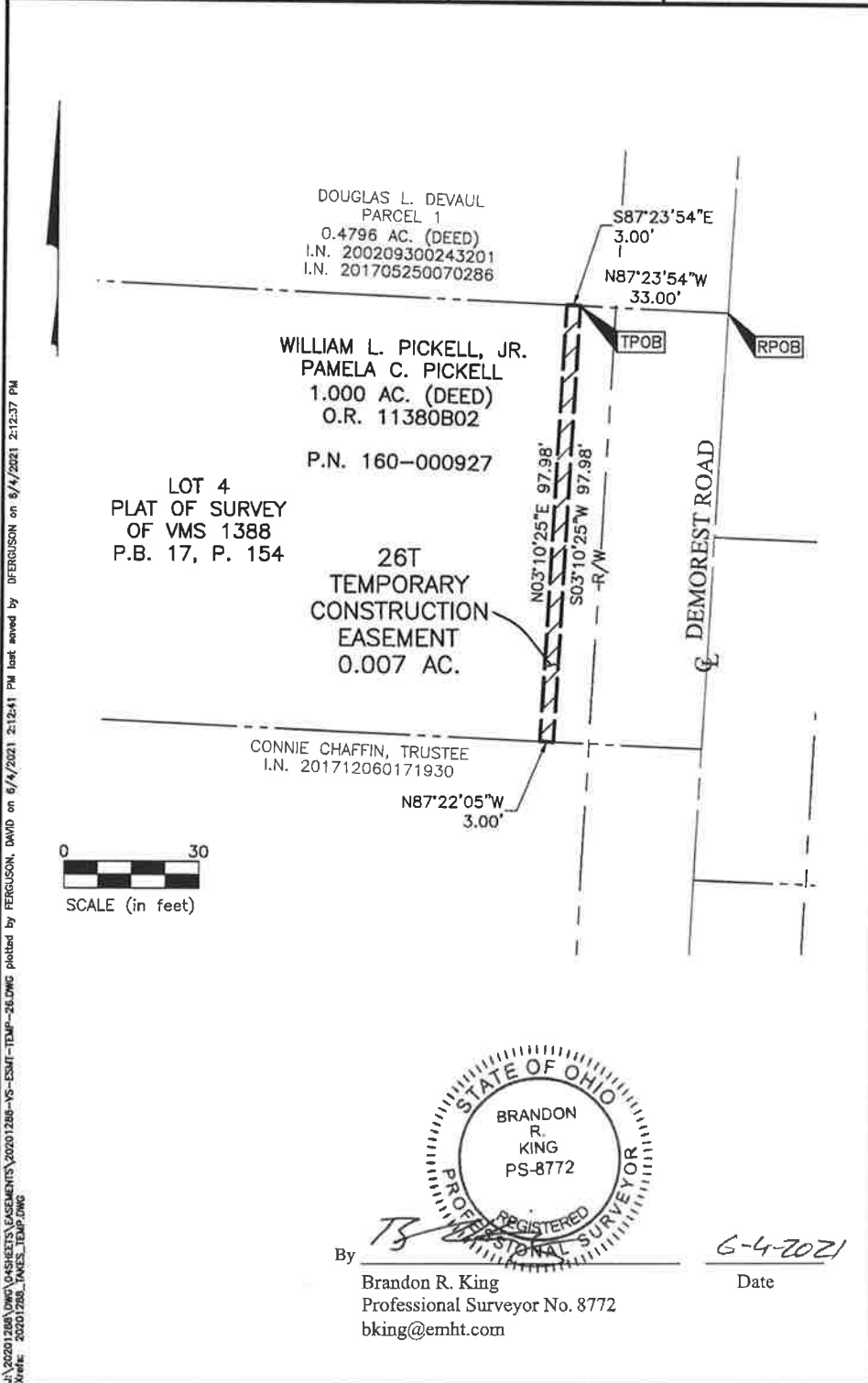


Evans, Mechwart, Hamilton & Titon, Inc.
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emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



J:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-26LONG plotted by FERGUSON, DAVID on 6/4/2021 2:12:41 PM last saved by FERGUSON on 6/4/2021 2:12:37 PM
Xref: 20201288, TOWN, TEMP.DWG

26T
TEMPORARY EASEMENT
0.007 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 1.000 acre tract and the southeasterly corner of that 0.4796 acre tract conveyed to Douglas L. DeVaul by deeds of record in Instrument Numbers 200209300243201 and 201705250070286, being in the centerline of Demorest Road;

Thence North 87° 23' 54" West, with the line common to said 1.000 and 0.4796 acre tracts, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, across said 1.000 acre tract, a distance of 97.98 feet to the line common to said 1.000 acre tract and that tract conveyed to Connie Chaffin, Trustee by deed of record in Instrument Number 201712060171930;

Thence North 87° 22' 05" West, with the line common to said 1.000 acre tract and said Connie Chaffin, Trustee tract, a distance of 3.00 feet to a point;

Thence North 03° 10' 25" East, across said 1.000 acre tract, a distance of 97.98 feet to a point in the line common to said 1.000 and 0.4796 acre tracts;

Thence South 87° 23' 54" East, with said common line, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK
Brandon R. King
Professional Surveyor No. 8772

6-4-2021
Date

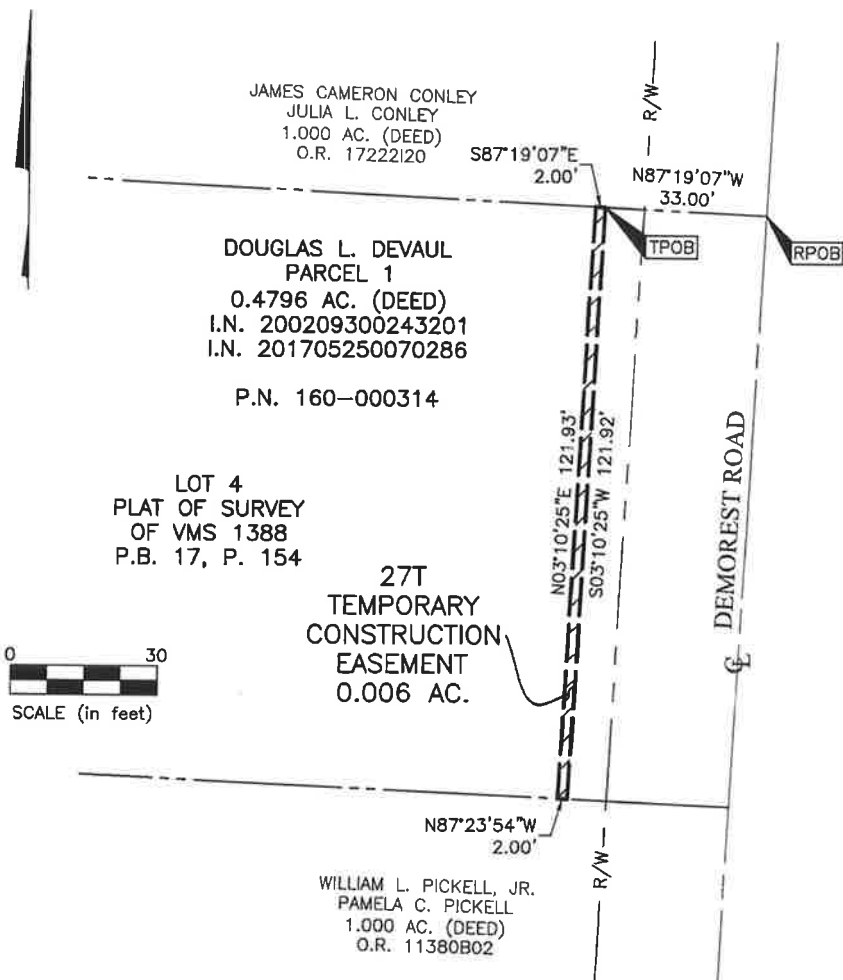


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emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 30' Job No: 2020-1288 Sheet No: 1 of 1



0 30
SCALE (in feet)



By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

6-4-2021

Date

J:\2020\1288\DWG\ASHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-27.DWG plotted by FERGUSON, DAVID on 6/4/2021 2:17:13 PM last saved by FERGUSON on 6/4/2021 2:17:10 PM
Kref: 20201288_TAKES_TEMP.DWG

27T
TEMPORARY EASEMENT
0.006 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1388, and being on, over and across that 0.4796 acre tract conveyed to Douglas L. DeVaul by deeds of record in Instrument Numbers 200209300243201 and 201705250070286 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 0.4796 acre tract and the southeasterly corner of that 1.000 acre tract conveyed to James Cameron Conley and Julia L. Conley by deed of record in Official Record 17222I20, being in the centerline of Demorest Road;

Thence North 87° 19' 07" West, with the line common to said 0.4796 acre tract and said Conley tract, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, across said 0.4796 acre tract, a distance of 121.92 feet to the line common to said 0.4796 acre tract and that 1.000 acre tract conveyed to William L. Pickell, Jr. and Pamela C. Pickell by deed of record in Official Record 11380B02;

Thence North 87° 23' 54" West, with said common line, a distance of 2.00 feet to a point;

Thence North 03° 10' 25" East, across said 0.4796 acre tract, a distance of 121.93 feet to the line common to said 0.4796 acre tract and said Conley tract;

Thence South 87° 19' 07" East, with said common line, a distance of 2.00 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date

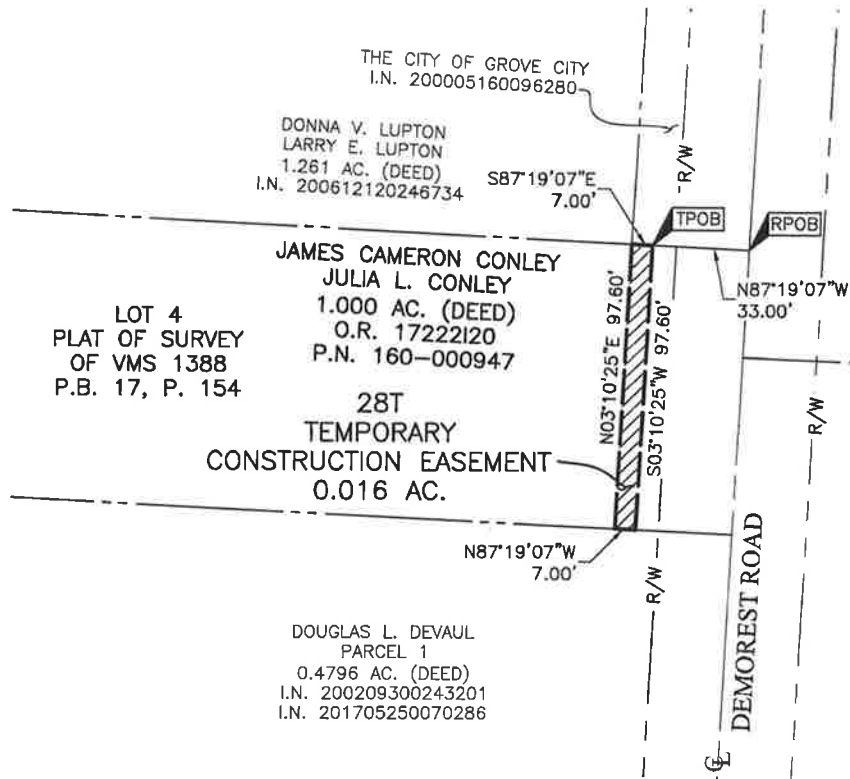


Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5000 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 50' Job No: 2020-1288 Sheet No: 1 of 1



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date 6-4-2021

U:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-28LUNG plotted by FERGOUSON, DAVID on 6/4/2021 2:21:54 PM last saved by FERGOUSON on 6/4/2021 2:21:52 PM
Xref: 20201288_TAKES_TEMP.DWG

28T
TEMPORARY CONSTRUCTION EASEMENT
0.016 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1388, being on, over and across that 1.000 acre tract conveyed to James Cameron Conley and Julia L. Conley by deed of record in Official Record 17222120 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 1.000 acre tract and the southeasterly corner of that tract conveyed to The City of Grove City by deed of record in Instrument Number 200005160096280, being in the centerline of Demorest Road;

Thence North 87° 19' 07" West, with the line common to said 1.000 acre tract and said The City of Grove City tract, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, across said 1.000 acre tract, a distance of 97.60 feet to a line common to said 1.000 acre tract and that 0.4796 acre tract conveyed as Parcel 1 to Douglas L. DeVaul by deeds of record in Instrument Numbers 200209300243201 and 201705250070286;

Thence North 87° 19' 07" West, with said common line, a distance of 7.00 feet to a point;

Thence North 03° 10' 25" East, across said 1.000 acre tract, a distance of 97.60 feet to the southwesterly corner of said The City of Grove City tract;

Thence South 87° 19' 07" East, with the line common to said 1.000 acre tract and said The City of Grove City tract, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 0.016 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Handwritten Signature]

6-4-2021

Brandon R. King
Professional Surveyor No. 8772

Date



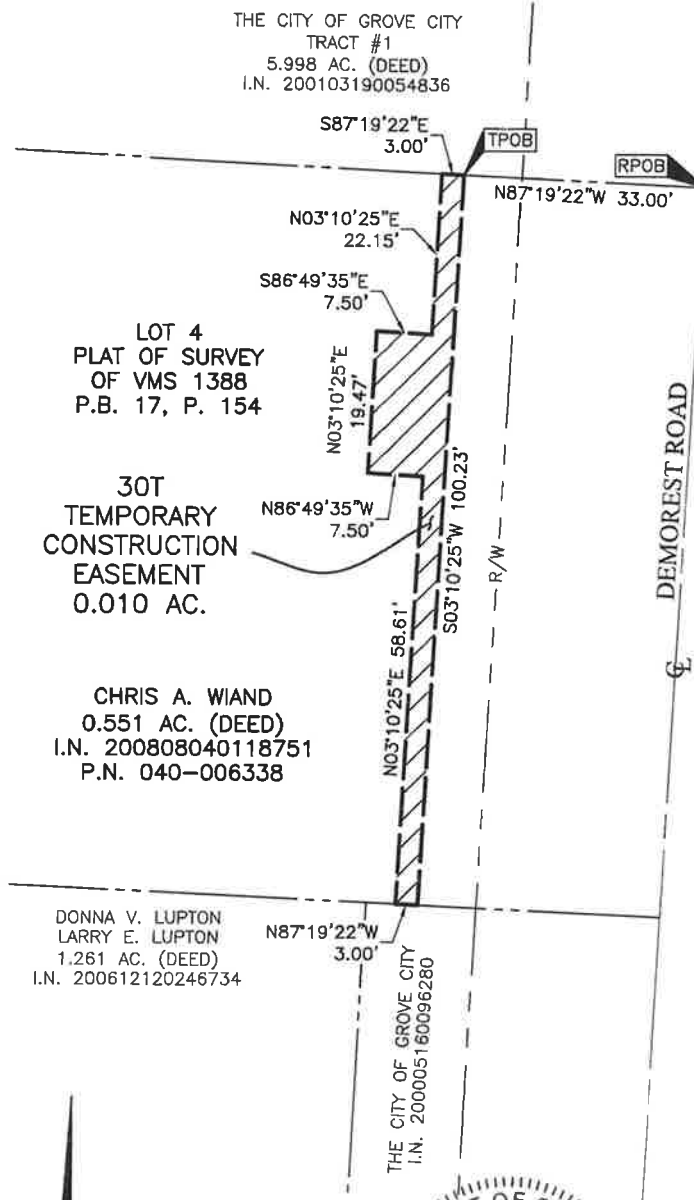
Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.273.4300 Toll Free: 888.773.3648
emht.com

TEMPORARY CONSTRUCTION EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 4, 2021 Scale: 1" = 20' Job No: 2020-1288 Sheet No: 1 of 1

4:\2020\1288\DWG\04SHEETS\EASEMENTS\20201288-VS-ESMT-TEMP-30.DWG plotted by FERUGSON, DAVID on 6/4/2021 2:25:38 PM last saved by DFERUGSON on 6/4/2021 2:25:33 PM
Xref: 20201288_TAKES_TEMP.DWG



0 20
SCALE (in feet)

By 
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com



6-4-2021

Date

30T
TEMPORARY CONSTRUCTION EASEMENT
0.010 ACRE

A temporary easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military District Survey Number 1388, being on, over and across that 0.551 acre tract conveyed to Chris A. Wiand by deed of record in Instrument Number 200808040118751 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 0.551 acre tract and the southeasterly corner of that 5.998 acre tract conveyed as Tract Number 1 to The City of Grove City by deed of record in Instrument Number 200103190054836, being in the centerline of Demorest Road;

Thence North 87° 19' 22" West, with the line common to said 0.551 and 5.998 acre tracts, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence South 03° 10' 25" West, across said 0.551 acre tract, a distance of 100.23 feet to the line common to said 0.551 acre tract and that tract conveyed to The City of Grove City by deed of record in Instrument Number 200005160096280;

Thence North 87° 19' 22" West, with said common line, a distance of 3.00 feet to a point;

Thence across said 0.551 acre tract, the following courses and distances:

North 03° 10' 25" East, a distance of 58.61 feet to a point;

North 86° 49' 35" West, a distance of 7.50 feet to a point;

North 03° 10' 25" East, a distance of 19.47 feet to a point;

South 86° 49' 35" East, a distance of 7.50 feet to a point; and

North 03° 10' 25" East, a distance of 22.15 feet to a point in the line common to said 0.551 and 5.998 acre tracts;

Thence South 87° 19' 22" East, with said common line, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less.

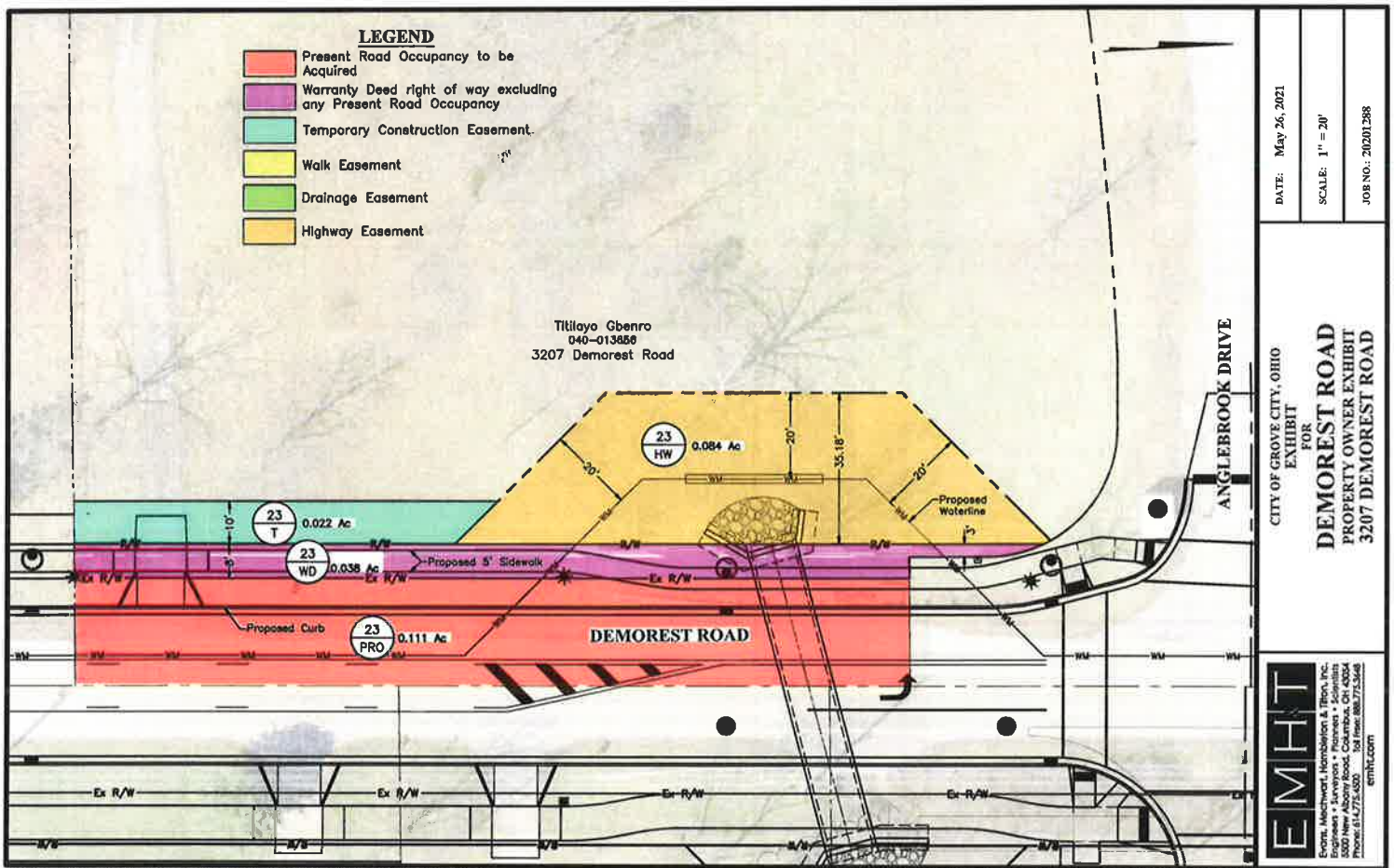


EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

6-4-2021

Date



J:\20201288\Drawings\Exhibits\2021-04-14 Property Owner Exhibits\2021-04-14 Demorest Rd Property Owner Exhibits.dwg, Last Saved By: aday, 5/26/2021 3:05 PM Last Printed By: Day, Andy, 5/26/2021 3:08 PM
 6 Xrefs: 20201288-CS-REFR-N, 20201288-CP-CHTR-N, 20200097-cs-refr-e, aerial, 20201288-CS-MRKG-N, 20201288-CU-SGNL-REFR-N

DATE: May 26, 2021
 SCALE: 1" = 20'
 JOB NO.: 20201288

CITY OF GROVE CITY, OHIO
 FOR EXHIBIT
DEMOREST ROAD
 PROPERTY OWNER EXHIBIT
 3207 DEMOREST ROAD

EMHT
 Evans, Mechwart, Hornbaker & Tibben, Inc.
 1500 New Albany Road, Columbus, OH 43204
 Phone: 614.775.6300 Fax: 614.775.5348
 emht.com

Date: 07/21/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. C. Boso
Sponsor:
Emergency: 30 Days:
Current Expense: X

No.: C-42-21
1st Reading: 08-02-21
Public Notice: 08-03-21
2nd Reading: 08-16-21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-42-21

AN ORDINANCE TO APPROPRIATE \$10,000.00 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the Senior Nutrition Fund is used to account for the receipts and expenditures of the annual Mayor's Cup Golf Outing; and

WHEREAS, funds raised from the golf outing are donated to the LifeCare Alliance Meals-on-Wheels program; and

WHEREAS, the 2021 golf outing held on May 10 was unable to accommodate the unprecedented number of golfers wishing to participate and successfully raised \$8,000.00 more than expended; and

WHEREAS, a 2nd Mayor's Cup Golf Outing scheduled for Monday, August 23, 2021 will provide the opportunity to raise additional funds for LifeCare Alliance and allow participation for those unable to play in the 1st event; and

WHEREAS, this appropriation will allow for the payment of fees associated with the 2nd Mayor's Cup Golf Outing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby appropriated \$10,000.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 08/12/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: Mr. Holt
Emergency: 30 Days:
Current Expense: xx

No.: C-47-21
1st Reading: 08-16-21
Public Notice: 08-17-21
2nd Reading: 09-07-21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-47-21

AN ORDINANCE TO APPROPRIATE \$5,193,000.00 FROM THE SR665 TAX INCREMENT EQUIVALENT FUND FOR THE CURRENT EXPENSE OF REFUNDING REAL ESTATE RECEIPTS

WHEREAS, the City has created the SR665 Tax Increment Equivalent Fund for the deposit of service payments; and

WHEREAS, subsequent to a taxpayer filed tax exemption, real estate collections distributed to the SR665 Tax Increment Equivalent Fund have been refunded to the taxpayer; and

WHEREAS, these refunds have been recorded on the second half real estate settlement received from the Franklin County Auditor.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby appropriated \$5,193,000.00 from the unappropriated monies of the SR665 Tax Increment Equivalent Fund to account number 204000.593000 for the current expense of real estate refunds.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I Certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 08/12/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Vedra
Approved: Mr. Holt
Emergency: 30 Days
Current Expense: XX

No.: C-48-21
1st Reading: 08/16/21
Public Notice: 08/17/21
2nd Reading: 09/07/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-48-21

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AGREEMENTS WITH UTILITY INC. FOR BODY WORN CAMERAS FOR THE DIVISION OF POLICE

WHEREAS, the City Administrator desires to outfit the Division of Police members with body worn cameras and communication devices; and

WHEREAS, the Utility Body Worn camera features; automatic-start holster activation and automatically records based on division policies; and

WHEREAS, the Utility Body Worn camera senses an officer is running, automatically starts the recording and alerts all officers that a foot pursuit is in progress; and

WHEREAS, the Utility Body Worn camera is integrated into the uniform to prevent the camera from falling off during critical situations; and

WHEREAS, the operational features of Utility Body Worn make this the best choice for the Division/City; and

WHEREAS, these Agreements are for seventy two (72) months and must be approved by Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. City Council hereby authorizes the City Administrator to enter into Agreements with Utility Inc. for body worn cameras for the division of police upon the terms and conditions set forth in Exhibit A.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this



C-48-21

Customer Service Agreement

INTRODUCTION

This service agreement describes the levels of service that the Grove City Police Department ("Client" or "Customer") will receive from Utility Associates, Inc. ("UA" or "Supplier").

Purpose

The Client depends on IT equipment, software and services (the IT system) that are provided, maintained and supported by the Supplier. Some of these items are of critical importance to the Client's business.

This service agreement sets out what levels of availability and support the Client is guaranteed to receive for specific parts of the IT system.

This Service Agreement forms an important part of the contract between the Client and the Supplier. It aims to enable the two parties to work together effectively.

SCOPE

Parties

This agreement is between:

The Client:	The Supplier:
City of Grove City, Ohio	Utility Associates Inc.
4035 Broadway Grove City, OH 43123	250 E. Ponce De Leon Avenue Suite 700 Decatur, GA 30030
City Administrator Charles W. Boso, Jr. 614-277-3003	Key Contact: Amanda A. Havice 800-597-4707 contracts@utility.com

Dates and Reviews

This agreement begins on the Effective Date of the agreement, which is the date of signature by the Client of the accompanying Offer Letter and will run for the term of the agreement plus any extensions of such agreement.

It may be revised at any point by mutual written agreement, including if there are any changes to the Client's system.



Equipment, Software and Services Covered

This agreement covers only the equipment, software and services in the table below. This list may be updated at any time, with agreement from both the Client and Supplier.

Item Type	Number of Items	Item Priority
BodyWorn Camera	Qty 64 Supplied by Utility	1
Bluetooth Controller	Qty 64 Supplied by Utility	2
Holster Sensor	Qty 64 Supplied by Utility	2
BodyWorn Ready Uniforms	\$200 Allotment Towards any Combination of New BodyWorn Ready Uniforms, per Body Camera Purchased with a Multi-Year Service Agreement	3
Existing Uniform Retrofits	Qty. of 5, Standard Uniform Retrofits (see table 1.2.1 for definitions) to BodyWorn Ready Status, per Body Camera Purchased with a Multi-Year Service Agreement	3
AVail Web	Qty Unlimited Licenses Supplied by Utility	1
RocketIoT Communications	Qty 22 Supplied by Utility	1
CAD Integration	Qty 1 Supplied by Utility	1
CAD Activation	Qty 64 Supplied by Utility	1
*Includes all services, installation, training, and configuration of the above listed equipment and cost proposal.		

Exclusions

This agreement is written in a spirit of partnership. The Supplier will always do everything possible to rectify every issue in a timely manner.

However, there are a few exclusions. This agreement does not apply to:

- Any equipment, software, services or other parts of the IT system not listed above
- Software, equipment or services not purchased via and managed by the Supplier

Additionally, this agreement does not apply when:

- The problem has been caused by using equipment, software or services in a way that is **not recommended (defined as intentional neglect, misuse, or destruction of the equipment)**
- The Client has made **unauthorized changes** to the configuration or set up of affected equipment, software or services. Unauthorized changes are defined as changes made by any party other than the Supplier to the software, hardware, or firmware that alter the system's ability to record, upload, or view data.
- The Client has prevented the Supplier from **performing required maintenance and update tasks**.
- The issue has been caused by **unsupported** equipment, software or other services of the Client.

This agreement does not apply in circumstances that could reasonably be said to be beyond the Supplier's control. For instance: floods, war, acts of god and so on.



Regardless of the circumstances, the Supplier aims to be helpful and accommodating at all times and will do its absolute best to assist the Client wherever possible.

RESPONSIBILITIES

Supplier Responsibilities

The Supplier will provide and maintain the IT system used by the Client. This Agreement between the Supplier and the Client includes full details of these responsibilities.

Additionally, the Supplier will do the following:

- SaaS will be maintained at 99% uptime/availability or greater 24/7/365
- Ensure relevant software, services and equipment are available to the Client including an appropriate level of spares
- Respond to support requests within the timescales listed below
- Take steps to escalate and resolve issues in an appropriate, timely manner
- Maintain good communication with the Client at all times

Client Responsibilities

The Client will use the Supplier-provided IT system as intended.

The Client is responsible for maintaining power and internet connectivity at all video offload locations on the network. For offload via a Client approved third party or Supplier provided access point, the Client has the option of either (a) organizing an independent internet connection via its local provider with a minimum upload speed of 50 Mbps, or, (b) connecting the access point to its own network having a minimum internet upload speed of 50 Mbps. Upon execution of this Agreement, as part of the deployment process, a network assessment will be conducted of the Client's upload speed for the transmission of data to the CJIS Compliant Cloud. In most cases, the Client should budget for an increase to their upload speed with their local carrier.

Additionally, the Client will:

- Notify the Supplier of issues or problems in a timely manner
- Provide the Supplier with access to equipment, software and services for the purposes of maintenance, updates and fault prevention
- Maintain good communication with the Supplier at all times

GUARANTEED RESPONSE TIMES

When a Client raises a support issue with the Supplier, the Supplier promises to respond in a timely fashion.

Response Times

UA provides a 99% uptime/availability commitment. All systems have health monitoring that assures that issues are typically addressed 24/7/365 by UA personnel before they become an impact to the performance of the service. For support provided to the customer directly, UA has a tiered response to support that will escalate the level of support depending on the situation. Tier 1 would be on-site support by the department staff after they have been trained by UA, which will alleviate most day-to-day issues that may pop up. Problems beyond Tier 1 scope will be escalated to Tier 2, which is phone-based support, and from there to Tier 3, which is on-site technical support from a UA field engineer. The cost of the response time is included in this Agreement.

While most support calls are handled immediately, Tier 2 issues have guaranteed response times as shown below:

Item Priority	Fatal	Severe	Medium	Minor
1	1 Hour	1 Hour	2 Hours	3 Hours
2	2 Hours	2 Hours	4 Hours	6 Hours
3	4 Hours	4 Hours	8 Hours	16 Hours

Severity Levels

The severity levels shown in the tables above are defined as follows:

- **Fatal:** Complete degradation – **all users and critical functions affected.** Item or service completely unavailable.
- **Severe:** Significant degradation – **large number of users or critical functions affected.**
- **Medium:** Limited degradation – **limited number of users or functions affected.** Business processes can continue.
- **Minor:** Small degradation – **few users or one user affected.** Business processes can continue.

RESOLUTION TIMES

The Supplier will always endeavor to resolve problems as swiftly as possible. It recognizes that the Client's systems are key to daily functions and must be functional in the field.

However, UA is unable to provide guaranteed resolution times. This is because the nature and causes of problems can vary.

In all cases, the Supplier will make its best efforts to resolve problems as quickly as possible. It will also provide frequent progress reports to the Client.

SCOPE OF SERVICES

1.1.1 Access to Software. UA is the developer and owner of, or has rights to, certain enterprise mobile device tracking and messaging software known as "AVaiL™", "AVaiL Web", "Vehicle Diagnostics", and "RFID Tracking" and related content to be provided to Customer; such software, its related content and any related documentation provided by UA, and the means used to provide the software to Customer and the services described herein are collectively referred to as the "Service". Subject to Customer's payment of the applicable fees and Customer's compliance with the terms of this Agreement, Customer, its affiliates and its and their employees ("Licensed Users") shall have the right to access and use the Service solely for Customer's and its affiliates' internal business purposes. UA will issue to one Licensed User ("Customer Administrator") an individual login identifier and password ("Administrator Login") for purposes of administering the Service. Using the Administrator's Login, the Customer Administrator shall assign each Licensed User a unique login identifier and password ("User Login") and provide such information to the Licensed Users and UA via the Service. Customer shall not provide a User Login to any individual or entity that is not a Licensed User to use the Service. Customer shall be responsible to ensure, by agreement or otherwise, that each Licensed User will: (a) be responsible for the security and/or use of his or her User Login; (b) not disclose such login identifier or password to any person or entity; (c) not permit any other person or entity to use his or her User Login; (d) use the Service only in accordance with the terms and conditions of this Agreement and on the workstation software from which the Service is accessed. UA shall have the right to deactivate, change and/or delete User Logins of Licensed Users who have violated this Agreement and to deny or revoke access to the Service, in whole or in part, if UA reasonably believes Customer and/or its Licensed Users are in material breach of this Agreement. Customer shall be solely responsible for ensuring that the access to the Service by a Licensed User who ceases to be an employee of Customer or one of its affiliates is terminated. UA shall have no responsibility for managing, monitoring, and/or overseeing Customer's and its Licensed Users'



use of the Service. Customer acknowledges that the Service may contain devices to monitor Customer's compliance with the terms and restrictions contained herein and Customer's obligations hereunder.

1.1.2 Operating Environment. Customer is solely responsible for acquiring, installing, operating and maintaining the hardware and software environment necessary to access and use the Service remotely via the Internet.

1.1.3 Changes to Service. UA may upgrade, modify, change or enhance ("Change") the Service and convert Customer to a new version thereof at any time in its sole discretion so long as such Change does not materially diminish the scope of the Service, in which event Customer shall have the right to terminate this Agreement upon thirty (30) days written notice to UA. During the term of this agreement, if UA upgrades the version of the Service Customer is using under this Agreement, Customer will not be charged an upgrade fee. Should UA offer additional optional software modules in the future that complement the Software, Customer may elect to purchase the optional software modules for an additional fee; however, Customer has no obligation to do so.

1.1.4 Help Desk. UA shall provide 24/7 Customer support in the form of a Help Desk. Customers reporting issues through email will receive confirmation of the issue within a reasonable time and will receive a callback the same business day if practical. The Help Desk is always subject to availability of our technical staff and clause 1.1.5 below.

1.1.5 Uptime Commitment.

a. Availability. The Service will be made available to Customer and its Licensed Users twenty-four hours a day, seven days a week less the period during which the Service are not available due to one or more of the following events (collectively, the "Excusable Downtime"):

- (i) Scheduled network, hardware or service maintenance;
- (ii) The acts or omissions of Customer or Customer's employees, agents, contractors, vendors, or anyone gaining access to the Service by means of a User Login;
- (iii) A failure of the Internet and/or the public switched telephone network;
- (iv) The occurrence of any event that is beyond UA's reasonable control, or
- (v) At Customer's direction, UA restricting Customer's and its Licensed Users access to the Service.

b. Commitment. Customer is responsible for promptly notifying UA in the event of a suspected Service failure. For the purposes of establishing uptime herein, downtime begins upon such notification and ends upon restoration of Service. Subject to Customer satisfying its obligations herein, UA guarantees that the Service will be available to Customer and its Licensed Users at least 99% of the time during each calendar month, excluding Excusable Downtime ("Uptime Commitment"). If UA fails to satisfy the Uptime Commitment during a month, then UA will credit to Customer a pro-rated portion of the Fees in the first month of the next succeeding calendar quarter following the failure. For purposes of this Section, "pro-rated portion of the Fees" means the product obtained by multiplying the applicable Fees during the month of the failure by a fraction, the numerator of which will be the number of hours that the Service did not satisfy the Uptime Commitment, and the denominator of which will be the total number of hours during the month that such failure occurred less Excusable Downtime.

1.1.6 Uniforms. UA's BodyWorn Solution is the only body camera system available to law enforcement that features direct integration of camera hardware into the officer's/deputy's uniform. As part of the multi-year service agreement, UA will furnish the following allotments and services during initial project launch.

a. Retrofits of existing uniforms. A quantity of five (5) standard uniform garments, per BodyWorn camera purchased, will be modified to BodyWorn ready status, for the purposes of product integration with our camera hardware solution. UA will provide The Client with both uniform retrofit vouchers and packing slip templates. Note, both uniform vouchers and accurately completed packing slips are required for all retrofit requests being sent to UA for processing. Failure to provide accurate uniform information may result in delays of processing The Client's request.



b. Retrofits of Standard garment types. Acceptable garment installation types offered at no-additional charge, as part of the initial project launch with a multiyear service agreement, include the following:

- (i) Duty shirts (long or short sleeve)
- (ii) Soft outer carrier vest
- (ii) Standard soft-shell jacket

c. Retrofits of Non-standard garment types. Excluded from the initial project launch retrofitting service, that may still be modified to BodyWorn ready status at an additional charge, include the following: (please see table 1.2.1, for pricing details)

- (i) Polo shirts
- (ii) Commando style sweaters
- (ii) Tactical vest or outer plate carriers
- (iv) Leather jackets

d. Certification of local uniform resellers. Following the recommendation of the Client, a local uniform reseller may be eligible to participate in UA's uniform certification program. This program is designed to maximize the speed in which new recruits and/or existing Officers/Deputies receive BodyWorn standard uniform garment retrofits, post project deployment. Additionally, this program is designed to foster the support of local small business in your respective area.

- (i) Resellers may participate in the certification program, for the purposes of retrofitting standard duty shirts and soft outer carrier vests only. All other non-standard garment retrofits should be forwarded to UA, at the expense of The Client.
- (ii) As part of the certification offered, UA will supply one (1) grommet installation machine and training of up to 5 reseller personnel, per session. Sessions run for a dedicated 16-hour period, over the course of two days. The reseller will be responsible for furnishing uniforms for the purposes of training and certification.
- (iii) Certification fees. Certification of each local uniform reseller will be charged to The Client, at \$2,500 per session.

e. As part of the offering with a multiyear service agreement, UA will provide a \$200 allotment towards any combination of new BodyWorn ready, standard uniforms, per body camera purchased.

1.2.1 Uniform Retrofit Pricing Schedule

a. BodyWorn - **standard** garment retrofit service table (price includes shipping)

Example Model	Description	Price (ea).
Blauer 8670, 8675, 8446	Duty Shirt, BodyWorn Ready	\$13
Blauer 8780, 8370, 8375, 8470	Carrier Vest Mount, BodyWorn Ready	\$13
Blauer 343, 343R	Traffic Safety Vest, BodyWorn Ready	\$13
Blauer 8780, 8370, 8375, 8470	Carrier Vest Zipper Mount, BodyWorn Ready	\$23
Spiewak	Carrier Vest Mount, BodyWorn Ready	\$33
Elbeco SH3500	Soft Shell Jacket	\$23
All Standard Uniform Types	Grommet Swap Out	\$10

b. BodyWorn - **non-standard** garment retrofit service table (price includes shipping). Due to the complicated nature of retrofitting non-standard garments, all prices provided below are considered estimates. Final pricing will be assessed at the time of services rendered, by UA's Uniform Coordinator. For additional questions, comments or concerns please e-mail uniforms@utility.com

Description	Price (ea).
Carrier Vest – Horizontal Mounting (Ex. Blauer 8340, 8375)	\$33



Tactical Vest – Velcro Closure	\$43
Tactical Vest – Center Zipper Closure	\$23
Tactical Vest – Horizontal Zipper with Mounting (Ex. Blackhawk Tactical Carrier)	\$43
Polo Shirt	\$43
Polo Carrier – Horizontal Zipper	\$43
Leather Jacket / Coat.	Quote Only
Patches	
Single	\$5
Pair	\$6
Name Tape – Includes Embroidery and Velcro	\$10

USE OF THE SERVICE

2.1 Scope of Use. Subject to the terms and conditions of this Agreement, including, without limitation, Section 2.2 and 2.3 hereof and Customer's payment of all applicable Fees, UA hereby grants to Customer a limited, a non-exclusive, non- assignable, non-transferable license (the "License"), without the right to sublicense, to access and use the Service, during the Term, over the Internet for Customer's and its affiliates' internal business purposes, on a computer or a computer network operated by Customer, only by Licensed Users and only using the User Logins provided to UA for such Licensed Users for such use.

2.2 End User License Agreements. The Licensed software may incorporate software under license from a third party. If the third party requires Customer's notification of such use through an End User License Agreement (EULA), UA will provide such notification to the Customer. In order to use the Service, Customer agrees to be bound by all EULA(s) provided at the time of delivery whether by hardcopy or displayed upon Installation or use of the Service. Customer's use of the Service subsequent to such notice(s) shall constitute Customer's acceptance of the EULA(s).

2.3 Restrictions. Customer and its Licensed Users shall not: (a) copy the Service or any portion thereof other than as required to use the Service remotely as intended by this Agreement; (b) translate, decompile or create or attempt to create, by reverse engineering or otherwise, the source code from the object code of the Service; (c) modify, adapt, translate or create a derivative work from the Service; (d) use the Service to track more than the number of tracked asset units for which Fees have been paid pursuant Article 3 below; (e) sell, lease, loan, license, assign, sublicense, rent, transfer, publish, disclose, divulge, display, make available to third parties on a time-sharing or service bureau basis or otherwise make available for the benefit of third parties all or any part of the Service, including, without limitation, by transmitting or providing the Service, or any portion thereof, over the Internet, or otherwise, to any third party; (f) interfere or attempt to interfere with the operation of the Service in any way; (g) remove, obscure or alter any label, logo, mark, copyright notice, trademark or other proprietary rights notices affixed to or contained within the Service; (h) create any frames or other references at any other web sites pertaining to or using any of the information provided through the Service or links to the Service; or (i) engage in any action that constitutes a material breach of the terms and conditions of this Agreement. All rights not expressly granted hereunder are reserved to UA.

FEES AND PAYMENT TERMS

3.1 Fees. As a condition to the License granted pursuant to Section 2.1 above, Customer shall pay annual Service usage fees ("Fees"). Customer shall, in addition to the Fees required hereunder, pay all applicable sales, use, transfer or other taxes and all duties, whether international, national, state or local, however designated, which are levied or imposed by reason of the transaction(s) contemplated hereby, excluding, however, income taxes on income which may be levied against UA ("Taxes"). Customer shall reimburse UA for the amount of any such Taxes. If Customer fails to pay any undisputed Fees within thirty (30) calendar days of the date they are due, UA may bill Customer a 1.5% fee per month and the Service shall be suspended until all outstanding Fees have been paid. All Fees shall be non-refundable except as otherwise set forth herein.



3.2 Time-and-Materials Service. If Customer requests and UA agrees to provide services that are outside the scope of the Service, such services shall be provided at UA's then-current hourly service rates or as established within a separate agreement addressing these specific requests.

REPRESENTATIONS AND WARRANTIES

4.1 Expressed Warranty. Products manufactured by UA are warranted to be free from defects in material and workmanship under normal use and service. This warranty is applicable to any of UA's products that Customer returns to UA during the period of the initial term of the agreement. All equipment issued, including BodyWorn™ devices and peripherals, and Rocket IoT™ in-vehicle systems and peripherals, are warranted for the duration of the initial agreement and will be repaired or replaced at UA's cost with an appropriate Request to Merchant (RMA) authorization. UA's obligations, with respect to such applicable warranty returns, are limited to repair, replacement, or refund of the purchase price actually paid for the product, at UA's sole option. UA shall bear round-trip shipment costs of defective Items found to be covered by this warranty. Defective Products or parts thereof may be replaced with either new, factory refurbished, or remanufactured parts. Defective parts, which have been replaced, shall become the UA's property. This warranty does not extend to any product sold by UA which has been subjected to malicious intent, neglect, accident, improper installation by a non-authorized 3rd party, or a use for purposes not included or not in accordance with operational maintenance procedures and instructions furnished by UA, or which has been repaired or altered by UA or persons other than UA or which has been damaged by secondary causes, including but not limited to, improper voltages, adverse environment conditions, improper handling, or products which have had their serial number or any part thereof altered, defaced, or removed. UA liability does not cover normal wear and tear or deterioration. Uniforms or modified uniforms provided with the service have a 1-year warranty and are limited to defects in material workmanship that render prevent the user from capturing video and/or using the Service. The Expressed Warranty does not include changes to the color or appearance of the uniform that result from normal wear and tear.

4.2 UA and Customer Responsibilities. Each party (the "Representing Party") represents and warrants to the other that: (a) it has the authority to enter this Agreement and to perform its obligations under this Agreement; (b) the execution and performance of this Agreement does not and will not violate any agreement to which the Representing Party is a party or by which it is otherwise bound; and (c) when executed and delivered, this Agreement will constitute a legal, valid and binding obligation of the Representing Party, enforceable in accordance with its terms. In addition to the foregoing: UA warrants that the software provided as part of the Service will materially conform to the applicable then-current documentation relating to the Service when used in an operating environment that complies with the then-current documentation relating to the Service. If UA alters the documentation in a way that materially diminishes the scope of the Services, Customer shall have the right to terminate this Agreement upon thirty (30) days prior written notice to UA. In the event that the software which is part of the Service fails to perform in accordance with this warranty, Customer shall promptly inform UA of such fact, and, as Customer's sole and exclusive remedy, UA shall either: (i) repair or replace the Service to correct any defects in the software without any additional charge to Customer, or (ii) terminate this Agreement and provide Customer, as Customer's sole and exclusive remedy, with a pro rata refund (for the unexpired portion of the applicable Term) of the Fees paid to UA hereunder. Customer represents and warrants to UA that Customer and its Licensed Users (i) will use the Service only for lawful purposes; (ii) will not interfere with or disrupt the operation of the Service or the servers or networks involved with the operation of the Service; (iii) attempt to gain unauthorized access to the Service, other accounts, computer systems or networks connected to the Service, through any other means; or (iv) interfere with another user's use and enjoyment of the Service.

4.3 Export Restrictions. Customer represents and warrants that it and all Licensed Users will comply with all applicable laws, rules and regulations in the jurisdiction from which they access the Service, including those laws, rules and regulations which apply to the access, import, use and export of controlled technology or other goods. Customer also agrees that it and all Licensed Users will comply with the applicable laws, rules and regulations of the jurisdictions from which UA operates the Service (currently, the United States of America). In particular, Customer represents, warrants and covenants that it shall



not, without obtaining prior written authorization from UA and, if required, of the Bureau of Export Administration of the United States Department of Commerce or other relevant agency of the United States Government, access, use, export or re-export, directly or indirectly, the Service, or any portion thereof or any Confidential Information of UA (including without limitation information regarding the use, access, deployment, or functionality of the Service) from the United States to (a) any country destination to which access, use, export or re-export is restricted by the Export Administration Regulations of the United States Department of Commerce; (b) any country subject to sanctions administered by the Office of Foreign Assets Control, United States Department of the Treasury; or (c) such other countries to which access, use, export or re-export is restricted by any other United States government agency. Customer further agrees that it is solely responsible for compliance with any import laws and regulations of the country of destination of permitted access, use, export or re-export, and any other import requirement related to a permitted access, use, export or re-export.

4.4 Warranty Disclaimer. CUSTOMER ACKNOWLEDGES THAT, EXCEPT AS PROVIDED HEREIN, THE SERVICE IS PROVIDED HEREUNDER WITH NO WARRANTY WHATSOEVER. CUSTOMER ACKNOWLEDGES THAT ITS USE OF THE SERVICE IS AT ITS OWN RISK. EXCEPT AS EXPRESSLY PROVIDED HEREIN, (a) THE SERVICE IS PROVIDED SOLELY ON AN "AS-IS" BASIS, AND (b) UA MAKES, AND CUSTOMER RECEIVES, NO WARRANTIES, EXPRESS, IMPLIED, OR OTHERWISE. UA EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES AND CONDITIONS OF MERCHANTABILITY, MERCHANTABILITY, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE, AND/OR NONINFRINGEMENT AND ALL DUTIES AND OBLIGATIONS IMPLIED IN LAW. UA DOES NOT WARRANT THAT THE SERVICE SHALL BE OPERABLE, SHALL PROPERLY STORE DATA, SHALL OPERATE UNINTERRUPTED OR ERROR FREE, SHALL BE SECURE, SHALL KEEP DATA CONFIDENTIAL, SHALL FUNCTION OR OPERATE IN CONJUNCTION WITH ANY OTHER PRODUCT OR SHALL MEET CUSTOMER'S NEEDS.

CONFIDENTIAL INFORMATION

5.1 Confidential Information. As used herein, the term "Confidential Information means all technical, business and other information relating to the Service, which (i) is possessed or hereafter acquired by UA and disclosed to Customer or Licensed Users, (ii) derives economic value from not being generally known to persons other than UA and its customers, and (iii) is the subject of efforts by UA that are reasonable under the circumstances to maintain its secrecy or confidentiality. Confidential Information shall include, but shall not be limited to, oral or written (including, without limitation, storage in electronic or machine readable media) information with respect to UA's trade secrets, know-how, proprietary processes, operations, employees, contractors, prospects, business plans, product or service concepts, business methods, hardware, software, codes, designs, drawings, products, business models and marketing strategies, in each case relating to the Service. Confidential Information shall not include any information which Customer can demonstrate (a) has become generally available to and known by the public (other than as a result of a disclosure directly or indirectly by Customer, any of its affiliates or any of its or their respective employees, contractors or agents), (b) has been made available to Customer on a non-confidential basis from a source other than UA, provided that such source is not and was not bound by a confidentiality agreement with UA or any other legal obligation of non-disclosure, or (c) has been independently acquired or developed by Customer without violating any of its obligations under this Agreement.

5.2 Non-Disclosure of Confidential Information. Customer shall hold confidential all Confidential Information (as defined in Section 5.1) of UA and shall not disclose or use (except as expressly provided in this Agreement) such Confidential Information without the express written consent of UA. Confidential Information of UA shall be protected by the Customer with the same degree of care as Customer uses for protection of its own confidential information, but no less than reasonable care. Customer may disclose Confidential Information only to those of its employees who have a need to know the Confidential Information for purposes of performing or exercising rights granted under this Agreement and only to the extent necessary to do so. At any time upon the request of UA, the Customer shall promptly, at the option of UA, either return or destroy all (or, if UA so requests, any part) of the Confidential Information previously disclosed and all copies thereof, and the Customer shall certify in writing as to its compliance with the foregoing. Customer agrees to secure and protect the Confidential Information in a manner



consistent with the maintenance of UA's rights therein and to take appropriate action by instruction or agreement with its Licensed Users to satisfy its obligations hereunder. Customer shall use its reasonable commercial efforts to assist UA in identifying and preventing any unauthorized access, use, copying or disclosure of the Confidential Information, or any component thereof. Without limitation of the foregoing, Customer shall advise UA immediately in the event Customer learns or has reason to believe that any person has violated or intends to violate these confidentiality obligations or the proprietary rights of UA. In the event Customer is required to disclose any Confidential Information by law or court order, it may do so, provided that UA is provided a reasonable opportunity to prevent such disclosure, and, in the event of a disclosure, that the Customer apply reasonable commercial efforts to ensure that available confidentiality protections are applied to such information. In such event, Customer shall not be liable for such disclosure unless such disclosure was caused by, or resulted from, in whole or in part, a previous disclosure by Customer, any of its affiliates or any of its or their respective employees, contractors or agents, not permitted by this Agreement. UA Confidential Information shall not include information which can be demonstrated by Customer: (i) to have become part of the public domain except by an act or omission or breach of this Agreement on the part of Customer, its employees, or agents; (ii) to have been supplied to Customer after the time of disclosure without restriction by a third party who is under no obligation to UA to maintain such information in confidence; or (iii) required to be disclosed by law or court order, provided that UA is provided a reasonable opportunity to prevent such disclosure, and, in the event of a disclosure, that Customer apply reasonable commercial efforts to ensure that available confidentiality protections are applied to such information. Notwithstanding the foregoing, UA may publish the fact of the existence of this Agreement and/or the business relationship created hereby, and may include reference to it in its marketing collateral.

5.3 Non-Disclosure of Customer Confidential Information. Notwithstanding any provision of this Agreement to the contrary, UA shall hold confidential all information disclosed to UA (a) concerning the business affairs or proprietary and trade secret information of Customer, (b) any information that derives economic value from not being generally known to persons other than Customer and its employees, and (c) any information that is the subject of efforts by Customer that are reasonable under the circumstances to maintain its secrecy or confidentiality, whether disclosed to UA by Customer in oral, graphic, written, electronic or machine readable form ("Customer Confidential Information") and shall not disclose or use such Customer Confidential Information without the express written consent of Customer. Customer Confidential Information shall be protected by UA with the same degree of care as UA uses for its own confidential information, but no less than reasonable care. UA may disclose Customer Confidential Information only to those of its employees who have a need to know the Customer Confidential Information for purposes of performing or exercising rights granted under this Agreement and only to the extent necessary to do so. At any time upon the request of Customer, UA shall promptly, at the option of Customer, either return or destroy all (or, if Customer so requests, any part) of the Customer Confidential Information previously disclosed and all copies thereof, and UA shall certify in writing as to its compliance with the foregoing. UA agrees to secure and protect the Customer Confidential Information in a manner consistent with the maintenance of Customer's rights therein and to take appropriate action by instruction or agreement with its employees to satisfy its obligations hereunder. UA shall use reasonable commercial efforts to assist Customer in identifying and preventing any unauthorized access, use, copying or disclosure of the Customer Confidential Information, or any component thereof. Without limitation of the foregoing, UA shall advise Customer immediately in the event UA learns or has reason to believe that any person has violated or intends to violate these confidentiality obligations or the proprietary rights of Customer, and UA will, at UA's expense, cooperate with Customer in seeking injunctive or other equitable relief in the name of UA or Customer against any such person. Customer Confidential Information shall not include information which can be demonstrated by UA: (i) to have become part of the public domain except by an act or omission or breach of this Agreement on the part of UA, its employees, or agents; (ii) to have been supplied to UA after the time of disclosure without restriction by a third party who is under no obligation to Customer to maintain such information in confidence; or (iii) required to be disclosed by law or court order, provided that Customer is provided a reasonable opportunity to prevent such disclosure, and, in the event of a disclosure, that UA apply reasonable commercial efforts to ensure that available confidentiality protections are applied to such information.

5.4 Passwords. Any and all login identifiers and passwords provided hereunder are deemed Confidential Information of UA. Customer and Licensed Users are responsible for maintaining the



confidentiality of such login identifiers and passwords. Customer agrees to (a) notify UA of any unauthorized use of such login identifiers or passwords or any other breach of security pertaining to the Service when it became known to the customer, and (b) ensure that Licensed Users exit from their accounts at the end of each session. UA cannot and will not be liable for any loss or damage arising from Customer's or any Licensed User's failure to comply with this Section 5.4.

5.5 Term. With regard to Confidential Information that constitutes trade secrets, the obligations in this Section shall continue for so long as such information constitutes a trade secret under applicable law. With regard to all other Confidential Information, the obligations in this Section shall continue for the term of this Agreement and for a period of five years thereafter.

INDEMNIFICATION AND LIABILITY

6.1 UA shall indemnify, defend and hold the Customer and its officials, agents and employees harmless from and against any and all claims, damages, losses, injuries and expenses (including reasonable attorneys' fees), relating to or arising out of: (i) any act or omission of UA, its officers, employees, subcontractors, or agents in connection with the performance of the Services; (ii) any breach of a covenant, representation or warranty made by UA under this Contract; and (iii) use by UA of any intellectual property in connection with the Services (whether such intellectual property is owned by UA or a third party) or the incorporation by UA of intellectual property into the Services.

6.2 EXCEPT FOR BREACHES OF SECTIONS 2 OR 5, IN NO EVENT WILL: (I) EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY FOR ANY LOSS OF PROFITS, LOSS OF USE, LOSS OF REVENUE, LOSS OF GOODWILL, ANY INTERRUPTION OF BUSINESS OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, EVEN IF SUCH PARTY HAS BEEN ADVISED OR IS OTHERWISE AWARE OF THE POSSIBILITY OF SUCH DAMAGES; AND (II) EITHER PARTY'S TOTAL LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT EXCEED THE TOTAL ANNUAL AMOUNT PAID BY CUSTOMER TO UA UNDER THIS AGREEMENT. MULTIPLE CLAIMS WILL NOT EXPAND THIS LIMITATION. THIS SECTION WILL BE GIVEN FULL EFFECT EVEN IF ANY REMEDY SPECIFIED IN THIS AGREEMENT IS DEEMED TO HAVE FAILED IN ITS ESSENTIAL PURPOSE.

PROPRIETARY RIGHTS

7.1 Proprietary Rights. No right (except for the License right granted in Article 2), title or interest in any intellectual property or other proprietary rights are granted or transferred to Customer hereunder. UA and its third-party licensors and service providers retain all right, title and interest, including, without limitation, all patent, copyright, trade secret and all other intellectual property and proprietary rights, inherent in and appurtenant to the Service and all derivative works connected therewith.

TERM AND TERMINATION

8.1 Term; Termination. The term of this Agreement (the "Term") shall commence on the Effective Date and shall continue for an initial term of six 6 years thereafter, unless terminated earlier or renewed as set forth herein, and shall automatically renew for additional one 1 years (the "Renewal Term") unless either party provides written notice of termination ninety (90) days prior to the expiration of the initial Term or then current Renewal Term. Either party may immediately terminate this Agreement in the event that:

(a) the other party breaches any material obligation, warranty, representation or covenant under this Agreement and does not remedy such failure within thirty (30) days after its receipt of written notice of such breach or,

(b) the other party becomes insolvent or is unable to pay its debts as due, enters into or files (or has filed or commenced against it) a petition, arrangement, action or other proceeding seeking relief or protection under the bankruptcy laws of the United States or similar laws of any other jurisdiction or transfers all of its assets to another person or entity.



If timely payment of Fees is not received by its due date, UA reserves the right to either suspend or terminate Customer's or Licensed User's access to the Service. Upon termination or expiration of this Agreement for any reason, the License and the Service shall terminate, Customer will be obligated to pay any and all Fees due hereunder up through the annual anniversary of the Effective Date of this Agreement or expiration and UA shall have no further obligations to Customer. Sections 2.2, 2.3, and 4.3 and Articles 5, 6, 7, 8, and 9 hereof shall survive the expiration or termination of this Agreement for any reason.

MISCELLANEOUS

9.1 Notices. Any written notice required or permitted to be delivered pursuant to this Agreement will be in writing and will be deemed delivered: (a) upon delivery if delivered in person; (b) three (3) business days after deposit in the United States mail, registered or certified mail, return receipt requested, postage prepaid; (c) upon transmission if sent via telecopier/facsimile, with a confirmation copy sent via overnight mail; (d) one (1) business day after deposit with a national overnight courier;

9.2 Governing Law and Venue. This Agreement, and all the rights and duties of the parties arising from or relating in any way to the subject matter of this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Georgia. Any suit or proceeding relating to this Agreement shall be brought in the courts, state and federal, located in Dekalb County, Georgia.

9.3 UCITA Disclaimer. THE PARTIES AGREE THAT THE UNIFORM COMPUTER TRANSACTIONS ACT OR ANY VERSION THEREOF, ADOPTED BY ANY STATE, IN ANY FORM ("UCITA"), SHALL NOT APPLY TO THIS AGREEMENT. TO THE EXTENT THAT UCITA IS APPLICABLE, THE PARTIES AGREE TO OPT OUT OF THE APPLICABILITY OF UCITA PURSUANT TO THE OPT-OUT PROVISION(S) CONTAINED THEREIN.

9.4 Assignment. Customer will not assign, sublicense or otherwise transfer this Agreement, in whole or in part, nor delegate or subcontract any of its rights or obligations hereunder, without UA's prior written consent, except in the event of an assignment to an affiliate

9.5 Force Majeure. Neither party shall have any liability to the other or to third parties for any failure or delay in performing any obligation under this Agreement due to circumstances beyond its reasonable control including, without limitation, acts of God or nature, actions of the government, fires, floods, strikes, civil disturbances or terrorism, or power, communications, satellite or network failures; provided, however, this Section 9.5 shall not apply to Customer's obligation to pay any of the Fees in accordance with Article 3 hereof.

9.6 Modifications. All amendments or modifications of this Agreement shall be in writing signed by an authorized representative of each party hereto. The parties expressly disclaim the right to claim the enforceability or effectiveness of: (a) any amendments to this Agreement that are not executed by an authorized representative of UA and Customer; (b) any oral modifications to this Agreement; and (c) any other amendments based on course of dealing, waiver, reliance, estoppel or similar legal theory. The parties expressly disclaim the right to enforce any rule of law that is contrary to the terms of this Section.

9.7 Waiver. The failure of either party to enforce, or the delay by either party in enforcing, any of its rights under this Agreement will not be deemed to be a waiver or modification by such party of any of its rights under this Agreement.

9.8 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, in whole or in part, such holding shall not affect the validity or enforceability of the other provisions of this Agreement.

9.9 Headings. The headings used herein are for reference and convenience only and shall not enter into the interpretation hereof.



9.10 Entire Agreement. This Agreement (including the Schedules and any addenda hereto) contains the entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all previous communications, representations, understandings and agreements, either oral or written, between the parties with respect to said subject matter.

IN WITNESS WHEREOF, UA and Customer have executed this Agreement as of the date set forth below. All signed copies of this Agreement shall be deemed originals.

Signed on behalf of The Client:

Signed: _____

Name: _____

Title: _____

Date: _____

Signed on behalf of The Supplier:

Signed: _____

Name: _____

Title: _____

Date: _____



Grove City Police Department Subscription Service Agreement

Grove City Police Department
3360 Park Street
Grove City, OH 43123
United States

Richard Butsko
Chief
rbutsko@grovecityohio.gov

Reference: 20210128-065129764
Quote created: January 28, 2021
Quote expires: June 30, 2021
Quote created by: John Watson
Business Manager
jwatson@utility.com

Comments from John Watson

Utility is honored the Grove City Police Department has chosen the Utility BodyWorn solution for its officers. We Look forward to partnering with you to serve the Grove City community. Please accept this subscription services agreement and proposal for review and consideration.

*The below items will service 64 Officers with 64 BWC's and 22 Police Vehicles with RocketIoT Communications.

**The value on this quote covers all 6 years of the service agreement.

Products & Services

Item & Description	Quantity	Unit Price	Total
BodyWorn and Rocket IoT Communications BodyWorn Camera and Mount, Holster Sensor, CAD Activation, Media Controller, Rocket IoT for high speed data communication, ODB 2, and AVAIL Web SaaS and Warranty with 24/7 Technical Support	22	\$11,405.00	\$250,910.00 for 6 years
BodyWorn Bundle BodyWorn Camera and Mount, Holster Sensor, Media Controller, Holster Sensor, CAD Activation, AVAIL Web SaaS and Warranty with 24/7 Technical Support	42	\$7,995.00	\$335,790.00 for 6 years
CAD Integration	1	\$15,000.00	\$15,000.00

Subtotals

One-time subtotal

\$601,700.00

Total \$601,700.00

Signature

Signature

Date

Printed name

Questions? Contact me



John Watson
Business Manager
jwatson@utility.com

Utility, Inc.
250 E. Ponce de Leon Ave, Suite 700
Decatur, GA 30030
US

Date: 08/12/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: Mr. Holt
Emergency: 30 Days
Current Expense: _____

No.: CR-47-21
1st Reading: 08/16/21
Public Notice: 0 / /21
2nd Reading: 0 / /21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-47-21

A RESOLUTION TO APPROVE THE SETTLEMENT WITH THE PHARMACEUTICAL SUPPLY CHAIN PARTICIPANTS FOR THEIR ROLE IN THE OPIOID CRISIS

WHEREAS, the City of Grove City has been harmed by pharmaceutical supply chain participants who, by their misfeasance, nonfeasance and malfeasance, have contributed to the opioid crisis in the city; and

WHEREAS, the State of Ohio and certain local governments, including the city, have engaged in litigation to hold the pharmaceutical supply chain participants accountable for the damage they caused; and

WHEREAS, a proposed settlement has been reached with AmerisourceBergen, Cardinal Health and McKesson; and

WHEREAS, the Mayor and Law Director recommend that Council vote to approve the settlement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby accepts the recommendation of the Mayor and Law Director and authorizes approval of the settlement with AmerisourceBergen, Cardinal Health and McKesson.

SECTION 2. The City Administrator and Law Director are hereby authorized to take all steps necessary to approve the settlement.

SECTION 3. The resolution shall take effect at the earliest opportunity afforded by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

CR-47-21

ONE OHIO MEMORANDUM OF UNDERSTANDING

Whereas, the people of the State of Ohio and its communities have been harmed by misfeasance, nonfeasance and malfeasance committed by certain entities within the Pharmaceutical Supply Chain; and,

Whereas, the State of Ohio, through its Attorney General, and certain Local Governments, through their elected representatives and counsel, are separately engaged in litigation seeking to hold Pharmaceutical Supply Chain Participants accountable for the damage caused by their misfeasance, nonfeasance and malfeasance; and,

Whereas, the State of Ohio, through its Governor and Attorney General, and its Local Governments share a common desire to abate and alleviate the impacts of that misfeasance, nonfeasance and malfeasance throughout the State of Ohio;

Now therefore, the State and its Local Governments, subject to completing formal documents effectuating the Parties' agreements, enter into this Memorandum of Understanding ("MOU") relating to the allocation and use of the proceeds of Settlements described.

A. Definitions

As used in this MOU:

1. "The State" shall mean the State of Ohio acting through its Governor and Attorney General.
2. "Local Government(s)" shall mean all counties, townships, cities and villages within the geographic boundaries of the State of Ohio.
3. "The Parties" shall mean the State of Ohio, the Local Governments and the Plaintiffs' Executive Committee of the National Prescription Opiate Multidistrict Litigation.
4. "Negotiating Committee" shall mean a three-member group comprising one representative for each of (1) the State; (2) the Plaintiffs' Executive Committee of the National Prescription Opiate Multidistrict Litigation ("PEC"); and (3) Ohio Local Governments (collectively, "Members"). The State shall be represented by the Ohio Attorney General or his designee. The PEC shall be represented by attorney Joe Rice or his designee. Ohio Local Governments shall be represented by attorney Frank Gallucci, or attorney Russell Budd or their designee.
5. "Settlement" shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant when that resolution has been jointly entered into by the State, PEC and the Local Governments.

6. "Opioid Funds" shall mean monetary amounts obtained through a Settlement as defined in this Memorandum of Understanding.
7. "Approved Purpose(s)" shall mean evidence-based forward-looking strategies, programming and services used to (i) expand the availability of treatment for individuals affected by substance use disorders, (ii) develop, promote and provide evidence-based substance use prevention strategies, (iii) provide substance use avoidance and awareness education, (iv) decrease the oversupply of licit and illicit opioids, and (v) support recovery from addiction services performed by qualified and appropriately licensed providers, as is further set forth in the agreed Opioid Abatement Strategies attached as Exhibit A. For purposes of the Local Government Share, "Approved Purpose(s)" will also include past expenditures.
8. "Pharmaceutical Supply Chain" shall mean the process and channels through which Controlled Substances are manufactured, marketed, promoted, distributed or dispensed.
9. "Pharmaceutical Supply Chain Participant" shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution or dispensing of an opioid analgesic.

B. Allocation of Settlement Proceeds

1. All Opioid Funds shall be divided with 30% going to Local Governments ("LG Share"), 55% to the Foundation (structure described below) ("Foundation Share"), and 15% to the Office of the Ohio Attorney General as Counsel for the State of Ohio ("State Share").
2. All Opioid Funds, regardless of allocation, shall be utilized in a manner consistent with the Approved Purposes definition. The LG Share may also be used for past expenditures so long as the expenditures were made for purposes consistent with the remaining provisions of the Approved Purposes definition. Prior to using any portion of the LG Share as restitution for past expenditures, a Local Government shall pass a resolution or take equivalent governmental action that explains its determination that its prior expenditures for Approved Purposes are greater than or equal to the amount of the LG Share that the Local Government seeks to use for restitution.
3. The division of Opioid Funds paid to Local Governments participating in an individual settlement shall be based on the allocation created and agreed to by the Local Governments which assigns each Local Government a percentage share of Opioid Funds. The allocations are set forth in Exhibit B. With respect to Opioid Funds, the allocation shall be static.
4. In the event a Local Government merges, dissolves, or ceases to exist, the allocation percentage for that Local Government shall be redistributed equitably based on the

composition of the successor Local Government. If a Local Government for any reason is excluded from a specific settlement, the allocation percentage for that Local Government shall be redistributed equitably among the participating Local Governments.

5. If the LG Share is less than \$500, then that amount will instead be distributed to the county in which the Local Government lies to allow practical application of the abatement remedy.
6. Funds obtained from parties unrelated to the Litigation, via grant, bequest, gift or the like, separate and distinct from the Litigation, may be directed to the Foundation and disbursed as set forth below.
7. The LG Share shall be paid in cash and directly to Local Governments under a settlement or judgment, or through an administrator designated in the settlement documents who shall hold the funds in trust in a segregated account to benefit the Local Governments to be promptly distributed as set forth herein.
8. Nothing in this MOU should alter or change any Local Government's rights to pursue its own claim. Rather, the intent of this MOU is to join all parties to seek and negotiate binding settlement or settlements with one or more defendants for all parties within Ohio.
9. Opioid Funds directed to the Foundation shall be used to benefit the local community consistent with the by-laws of the Foundation documents and disbursed as set forth below.
10. The State of Ohio and the Local Governments understand and acknowledge that additional steps should be undertaken to assist the Foundation in its mission, at a predictable level of funding, regardless of external factors.
11. The Parties will take the necessary steps to ensure there is the ability of a direct right of action under the expedited docket rules to the Ohio Supreme Court relative to any alleged abuse of discretion by the Foundation.

C. Payment of Counsel and Litigation Expenses

1. The Parties agree to establish a Local Government Fee Fund ("LGFF") to compensate counsel for Local Governments if the Parties cannot secure the separate payment of fees and associated litigation expenses for their counsel from a settling entity.
2. The LGFF shall be calculated by taking 11.05% of the total monetary component of any settlement accepted ("LGFF Amount"). Fees related to product or other items of value shall be addressed case by case.

3. The first 45% of the LGFF amount shall be drawn from the LG Share. The remaining 55% shall be drawn from the Foundation Share. No portion of the LGFF Amount may be assessed against or drawn from the State Share.
4. To the extent the Parties can secure the separate payment of fees and associated litigation expenses from a settling entity, the amount to be drawn for the LGFF will be proportionally reduced.
5. This LGFF Amount will be deposited into the LGFF and shall be divided with 60% being allocated to the National Prescription Opiate MDL ("M.D.L.") Common Benefit fund for fees and expenses and 40% to contingency fees.
6. Local Government contingent fee contracts shall be capped at 25% or the actual contract rate whichever is less. Eligible contingent fee contracts shall be executed as of March 6, 2020 and subject to review by the committee designated to oversee the Local Government Fee Fund.
7. Common Benefit awards will be coordinated as set forth in the M.D.L. Common Benefit Fee Order. Expenses will be addressed consistent with the manner utilized in the M.D.L.
8. Any balance left in the LGFF following the payment of fees shall revert to the Foundation.
9. Any attorney fees related to representation of the State of Ohio shall not be paid from the LGFF but paid directly from the State Share or through other sources.

D. The Foundation

1. The State of Ohio will be divided into 19 Regions (See attached Exhibit C). Eight of the regions will be single or two county metropolitan regions. Eleven of the regions will be multi-county, non-metropolitan regions.
2. Each Region shall create their own governance structure so it ensures all Local Governments have input and equitable representation regarding regional decisions including representation on the board and selection of projects to be funded from the region's Regional Share. The Expert Panel (defined below) may consult with and may make recommendations to Regions on projects to be funded. Regions shall have the responsibility to make decisions that will allocate funds to projects that will equitably serve the needs of the entire Region.
3. The Parties shall create a private 501(c)(3) foundation ("Foundation") with a governing board ("Board"), a panel of experts ("Expert Panel"), and such other regional entities as may be necessary for the purpose of receiving and disbursing Opioid Funds and other purposes as set forth both herein and in the documents establishing the Foundation. The Foundation will allow Local Governments to take

advantage of economies of scale and will partner with the State of Ohio to increase revenue streams.

4. Board Composition

a. The Board will consist of 29 members comprising representation from four classes:

- Six members selected by the State (five selected by the Governor and one selected by the Attorney General);
- Four members drawn from the Legislature
 - One representative selected by the President of the Ohio Senate;
 - One representative selected by the Ohio Senate Minority Leader;
 - One representative selected by the Speaker of the Ohio House of Representatives; and,
 - One representative selected by the Ohio House Minority Leader
- Eleven members with one member selected from each non-metropolitan Regions; and
- Eight members, with one member selected from each metropolitan Regions.

b. All board members shall serve as fiduciaries of the Foundation as required by Ohio Revised Code § 1702.30(B) governing directors of nonprofit corporations.

5. Board terms will be staggered. Five members, (one from each of the first three classes above, and two from the metropolitan class) will be appointed for an initial three-year term, eight members of the Board (two from the first class, including the Attorney General's representative, one from the second class, four from the third class, and one from the fourth class) will be appointed for an initial term of one year. The remaining members will be appointed for a two-year term. Board members may be reappointed. All subsequent terms will be for two years.

6. Eighteen members of the Board shall constitute a quorum. Members of the Board may participate in meetings by telephone or video conference or may select a

designee to attend and vote if the Board member is unavailable to attend a board meeting.

7. In all votes of the Board, a measure shall pass if a quorum is present, the measure receives the affirmative votes from a majority of those board members voting, and at least one member from each of the four classes of Board members votes in the affirmative.
8. The Foundation shall have an Executive Director appointed by the Governor.
 - a. The Governor shall appoint the Executive Director at his or her discretion from a list of three candidates provided to the Governor by the Board. If the Governor finds all three candidates to be unsatisfactory, the Governor may reject all three candidates and request the Board to provide three new persons to select from.
 - b. In choosing candidates to be submitted to the Governor, the Board shall seek candidates with at least six (6) years of experience in addiction, mental health and/or public health and who shall have management experience in those fields.
 - c. No funds derived from the Foundation Share shall be used to pay the Executive Director or any of the foundation staff in excess of the maximum range (range 42) of the Department of Administrative Services Exempt Schedule E2 or that schedule's successor.
 - d. The Executive Director shall serve as an ex officio, non-voting member of both the Board and the Expert Panel.
9. The Board shall appoint the Expert Panel. The Expert Panel shall consist of six members submitted by the Board Members representing the Local Governments, two members submitted by the Governor and one member submitted by the Attorney General. Expert Panel members may be members of Local Governments or the State. The Expert Panel will utilize experts in addiction, pain management, public health and other opioid related fields to make recommendations that will seek to ensure that all 19 regions can address the opioid epidemic both locally and statewide. Expert Panel members may also be members of the Foundation Board, but need not be.
10. The Foundation Board and the Regions shall be guided by the recognition that expenditures should ensure both the efficient and effective abatement of the opioid epidemic and the prevention of future addiction and substance misuse. In recognition of these core principles, the Board and the Regions shall endeavor to assure there are funds disbursed each year to support evidence-based substance abuse/misuse prevention efforts.

11. Disbursement of Foundation Funds by the Board

- a. The Foundation Board shall develop and approve procedures for the disbursement of Opioid Funds of the Foundation consistent with this Memorandum of Understanding.
- b. Funds for statewide programs, innovation, research, and education may also be expended by the Foundation. Any statewide programs funded from the Foundation Share would be only as directed by an affirmative vote of the Board as set forth in paragraph D(7) above. Expenditures for these purposes may also be funded by the Foundation with funds received from either the State Share (as directed by the State) or from sources other than Opioid Funds as provided in paragraph 14 below.
- c. Funds approved for disbursement to the nineteen Regions shall be allocated based on each Region's share of Opioid Funds ("Regional Share"). Each Regional Share shall be calculated by summing the individual percentage shares of the Local Governments within that Region as set forth in Exhibit B. The Regional Shares for each Region are set forth in Exhibit D.
- d. Regions may collaborate with other Regions to submit joint proposals to be paid for from the Regional Shares of two or more Regions for the use of those Regions.
- e. The Foundation's procedures shall set forth the role of the Expert Panel and the Board in advising, determining, and/or approving disbursements of Opioid Funds for Approved Purposes by either the Board or the Regions. Proposed disbursements to Regions of Regional Shares shall be reviewed only to determine whether the proposed disbursement meets the criteria for Approved Purposes.
- f. Within 90 days of the first receipt of any Opioid Funds and annually thereafter, the Board, assisted by its investment advisors and Expert Panel, shall determine the amount and timing of Foundation funds to be distributed as Regional Shares. In making this determination, the Board shall consider: (a) Pending requests for Opioid Funds from Regions; (b) the total Opioid Funds available; (c) the timing of anticipated receipts of future Opioid Funds; (d) non-Opioid Funds received by the Foundation; and (e) investment income. The Foundation may disburse its principal and interest with the aim towards an efficient, expeditious abatement of the Opioid crisis considering long term and short term strategies.
- g. Votes of the Board on the disbursement and expenditure of funds shall, as with all board votes, be subject to the voting procedures in Section D(7) above. The proposed procedures should provide for the Board to hear appeals by Local Governments from any denials of requested use of funds.

12. The Foundation, Expert Panel, and any other entities under the supervision of the Foundation shall operate in a transparent manner. Meetings shall be open, and documents shall be public to the same extent they would be if the Foundation was a public entity. All operations of the Foundation and all Foundation supervised entities shall be subject to audit. The bylaws of the Foundation Board regarding governance of the Board as adopted by the Board, may clarify any other provisions in this MOU except this subsection. This substantive portion of this subsection shall be restated in the bylaws.
13. The Foundation shall consult with a professional investment advisor to adopt a Foundation investment policy that will seek to assure that the Foundation's investments are appropriate, prudent, and consistent with best practices for investments of public funds. The investment policy shall be designed to meet the Foundation's long and short-term goals.
14. The Foundation and any Foundation supervised entity may receive funds including stocks, bonds, real property and cash in addition to the proceeds of the Litigation. These additional funds shall be subject only to the limitations, if any, contained in the individual award, grant, donation, gift, bequest or deposit consistent with the mission of the foundation.

E. Settlement Negotiations

1. All Members of the Negotiating Committee, and their respective representatives, shall be notified of and provided the opportunity to participate in all negotiations relating to any Ohio-specific Settlement with a Pharmaceutical Supply Chain Participant.
2. No Settlement Proposal can be accepted for presentation to Local Governments or the State under this MOU over the objection of any of the three Members of the Negotiating Committee. The Chair shall poll the Committee Members at the conclusion of discussions of any potential settlement proposal to determine whether such objections exist. Although multiple individuals may be present on a Member's behalf, for polling purposes each Member is a single entity with a single voice.
3. Any Settlement Proposal accepted by the Negotiating Committee shall be subject to approval by Local Governments and the State.
4. As this is an "All Ohio" effort, the Committee shall be Chaired by the Attorney General. However, no one member of the Negotiating Committee is authorized to speak publicly on behalf of the Negotiating Committee without consent from the other Committee Members.
5. The State of Ohio, the PEC or the Local Governments may withdraw from coordinated Settlement discussions detailed in this Section upon 5 days' written

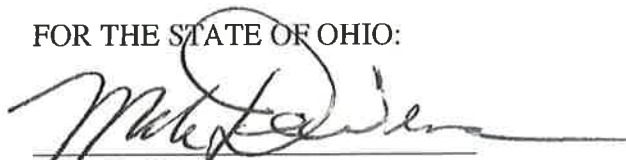
notice to the remaining Committee Members and counsel for any affected Pharmaceutical Supply Chain Participant. The withdrawal of any Member releases the remaining Committee Members from the restrictions and obligations in this Section.

6. The obligations in this Section shall not affect any Party's right to proceed with trial or, within 30 days of the date upon which a trial involving that Party's claims against a specific Pharmaceutical Supply Chain Participant is scheduled to begin, reach a case specific resolution with that particular Pharmaceutical Supply Chain Participant.

Acknowledgment of Agreement

We the undersigned have participated in the drafting of the above Memorandum of Understanding including consideration based on comments solicited from Local Governments. This document has been collaboratively drafted to maintain all individual claims while allowing the State and Local Governments to cooperate in exploring all possible means of resolution. Nothing in this agreement binds any party to a specific outcome. Any resolution under this document will require acceptance by the State of Ohio and the Local Governments.

FOR THE STATE OF OHIO:



Mike DeWine, Governor



Dave Yost, Attorney General

**FOR THE LOCAL GOVERNMENTS AND
PLAINTIFFS' EXECUTIVE COMMITTEE:**

Frank L. Gallucci III
Plevin & Gallucci Co., LPA

Anthony J. Majestro
Powell & Majestro PLLC

Michelle Kranz
Zoll & Kranz, LLC

Donald W. Davis, Jr.
Brennan, Manna & Diamond, LLC

Joe Rice
Motley Rice, LLC

Russell Budd
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Robert R. Miller
Oths, Heiser, Miller, Waigland
& Clagg, LLC

D. Dale Seif, Jr.
Seif & McNamee, LLC

James Lowe
Lowe, Eklund & Wakefield Co., LPA

Peter H. Weinberger
Dustin Herman
Spangenberg, Shibley & Liber LLP

Kevin M. Butler
Law Offices of Kevin M. Butler

We the undersigned **ACCEPT / REJECT** (Circle One) the One Ohio Memorandum of Understanding (“MOU”). We understand that the purpose of this MOU is to permit collaboration between the State of Ohio and Local Governments to explore and potentially effectuating earlier resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this MOU between the State of Ohio and Local Governments in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic throughout Ohio.

OneOhio

Summary of Proposed Settlement with AmerisourceBergen, Cardinal Health and McKesson

A settlement proposal is being presented to you for your consideration concerning the opioid litigation with AmerisourceBergen, Cardinal Health and McKesson (the Distributors). The settlement is being offered by the Distributors for resolution of governmental entity claims in the State of Ohio. The proposal utilizes the structure of the OneOhio agreement between the State of Ohio and its subdivisions, subject to one modification discussed below

Under the proposal, the Distributors will pay up to \$829,000,000 to the State of Ohio and its subdivisions over 18 years. Under the OneOhio agreement, these funds will be distributed according to the following allocation: 15% directly to the State of Ohio; 30% directly to subdivisions; and 55% to the OneOhio Foundation (to be utilized for the benefit of the subdivisions across the State of Ohio). Most of the money will be restricted in use and specifically earmarked for abatement of the Opioid Epidemic. Developed in consultation with the nation's leading public health experts, the list of pre-approved uses includes a wide range of intervention, treatment, education, and recovery services so that the state and its subdivisions can decide what will serve their communities.

Participation levels (the percentage of Ohio cities and counties who agree to the deal) will affect how much money the State of Ohio and its subdivisions will receive. About 45% of abatement funds are in the form of "incentive payments" which provide incentives for higher levels of participation. With the goal of getting funds to the community as fast as possible, if 95% participation is reached, abatement funds will begin flowing to the State of Ohio and its subdivisions. Portions of the annual payment to each state may be subject to "suspension" (i.e., placed in escrow) in the event primary subdivisions bring or expand litigation against the distributors past specified suspension deadlines.

Because 45% of the funds are paid in the form of incentive payments, in order for the State of Ohio and its subdivisions to maximize recovery under the proposed settlement, it is critical that participation meets or exceeds 95%. The following is a summary of the base payment and incentive structure:

- Once a state agrees to participate, it is eligible to receive 55% of the funds as a "base payment."
- The remaining 45% can be obtained through a combination of "incentive payments."
- "Incentive A" is up to 40% of the remaining funds. Incentive A is paid if the Litigating subdivisions agree to participate and the State of Ohio enacts legislation to prohibit subdivisions who have not brought claims from bringing them in the future. An alternative would be a total legislative bar. To allow time for the State to enact legislation, Incentive A will be paid in the first two payments, regardless of whether the legislation has been passed. Any overpayment in year one and two will offset future

payment. If Incentive A is not achieved, the State of Ohio can obtain the same amount of funds through Incentives B and C. Incentives B and C are alternatives to Incentive A.

- “Incentive B” is up to 25% of the remaining funds. Incentive B is paid on a sliding scale depending on the population of Litigating Subdivisions that are Participating Subdivisions compared to total population of all Litigating Subdivisions in the State. Must have at least 85% to get any share of Incentive B. However the AG has indicated we need 95%
- “Incentive C” is up to 15% of the remaining funds. Incentive C is paid on a sliding scale depending on the population of Litigating Subdivisions and of Non Litigating Subdivisions that have a population over 30,000 that are Participating Subdivisions compared to the total population of all Litigating Subdivisions and of all Non Litigating Subdivisions with a population over 30,000 in the state. Must have at least 60% to get any share of Incentive C.
- “Incentive D” is 5% of the remaining funds. Incentive D is paid starting in year 6 if the State of Ohio has had no later Litigating Subdivisions bring suit and proceed past preliminary motions in the prior 5 years.

The settlement is only open to governmental entities. Claims brought on behalf of private individuals and businesses (including third-party payers like health and welfare funds and insurers) are not included (and are not released), although individuals, businesses and payers will benefit from the Opioid Remediation funding and injunctive relief provided in the settlements.

In an effort to reduce attorney fees for the subdivisions and potentially increase recovery to the Foundation, attorneys for the subdivisions have agreed to amend OneOhio such that any attorney fees paid by the Distributors for contingency contracts and funding of the Local Government Fee Fund (“LGFF”) from OneOhio will be used to satisfy contingency contracts. Previously OneOhio called for 60% of the LGFF to be utilized for common benefit assessment in the national litigation. By utilizing 100% the LGFF for the contingency fees, there becomes a greater likelihood that the LGFF will have a surplus, which, would revert to the Foundation for the benefit of all subdivisions. Any attorney or law firm receiving fees through this settlement would be required to waive enforcement against their client of any amounts owed in excess of fees recovered through the LGFF.

In addition to money to be used for abatement of the effects of the Opioid epidemic, the settlement provides robust injunctive relief that will require the Distributors make significant changes in the way they conduct their business. Among other changes, the Distributors must follow substantially increased and improved measures to identify suspicious orders and pharmacy customers, under the oversight of an independent third-party monitor. The Distributors each must begin using a clearinghouse that accounts not only for their own opioid shipments, but the shipments of the other distributors. This enables, for the first time, a truer

picture of overall opioids distribution and requires drug distributors to alter their shipments based on the shipments by others. This clearinghouse will use the Distributors' collective data to establish pharmacy-specific opioid shipment limits that each Distributor must follow.

Finally, we ask that you review the chart provided to understand the amount of money your subdivision would receive as their direct 30% share through this proposal. You will note that there are two numbers listed. The lower number is the amount your subdivision is estimated to recover if we reach the minimum threshold of participation. The higher number represents the amount your subdivision is estimated to recover if we meet Incentive A or the 100% participation level.

Date: 08/12/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Ms. Conrad
Approved: Ms. Houk
Emergency: 30 Days:
Current Expense:

No.: CR-48-21
1st Reading: 08/16/21
Public Notice: 0 / /21
2nd Reading: 0 / /21
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-48-21

A RESOLUTION TO ACCEOPT A DONATION OF WINDSCREENS FOR THE BABBERT WAY PICKLEBALL COURTS AND THANK THE GROVE CITY PICKLEBALL CLUB AND MORIN SERVICES HEATING AND COOLING

WHEREAS, the Grove City Pickleball Club Advisory Committee approached the City about the addition of windscreens to the Babbert Way Pickleball Courts; and

WHEREAS, the G.C. Pickleball Club will obtain the windscreens through a financial donation from Morin Services Heating and Cooling; and

WHEREAS, a permanent sign recognizing Morin Services Heating and Cooling has been requested for the monetary donation to be no larger than 16" x 8".

WHEREAS, the Mayor and Law Director recommend that Council vote to approve the settlement.

OW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the donation of windscreens for the Babbert Way Pickleball Courts from the Grove City Pickleball Club and Morin Services Heating and Cooling.

SECTION 2. This Council and Mayor hereby thank the Grove City Pickleball Club and Morin Services Heating and Cooling for making this generous contribution to enhance the Babbert Way Pickleball Courts.

SECTION 3. The resolution shall take effect at the earliest opportunity afforded by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law