

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

August 07, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: Pres. Berry / Roll Call / Approval of Minutes / Welcome & Reading of Agenda

Presentation: Swearing In of Police Officer

LANDS: Mr. Schottke

- Ordinance C-22-23 Accept the Annexation of 98.7+ acres located North and South of Rensch Road in Jackson Township to the City of Grove City. Second reading and public hearing.
- Ordinance C-23-23 Approve the rezoning of 0.5+ acres located North of Grant Avenue and West of Front Street from R-2 and C-2 to PUD-C with Text. Second reading and public hearing.
- Ordinance C-27-23 Approve a Special Use Permit for a pet grooming salon for All Fluffed Up Pet Salon, LLC, located at 3379 McDowell Rd. Second reading and public hearing.
- Ordinance C-30-23 Accept the Annexation of 0.918+ acres located at 3972 Orders Road. First reading.
- Resolution CR-33-23 Approve the Development Plan for a new 2-story building located at 3472 Grant Avenue.
-

SERVICE: Ms. Houk

- Ordinance C-29-23 Authorizing the appropriation of Property and Easements from multiple properties for the public purpose of making, repairing and improving the White Road Corridor Improvement Project. Second reading and public hearing.
-

New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 07/17 Council; 07/24 BZA

Date: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-22-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 07/03/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*Postponed
to 8/7*

ORDINANCE NO. C-22-23

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 98.7+ ACRES LOCATED NORTH AND SOUTH OF RENSCH ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 98.7+ acres, more or less, in Jackson Township was duly filed by Marilyn Trapp Trust, et al.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 11, 2023; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on April 13, 2023.

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

SECTION 1. The proposed annexation, as applied for in the petition of Marilyn Trapp Trust, et al., being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March 08, 2023 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 11, 2023, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1383. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

RECEIVED

FEB 28 2023

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

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

By PRK Date 02/28/2023

**98.7± Acre Annexation Description
from the Township of Jackson
to the City of Grove City**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No, 1383, being a 98.7± acre tract, said 98.7± acre being all of an Original 9.055 acre tract of land conveyed to Freedom Christian Fellowship, Inc. of record in Instrument Number 201506090076568 and being all of 89.642 acre tract of land conveyed to Ann Seren and Mary Wang of Deed Book 3444, Page 57 (1/4 interest), conveyed to Marilyn W. Trapp, Tr. and James W. Trapp Tr. of record in Instrument Number 200802110020893 (1/2 interest), conveyed to John R. Trapp, Robert Campbell, Tr. - The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514), Susan T. Campbell and Carolyn Davidson of record in Official Record 27883102 (1/24 interest each) (1/4 total interest), conveyed to James W. Trapp, Tr. & Meredith C. Trapp, Tr. of record in Instrument Number (1/24 interest) and John R. Trapp, James W. Trapp, Robert Campbell, Tr. - The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514) and Susan T. Campbell of record in Instrument Number 201811090153552 (1/96 interest each) (1/24 total interest), said 98.7± acre tract being more particularly described as follows:

Beginning at the southeasterly corner of said Trapp tract, being the southwesterly corner of a 26.112 acre tract of land conveyed to David W. Richards Jr. of record in Instrument Number 200212300334642 and being in the northerly line of a 31.263 acre tract of land conveyed to Roger L. Spillman and Donna J. Spillman, an undivided ½ interest, and to Gary L. Spillman and Lisa M. Neiswaner-Spillman, an undivided ½ interest of record in Instrument Number 201405070056610;

Thence, N 87° 12' 51" W, 1958.6± feet along southerly line of said 89.642 acre tract, along the northerly line of said 31.263 acre tract, along the northerly line of a 91.455 acre tract conveyed to Columbus & Southern Ohio Electric Company of record in Deed Book 2725, Page 426, to an angle point being the southwesterly corner of said 89.642 acre tract and being in the westerly line of a 74.842 acre tract of land conveyed to The Duroc Trust of record in Instrument Number 2015111801632;

Thence, N 03° 20' 17" E, 1314.6± feet along the westerly line of said 89.642 acre tract, along the easterly line of said 74.842 acre tract, along easterly line of a 40.00 acre tract conveyed to Jones Family Farm LTD of record in Instrument Number 200206110144134 to an angle point being a common corner of said 89.642 acre tract and a 11.552 acre tract conveyed to Olga M. Hesch Tr. of record in Instrument Number 201903120027679;

Thence, S 87° 03' 57" E, 410.3± feet along a northerly line of said 89.642 acre tract, along the southerly line of said 11.552 acre tract, to an angle point being a common corner of said 89.642 acre tract and said 11.552 acre tract;

Thence, N 03° 33' 09" E, 645.5± feet along a westerly line of said 89.642 acre tract, along the easterly line of said 11.552 acre tract, to an angle point being the common corner of said 89.642 acre tract and a 5.08 acre tract conveyed to Larry T. Adams and Penny S. Adams of record in Instrument Number 200910130147231;

Thence, S 87° 22' 09" E, 1002.2± feet along a northerly line of said 89.642 acre tract, along the southerly line of said 5.08 acre tract, along the southerly line of a 5.385 acre tract conveyed to Elaine A. Nader and Kurt A. Nader of record in Instrument number 202005290074151, to an angle point being the common corner of said 89.642 acre tract and said 5.385 acre tract;

**98.7± Acre Annexation Description
from the Township of Jackson
to the City of Grove City**

-2-

Thence, **S 87° 44' 56" E, 302.8± feet** along the northerly line of said 89.642 acre tract, along the southerly line of a 91.524 acre tract conveyed to Olga M. Hesch Tr. of record in Instrument Number 201903120027679 and along the centerline of said road to an angle point being the southwesterly corner of said 9.055 acre tract.

Thence, **N 03° 02' 54" E, 984.9± feet** along the westerly line of said 9.055 acre tract, along a easterly line of said 91.524, to an angle point being the northwesterly corner of said 9.055 acre tract.

Thence, **S 87° 44' 56" E, 400.0± feet** along the northerly line of said 9.055 acre tract, along a southerly line of said 91.524 acre tract, to a common corner thereof, being in the westerly line of a 31.25 acre tract conveyed to Autumn Grove LLC of record in Instrument Number 200510270226656 and being at the westerly line of a City of Grove City Corporation Line (Case No. 10-04, Ord. No. C-56-04, I.N. 200408170192915);

Thence, **S 03° 00' 54" W, 985.8± feet** along the easterly line of said 9.055 acre tract, along the westerly line of said 31.25 acre tract, along the westerly line of said Corporation Line, along the westerly line of a City of Grove City Corporation Line (Case No. 12-04, Ord. No. C-57-04, I.N. 200407140163506), to an angle point being the southeast corner of said 9.055 acre tract, and a northerly line of a 5.016 acre tract conveyed to William Stranahan & Rhonda Wright of record in Instrument Number 201206250090509 and the centerline of said road;

Thence, **N 87° 44' 56" W, 175.5± feet** along the southerly line of said 9.055 acre tract, along northerly line of said 5.016 acre tract, along the northerly line of a 5.058 acre tract conveyed to Paul M. McClellan & Christi L. McClellan of record in Instrument Number 198711300209600, to an angle point being the northeasterly corner of said 89.642 acre tract and the northwesterly corner of said 5.055 acre tract;

Thence, **S 02° 51' 50" W, 1,299.4± feet** along the easterly line of said 89.642 acre tract, along the westerly line of said 5.058 acre tract, to an angle point being the common corner of said 5.058 acre tract and said 26.112 acre tract;

Thence, **S 02° 51' 36" W, 1,320.7± feet** along the easterly line of said 89.642 acre tract, along the westerly line of said 26.112 acre tract, to an angle point being the **True Point of Beginning**.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on February 23, 2023 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

The total length of the annexation perimeter is 11,455± feet, of which 986± feet are contiguous with existing City of Grove City Corporation lines, being 8.6±% contiguous.

This annexation does not create any islands of township property.

**98.7 ± ACRE ANNEXATION FROM THE
TOWNSHIP OF JACKSON TO
THE CITY OF GROVE CITY**
Township of Jackson, Franklin County, Ohio
Virginia Military Survey No. 1383

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

RECEIVED

FEB 28 2023

By C.R.R. Date 02/28/2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.
S87°44'56"E 400.0'±

OLGA HESCH M TR
I.N. 201903120027679
ORIG. 91.524 AC.
APN: 160-001500

FREEDOM CHRISTIAN
FELLOWSHIP INC.
I.N. 201506090076568
ORIG. 9.055 AC.
APN: 160-002853

CITY OF GROVE CITY
CORP LINE
CASE NO. 10-04
ORD. NO. C-56-04
I.N. 200408170192915

S87°44'56"E 302.8'±

RENSCH ROAD

S87°22'09"E 1002.2'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N87°44'56"W 175.5'±

S2°51'50"W 1299.4'±

S2°51'36"W 1320.7'±

N87°12'51"W 1958.6'±

N3°20'17"E 1314.6'±

7°03'57"E 410.3'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N87°44'56"W 175.5'±

S2°51'50"W 1299.4'±

S2°51'36"W 1320.7'±

N87°12'51"W 1958.6'±

N3°20'17"E 1314.6'±

7°03'57"E 410.3'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N87°44'56"W 175.5'±

S2°51'50"W 1299.4'±

S2°51'36"W 1320.7'±

N87°12'51"W 1958.6'±

N3°20'17"E 1314.6'±

7°03'57"E 410.3'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N87°44'56"W 175.5'±

S2°51'50"W 1299.4'±

S2°51'36"W 1320.7'±

N87°12'51"W 1958.6'±

N3°20'17"E 1314.6'±

7°03'57"E 410.3'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N87°44'56"W 175.5'±

S2°51'50"W 1299.4'±

S2°51'36"W 1320.7'±

N87°12'51"W 1958.6'±

N3°20'17"E 1314.6'±

7°03'57"E 410.3'±

JONES FAMILY FARM LTD
I.N. 200206110144134
ORIG. 40.00 AC.
APN: 230-001474

THE DUROC TRUST
I.N. 201511180163243
ORIG. 74.842 AC.
APN: 230-001469

ANN SEREN &
MARY WANG
D.B. 3444, PG. 57

MARILYN W. TRAPP, JR. &
JAMES W. TRAPP, JR.
I.N. 200802110020693

JOHN R. TRAPP
SUSAN T. CAMPBELL
CAROLYN DAVIDSON
O.R. 2788302

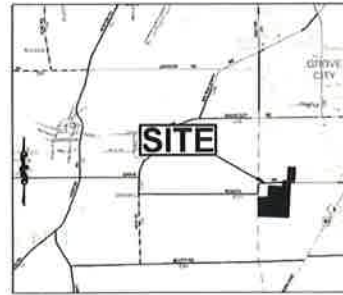
JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200802110020697

JOHN R. TRAPP
JAMES W. TRAPP
SUSAN T. CAMPBELL
I.N. 201811090153552

ROBERT CAMPBELL, JR.
THE RODENFELS
IRREVOCABLE HERITAGE
TRUST
I.N. 202205240078514

COLUMBUS & SOUTHERN OHIO
ELECTRIC COMPANY
D.B. 2725, PG. 426
ORIG. 91.455 AC.
APN: 160-000179

ROGER L. SPILLMAN & DONNA J. SPILLMAN
GARY L. SPILLMAN & LISA M.
NEUWÄNER-SPILLMAN
I.N. 201405070056610
ORIG. 31.263 AC.
APN: 160-001842



Location Map - NTS

A

OLGA M. HESCH TR
I.N. 201903120027679
ORIG. 11.552 AC.
APN: 160-000991

B

LARRY T. ADAMS &
PENNY T. ADAMS
I.N. 200910130147231
ORIG. 5.08 AC.
APN: 160-002882

C

ELAINE A. NADER &
KURT A. NADER
I.N. 202005290074151
ORIG. 5.385 AC.
APN: 160-002883

D

GREGORY & DANA
GOETTEMÖLLER
I.N. 201901160006161
ORIG. 0.982 AC.
APN: 160-001088

E

PAUL M. MCCLELLAN &
CHRISTI L. MCCLELLAN
I.N. 198711300209600
ORIG. 5.058 AC.
APN: 160-002718

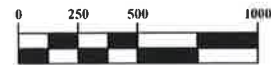
F

WILLIAM STRANAHAN &
RHONDA WRIGHT
I.N. 201206250090509
ORIG. 5.016 AC.
APN: 160-002715

G

AUTUMN GROVE LLC
I.N. 200510270226656
ORIG. 31.25 AC.
APN: 040-012465

GRAPHIC SCALE



1 inch = 500 feet

This exhibit is based on information obtained from the Franklin County Auditor's and Franklin County Recorder's Office and information obtained from an actual field survey conducted in April of 2021.



[Signature]
Douglas R. Hock, P.S. 7661

2/28/23
Date:

Advanced Civil Design, Inc
781 Science Boulevard,
Suite 100
Gahanna, OH 43230
Phone 614-428-7750

Job No.: 21-0003-94
Date: 2/23/23

Length of Contiguity: ±986 feet
Total Length of Perimeter: ±11,455 feet
Percentage of Contiguity: ±8.6%

No islands of township property are created by this annexation.

Legend



Area to be Annexed



Existing Grove City Corp Line



Proposed Grove City Corp Line

RECEIVED

FEB 08 2023

Franklin County Planning Department
Franklin County, OH

APV-07-23

Kelly, Tami

From: Glen Dugger <gdugger@smithandhale.com>
Sent: Wednesday, June 28, 2023 4:19 PM
To: Kelly, Tami
Cc: Jack Reynolds; Trapp, Jim
Subject: FW: Special Meetings of Council

Tammy, I just talked with Jack Reynolds, please postpone the acceptance of the 89 ac annexation on Rensch Road from the July 3 to the council meeting on August 7th to enable the annexation agreement to catch up. It is my understanding City council will read the annexation agreement on July 3rd, then pass then pass it on July 17th. This is an acceptable schedule and works for the applicant.

Best

Glen

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

Confidentiality Notice:

The information in this electronic mail transmission and any documents accompanying it contain confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entities named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please destroy the message in its entirety.

From: Jack Reynolds <JReynolds@smithandhale.com>
Sent: Wednesday, June 28, 2023 3:59 PM
To: Glen Dugger <gdugger@smithandhale.com>
Subject: FW: Special Meetings of Council

Jack Reynolds
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

Confidentiality Notice:

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Date: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-23-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 08/07/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-23-23

AN ORDINANCE FOR THE REZONING OF 0.5+ ACRES LOCATED NORTH OF GRANT AVE & WEST OF FRONT ST FROM R-2 & C-2 TO PUD-C WITH 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 June 06, 20123 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 R-2 & C-2 to PUD-C with zoning text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being all of Lots 31, 32, and 33 of Grant's Addition as numbered and delineated on the recorded Plat thereof, Plat Book 5, Page 130, as conveyed to The Laser Foundry LLC, *as recorded in Official Records, 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.

Ted. A. Berry, 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-23-23

3472 Grant Ave

0.5 Acres, 040-000208, 040,00777, 040,000776

Application No. 202212130070

PLANNED UNIT DEVELOPMENT---COMMERCIAL (PUD-C)

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

The project consists of one (1) "lot" being 0.5 acres located on Grant Avenue east of, PID 040-000127 and more specifically described in Exhibit "A". The lot shall be zoned PUD-C and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the unique context of the Town Center, establishing the necessary requirements to create a structure in character with the area, and providing an appropriate transition between the land uses in the area.

III. 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 to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person of circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the 0.5 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. Conflict

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, standards within the Text shall apply.

VI: General Provisions

1. Permitted Uses

- a) One (1) single unit residential dwelling structure
- b) Specialized business services or repair services which operate entirely within structures and require no outside storage of products or materials

2. Setbacks

- a. Building Setbacks
 - i. Front yard setback.
 - 1. The setback from Grant Avenue shall be 20 feet. A front porch may encroach into the minimum setback by five (5) feet.
 - 2. The setback from Front Street shall be zero (0) feet.

- ii. Rear yard setback. The rear yard shall be a minimum of 3 feet from the public alley.
- iii. Side yard setback. The side yard setback shall be 15 feet from the west property line.

b. Parking Setbacks

- i. Parking lots constructed after the approval of this zoning text shall be located behind the primary structure, accessed from either Grant Avenue or the rear alley.
- ii. Parking lot setback requirements are to be approved with the Development Plan for the site.

3. Parking

- a. Parking may be reduced from the amount required per Code, provided that the applicant provides evidence of the long-term availability of sufficient public parking off-site.
- b. Parking lots are to be designed to reduce the impact on nearby residences.

4. Landscaping

- a. Unless otherwise required below, landscaping shall be required per Chapter 1136 for all new development on the site occurring after the approval of this zoning text.
- b. Landscape screening in the form of a continuous 80% opaque landscaped hedge, fence, wall, or combination thereof shall be installed along the west property line.

5. Building Requirements

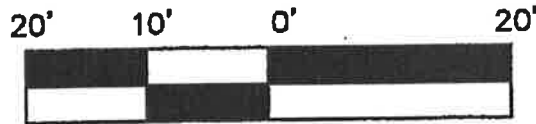
- a. Building architecture and building materials shall be compatible with existing structures within the Town Center and/or Beulah Park development.
- b. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- c. 35 feet maximum building height.
- d. One (1) accessory building associated with an approved use on the site is permitted and shall have a footprint not to exceed 1,200 square feet.

6. Fencing

- a. Any fencing on the lot shall be decorative in nature, with no chain link permitted. Permitted fencing shall include vinyl, wood conditioned for exterior uses, and metal.



Vicinity Map



Scale: 1" = 20'

May 5, 2023

C-23-23
Exhibit A

Legal Description

Situated in the State of Ohio, County of Franklin, City of Grove City, being all of Lots 31, 32 and 33 of Grant's Addition to Beulah as is numbered and delineated on the recorded plat thereof, of record in Plat Book 5, Page 130, as conveyed to The Laser Foundry LLC in Instrument Number 202207060099358 and Instrument Number 202208260123607, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the southeast corner of said Lot 31, also being the intersection of the north line of Grant Avenue, 60 feet wide, and the west line of Front Street, 40 feet wide;

Thence, westerly, along the south lines of said Lots 31, 32 and 33 and along the north line of Grant Avenue, approximately 144 feet to the southwest corner of said Lot 33, also being the southeast corner of Lot 34 of said Grant's Addition to Beulah as conveyed to Victoria D. and Wayne E. Morris in Instrument Number 201404300052868;

Thence, northerly, along the west line of said Lot 33 and along the east line of said Lot 34, approximately 150 feet to the northwest corner of said Lot 33, the northeast corner of said Lot 34 and in the south line of a 20 foot wide alley;

Thence, easterly, along the north lines of said Lots 33, 32 and 31 and along the south line of said alley, approximately 144 feet to the northeast corner of said Lot 31, also being the intersection of the south line of said alley and the west line of Front Street;

Thence, southerly, along the east line of said Lot 31 and along the west of Front Street, approximately 150 feet to THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS. This description was prepared from record information only and is not based on a field survey. This description is for zoning purposes only.

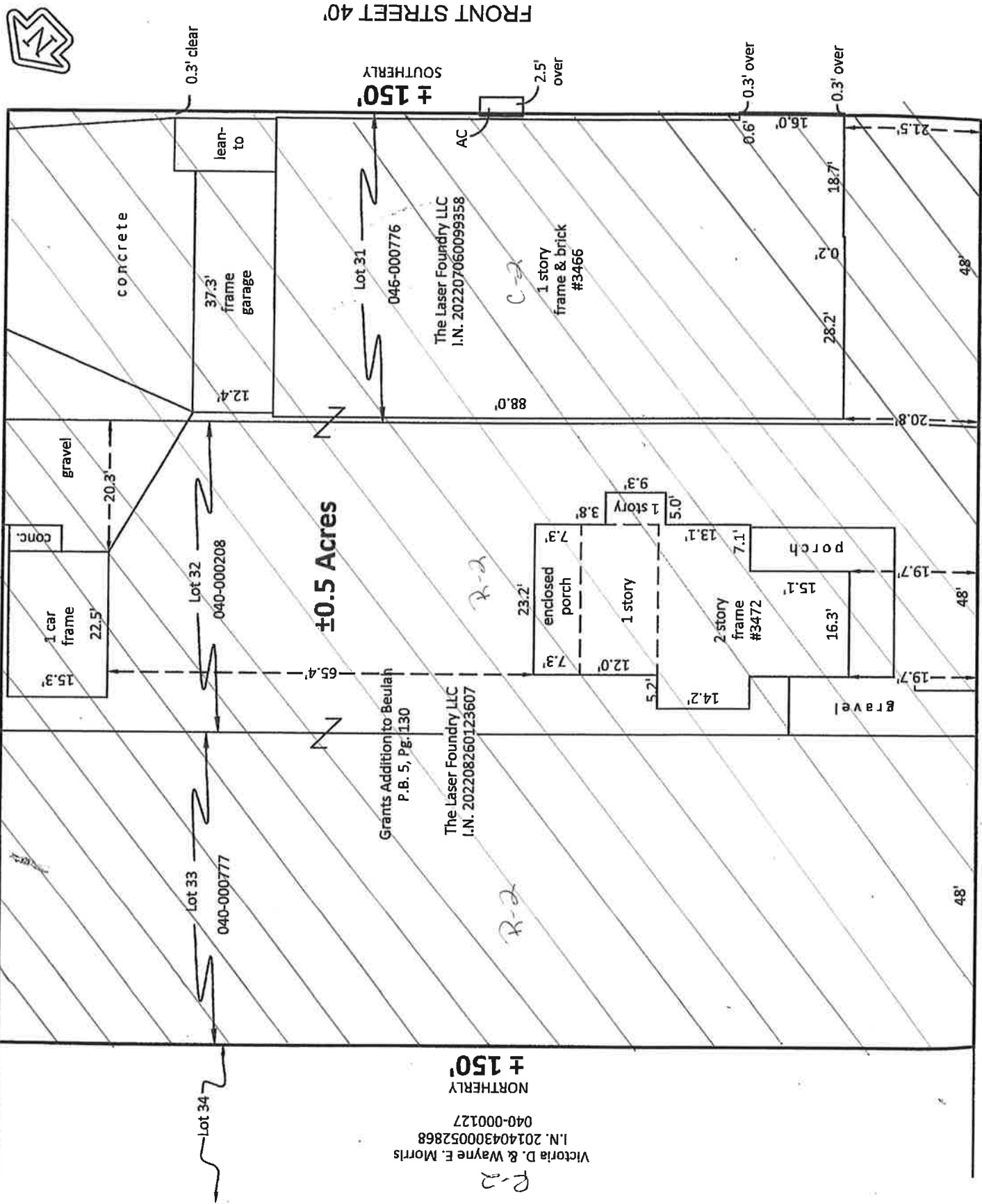
PROPOSED REZONING ±0.5 ACRES

C2 & R2

UD-C

EASTERLY
± 144'

20' ALLEY



C-23-23

ing all of
elineated on
yed to The
ent Number
ounty, Ohio

section of the
est, 40 feet

along the
ner of said
on to
nber

line of said
the
e alley;

along the
of said Lot

Date: 07/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-27-23
1st Reading: 07/17/23
Public Notice: 7/18/23
2nd Reading: 08/07/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A PET GROOMING SALON FOR ALL FLUFFED UP PET SALON, LLC, LOCATED AT 3379 MCDOWELL

WHEREAS, Michelle Creager, applicant, has submitted a request for a Special Use Permit for a Pet Grooming Salon for All Fluffed Up Pet Salon, LLC, located at 3379 McDowell Road; and

WHEREAS, on July 05, 2023, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1k is hereby issued to All Fluffed Up Pet Salon, LLC, located at 3379 McDowell Road, as submitted.

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

Ted A. Berry, 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

Date: 07/24/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-30-23
1st Reading: 08/07/23
Public Notice: 08/08/23
2nd Reading: 08/21/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-30-23

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.918+ ACRES LOCATED AT 3972 ORDERS ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.918+ acres, more or less, in Jackson Township was duly filed by Matthew & Patricia Watkins; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on May 16, 2023; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on May 25, 2023.

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

SECTION 1. The proposed annexation, as applied for in the petition of Matthew & Patricia Watkins, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on April 13, 2023 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on May 16, 2023, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1383. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

C-30-23
Exhibit A

RECEIVED

MAR 08 2023

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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNEIL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By CRH Date 03/08/2023

DESCRIPTION OF A 0.918± ACRE TRACT FOR ANNEXATION PURPOSES

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 1383, and being part of a 0.987± acre tract of land as conveyed to Matthew A. Watkins and Patricia A. Watkins as recorded in Instrument #200903180037902 and being more particularly described for annexation purposes as follows:

BEGINNING at the southeast corner of land conveyed to Richard A. Smith and Karin M. Smith as recorded in Instrument #199811040283378 and being the southwest corner of said Watkins' land at the northerly right-of-way line of Orders Road (width varies) and in the City of Grove City corporation line as established by Ordinance Number C-69-15;

Thence leaving said corporation line N 02°37'00" E, along the west line of said Smith's land, a distance of 300.00' to a point in the south line of Lot 8 in the Southern Grove Estates as recorded in Plat Book 37, Page 85 and being in the City of Grove City corporation line as established by Ordinance Number C-31-02;

Thence S 87°00'00" E, along said Southern Grove Estates and said City of Grove City corporation line, a distance of 200.00' to a point in the east line of Lot 4 in said Estates;

Thence leaving said City of Grove City corporation line S 02°37'00" W, along said Southern Grove Estates, a distance of 100.00' to the northeast corner of Lot 1 thereof;

Thence N 87°00'00" W, along said Southern Grove Estates, a distance of 100.00' to the northwest corner of Lot 1 thereof;

Thence S 02°37'00" W, along said Southern Grove Estates, a distance of 200.00' to the southwest corner of Lot 1 thereof, being in the northerly right-of-way line of Orders Road and in the said City of Grove City corporation line;

Thence N 87°00'00" W, along the northerly right-of-way line of Orders Road and said City of Grove City corporation line, a distance of 100.00' to the **POINT OF BEGINNING** and containing 0.918± acres of land.

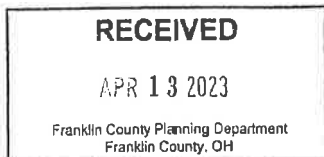
The total length of the annexation perimeter is 1000.00'± of which 300.00'± is contiguous with the existing City of Grove City corporation lines, resulting in 30.0% perimeter contiguity.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L. Campbell, P.S. 8546 of Campbell and Associates, Inc. in February of 2023 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: 3972 Orders Road, Grove City, Ohio 43123

Franklin County Parcel No.: 160-001872-00



ANx-19-23

3-6-23

C-30-23
Exhibit B

ANNEXATION PLAT

PROPOSED ANNEXATION OF 0.918± AC. IN VMS 1383 FROM JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

- EXISTING CITY OF GROVE CITY CORPORATION LINE
- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- ▨ AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:

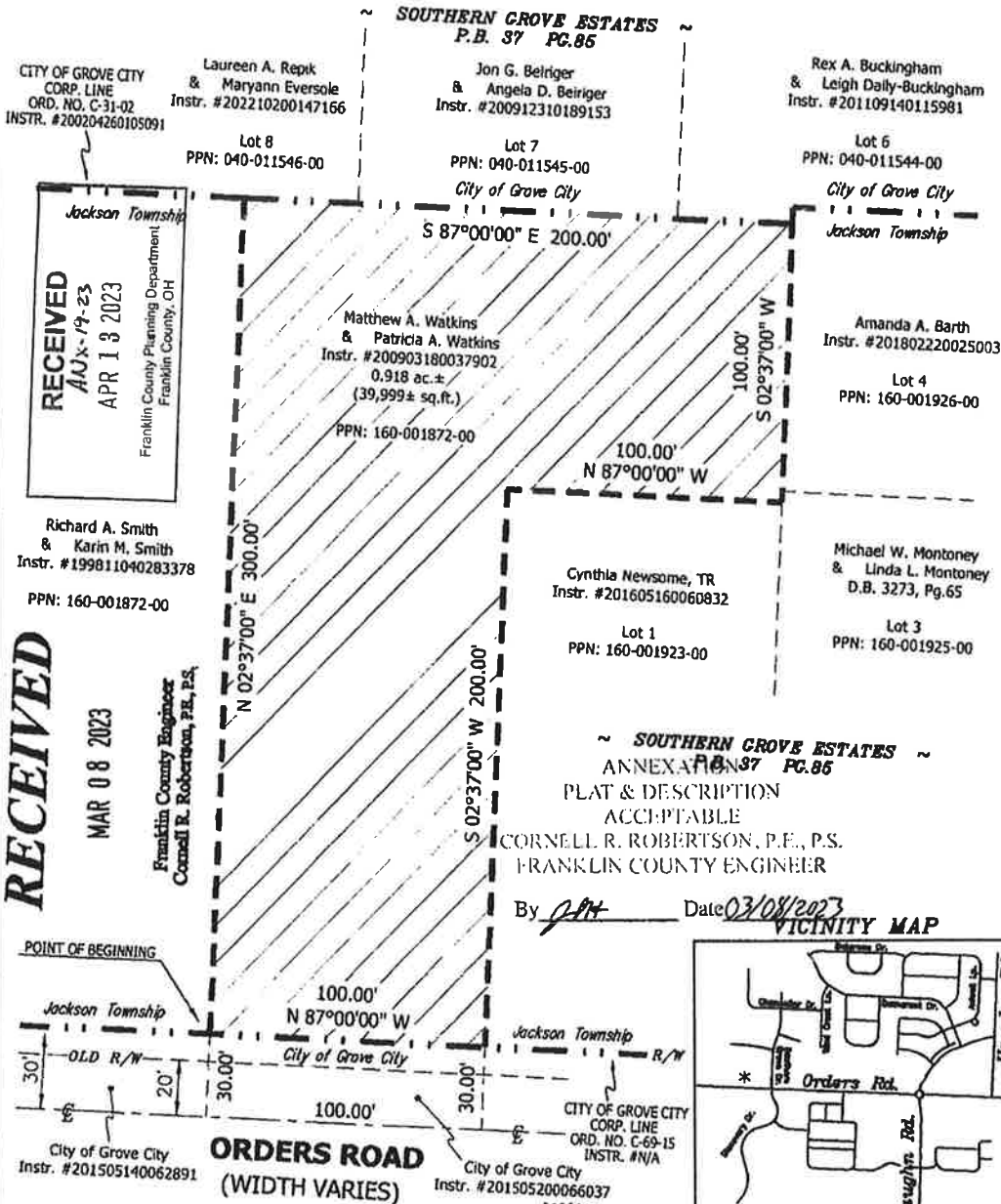
3972 ORDERS ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 1000.00'± OF WHICH 300.00'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 30.0% PERIMETER CONTIGUITY.



0' 50'
SCALE: 1"=50'



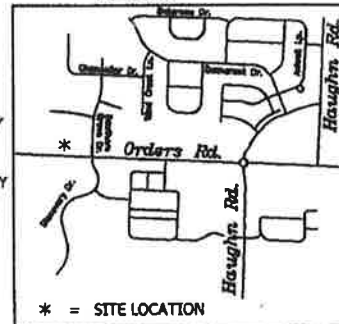
~ SOUTHERN GROVE ESTATES ~
ANNEXATION P.B. 37 PC. 85

PLAT & DESCRIPTION
ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By CRR Date 03/08/2023

VICINITY MAP



* = SITE LOCATION

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

3-6-23
DATE

Franklin County Parcel
160-001872-00

Job: 20230014

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Date: 07/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

*Postponed to
8-7-23*

No.: CR-33-23
1st Reading: 07/17/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-33-23

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR A 2-STORY BUILDING LOCATED AT 3472 GRANT AVENUE

WHEREAS, on July 05, 2023, the Planning Commission recommended approval of the Development Plan for a 2-story building at 3472 Grant Ave., with the following stipulation:

1. Two (2) additional real or faux windows shall be added to the first floor of the north and west elevations.

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 a 2-story building located at 3472 Grant Ave., 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.

Ted A. Berry, 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: 07/17/23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-29-23
1st Reading: 07/17/23
Public Notice: 07/18/23
2nd Reading: 08/07/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-29-23

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FROM MULTIPLE PROPERTIES FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING THE WHITE ROAD CORRIDOR IMPROVEMENT PROJECT

WHEREAS, the City of Grove City is planning to make capital improvements to the White Road corridor as part of the White Road Corridor Improvement Project; and

WHEREAS, the White Road corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor; and

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

WHEREAS, the City's Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from multiple property owners for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No.'s CR-21-23 & CR-29-23 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, the Project requires that the City obtain a 0.069 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights; and a 0.011 acre permanent drainage easement from Franklin County parcel number 040-012253-00, as described and depicted in the legal description and survey attached from Dean D. Moody (Parcel 1); and

WHEREAS, the Project requires that the City obtain a 0.069 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-012252-00, as described and depicted in the legal description and survey attached from Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust (Parcel 2); and

WHEREAS, the Project requires that the City obtain a 0.155 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel numbers 040-012254-00, 040-012377-00, and 040-012325-00, as described and depicted in the legal description and survey attached from Morbitzer Family LLC (Parcel 3); and

WHEREAS, the Project requires that the City obtain a 0.139 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-000243-00, as described and depicted in the legal description and survey attached from Steven L. Funk, Trustee (Parcel 4); and

WHEREAS, the Project requires that the City obtain a 0.149 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-002890-00, as described and depicted in the legal description and survey attached from Kristina M. Gilmore and Kraig G. Shoemaker (Parcel 5); and

WHEREAS, the Project requires that the City obtain a 0.090 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights; and a 0.016 acre permanent drainage easement from Franklin County parcel number 160-001490-00, as described and depicted in the legal description and survey attached from Morbitzer Family LLC (Parcel 6); and

WHEREAS, the Project requires that the City obtain a 0.056 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights; and a 0.009 acre permanent drainage easement from Franklin County parcel number 160-002945-00, as described and depicted in the legal description and survey attached from Donald W. Kelly and Ronda A. Kelly (Parcel 7); and

WHEREAS, the Project requires that the City obtain a 0.041 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights; and a 0.007 acre permanent drainage easement from Franklin County parcel number 160-002616-00, as described and depicted in the legal description and survey attached from Joseph A. Ciminello (Parcel 8); and

WHEREAS, the Project requires that the City obtain a 0.145 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-001491-00, as described and depicted in the legal description and survey attached from Patrick L. Torgerson and Kimberly J. Torgerson (Parcel 9); and

WHEREAS, the Project requires that the City obtain a 0.175 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-000632-00, as described and depicted in the legal description and survey attached from Dietra K. Sherwin (Parcel 10); and

WHEREAS, the Project requires that the City obtain a 0.108 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-000054-00, as described and depicted in the legal description and survey attached from Jimmie A. Davis, Jr. and Lauren M. Davis (Parcel 11); and

WHEREAS, the Project requires that the City obtain a 0.105 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-000953-00, as described and depicted in the legal description and survey attached from James E. Worthington and Carlene C. Worthington (Parcel 12); and

WHEREAS, the Project requires that the City obtain a 0.103 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-002833-00, as described and depicted in the legal description and survey attached from Larry W. Moody and Linda M. Moody (Parcel 13); and

WHEREAS, the Project requires that the City obtain a 0.103 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-002850-00, as described and depicted in the legal description and survey attached from Glen K. Basler (Parcel 14); and

WHEREAS, the Project requires that the City obtain a 0.103 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-002840-00, as described and depicted in the legal description and survey attached from Arnold D. Hoover, Jr. and Nancy J. Hoover (Parcel 15); and

WHEREAS, the Project requires that the City obtain a 0.104 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-002849-00, as described and depicted in the legal description and survey attached from Dennis E. Wechter and Gail L. Wechter (Parcel 16); and

WHEREAS, the Project requires that the City obtain a 0.069 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-001195-00, as described and depicted in the legal description and survey attached from Robert Gilliland, Jr. and Tisha Gilliland (Parcel 17); and

WHEREAS, the Project requires that the City obtain a 0.117 acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 160-000328-00, as described and depicted in the legal description and survey attached from Vickie J. Evans and Brian J. Evans (Parcel 18); and

WHEREAS, the Project requires that the City obtain a 0.175 acre permanent easement from that Condominium titled "Fountainview at Parkway Condominium Fifth Amendment," as declared in Instrument Number 200510200221464 and as demonstrated in Condominium Plat Book 155, Page 81 in the Franklin County Recorder's Office, as described and depicted in the legal description and survey attached from The Case Bowen Company, Haley Johnson c/o Fountainview at Parkway Condominium Fifth Amendment (Parcel 19).

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 authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

SECTION 4. This ordinance shall go into effect at the earliest opportunity allowed by law.

Ted A. Berry, 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

Parcel 1

C-29-23

0.069 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City and Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 20,000 square foot tract conveyed to Dean D. Moody by deed of record in Instrument Number 200611080224433 (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 Franklin County Geodetic Survey monument FCGS 0025, found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1279.92 feet to a magnetic nail set at the northeasterly corner of said Moody tract and the northwesterly corner of that 20,000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882, being in the southerly line of that 0.130 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087780, being the TRUE POINT OF BEGINNING;

Thence South 14° 48' 36" West, with the line common to said Moody tract and said Seidenschmidt tract, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said Moody tract, with said southerly right-of-way line, a distance of 100.00 feet to an iron pin set at an angle point in said southerly right-of-way line, being the southeasterly corner of that 0.256 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200208300215799 and the northeasterly corner of that portion of said White Road as demonstrated of record in Plat Book 105, Page 62;

Thence North 14° 48' 36" East, with the line common to said Moody tract and said 0.256 acre tract, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said Moody tract and the northeasterly corner of said 0.256 acre tract, being the centerline of said White Road and in the southerly line of that 0.350 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209100224157;

Thence South 74° 47' 24" East, with said centerline, the northerly line of said Moody tract, and the southerly lines of said 0.350 acre tract, that 0.056 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, and said 0.130 acre tract, (passing a railroad spike found at a distance of 37.18 feet) a total distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January, 2004 and an actual field survey by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December, 2020 and February, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

Professional Surveyor No. 8772

Date

3-17-2022

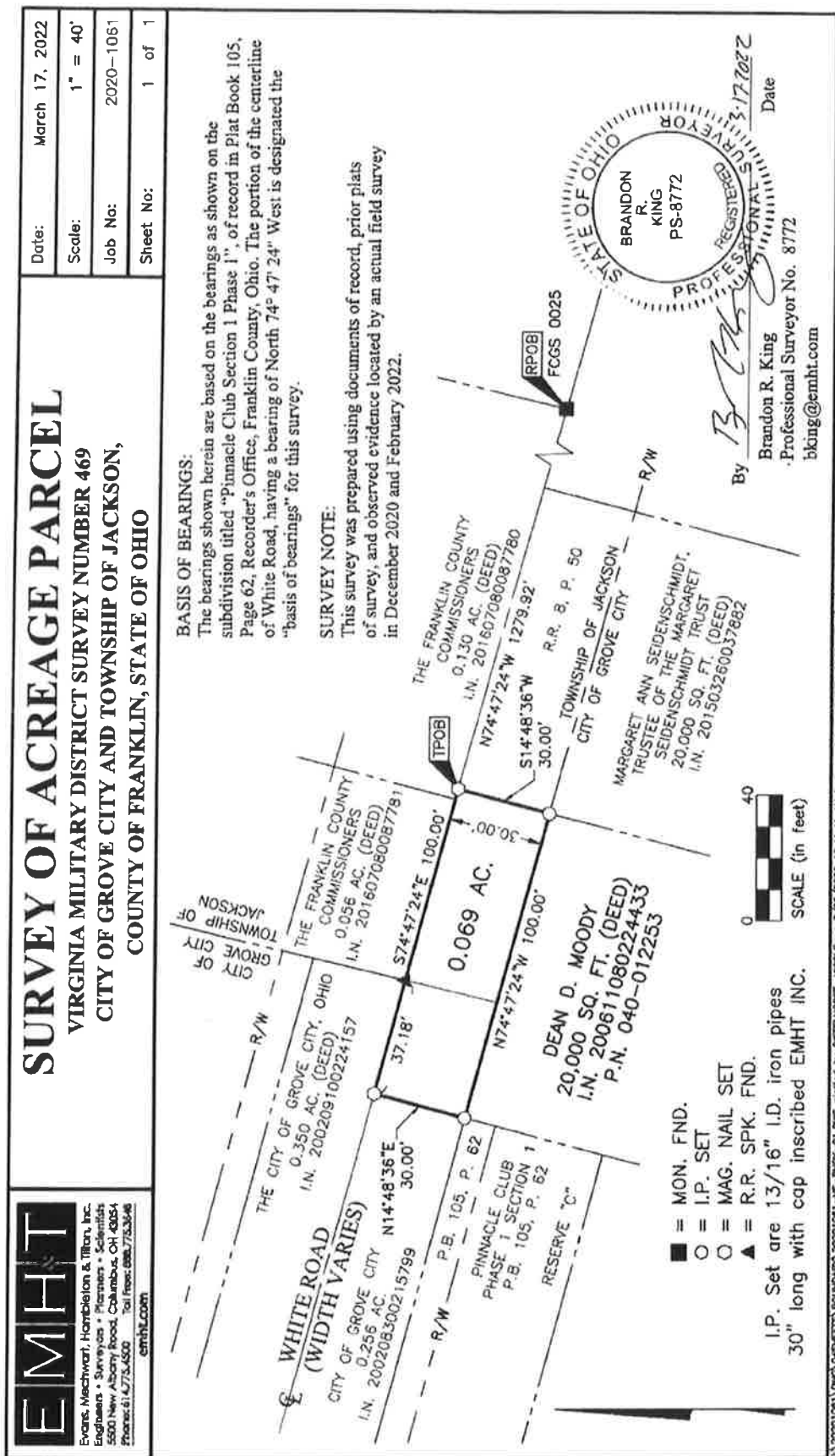
BRK:djt

0.069 ac 20201061-VS-BN

PRELIMINARY APPROVAL	
BY: <i>[Signature]</i>	
DATE: 03-24-2022	
PLS SEND ORIGINALS	
[Stamp: RECEIVED]	

EXHIBIT B

Parcel 1



3/22/2021 10:41:11 AM D:\G\4304\373\4300\4300.dwg plotted by DOTTLEHORN, NICOLE on 3/25/2022 10:41:41 AM last saved by DOTTLEHORN, NICOLE on 3/25/2022 10:41:28 AM

**DRAINAGE EASEMENT
0.011 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 469, and being on, over and across that 20,000 square foot tract conveyed to Dean D Moody by deed of record in Instrument Number 200611080224433 (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 20,000 square foot tract and the northeasterly corner of that 0.256 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200208300215799, being in the centerline of White Road;

Thence South $14^{\circ} 48' 36''$ West, with the line common to said 20,000 square foot and 0.256 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South $74^{\circ} 47' 24''$ East, with said southerly right-of-way line, crossing said 20,000 square foot tract, a distance of 100.00 feet to a point in the line common to said 20,000 square foot tract and that 20,000 square foot acre tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882;

Thence South $14^{\circ} 48' 36''$ West, with said common line, a distance of 5.00 feet to a point;

Thence North $74^{\circ} 47' 24''$ West, crossing said 20,000 square foot (Moody) tract, a distance of 100.00 feet to a point in the line common to said 20,000 square foot (Moody) and that portion of said White Road as demonstrated of record in Plat Book 105, Page 62;

Thence North $14^{\circ} 48' 36''$ East, with said common line, a distance of 5.00 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

3.14.2022
Date

BRK:nmd
0_011 ac 20201061-VS-ESMT-DRAN-04.docx



Evans, Meacham, Harnett & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 800.775.3648
emhit.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

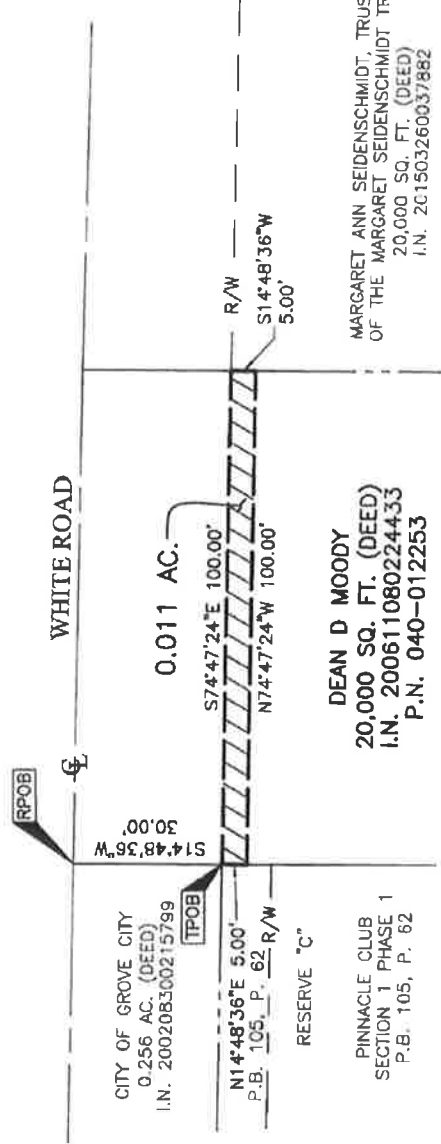
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: 1" = 30'

Job No: 2020-1061

Sheet No: 1 of 1

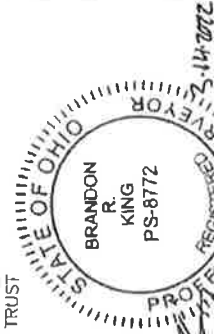


MARGARET ANN SEIDENSCHMIDT, TRUSTEE
OF THE MARGARET SEIDENSCHMIDT TRUST
20,000 SQ. FT. (DEED)
I.N. 201503260037882

DEAN D MOODY
20,000 SQ. FT. (DEED)
I.N. 200611080224433
P.N. 040-012253

PINNACLE CLUB
SECTION 1 PHASE 1
P.B. 105, P. 62

RESERVE "C"



By Brandon R. King Date

Brandon R. King

Professional Surveyor No. 8772

bking@emhit.com

J:\20201061\DWG\45-SHEETS\45-DRAINAGE\45-01-DEED-04-DWG.plotted by KNO, BRANDON on 3/25/2022 2:13:38 PM last saved by BRAND on 3/14/2022 9:55:31 AM

0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 20,000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882 (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 Franklin County Geodetic Survey monument FCGS 0025, found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1179.92 feet to a magnetic nail set at the northeasterly corner of said Seidenschmidt tract and the northwesterly corner of that tract conveyed as Exhibit B, Parcel III, Tract I to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074, being in the southerly line of that 0.130 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087780, being the TRUE POINT OF BEGINNING;

Thence South 14° 48' 36" West, with the line common to said Seidenschmidt tract and said Morbitzer Family LLC tract, (passing a 3/4 inch iron pin found at a distance of 24.90 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said Seidenschmidt tract, with said southerly right-of-way line, a distance of 100.00 feet to an iron pin set in the line common to said Seidenschmidt tract and that 20,000 square foot tract conveyed to Dean D. Moody by deed of record in Instrument Number 200611080224433;

Thence North 14° 48' 36" East, with said common line, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said Seidenschmidt tract and the northeasterly corner of said Moody tract, being in the centerline of said White Road and the southerly line of said 0.130 acre tract;

Thence South 74° 47' 24" East, with said centerline and the line common to said Seidenschmidt tract and said 0.130 acre tract, a distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

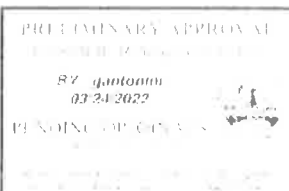


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date





Evans, Mechwart, Henselton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.753.6448
emht.com

SURVEY OF ACREAGE PARCEL

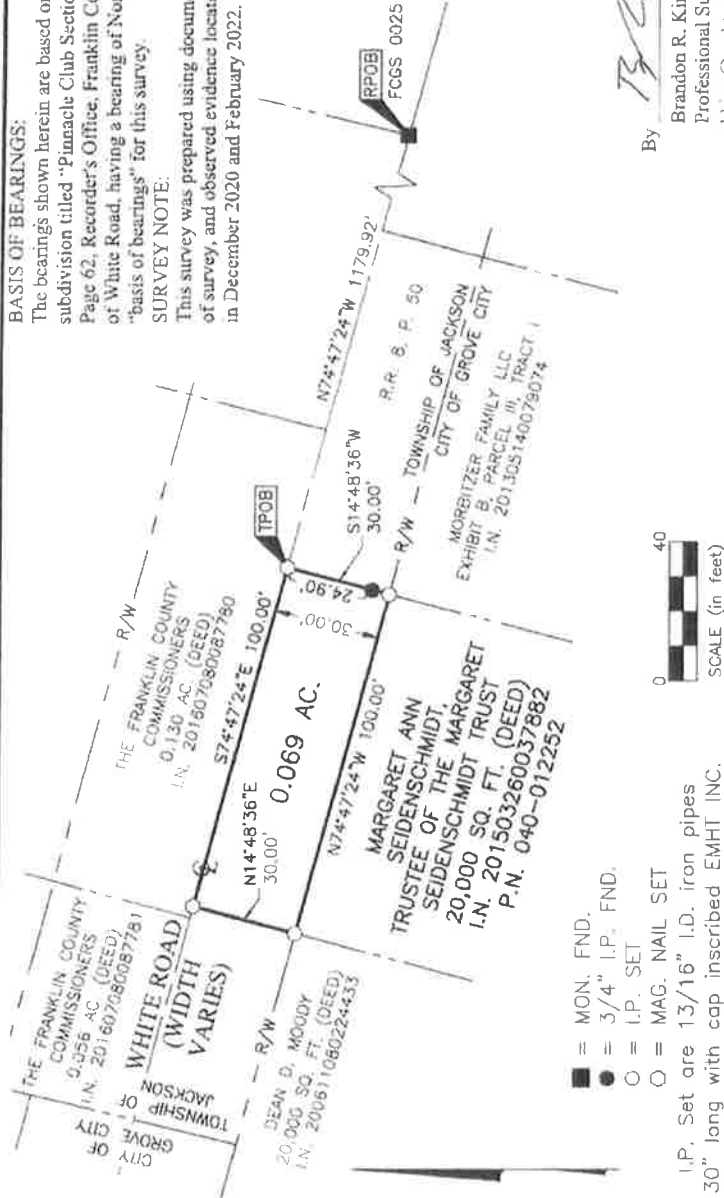
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated 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 December 2020 and February 2022.



- = MON. FND.
- = 3/4" I.P. FND.
- = I.P. SET
- = MAG. NAIL SET

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 3-17-2022
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

0.155 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of those tracts conveyed as Exhibit B, Parcel III, Tracts I and II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 955.42 feet to a railroad spike found at the northeasterly corner of said Morbitzer Family LLC tracts and the northwesterly corner of that tract conveyed to Steven L. Funk TTEE U/A/W Steven L. Funk Amended and Restated Trust DTD 2/15/19 by deed of record in Instrument Number 202006190086276, being in the southerly line of that 0.275 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, being the TRUE POINT OF BEGINNING;

Thence South 14° 49' 06" West, with the line common to said Morbitzer Family LLC tract and said Funk tract, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said Morbitzer Family LLC tracts, with said southerly right-of-way line, a distance of 224.49 feet to an iron pin set in the line common to said Morbitzer Family LLC tract and that 20,000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882;

Thence North 14° 48' 36" East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 5.10 feet) a total distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said Morbitzer Family LLC tract and the northeasterly corner of said Seidenschmidt tract, being in the centerline of said White Road and the southerly line of that 0.130 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087780;

Thence South 74° 47' 24" East, with said centerline, the northerly line of said Morbitzer Family LLC tracts, the southerly line of said 0.130 acre tract, that 0.138 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, and said 0.275 acre tract, (passing a railroad spike found at a distance of 119.85 feet) a total distance of 224.50 feet to the TRUE POINT OF BEGINNING, containing 0.155 acre, more or less, all of which is in the present roadway occupied. Of said 0.155 acre, 0.069 acre is located within Auditor's parcel number 040-012254, 0.014 acre is located within Auditor's parcel number 040-012377 and 0.072 is located within Auditor's parcel number 040-012325.

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 FMHT INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section I Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

0.155 ACRE

-2-

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

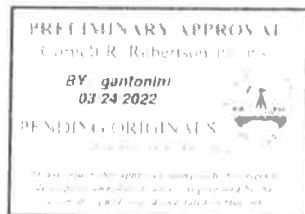
A handwritten signature of Brandon R. King in black ink.

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK.dif
0_155.ac 2020.061-VS-BNDY-03.docx





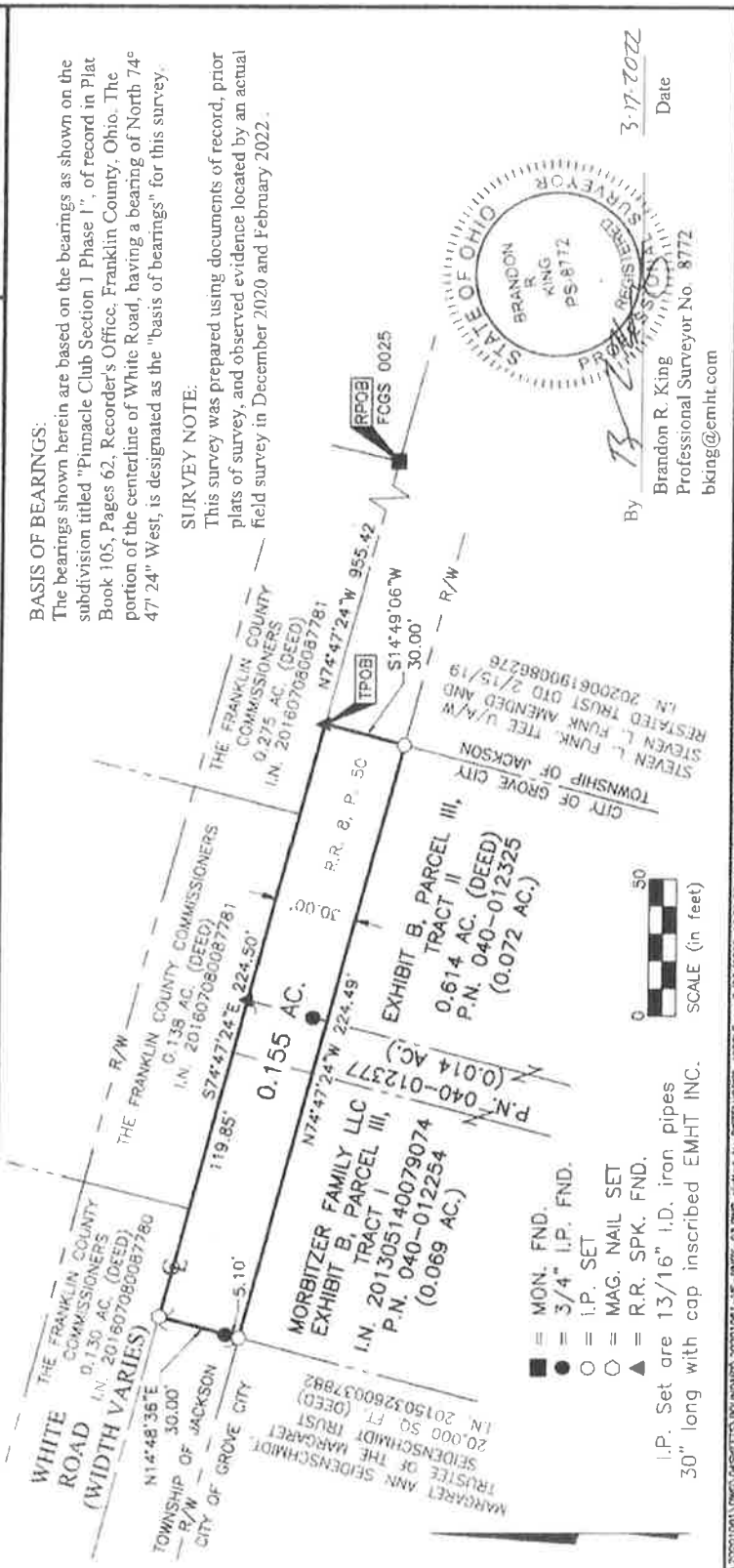
EMHT
 Evans, MacArthur, Hamilton & Thorne, Inc.
 Surveyors - Engineers - Architects
 5900 New Albany Road, Columbus, OH 43221
 Phone: 614.775.5800 Fax: 614.775.3646
 emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	March 17, 2022
Scale:	1" = 50'
Job No:	2020-1061
Sheet No:	1 of 1



0.139 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that tract conveyed to Steven L. Funk TTEE U/A/W Steven L. Funk Amended and Restated Trust DTD 2/15/19 by deed of record in Instrument Number 202006190086276 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 753.31 feet to a magnetic nail set at the northeasterly corner of said Funk tract and the northwesterly corner of that 5.001 acre tract conveyed to Kristina M. Gilmore and Kraig G. Shoemaker by deed of record in Instrument Number 201108290107950, being in the southerly line of that 0.275 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 06" West, with the line common to said Funk tract and said 5.001 acre tract, (passing a 3/4 inch iron pipe found at a distance of 24.88 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said Funk tract, with said southerly right-of-way line, a distance of 202.08 feet to an iron pin set in the line common to said Funk tract and that 0.614 acre tract conveyed as Exhibit B, Parcel III, Tract II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074;

Thence North 14° 49' 06" East, with said common line, a distance of 30.00 feet to a railroad spike found at the northwesterly corner of said Funk tract and the northeasterly corner of said 0.614 acre tract, being in the centerline of said White Road and the southerly line of said 0.275 acre tract;

Thence South 74° 47' 24" East, with said centerline and the line common to said Funk tract and said 0.275 acre tract, a distance of 202.11 feet to the TRUE POINT OF BEGINNING, containing 0.139 acre, more or less, all of which 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 FMIIT INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



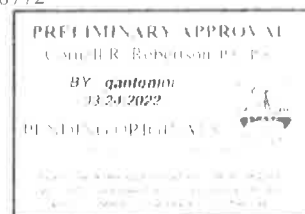
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "B. King".

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date





EMH
Everts, MacArthur, Hamilton & Fitch, Inc.
Engineers - Surveyors
5800 New Albany Road, Columbus, OH 43234
Phone: 614.775.4300 Fax: 614.775.4304
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 17, 2022

Scale: 1" = 50'

Job No: 2020-1061

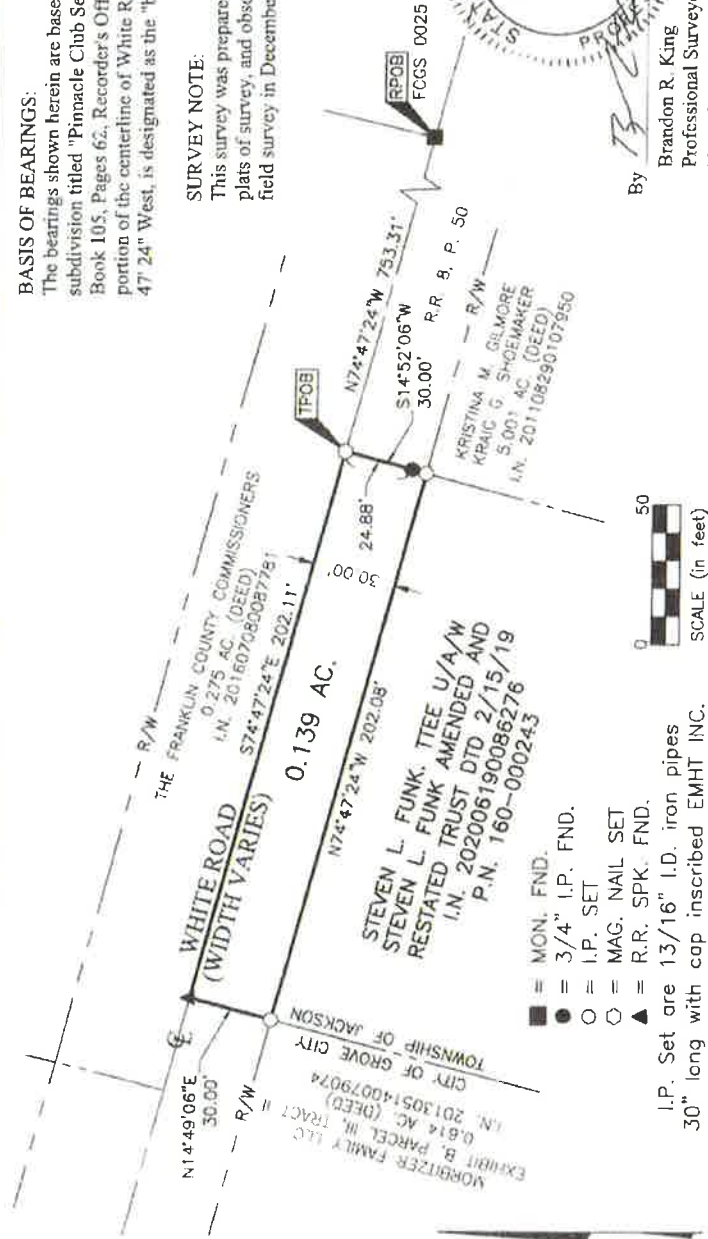
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



3-17-2022

Date

By Brandon R. King

Professional Surveyor No. 8772

bking@emht.com

0.149 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.001 acre tract conveyed to Kristina M. Gilmore and Craig G. Shoemaker by deed of record in Instrument Number 201108290107950 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 536.81 feet to a railroad spike found at the northeasterly corner of said 5.001 acre tract and the northwesterly corner of that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family L.L.C. by deed of record in Instrument Number 201305140079074, being in the southerly line of that 0.184 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 06" West, with the line common to said 5.001 and 0.895 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said 5.001 acre tract, with said southerly right-of-way line, a distance of 216.50 feet to an iron pin set in the line common to said 5.001 acre tract and that tract conveyed to Steven L. Funk TTEE U/A/W Steven L. Funk Amended and Restated Trust DTD 2/15/19 by deed of record in Instrument Number 202006190086276;

Thence North 14° 52' 06" East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 5.12 feet) a total distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said 5.001 acre tract and the northeasterly corner of said Funk tract, being in the centerline of said White Road and the southerly line of that 0.275 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781;

Thence South 74° 47' 24" East, with said centerline, the northerly line of said 5.001 acre tract, the southerly lines of said 0.275 acre tract, that 0.138 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087782, and said 0.184 acre tract, a distance of 216.50 feet to the TRUE POINT OF BEGINNING, containing 0.149 acre, more or less, all of which 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 EMH&T INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

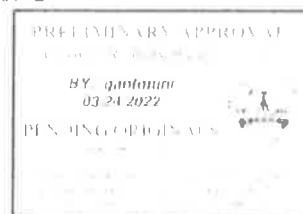


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614/754-6500 Toll Free: 800/753-6448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

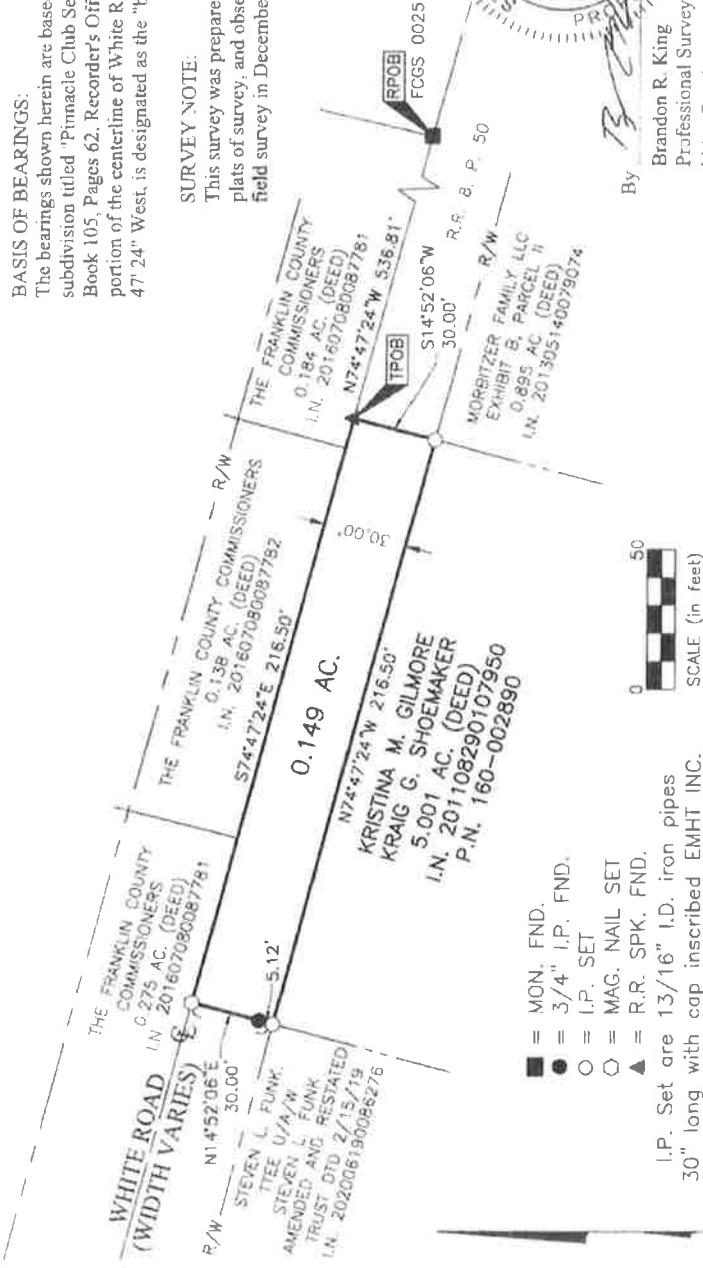
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



0.090 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 406.76 feet to a PK nail found at the northeasterly corner of said 0.895 acre tract and the northwesterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the southerly line of that 0.184 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 17" West, with the line common to said 0.895 and 4.170 acre tracts, (passing a 1/2 inch rebar found at a distance of 24.94 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road,;

Thence North 74° 47' 24" West, across said 0.895 acre tract, with said southerly right-of-way line, a distance of 130.05 feet to an iron pin set in the line common to said 0.895 acre tract and that 5.001 acre tract conveyed to Kristina M. Gilmore and Craig G. Shoemaker by deed of record in Instrument Number 201108290107950;

Thence North 14° 52' 06" East, with said common line, a distance of 30.00 feet to a railroad spike found at the northwesterly corner of said 0.895 acre tract and the northeasterly corner of said 5.001 acre tract, being in the centerline of said White Road and the southerly line of said 0.184 acre tract;

Thence South 74° 47' 24" East, with said centerline and the line common to said 0.895 and 0.184 acre tracts, a distance of 130.05 feet to the TRUE POINT OF BEGINNING, containing 0.090 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

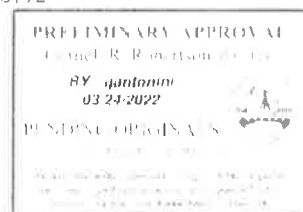
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022
Date



HRK:dlf
03/24/2022 10:00 AM 03/24/2022 10:00 AM



Evans, Machwari, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43244
Phone: 614.773.6000 Fax: 614.773.3444
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 17, 2022

Scale: 1" = 50'

Job No: 2020-1061

Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



- = MON. FND.
- = 1/2" I.P. FND.
- = I.P. SET
- ▲ = R.R. SPK. FND.
- ◆ = P.K. NAIL FND.

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



3-17-2022

Date

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

**DRAINAGE EASEMENT
0.016 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (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 0.895 acre tract and the northwesterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the centerline of White Road;

Thence South 14° 52' 17" West, with the line common to said 0.895 and 4.170 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 17" West, continuing with said common line, a distance of 5.00 feet to a point;

Thence crossing said 0.895 acre tract, the following courses and distances:

North 74° 47' 24" West, a distance of 54.13 feet to a point;

South 15° 12' 36" West, a distance of 5.00 feet to a point;

North 74° 47' 24" West, a distance of 10.00 feet to a point;

North 15° 12' 36" East, a distance of 5.00 feet to a point; and

North 74° 47' 24" West, a distance of 65.93 feet to a point in the line common to said 0.895 acre tract and that 5.001 acre tract conveyed to Kristina M. Gilmore and Craig G Shoemaker by deed of record in Instrument Number 201108290107950;

Thence North 14° 52' 06" East, with said common line, a distance of 5.00 feet to a point in said southerly right-of-way line;

Thence South 74° 47' 24" East, with said southerly right-of-way line, crossing said 0.895 acre tract, a distance of 130.05 feet to the TRUE POINT OF BEGINNING, containing 0.016 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

3.14.2022

Brandon R. King
Professional Surveyor No. 8772

Date



EMHIT
Ernst, Machiwar, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500
Fax: 614.775.4500
emhit.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NO. 469

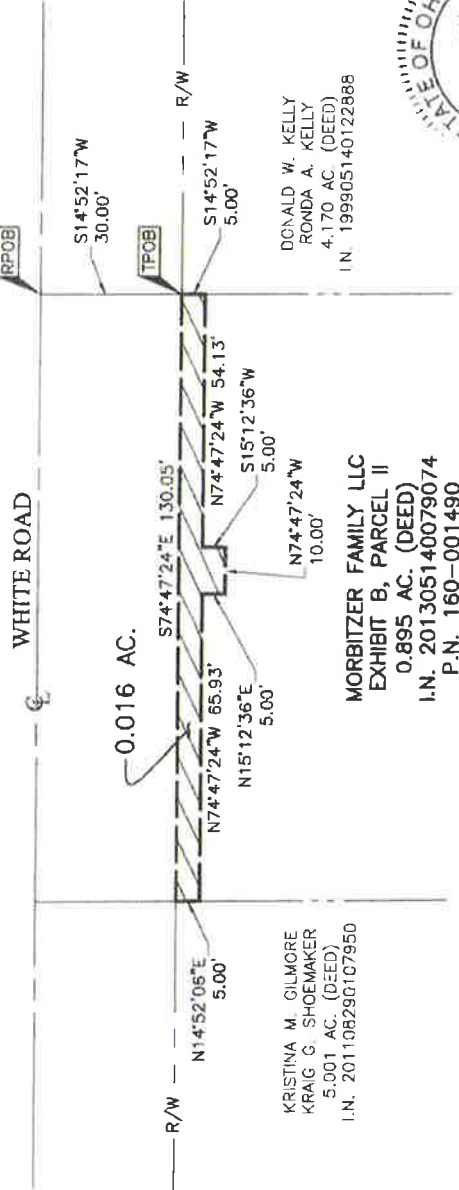
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: 1" = 30'

Job No: 2020-1061

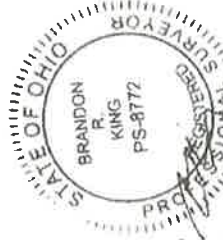
Sheet No: 1 of 1



KRISTINA M. GILMORE
KRAIG G. SHOEMAKER
5.001 AC. (DEED)
I.N. 201108290107950

MORBITZER FAMILY LLC
EXHIBIT B, PARCEL II
0.895 AC. (DEED)
I.N. 201305140079074
P.N. 160-001490

DONALD W. KELLY
RONDA A. KELLY
4.170 AC. (DEED)
I.N. 199905140122888



By

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

3.14.2022

Date



SCALE (in feet)

0.056 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888 (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 Franklin County Geodetic Survey monument FC'GS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 325.01 feet to a PK nail found at the northeasterly corner of said 4.170 acre tract and the northwesterly corner of that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335, being in the southerly line of that 0.312 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201609200127419, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 17" West, with the line common to said 4.170 and 6.0009 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said 4.170 acre tract, with said southerly right-of-way line, a distance of 81.75 feet to an iron pin set in the line common to said 4.170 acre tract and that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074,

Thence North 14° 52' 17" East, with said common line, (passing a 1/2 inch rebar found at a distance of 4.97 feet) a total distance of 30.00 feet to a PK nail found at the northwesterly corner of said 4.170 acre tract and the northeasterly corner of said 0.895 acre tract, being in the centerline of said White Road and the southerly line of that 0.184 acre tract of land conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781;

Thence South 74° 47' 24" East, with said centerline, the northerly line of said 4.170 acre tract, the southerly lines of said 0.184 and 0.312 acre tracts, a distance of 81.75 feet to the TRUE POINT OF BEGINNING, containing 0.056 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section I Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

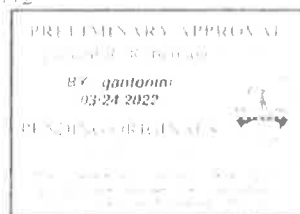
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

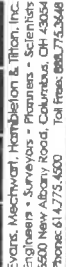


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 17, 2022

March 17, 2022

Scale: $1'' = 40'$

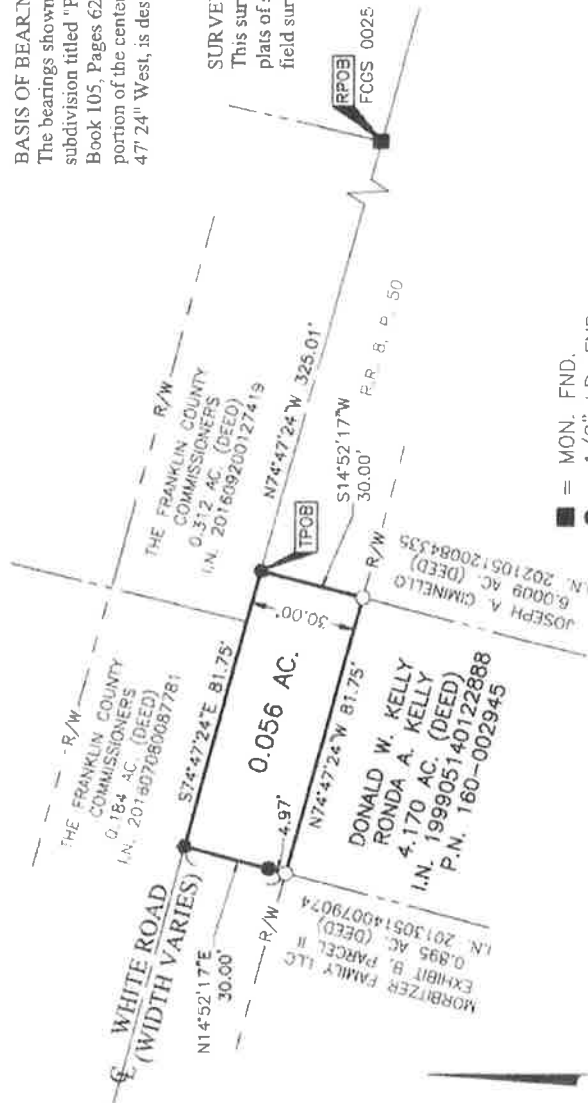
 $1'' = 40'$

Job No: 2020 - 1061

2020 - 1061

Sheet No: 1 of 1

1 of 1



BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.

- = MON. FND.
- = 1 1/2" I.P. FND.
- = I.P. SET
- = P.K. NAIL 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
Professional Surveyor No. 8772
bk:ng@embt.com

3-17-2022

Date _____

DRAINAGE EASEMENT
0.009 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888 (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 4.170 acre tract and the northeasterly corner of that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074, being in the centerline of White Road;

Thence South $14^{\circ} 52' 17''$ West, with the line common to said 4.170 and 0.895 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South $74^{\circ} 47' 24''$ East, with said southerly right-of-way line, crossing said 4.170 acre tract, a distance of 81.75 feet to a point in the line common to said 4.170 acre tract and that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335;

Thence South $14^{\circ} 52' 17''$ West, with said common line, a distance of 5.00 feet to a point;

Thence North $74^{\circ} 47' 24''$ West, crossing said 4.170 acre tract, a distance of 81.75 feet to a point in the line common to said 4.170 and 0.895 acre tracts;

Thence North $14^{\circ} 52' 17''$ East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.009 acre, more or less.



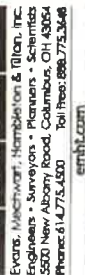
EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]

Brandon R. King
Professional Surveyor No. 8772

3-14-2022

Date



VIRGINIA MILITARY DISTRICT SURVEY NO. 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

March 14, 2022

Scale: $1'' = 30'$

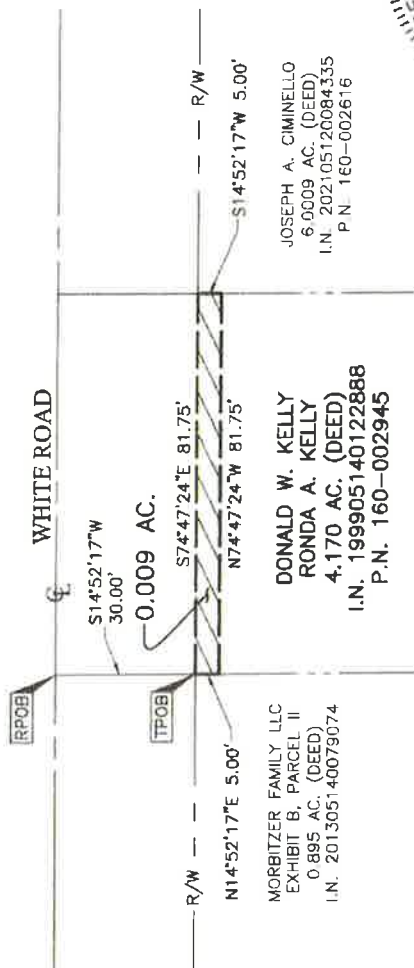
 $1^{\circ} = 30'$

Job No: 2020-1061

2020-1061

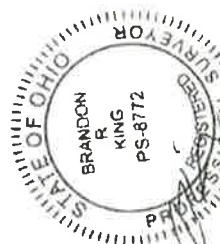
Sheet No: 1 of 1

1 of 1



0 30

SCALE (in feet)



By

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

Data

2202.41-5

\\20201081\DMG\CADRETS\EXAMINENTS\20201081-15-ESMT-CHUAN-CLDING posted by KIM, ERANDON on 3/14/2022 8:58:30 AM last saved by MGTTELHPST on 3/11/2022 9:17:37 AM

Parcel 8

0.041 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 265.01 feet to a magnetic nail set at the northeasterly corner of said 6.0009 acre tract and the northwesterly corner of that tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Instrument Numbers 202105120084320, 202105120084321, 202105120084328, and 202105270094202, being in the southerly line of that 0.312 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201609200127419, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 17" West, with the line common to said 6.0009 acre and M/I Homes of Central Ohio, LLC tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said 6.0009 acre tract, with said southerly right-of-way line, a distance of 60.00 feet to an iron pin set in the line common to said 6.0009 acre tract and that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888;

Thence North 14° 52' 17" East, with said common line, a distance of 30.00 feet to a PK nail found at the northwesterly corner of said 6.0009 acre tract and the northeasterly corner of said 4.170 acre tract, being in said centerline and the southerly line of said 0.312 acre tract;

Thence South 74° 47' 24" East, with said centerline, and the line common to said 6.0009 and 0.312 acre tracts, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.041 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



BRK:trw
0_041 ac 20201061-VS-BNDY-08.docx

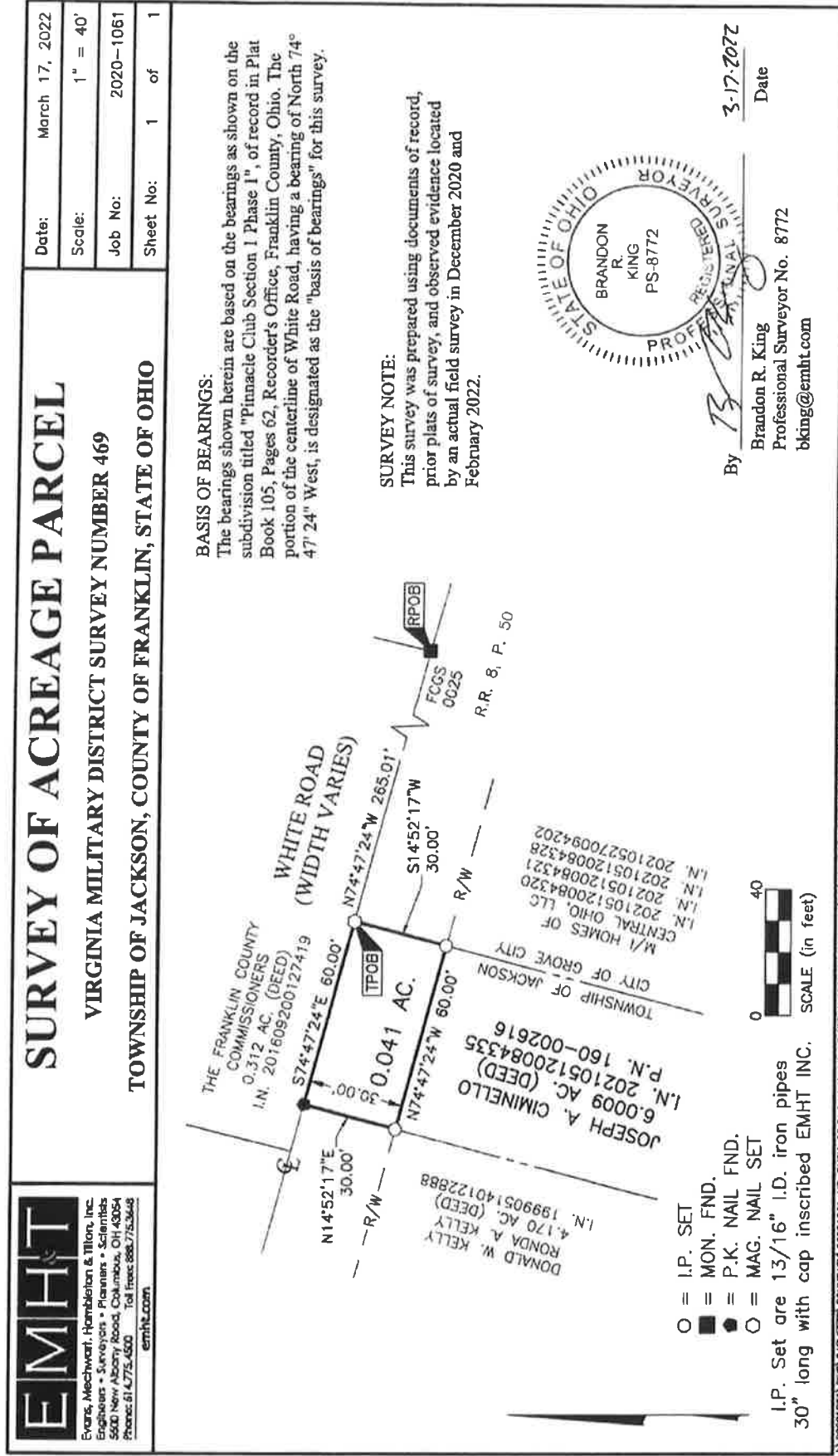
EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK
Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date





**DRAINAGE EASEMENT
0.007 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (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 6.0009 acre tract and the northeasterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the centerline of White Road;

Thence South $14^{\circ} 52' 17''$ West, with the line common to said 6.0009 and 4.170 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South $74^{\circ} 47' 24''$ East, with said southerly right-of-way line, crossing said 0.007 acre tract, a distance of 60.00 feet to a point in the line common to said 6.0009 acre tract and that tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Instrument Numbers 202105120084320, 202105120084321, 202105120084328, and 202105270094202 ;

Thence South $14^{\circ} 52' 17''$ West, with said common line, a distance of 5.00 feet to a point;

Thence North $74^{\circ} 47' 24''$ West, crossing said 6.0009 acre tract, a distance of 60.00 feet to a point in the line common to said 6.0009 and 4.170 acre tracts;

Thence North $14^{\circ} 52' 17''$ East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

3-14-2022

Date

BRK:djf
0_007 ac 20201061-VS-BNDY-ESMT-DRAN-05.docx



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

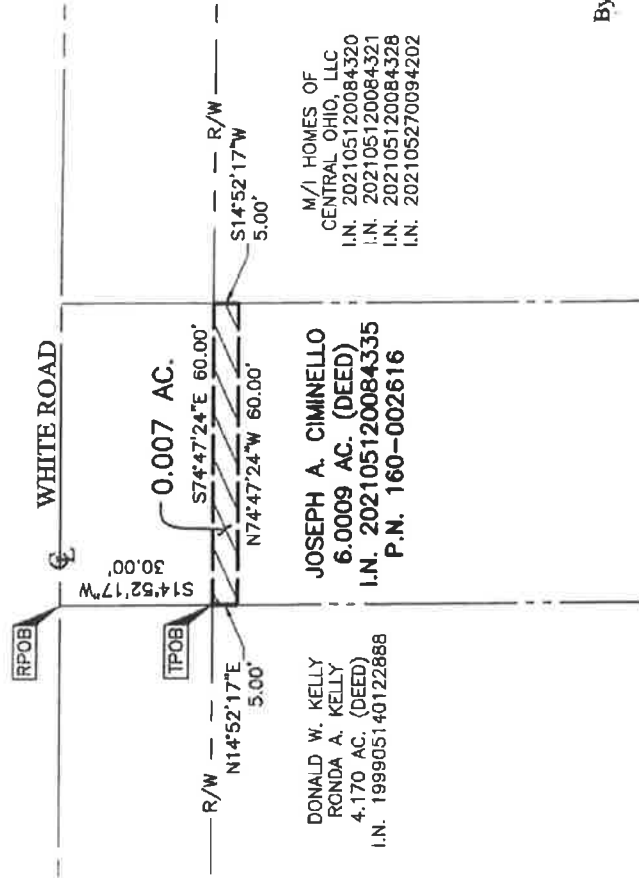
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: 1" = 30'

Job No: 2020-1061

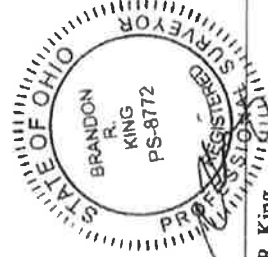
Sheet No: 1 of 1



DONALD W. KELLY
RONDA A. KELLY
4.170 AC. (DEED)
I.N. 199905140122888

JOSEPH A. CIMINELLO
6.0009 AC. (DEED)
I.N. 202105120084335
P.N. 160-002616

M/I HOMES OF
CENTRAL OHIO, LLC
I.N. 202105120084320
I.N. 202105120084321
I.N. 202105120084328
I.N. 202105270094202



3-14-2022

By

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

Date



J:\20201061\DWG\PLANS\LEASINGMENTS\20201061-VS-ESMT-DRAW-COL.DWG plotted by KING, BRANDON on 3/14/2022 10:00:15 AM last saved by DEKORSON on 3/11/2022 3:24:18 PM

0.145 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 2.100 acre tract conveyed to Patrick L. Torgerson and Kimberly J. Torgerson by deed of record in Instrument Number 199909020225095 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50 and an angle point in the northerly line of said 2.100 acre tract, being the southeasterly corner of that 0.312 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201609200127419 and the southwesterly corner of that 5.83 acre tract conveyed to Dennis E. Wechter and Gail L. Wechter by deed of record in Instrument Number 202012170201830;

Thence South 74° 45' 24" East, with said centerline and the line common to said 2.100 and 5.83 acre tracts, a distance of 125.25 feet to a magnetic nail set at the northeasterly corner of said 2.100 acre tract and the northwesterly corner of that 2 acre tract conveyed as Tract I to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724;

Thence South 14° 50' 49" West, with the line common to said 2.100 and 2 acre tracts, (passing a 1/2 inch iron pipe found at a distance of 25.02 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 45' 24" West, across said 2.100 acre tract, with southerly right-of-way line, a distance of 125.45 feet to an iron pin set;

Thence North 74° 47' 24" West, continuing across said 2.100 acre tract, with southerly right-of-way line, a distance of 84.55 feet to an iron pin set in the line common to said 2.100 acre tract and that tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Instrument Numbers 202105120084320, 202105120084321, 202105120084328, and 202105270094202;

Thence North 14° 50' 49" East, with said common line, a distance of 30.00 feet to a magnetic nail set in said centerline and the southerly line of said 0.312 acre tract, being the northwesterly corner of said 2.100 acre tract and the northeasterly corner of said M/I Homes of Central Ohio, LLC tract;

Thence South 74° 47' 24" East, with said centerline and the line common to said 2.100 and 0.312 acre tracts, a distance of 84.74 feet to the POINT OF BEGINNING, containing 0.145 acre, more or less, all of which 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 EMH&T INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

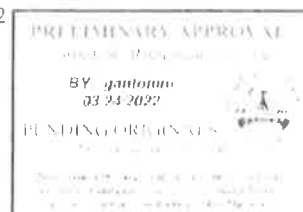


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

3-17-2022





EMH.T
Evans, Macchiarri, Hummelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

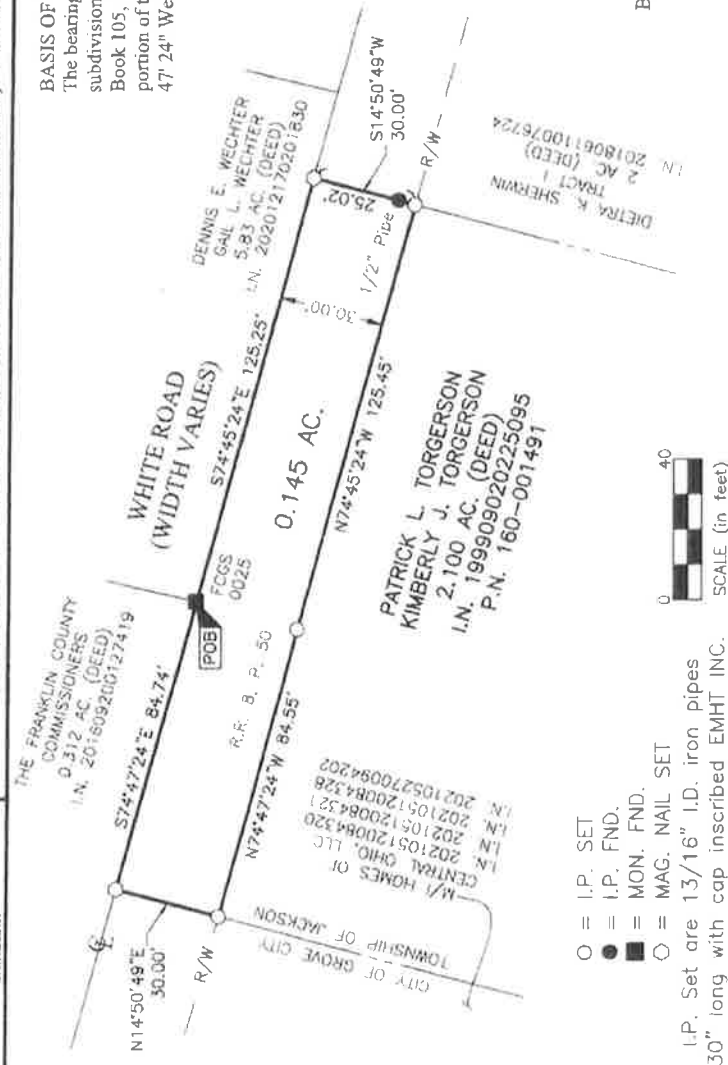
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



By Brandon R. King Date 3-17-2022
Professional Surveyor No. 8772
bking@emht.com

0.175 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 2 acre tract conveyed as Tract I and that 0.173 acre tract conveyed as Tract II to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724 (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 Franklin County Geodetic Survey monument FC'GS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence South 74° 45' 24" East, with said centerline, a distance of 125.25 feet to a magnetic nail set at the northwesterly corner of said 2 acre tract and the northeasterly corner of that 2.100 acre tract conveyed to Patrick L. Torgerson and Kimberly J. Torgerson by deed of record in Instrument Number 199909020225095, being in the southerly line of that 5.83 acre tract conveyed to Dennis E. Wechter and Gail L. Wechter by deed of record in Instrument Number 202012170201830, being the TRUE POINT OF BEGINNING;

Thence South 74° 45' 24" East, with said centerline, the northerly line of said 2 and 0.173 acre tracts, and the southerly lines of said 5.83 acre tract (Wechter), that 5.83 acre tract conveyed to Arnold D. Hoover Jr. and Nancy J. Hoover by deed of record in Official Record 14439G10, and that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18, a distance of 254.57 feet to a magnetic nail set at the northeasterly corner of said 0.173 acre tract and the northwesterly corner of that 0.989 acre tract conveyed to Jimmie A. Davis Jr. and Lauren M. Davis by deed of record in Instrument Number 201806040073732;

Thence South 16° 07' 04" West, with the line common to said 0.173 and 0.989 acre tracts, (passing a 1/2 inch iron pipe found at a distance of 23.89 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 45' 24" West, across said 0.173 and 2 acre tracts, with said southerly right-of-way line, a distance of 253.90 feet to an iron pin set in the line common to said 2 and 2.100 acre tracts;

Thence North 14° 50' 49" East, with said common line, (passing a 1/2 inch iron pipe found at a distance of 4.98 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.175 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMHT in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

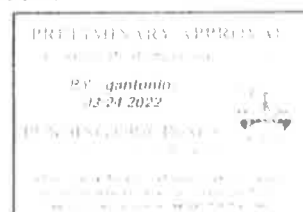


EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-17-2022

Date





EMHT
 Earth, Mechanical, Handwritten & Titled, Inc.
 5400 New Albany Road, Cincinnati - Ohio 45244
 Phone: 513.775.4550 Fax: 513.775.4550
 emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:

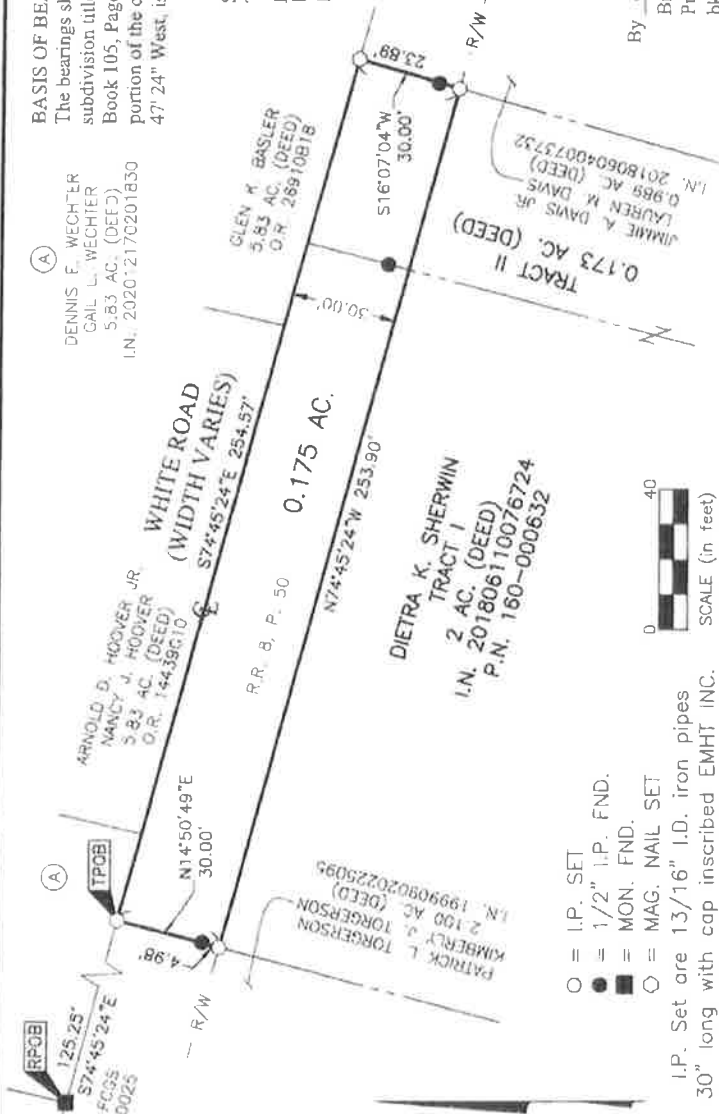
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this survey.

(A) DENNIS E. WECHTER
 GAIL L. WECHTER
 5.83 AC. (DEED)
 I.N. 2020-1720201830

ARNOLD D. HOOVER JR.
 NANCY A. HOOVER JR.
 5.83 AC. (DEED)
 O.R. 14438610

GLEN K. BASLER
 5.83 AC. (DEED)
 O.R. 28910818

DIETRA K. SHERWIN
 TRACT I
 2 AC. (DEED)
 I.N. 201806110076724
 P.N. 160-000632

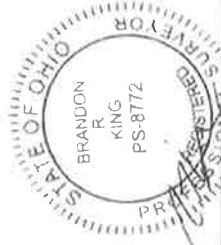


Legend:
 O = I.P. SET
 ● = 1/2" I.P. FND.
 ■ = MON. FND.
 ○ = MAG. NAIL SET
 I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in December 2020 and February 2022.



By Brandon R. King Date 3-17-2022
 Professional Surveyor No. 8772
 bking@emht.com

0.108 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.989 acre tract conveyed to Jimmie A. Davis Jr and Lauren M. Davis by deed of record in Instrument Number 201806040073732 (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 Franklin County Geodetic Survey monument FCCS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence South $74^{\circ} 45' 24''$ East, with said centerline, a distance of 379.82 feet to a magnetic nail set at the northwesterly corner of said 0.989 acre tract and the northeasterly corner of that 0.173 acre tract conveyed as Tract II to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724, being in the southerly line of that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18, being the TRUE POINT OF BEGINNING;

Thence South $74^{\circ} 45' 24''$ East, with said centerline, the northerly line of said 0.989 acre tract, and the southerly lines of said 5.83 acre tract (Baskler) and that 5.83 acre tract conveyed to Larry W. Moody and Linda M. Moody by deed of record in Official Record 14101A01, a distance of 156.94 feet to a magnetic nail set at the northeasterly corner of said 0.989 acre tract and the northwesterly corner of that 0.838 acre tract conveyed to James E. Worthington and Carlene C. Worthington by deed of record in Official Record 7146E10;

Thence South $14^{\circ} 47' 31''$ West, with the line common to said 0.989 and 0.838 acre tracts, (passing a $3/4''$ iron pipe found at a distance of 24.32 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North $74^{\circ} 45' 24''$ West, across said 0.989 acre tract, with said southerly right-of-way line, a distance of 157.63 feet to an iron pin set in the line common to said 0.989 and 0.173 acre tracts;

Thence North $16^{\circ} 07' 04''$ East, with said common line, (passing a $1/2$ inch iron pipe found at a distance of 6.12 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.108 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section I Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North $74^{\circ} 47' 24''$ West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&I in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



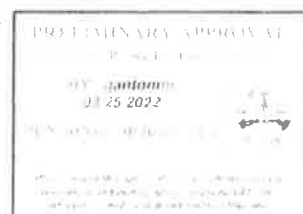
EVANS, MECHWART, HAMBLETON & TILTON, INC.

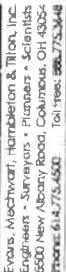
A handwritten signature in blue ink, appearing to read "B. King".

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

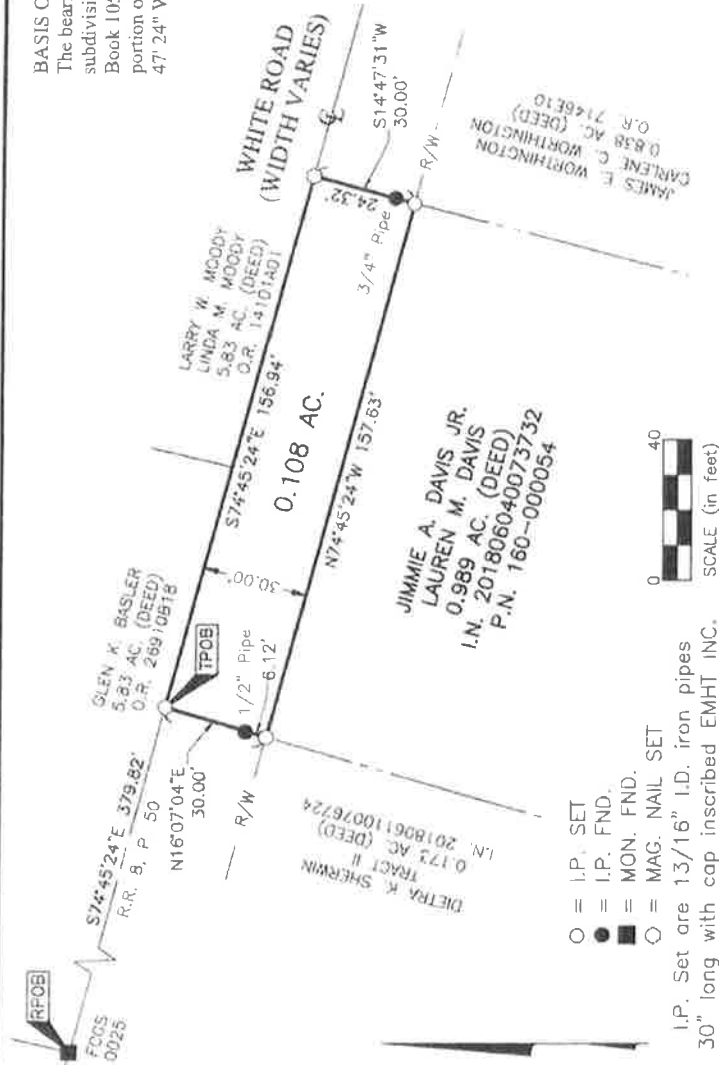




VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

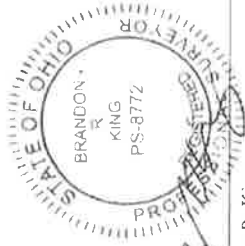
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1



BASIS OF BEARINGS:
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearing" 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 December 2020 and February 2022.



By  Brandon R. King Date 3-17-2022
Professional Surveyor No. 8772
bking@emht.com

0.105 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.838 acre tract conveyed to James E. Worthington and Carlene C. Worthington by deed of record in Official Record 7146E10 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence South 74° 45' 24" East, with said centerline, a distance of 536.76 feet to a magnetic nail set at the northwesterly corner of said 0.838 acre tract and the northeasterly corner of that 0.989 acre tract conveyed to Jimmie A. Davis Jr. and Lauren M. Davis by deed of record in Instrument Number 201806040073732, being in the southerly line of that 5.83 acre tract conveyed to Larry W. Moody and Linda M. Moody by deed of record in Official Record 14101A01, being the TRUE POINT OF BEGINNING;

Thence South 74° 45' 24" East, with said centerline, the northerly line of said 0.838 acre tract and the southerly lines of said 5.83 acre tract and that 17.71 acre tract conveyed to Anthony W. Morbitzer and Jennifer J. Morbitzer by deed of record in Instrument Number 202109230170226, a distance of 152.00 feet to a magnetic nail set at the northeasterly corner of said 0.838 acre tract and the northwesterly corner of that 1.658 acre tract conveyed as Parcel II to Elizabeth T. Morbitzer, Trustee and Anthony W. Morbitzer (50%) by deed of record in Instrument Number 201605040055425 and Capital City Mechanical, Inc. (50%) by deed of record in Instrument Number 201605240065217;

Thence South 14° 47' 31" West, with the line common to said 0.838 and 1.658 acre tracts, (passing a 5/8 inch rebar found at a distance of 24.31 feet) a total distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 45' 24" West, across said 0.838 acre tract, with said southerly right-of-way line, a distance of 152.00 feet to an iron pin set in the line common to said 0.838 and 0.989 acre tracts;

Thence North 14° 47' 31" East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 5.68 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.105 acre, more or less, all of which is in the present roadway occupied.

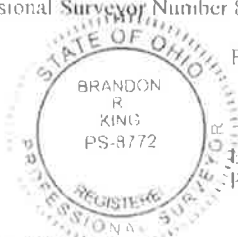
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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 EMITT INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMITT in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

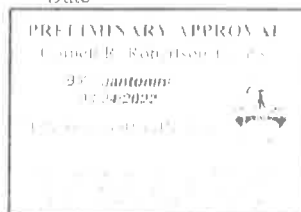
EVANS, MECHWART, HAMBLETON & TILTON, INC.

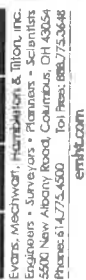


Brandon R. King
Professional Surveyor No. 8772

3-22-2022

Date





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

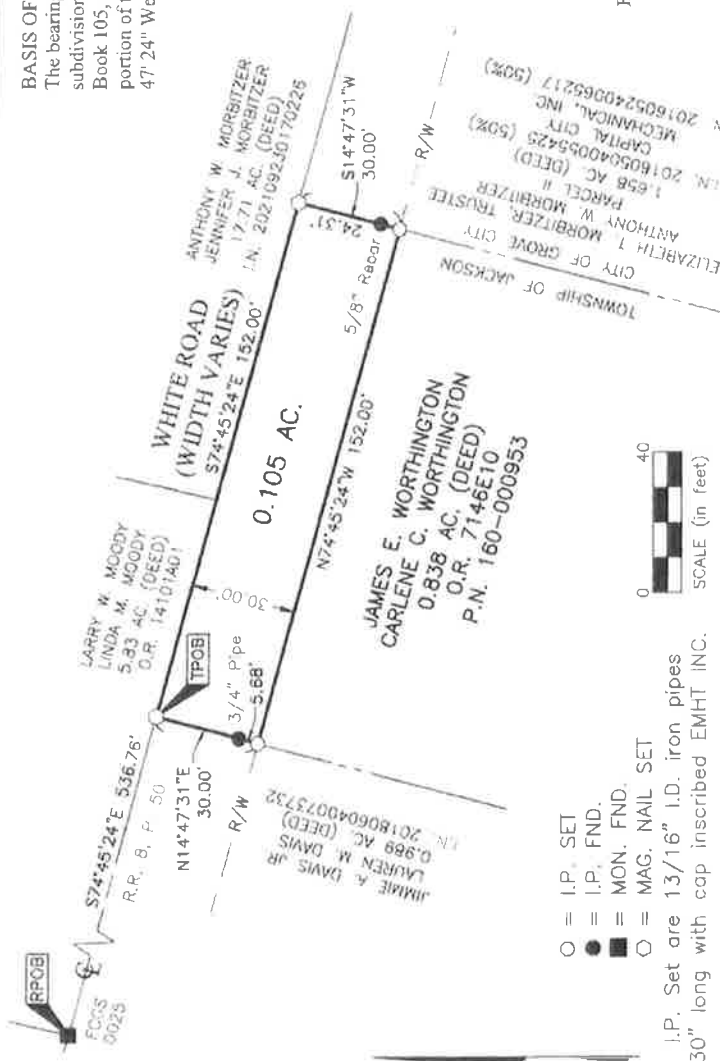
Date:	March 22, 2022
Scale:	1" = 40'
Job No.:	2020-1061
Sheet No.:	1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



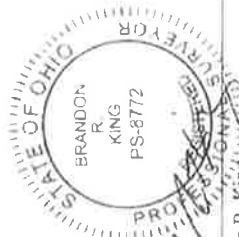
○ = I.P. SET
● = I.P. FND.
■ = MON. FND.
◊ = MAG. NAIL SET

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

2202-22-5

Date _____

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



0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Larry W. Moody and Linda M. Moody by deed of record in Official Record 14101A01 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50:

Thence South 74° 45' 24" East, with said centerline, a distance of 450.71 feet to a magnetic nail set at the southwesterly corner of said 5.83 acre (Moody) tract and the southeasterly corner of that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18, being in the northerly line of that 0.989 acre tract conveyed to Jimmie A. Davis Jr. and Lauren M. Davis by deed of record in Instrument Number 201806040073732, being the TRUE POINT OF BEGINNING;

Thence North 13° 06' 56" East, with the line common to said 5.83 (Moody) and 5.83 acre (Basler) tracts, a distance of 30.02 feet to an iron pin set in the northerly right-of-way line of said White Road;

Thence South 74° 45' 24" East, across said 5.83 acre (Moody) tract, with said northerly right-of-way line, a distance of 150.00 feet to an iron pin set in the line common to said 5.83 acre (Moody) tract and that 17.71 acre tract conveyed to Anthony W. Morbitzer and Jennifer J. Morbitzer by deed of record in Instrument Number 202109230170226;

Thence South 13° 06' 52" West, with said common line, a distance of 30.02 feet to a magnetic nail set in said centerline, at the southeasterly corner of said 5.83 acre (Moody) and the southwesterly corner of said 17.71 acre tract, being in the northerly line of that 0.838 acre tract conveyed to James E. Worthington and Carlene C. Worthington by deed of record in Official Record 7146E10;

Thence North 74° 45' 24" West, with said centerline, the southerly line of said 5.83 acre (Moody) tract, and the northerly lines of said 0.838 and 0.989 acre tracts, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

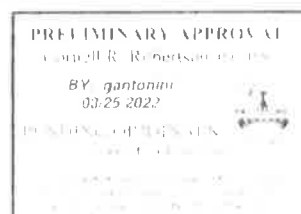
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



EVANS, MECHWART, HAMBLTON & TILTON, INC.

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

3-22-2022
Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers & Surveyors • Columbus, OH 43260
5600 New Albany Road, Columbus, OH 43260
Phone 614.779.4500 Fax 614.779.3449
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

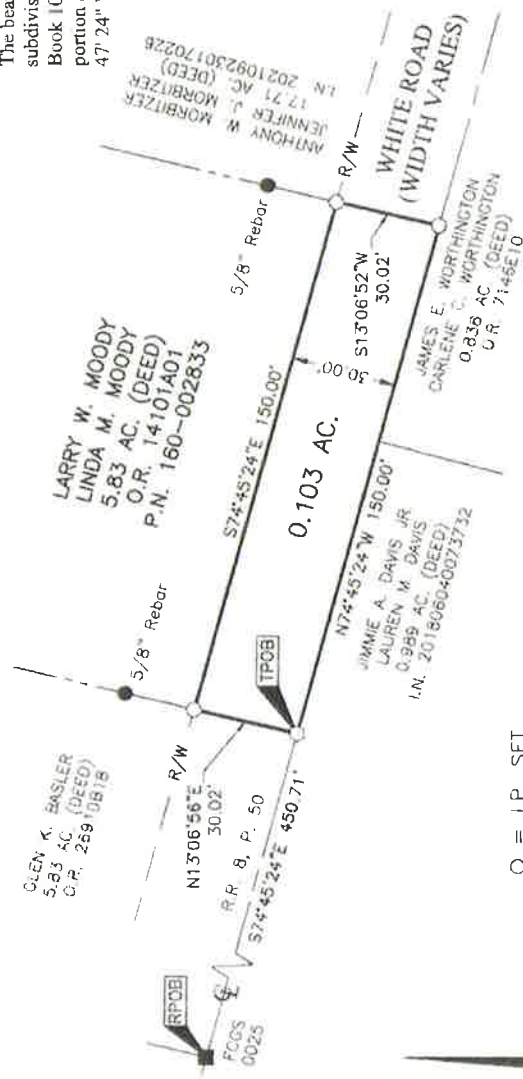
Date: March 22, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

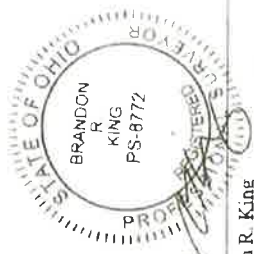
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated 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 December 2020 and February 2022.



- = I.P. SET
 - = I.P. FND.
 - = MON. FND.
 - = MAG. NAIL SET
- I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By Brandon R. King Date 3-22-2022
Professional Surveyor No. 8772
bking@emht.com

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence South 74° 45' 24" East, with said centerline, a distance of 300.71 feet to a magnetic nail set at the southwesterly corner of said 5.83 acre (Basler) tract and the southeasterly corner of that 5.83 acre tract conveyed to Arnold D. Hoover Jr. and Nancy J. Hoover by deed of record in 11439G10, being in the northerly line of that 2 acre tract conveyed as Tract I to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724, being the TRUE POINT OF BEGINNING;

Thence North 13° 06' 39" East, with the line common to said 5.83 (Basler) and 5.83 acre (Hoover) tracts, a distance of 30.02 feet to an iron pin set in the northerly right-of-way line of said White Road;

Thence South 74° 45' 24" East, across said 5.83 acre (Basler) tract, with said northerly right-of-way line, a distance of 150.00 feet to an iron pin set in the line common to said 5.83 acre (Basler) tract and that 5.83 acre tract conveyed to Larry W. Moody and Linda M. Moody by deed of record in Official Record 14101A01;

Thence South 13° 06' 56" West, with said common line, a distance of 30.02 feet to a magnetic nail set in said centerline, at the southeasterly corner of said 5.83 acre (Basler) tract and the southwesterly corner of said 5.83 acre (Moody) tract, being in the northerly line of that 0.989 acre tract conveyed to Jimmie A. Davis Jr. and Lauren M. Davis by deed of record in Instrument Number 201806040073732;

Thence North 74° 45' 24" West, with said centerline, the southerly line of said 5.83 acre (Basler) tract, and the northerly lines of said 0.989 acre tract, that 0.173 acre tract conveyed as Tract II to Dietra K. Sherwin by deed of record in Instrument Number 2018906110076724, and said 2 acre tract, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by FMI&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

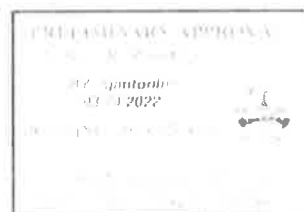


EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-17-2022

Date





Evans, Mechwart, Hamblin & Miller, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614/775-4500 Toll Free: 888/763-2448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

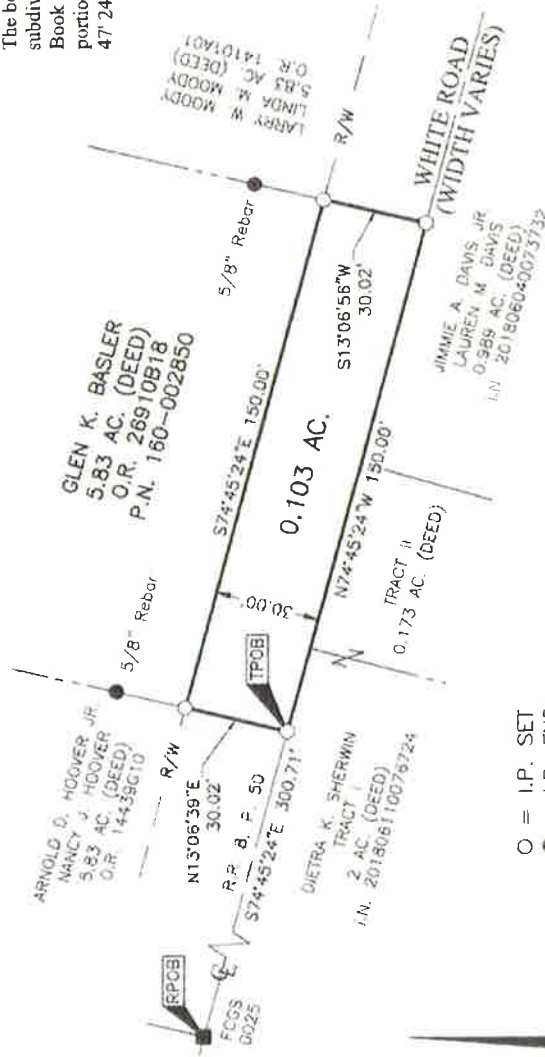
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1051
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.

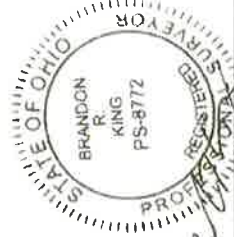


- = I.P. SET
- = I.P. FND.
- = MON. FND.
- = MAG. NAIL SET

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 3-17-2022
Professional Surveyor No. 8772
bking@emht.com

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Arnold D. Hoover Jr. and Nancy J. Hoover by deed of record in 11439G10 (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 Franklin County Geodetic Survey monument FCCS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence South $74^{\circ} 45' 24''$ East, with said centerline, a distance of 150.71 feet to a magnetic nail set at the southwesterly corner of said 5.83 acre (Hoover) tract and the southeasterly corner of that 5.83 acre tract conveyed to Dennis E. Wechter and Gail L. Wechter by deed of record in Instrument Number 202012170201830, being in the northerly line of that 2 acre tract conveyed as Tract I to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724, being the TRUE POINT OF BEGINNING;

Thence North $13^{\circ} 06' 02''$ East, with the line common to said 5.83 (Hoover) and 5.83 acre (Wechter) tracts, a distance of 30.02 feet to an iron pin set in the northerly right-of-way line of said White Road;

Thence South $74^{\circ} 45' 24''$ East, across said 5.83 acre (Hoover) tract, with said northerly right-of-way line, a distance of 150.01 feet to an iron pin set in the line common to said 5.83 acre (Hoover) tract and that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18;

Thence South $13^{\circ} 06' 39''$ West, with said common line, a distance of 30.02 feet to a magnetic nail set in said centerline, at the southeasterly corner of said 5.83 acre (Hoover) tract and the southwesterly corner of said 5.83 acre (Basler) tract, being in the northerly line of said 2 acre tract;

Thence North $74^{\circ} 45' 24''$ West, with said centerline and the line common to said 5.83 acre (Hoover) tract and said 2 acre tract, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which 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 FMH&T INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North $74^{\circ} 47' 24''$ West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by FMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

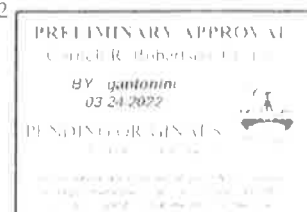


EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-17-2022

Date





Evans, Medhwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

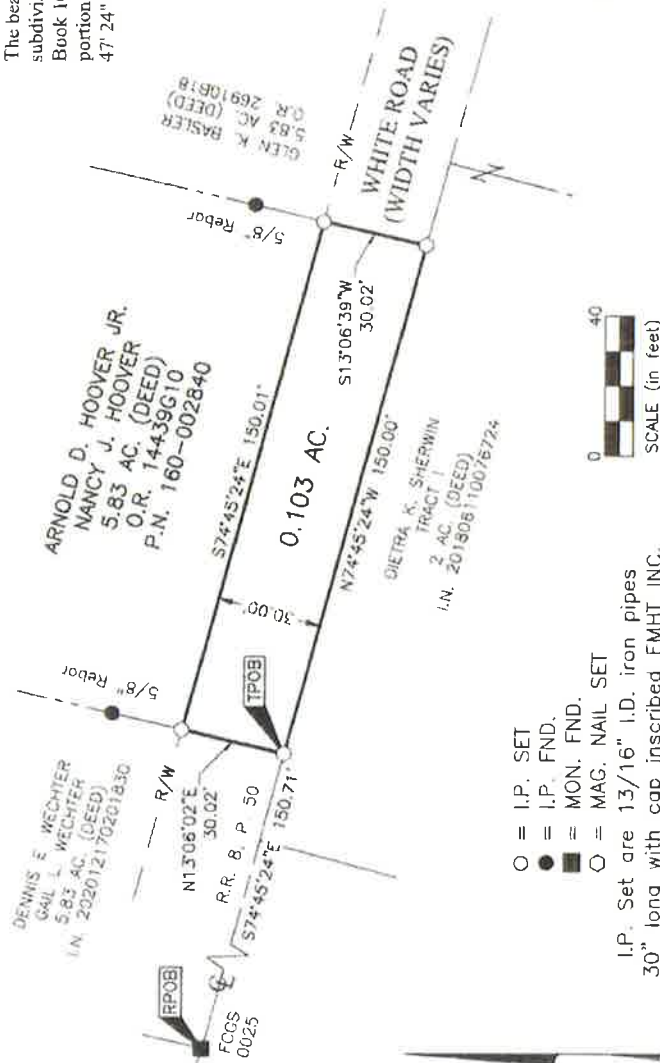
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS

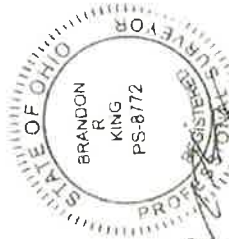
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated 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 December 2020 and February 2022.



- = I.P. SET
 - = I.P. FND.
 - = MON. FND.
 - = MAG. NAIL SET
- I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By Brandon R. King Date 3-17-2022
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

0.104 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Dennis E. Wechter and Gail L. Wechter by deed of record in Instrument Number 202012170201830 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument FC/GS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50, being the southwesterly corner of said 5.83 acre tract and the southeasterly corner of that 0.312 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201609200127419, being in the northerly line of that 2.100 acre tract conveyed to Patrick L. Torgerson and Kimberly J. Torgerson by deed of record in Instrument Number 199909020225095;

Thence North $13^{\circ} 08' 38''$ East, with the line common to said 5.83 and 0.312 acre tracts, a distance of 30.02 feet to an iron pin set at an angle point in the northerly right-of-way line of said White Road;

Thence South $74^{\circ} 45' 24''$ East, across said 5.83 acre tract, with said northerly right-of-way line, a distance of 150.69 feet to an iron pin set in the line common to said 5.83 acre (Wechter) tract and that 5.83 acre tract conveyed to Arnold D. Hoover Jr. and Nancy J. Hoover by deed of record in Official Record 14439G10;

Thence South $13^{\circ} 06' 02''$ West, with said common line, a distance of 30.02 feet to a magnetic nail set in said centerline and the northerly line of that 2 acre tract conveyed as Tract 1 to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724;

Thence North $74^{\circ} 45' 24''$ West, with said centerline, the southerly line of said 5.83 acre tract (Wechter) and the northerly lines of said 2 and 2.100 acre tracts, a distance of 150.71 feet to the POINT OF BEGINNING, containing 0.104 acre, more or less, all of which 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 shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North $74^{\circ} 47' 24''$ West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&I in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

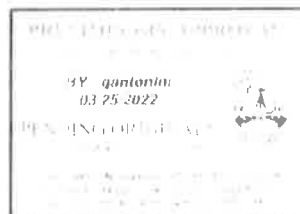
A handwritten signature of Brandon R. King in black ink.

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:mrw
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EMHT
 Evans, MacArthur, Hamilton & Tillot, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614/754-6200 Fax: 614/754-6448
 emht.com

SURVEY OF ACREAGE PARCEL

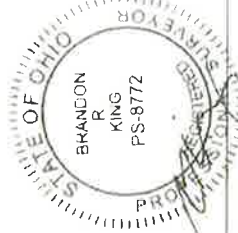
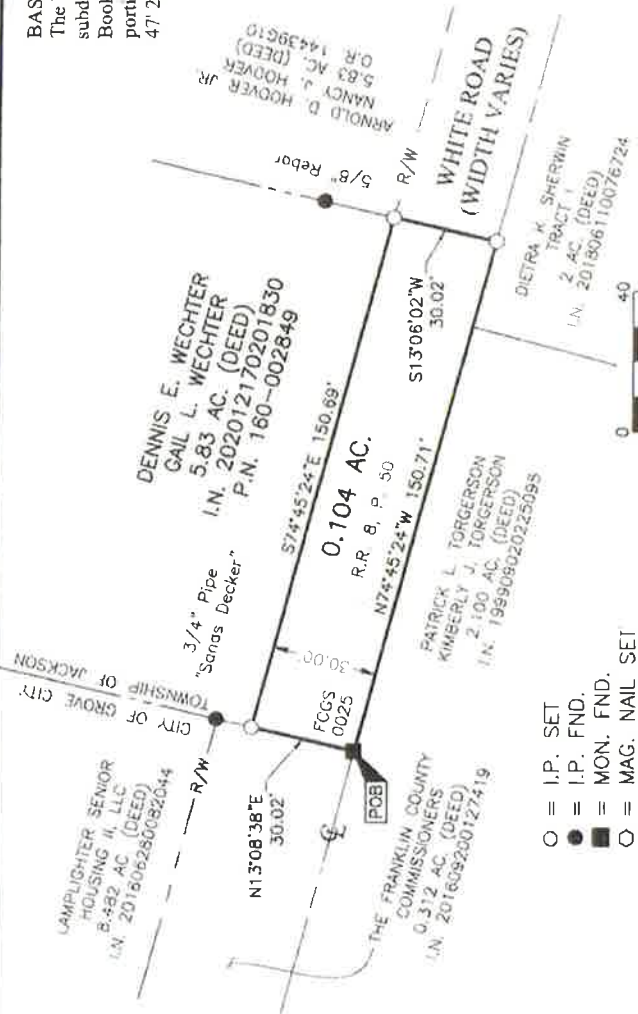
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:
 The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, 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 December 2020 and February 2022.



By Brandon R. King Date 3-17-2022
 Professional Surveyor No. 8772
 bking@emht.com

Parcel 17

0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 469, Virginia Military District, and being part of that 0.4591 acre tract conveyed to Robert Gilliland Jr. and Tisha Gilliland by deed of record in Instrument Number 202111160209269 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1850.93 feet to a magnetic nail set at the southeasterly corner of said 0.4591 acre tract and the southwesterly corner of that 0.350 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200209100224157, being in the northerly line of that 2.762 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209060221715, and being the TRUE POINT OF BEGINNING;

Thence North 74° 47' 24" West, continuing with said centerline, with the line common to said 0.4591 and 2.762 acre tracts, distance of 100.00 feet to a magnetic nail set at the southwesterly corner of said 0.4591 acre tract and the southeasterly corner of that 0.783 acre tract conveyed to Vickie J. Evans and Brian J. Evans by deed of record in Instrument Number 201106130073508;

Thence North 14° 29' 27" East, with the line common to said 0.4591 and 0.783 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said White Road;

Thence South 74° 47' 24" East, with said northerly right-of-way line and crossing said 0.4591 acre tract, a distance of 100.00 feet to an iron pin set in the easterly line of said 0.4591 acre tract, at the northwesterly corner of said 0.350 acre tract and the southwesterly corner of that 0.117 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200601130009183;

Thence South 14° 29' 27" West, with the line common to said 0.4591 and 0.350 acre tracts, (passing a 5/8 inch iron pipe found at a distance of 5.34 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 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 herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section I Phase I", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

6-21-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:tw
0_069.ac 20201061-VS-BNDY-17.docx

0.117 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 469, Virginia Military District, and being part of that 0.783 acre tract conveyed to Vickie J. Evans and Brian J. Evans by deed of record in Instrument Number 201106130073508 (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 Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1950.93 feet to a magnetic nail set at the southeasterly corner of said 0.783 acre tract and the southwesterly that 0.4591 acre tract conveyed to Robert Gilliland Jr. and Tisha Gilliland by deed of record in Instrument Number 202111160209269, being in the northerly line of that 2.762 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209060221715, and being the TRUE POINT OF BEGINNING;

Thence North 74° 47' 24" West, continuing with said centerline, with the line common to said 0.783 and 2.762 acre tracts, a distance of 169.12 feet to a magnetic nail set at the southwesterly corner of said 0.783 acre tract and the southeasterly corner of that 0.130 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200209100224157;

Thence North 12° 57' 36" East, with the line common to said 0.783 and 0.130 acre tracts, a distance of 30.02 feet to an iron pin set at an angle point in the northerly right-of-way line of said White Road and at the southeasterly corner of that 0.043 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200601130009183;

Thence South 74° 47' 24" East, with said northerly right-of-way line and crossing said 0.783 acre tract, a distance of 169.92 feet to an iron pin set in the line common to said 0.783 and 0.4591 acre tracts;

Thence South 14° 29' 27" West, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.117 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 herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.



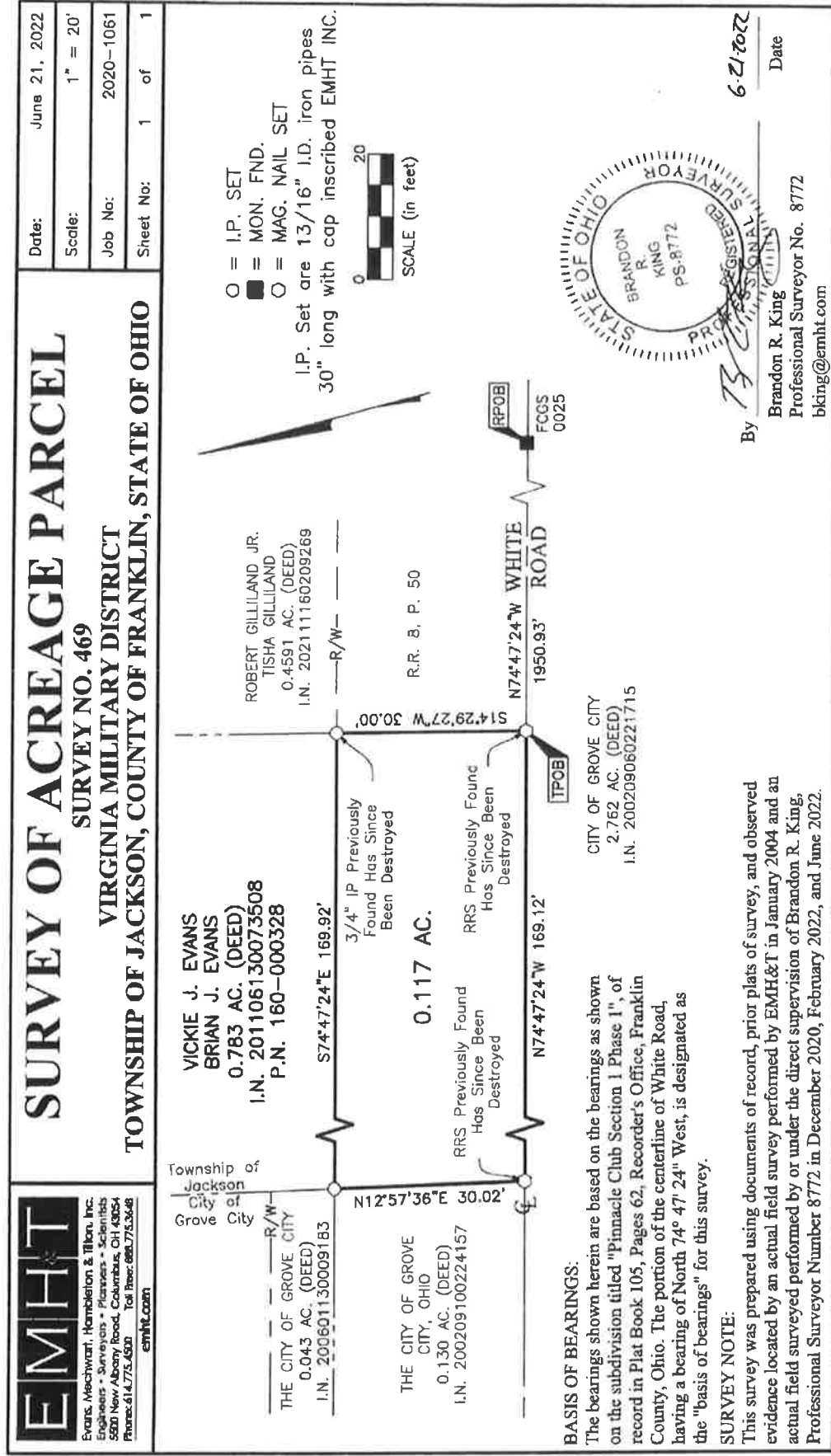
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "B. King".

6-21-2022

Brandon R. King
Professional Surveyor No. 8772

Date



**DRAINAGE EASEMENT
0.175 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 469, and being on, over and across that Condominium titled "Fountainview at Parkway Condominium Fifth Amendment", as declared in Instrument Number 200510200221464 and as demonstrated in Condominium Plat Book 155, Page 81 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southwesterly corner of said "Fountainview at Parkway Condominium Fifth Amendment", at and the northwesterly corner of that 0.117 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200601130009183, at an angle point in the northerly Right-of-Way line of White Road, in the easterly line of that 0.4591 acre tract conveyed to Robert Gilliland Jr. and Tisha Gilliland by deed of record in Instrument Number 202111160209269;

Thence North 14° 29' 27" East, with the line common to said "Fountainview at Parkway Condominium Fifth Amendment" and said 0.4591 acre tract, a distance of 15.00 feet to a point;

Thence South 74° 47' 24" East, crossing said "Fountainview at Parkway Condominium Fifth Amendment", a distance of 507.20 feet to a point in the line common to said "Fountainview at Parkway Condominium Fifth Amendment" and that 5.001 acre tract conveyed as Exhibit A, Parcel 1 to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074;

Thence South 13° 27' 36" West, with said common line, a distance of 15.01 feet to a common corner of said "Fountainview at Parkway Condominium Fifth Amendment", said 5.001 acre tract, said 0.117 acre tract, and that 0.056 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, being in said northerly right-of-way line;

Thence North 74° 47' 24" West, with said northerly right-of-way line and the line common to said "Fountainview at Parkway Condominium" and said 0.117 acre tract, a distance of 507.47 feet to the POINT OF BEGINNING, containing 0.175 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

3-14-2022

Brandon R. King
Professional Surveyor No. 8772

Date



EMH&T
Everts, Mechtow, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4530 Fax: 614.775.4530
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

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

Date: March 14, 2022
Scale: 1" = 60'
Job No: 2020-1061
Sheet No: 1 of 1

FOUNTAINVIEW AT PARKWAY CONDOMINIUM FIFTH AMENDMENT

C.P.B. 155, P. 81
I.N. 200510200221464 (DECLARATION)

ROBERT GILLILAND JR.
TISHA GILLILAND
0.4591 AC. (DEED)
I.N. 202111160209269

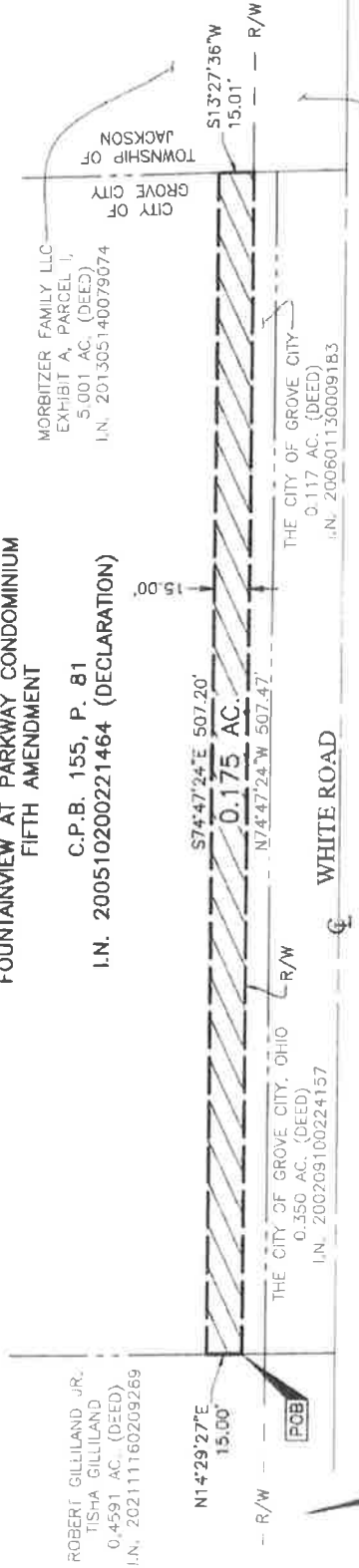
MORBITZER FAMILY LLC
EXHIBIT A, PARCEL 1,
5.001 AC. (DEED)
I.N. 201305140079074

CITY OF GROVE CITY
TOWNSHIP OF JACKSON

THE CITY OF GROVE CITY, OHIO
0.350 AC. (DEED)
I.N. 200709100224157

THE CITY OF GROVE CITY
0.117 AC. (DEED)
I.N. 200601130009183

THE FRANKLIN COUNTY
COMMISSIONERS
0.056 AC. (DEED)
I.N. 201607080087781



By Brandon K. King Date 3/14/2022
Professional Surveyor No. 8772
bking@emht.com