

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

July 17, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

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

LANDS: Mr. Schottke

- Ordinance C-25-23 Authorize the City Administrator to Execute a Pre-Annexation Agreement with Smart Citizens, LLC, and the Heirs of Marilyn W. Trapp, et. al, for approximately 89.3+ acres located south of Rensch Road. 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. First reading.
- Ordinance C-28-23 Approve the rezoning of 96.3+ acres located at 2088 and 2134 London Groveport Road from SF-1 to PUD-R with Zoning Text. First reading.
- Resolution CR-33-23 Approve the Development Plan for a new 2-story building located at 3472 Grant Avenue. *Postponement requested.*
-

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. First reading.
-

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 07/03 Council; 07/05 Planning Commission

Date: 06/27/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-25-23
1st Reading: 07/03/23
Public Notice: 07/04/23
2nd Reading: 07/17/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-25-23

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO
EXECUTE A PRE-ANNEXATION AGREEMENT WITH SMART CITIZENS, LLC,
AND THE HEIRS OF MARILYN W. TRAPP, ET. AL, FOR APPROXIMATELY
89.3 +/- ACRES OF LAND LOCATED SOUTH OF RENSCH ROAD

WHEREAS, the developer, Smart Citizens, LLC, and the property owner, the Heirs Of Marilyn W. Trapp, ET. AL, desire to annex approximately 89.3 +/- acres of land located south of Rensch Road to the City; and

WHEREAS, the developer and property owner wish to annex upon the terms and conditions of the Pre-Annexation Agreement attached hereto.

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

SECTION 1. The City Administrator is hereby authorized to enter into a Pre-Annexation Agreement on behalf of the City, in substantially the form attached hereto in Exhibit A along with any changes or amendments thereto not inconsistent with this ordinance and not substantially adverse to the City and which shall be approved by the City Administrator, provided that the approval of such changes and amendments thereto by the City Administrator, and the character of those changes and amendments as not being substantially adverse to the City, shall be evidenced conclusively by the City Administrator's execution and delivery thereof.

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

C-25-23
EXHIBIT A

PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement (the "Agreement") is made and entered into this _____ day of _____, 2023, by and among Smart Citizens, LLC, a _____ limited liability company (herein after the "Developer"), heirs of Marilyn W. Trapp, et. al, (hereinafter the "Landowner") and the City of Grove City, Ohio, an Ohio municipal corporation organized and existing under the Constitution and laws of the State of Ohio and its municipal charter (hereinafter "Grove City" or the "City"), under the circumstances summarized in the following recitals.

RECITALS:

WHEREAS, Landowner owns approximately 89.3+/- acres of land located south of Rensch Road (which land is depicted on Exhibit A and referred to herein as the "Property") which is nearby the southwest boundaries of the City; and

WHEREAS, Developer is under contract to purchase the Property from Landowner; and

WHEREAS, the Freedom Christian Fellowship Church owns approximately 9 acres on Rensch Road ("Church Property") which is adjacent to the municipal boundaries of the City and the Property; and

WHEREAS, the Property would benefit from certain City services, including centralized utilities, police protection, comprehensive planning and zoning services; and

WHEREAS, the City is capable of providing and hereby agrees to offer its municipal services to the Property and the Church Property if these tracts are annexed to the City; and

WHEREAS, the Parties agree that it is in their mutual interest during the annexation process to enter into this Agreement for the development of the Property and the Church Property for the mutual benefit of the Landowner and the City.

NOW THEREFORE, in consideration of the covenants and agreements contained herein, Developer, Landowner, and the City covenant agree as follows:

Section 1. Annexation Petitions and Related Approvals.

A. **Petition(s) for Annexation; Annexation.** Developer agrees to prepare or has already prepared, at its expense, an annexation petition, map, legal description and other related information, as may be required by the Ohio Revised Code ("ORC"), to annex the Property together with the Church Property to the City. (The Property together with the Church Property may collectively be referred to herein as the "Annexation Property"). The annexation process shall be an "Expedited Type II" annexation as provided in ORC Section 709.023. Landowner agrees that they will execute (or have already executed) any necessary annexation petitions, as appropriate, and will not remove names from the petitions within the statutory period, and will execute any other documents reasonably necessary to effectuate the annexation of the Annexation Property as may be required by law. The annexation petition will be filed with the Franklin County Commissioners. Developer agrees the costs for its attorney to represent its interests with regard to the annexation petition, will be borne by Developer. Developer and Landowner further agree that they will continue to support the annexation to the City throughout the process, including any appeal or court action at no further expense to Landowner; provided, however, Landowner's and Developer's continued cooperation in the annexation of the Annexation Property shall be subject to and conditioned upon the City's performance of its duties and obligations as memorialized in this Agreement and the economic viability to Developer to continue cooperate.

B. **City Service Resolution.** Pursuant to and in accordance with the ORC, the City agrees to enact, prior to twenty (20) days after the notice date of the filing of the annexation petition(s) with the Board of County Commissioners of Franklin County, Ohio (the

“Commissioners”), the appropriate Service Resolution stating the services that will be provided to the Property upon annexation. The Service Resolution, once adopted, shall be immediately certified and filed with the Clerk of the Commissioners.

C. **Data Center Considerations/Limitations.** Developer’s intended use of subareas B and C of the Property (the “Intended Use”) is for a data center, solar panel array, office, computer hardware, and software development and accessory redundant power applications and tech/digital commerce which is subject to zoning review and approval by the City Council.

- (i) **Height.** The data center structure shall not exceed two (2) stories or be greater than 35 feet in height. No part or component of the solar array system shall exceed a height of eight (8) feet above the adjacent grade.
- (ii) **Scale.** The footprint of the data center structure shall not exceed 250,000 square feet. The total enclosed building area shall not exceed 500,000 square feet.
- (iii) **Placement.** The placement of the data center structure shall be on the south side of the Holton Run stream within subarea C, as shown in Exhibit B. Placement of the solar array shall be contained in subarea B. All structures shall comply with the setbacks contained in Exhibit B and as approved as part of the final development plan.
- (iv) **Setbacks.** The data center structure shall have a minimum front building setback of 1,800 feet measured from the centerline of Rensch Road (frontage within subarea A) and 100 feet setback from all adjacent properties and proposed rights-of-way.
- (v) **Screening.** Screening shall be provided in a manner to reduce the visibility of the data center and solar array through a combination of an 8-foot mound, supplemented with landscaping as generally depicted on Exhibit B and approved on the final development plan. Fencing shall be limited to a maximum height of six (6) feet, in general

conformance with Exhibit B and as approved in the final development plan. Barbed or razor wire fencing shall be prohibited.

(vi) **Preservation of Sensitive Areas.** Established tree stands and identified wetland areas shall be preserved and protected pre- and post-development. Placement of utility lines/mains and drive access points shall be designed, located, and installed to avoid impacting sensitive areas as generally shown on Exhibit B. In the event an impact cannot be avoided, the area of impact shall be identified and be accompanied by a mitigation plan for final approval by the City Council during the final development plan process.

D. Land Reservation. Developer's intended use of subarea A of the Property (the "Intended Residential Use") is for the development of up to five (5) detached residential dwelling units on individual lots within the approximate 7.8-acres directly fronting Rensch Road as shown on Exhibit B. Zoning requirements shall be devised to create and establish a similar character to the existing lot configurations in the area. An access drive having a maximum pavement width of 28 feet shall be permitted to provide access from Rensch Road to subarea B and C, but shall not be located along the perimeter of subarea A.

E. Church Considerations/Limitations. The Church's intended use of the Church Property (the "Intended Church Use") is for conducting normal religious operations and activities.

F. Annexation Property. The Annexation Property is currently zoned under township zoning. The parties agree that, upon filing of the annexation petition for the Annexation Property, the Developer will file an application to rezone the Property to the PUD-R District for subarea A and PUD-I District for subareas B and C for their Intended Uses. Upon filing, Grove City shall refer such application to the Grove City Planning Commission for its review and recommendation

in accordance with the applicable provisions of the Codified Ordinances. Upon the acceptance of the annexation, the Church Property shall be placed in the R-1 zoning district or the most appropriate residential district for its Intended Use, pursuant to the Codified Ordinances of the City of Grove City. Such review and consideration shall occur during the pendency of the annexation process. The City's planning staff and administration agree that, if the rezoning application and accompanying plans are generally consistent with the Intended Use, Intended Residential Use, and Intended Church Use, the application will be supported by staff. The City understands it has one hundred twenty (120) days to accept the annexation after the annexation petition has been approved by the Commissioners and a copy of the record is filed with the Clerk of the City and laid before Council (ORC Section 709.04).

If a request is made by the Developer to delay acceptance of the annexation until legislative approval of the zoning can be accomplished contemporaneously with the acceptance of the annexation the City will support the delay. If the zoning ordinance cannot be approved in a form or substance acceptable to Landowner and Developer, the City agrees, at the request of either Landowner or Developer, to permit the petitioners to withdraw its request to annex the property to the City and/or to forbear from acceptance of the annexation by allowing the 120-day period to expire, thus rejecting the annexation of the Property.

If the annexation approval occurs prior to the legislative approval of the zoning, and the zoning is subsequently not approved substantially in accordance with this Section (or as it may be modified and acceptable to the Developer and City staff) or is referred or a moratorium is enacted which would limit Landowner's or Developer's use of the Property, then City agrees, at Landowner's or Developer's written request to either: (i) reconsider the ordinance accepting the annexation, and to rescind, repeal and reject the annexation approval within fourteen (14) days of

the date of the disapproval of the rezoning or referral to a vote of the electorate or the enactment of the building moratorium, at the requests of Landowner or Developer; or (ii) to detach/de-annex the Property from the City or not oppose any owner's petition to detach/de-annex its part of the Property from the City at no cost to Landowner.

G. Approval and Permit Regulation.

(i) **Compliance Statement.** Nothing in this Agreement shall absolve the Parties hereto from the responsibility to comply with the zoning and development plan process before the Planning Commission and City Council of the City in accordance with the codified ordinances of the City.

(ii) **Council Action.** The obligations of and agreements by the City contained herein shall be effective and enforceable upon the approval of all necessary legislation and/or motions by Council. It is acknowledged that the initial legislation approving this Agreement is the first in a series of legislative acts implementing this Agreement. All subsequent Council actions shall be considered to be in furtherance of this Agreement.

(iii) **Permits.** Developer and Landowner will obtain all necessary permits from all levels of government to allow the construction and development of the Property consistent with its Intended Use for the Property.

(iv) **Utilities.** Provided such services can be obtained via public rights-of-way/easements, Developer, on behalf of the Landowner, will construct all necessary public lines (sanitary sewer and water) at the Developer's sole cost and expense. Developer and the Church shall pay all necessary and customary tap fees and capacity charges to the City to connect their respective properties to City utilities in accordance with current

City requirements. The City states that sanitary sewer and water services are available to the Annexation Property pursuant to its contract with the City of Columbus, and to the best of the City's knowledge, are generally located east of the Annexation Property, north of Rensch Road adjacent to the Autumn Grove subdivision. City states that water pressure may not be adequate to accommodate Developer's Intended Use. In such event, it shall be Developer's obligation to provide adequate water pressure to the Annexation Property at its cost an expense. Developer shall provide adequate storm water retention for the Annexation Property in accordance with City requirements, and shall work with City to provide oversized storm facilities (additional capacity not to exceed 50% of storm detention necessary for the Annexation Property) to mitigate localized flooding if such is determined by the City. Developer shall further use its best efforts to obtain, with the City's assistance, via public easements, fiber optic services provided by the City, which are generally located west of the Annexation Property near the corner of Grove City Road and Neff Road. City warrants that there are approximately 115 strands of available private fiber capacity and shall reserve not less than 12 strands of such capacity for Developer to service the Property until January 1, 2027. Developer shall pay all necessary and customary charges and fees as finalized under a separate agreement approved by City Council to connect and use the City's fiber network.

- (v) **Real Property Tax Abatement.** Subject to additional legislative acts, the City intends to a adopt a Community Reinvestment Area (a Post-1994 "CRA") which includes the Property, and which such legislation contemplates and specifies that Property within the CRA area shall be eligible for a 100% abatement from real

property taxes for the maximum period permitted by Ohio law (15 years) to support the economic development project to be constructed on the Property in support of its Intended Use, subject to a requirement for the Developer to pay a minimum payment in lieu of taxes in an amount equal to 15% of the total real property taxes that absent the CRA abatement would have been due and payable plus any deficiency in the required school district compensation resulting from a shortfall in income tax collections, as to be outlined in a CRA Agreement to be executed by the Developer and the City prior to the commencement of construction as required by to ORC Section 3735.671. Developer and Landowner acknowledge that separate legislation will be necessary to implement the CRA and agree to the inclusion of the Property within any CRA district provided such acts, legislation and agreements are necessary or required to implement the requirements of this Section.

(vi) **Municipal Income Tax.** Regardless of any other provision to this Agreement, all employees, workers, construction contractors, subcontractors, or other workers based, engaged or otherwise whose location of employment is within the Property shall pay all municipal income tax obligations directly, or indirectly through their employer, in accordance with the codified ordinances of the City.

(vii) **Future Right-of-Way Dedication.** The City's Thoroughfare Plan calls for the extension of Holt Road south of Rensch Road adjacent to the western border of the Property. Upon request by the City, the Developer shall convey an 85' wide strip adjacent to its western boundary to the City for right-of-way purposes. In addition, a 40' wide strip of land located along the frontage of Rensch Road shall be conveyed to

the City for right-of-way purposes. This commitment shall further be included in the CRA Agreement and may be time limited as determined in such document.

- (viii) **Career Readiness-School District.** The Developer commits to enter into a separate agreement with the City following joint conversations with the South-Western City School District to define mutually agreeable terms to engage with the district in terms of career development, internships, mentorships, having the intent to prepare and provide necessary resources and career path opportunities to students in computer related fields such as application development, cyber-security, artificial intelligence, and general computer sciences. Failure to comply with this section may at the City's discretion nullify any CRA abatement.

H. Condition Precedent.

- (i) **Council Action.** The obligations of and agreements by the City contained herein shall be effective and enforceable upon, and subject to, the approval of all necessary legislation by City Council. It is acknowledged that the initial legislation approving this Agreement is merely the first in a series of legislative acts implementing this Agreement. All subsequent Council actions implementing this Agreement shall be considered in furtherance of the initial Council action.
- (ii) **Approval by County Board of Commissioners.** The Annexation Petition shall have been approved by the Franklin County Board of Commissioners.

Section 2. Miscellaneous

- A. **Intent of Parties.** This Agreement shall be binding upon the Parties hereto and their respective successors and/or assigns, and by execution hereof, all Parties represent that

they are duly authorized to sign it. By passage of Ordinance No. _____ on _____, the City authorized the execution of this Agreement.

- B. Cancellation or Termination.** This Agreement may be cancelled or otherwise terminated only by mutual written agreement of the Parties hereto or pursuant to the terms of this Agreement as to conflict in law, impracticality and/or acts of God.
- C. Remedies.** Except as otherwise limited by Chapter 2744 of the Ohio Revised Code as to action for or against the City, the Parties hereto shall be afforded and do possess the right to seek every remedy available at law or in equity provided for under the laws of the State of Ohio as pertains to the terms and conditions, duties, obligations, privileges and rights of this Agreement and the enforcement thereof.
- D. Enforcement.** Unless this Agreement is cancelled or otherwise terminated, this Agreement will be enforceable against any Party hereto per the laws, ordinances, resolutions, regulations or policies in effect at the time of the execution of this Agreement.
- E. Assignment of Agreement.** Landowner and Developer shall not assign this Agreement, or any part thereof or any duty, obligation, privilege or right granted under this Agreement, without the express written consent of the City, which shall not unreasonably be withheld. No consent shall be required if an assignment is to a single purpose limited liability company which the managers of Developer or Landowner (as shall be the case) control which has assumed the obligation and responsibility to develop the Intended Use on the Property; however, the Developer or the Landowner shall provide notice to the City of such assignment.

- F. **Relative Rights.** The rights and obligations of the Parties hereunder shall be subject to the terms and conditions hereof, and will inure to the benefit of, and be binding on, the respective successors and assigns.
- G. **Entire Agreement Merger Clause; Statement of Incorporation.** It is agreed that this Agreement merges all oral negotiations, representations, discussions and understandings between the Parties, their legal counsel, agents or representatives. This Agreement contains the entire Agreement of the Parties with respect to its subject matter. All documents related to this Agreement and/or attached hereto as exhibits or addendums shall be incorporated into this Agreement by reference as if fully set out at length herein.
- H. **Severability.** If any clause, sentence, paragraph or part of this Agreement shall, for any reason, be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Agreement and the remainder of said Agreement shall continue in full force or effect.
- I. **Cooperation.** The City will cooperate with Landowner and Developer to obtain any required and/or necessary permits from any government or governmental agency not a party to this Agreement other than any obligation which requires the expenditure of funds.
- J. **Modifications or Amendment of Agreement.** No modifications, amendments, alterations or additions shall be made to this Agreement except in a writing signed by all Parties hereto.

- K. Recitals.** The Parties acknowledge and agree that the facts and circumstances as described in the Recitals hereto are an integral part of this Agreement and as such are incorporated herein by reference.
- L. Executed Counterparts.** This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
- M. Captions.** The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.
- N. Survival of Representations and Warranties.** All representations and warranties of Landowner, Developer and the City in this Agreement shall survive the execution and delivery of this Agreement.
- O. Effective Date.** This Agreement shall be effective when signed by all the Parties hereto.
- P. Time.** Time shall be of the essence in doing and performing all things to be done under the terms of this Agreement.
- Q. Ohio Public Records Act.** Landowner and Developer acknowledge that, (i) as a municipal corporation of the State of Ohio, Landowner and Developer are subject to the Ohio Public Records Act (Section 149.43 of the Ohio Revised Code, as amended) and (ii) City has a statutory obligation to provide all public records upon request, unless such records are specifically exempted from disclosure pursuant to the Ohio Public Records Act.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed
by their duly authorized representatives this ____ day of _____, 2023.

CITY OF GROVE CITY, OHIO

By: _____

Printed: _____

Title: City Administrator

Approved as to Form:

By: _____

Stephen J. Smith, Law Director

LANDOWNER:

By: _____

Printed: _____

Title: _____

SMART CITIZENS, LLC:

BY: _____

Printed: _____

Title: _____

EXHIBIT A

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

By grr Date 2/28/23



RECEIVED

FEB 28 2023

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

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 Wung 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 Rudenfels 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 Rudenfels 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 1/2 interest, and to Gary L. Spillman and Lisa M. Neiswamer-Spillman, an undivided 1/2 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 20020611014134 to an angle point being a common corner of said 89.642 acre tract and a 11.552 acre tract conveyed to Olga M. Hensch 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 Lurry 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;

Thence, N 02° 49' 58" E, 654.5± feet along a westerly line of said 89.642 acre tract, along the easterly line of said 5.385 acre tract, along the easterly line of a 0.982 acre tract conveyed to Gregory Goettemoeller and Dana Goettemoeller of record in Instrument Number 201901160006161, crossing the southerly Right of Way line of Rensch Road to an angle point being the centerline of said road and being a northwesterly corner of said 89.642 acre tract;

-2-

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



Douglas R. Hock, P.S. 7661

2/28/23
Date:

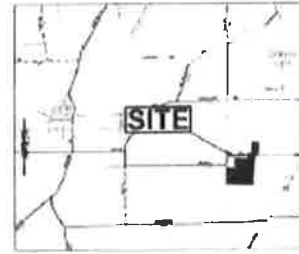
**98.7 ± ACRE ANNEXATION FROM THE
TOWNSHIP OF JACKSON TO
THE CITY OF GROVE CITY**
Township of Jackson, Franklin County, Ohio
Virginia Military Survey No. 1363

ANNEXATION
PLAN & DESCRIPTION
ACCEPTED
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

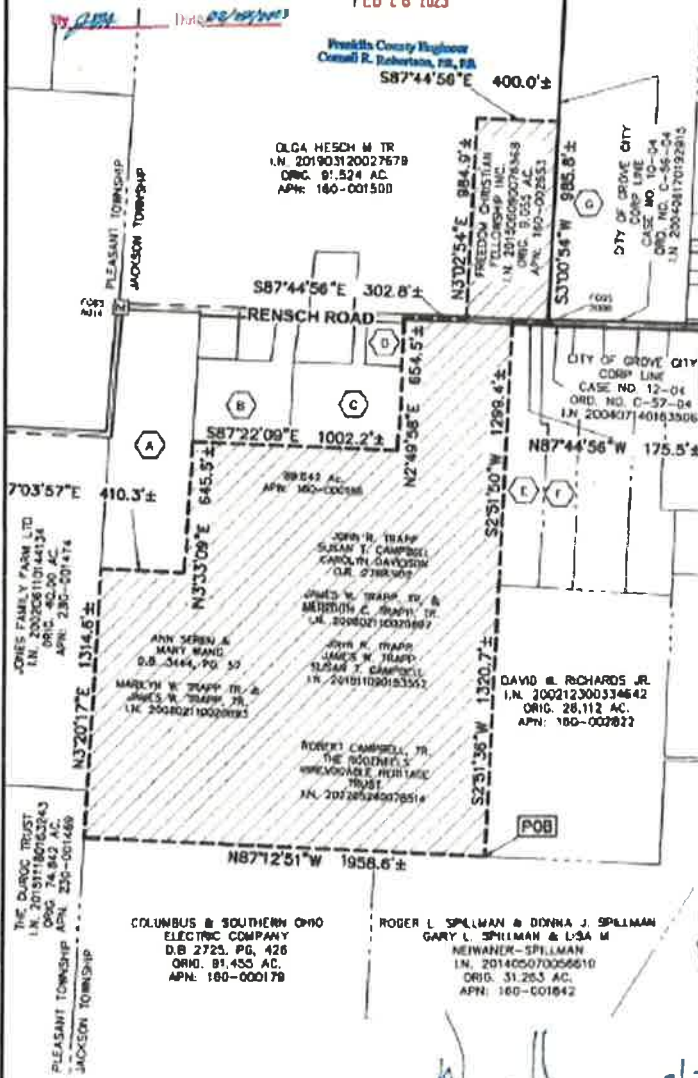
RECEIVED

FEB 28 2023

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



Location Map - N.T.S.



- (A) OLGA M. HESCH TR.
I.N. 201803120027878
ORIG. 11.552 AC.
APN: 180-000991
- (B) LARRY T. ADAMS &
PENNY T. ADAMS
I.N. 200801010147231
ORIG. 5.08 AC.
APN: 180-002862
- (C) ELAINE A. NADER &
KURT A. NADER
I.N. 202005280074151
ORIG. 5.365 AC.
APN: 180-002863
- (D) GREGORY & DANA
GOETTEMUELLER
I.N. 201801160008161
ORIG. 0.982 AC.
APN: 180-001086
- (E) PAUL M. MCCLELLAN &
CHRIST L. MCCLELLAN
I.N. 198711300209400
ORIG. 5.026 AC.
APN: 180-002718
- (F) WILLIAM STRAHMAN &
RHONDA WRIGHT
I.N. 201268250090509
ORIG. 5.016 AC.
APN: 180-002715
- (G) AUTUMN GROVE LLC
I.N. 200510220226656
ORIG. 31.25 AC.
APN: 040-012455

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.



Length of Contiguity: ±988 feet
Total Length of Perimeter: ±11,455 feet
Percentage of Contiguity: ±8.6%

No islands of township property are created by this annexation.

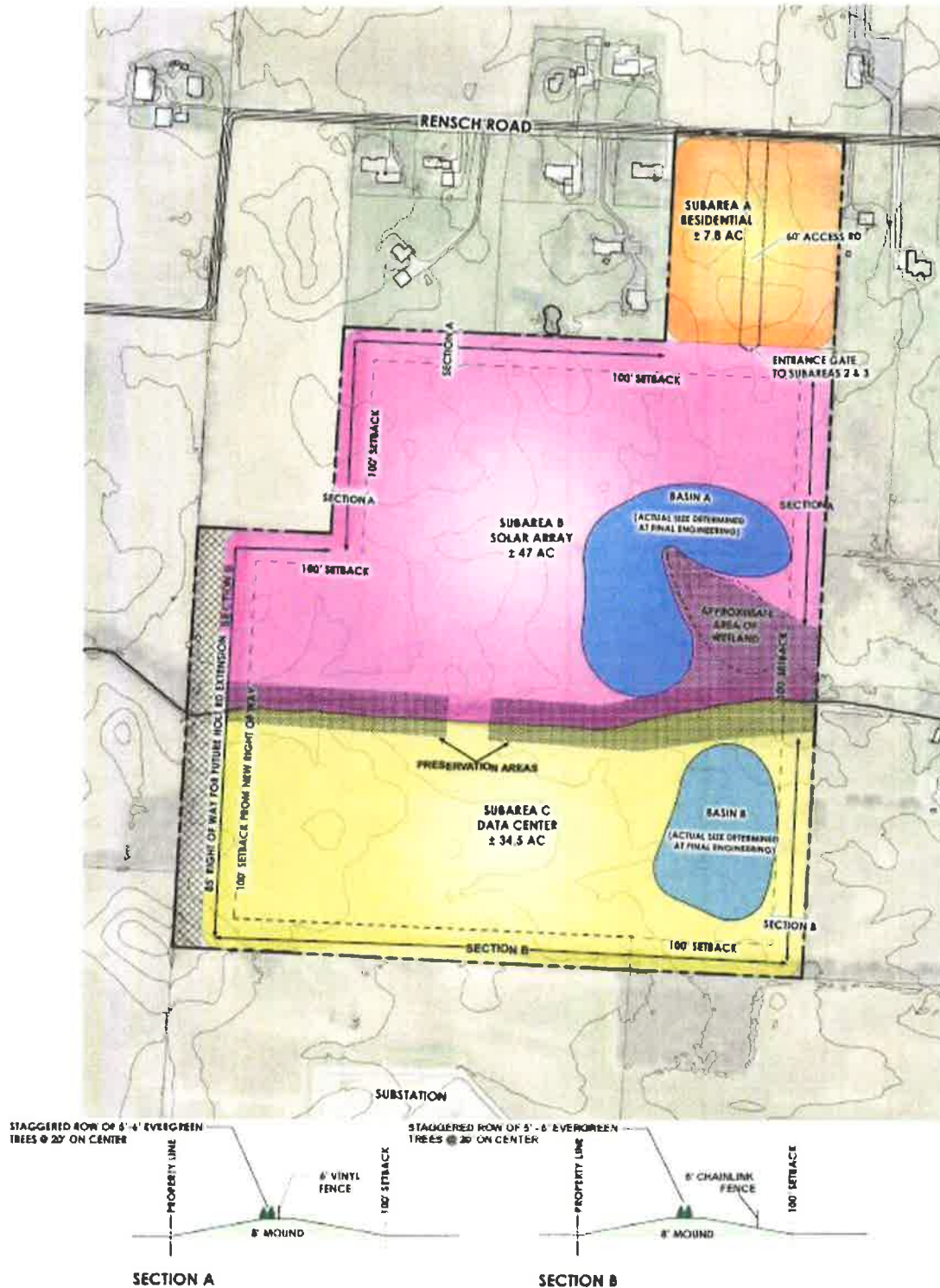
- Legend**
- Area to be Annexed
 - Existing Grove City Corp Line
 - Proposed Grove City Corp Line

RECEIVED
FEB 28 2023
Franklin County Engineering Department
Franklin County, Ohio
APN: 180-001842

Douglas R. Hooley, P.E. 7661
Advanced Civil Design, Inc.
781 Science Boulevard,
Suite 100
Gahanna, OH 43230
Phone 614-428-7750

Date: 2/28/23
Job No: 21-0003-94
Date: 2/23/23

EXHIBIT B



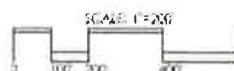
SITE CONCEPT PLAN

RENSCH ROAD

PREPARED FOR SMITH AND HALE

DATE: 6/22/23

Revised by Grove City Development Department 6/22/23



Faris Planning & Design

UNDESIGNED PROJECT NO. 2023-001
PROJECT: RENSCH ROAD
DATE: 6/22/23
www.farisplanning.com

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

No.: C-28-23
1st Reading: 07/17/23
Public Notice: 07/18/23
2nd Reading: 08/21/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-23

AN ORDINANCE FOR THE REZONING OF 96.3+ ACRES LOCATED AT 2088 AND 2134 LONDON GROVEPORT ROAD FROM SF-1 TO PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on July 05, 2023; 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 SF-1 to PUD-R w/zoning text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 *and being out of an original 99.478 acre tract conveyed to Paul E. Harris Jr. by deed, 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-28-23
Exhibit A

Received By:
Grove City Development
5/31/23

LEGAL DESCRIPTION

Description of 96.694 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP TO CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey Number 469 and being out of an original 99.478 acre tract as conveyed to Paul E. Harris Jr of record in Official Record Volume 04889, Page F07 being Franklin County Ohio Auditor's PID 160-000147 and PID 160-001708, also being out of a 9.308 acre tract as conveyed to Paul E. Harris Jr. of record in Official Record Volume 1664, Page A16 and being Franklin County Ohio Auditor's PID 160-002869, all deed references are on record at the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

BEGINNING at a northwesterly corner of said 99.478 acre tract, and being a southerly corner of a 21.564 acre tract as conveyed to Amazing Grace Christian of record in Instrument Number 200509290204223, and being at the intersection of the existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 with existing City of Grove City Corporation Line, Case 9-75, Ordinance Number C-70-75, of record in Miscellaneous Volume 165, Page 584;

Thence northeasterly, with said existing City of Grove City Corporation Line, Case 9-75, with the southerly line of said 21.564 acre tract, and with the southerly line of a plat entitled Quail Creek Section 5, of record in Plat Book 98, Page 29, a distance of approximately 2,002 feet to a point;

Thence northeasterly, continuing with said southerly lines and said existing city of Grove City Corporation Line, Case 9-75, a distance of approximately 276 feet to the northwesterly corner of a 1.288 acre tract as conveyed to Lora B. Thrun and Jay S. Thrun of record in Instrument Number 200707100120159;

Thence southerly, with the westerly line of said 1.288 acre tract, with the westerly line of a 0.574 acre tract as conveyed to Kamryn. L. Ream and Douglas R. Ream, of record in Instrument Number 200111020253869, with the westerly line of a 0.574 acre tract as conveyed to Jeffrey Louis Spellacy and Amy Elizabeth Spellacy, of record in Instrument Number 202012170201608, and the westerly line of a 1.148 acre tract as conveyed to Richard. R. Bonner and Jacqueline M. Bonner, of record in Deed Book Volume 3283, Page 422, a distance of approximately 595 feet to a point at the southwesterly corner of said 1.148 acre tract;

Thence easterly, with the southerly line of said 1.148 acre tract, a distance of approximately 216 feet to a point in the westerly Right-of-Way line of Borror Road;

Thence, southerly with said westerly Right-of-Way line, a distance of approximately 102 feet to a point in the northerly line of a 4.909 acre tract as conveyed to Ralph M. Morgan and Vivian K. Dooley, of record in Instrument Number 19970720038007;

Thence westerly, with the northerly line of said 4.909 acre tract, a distance of approximately 584 feet to the northwesterly corner of said 4.909 acre tract;

Thence southerly, with the westerly line of said 4.909 acre tract, a distance of approximately 227 feet to the southwesterly corner of said 4.909 acre tract;

Thence southeasterly, with the southerly line of said 4.909 acre tract, a distance of approximately 365 feet to the northwesterly corner of a 2.791 acre tract as conveyed to Brian L. Ruede and Andrea Ruede, of record in Instrument Number 202110270195518;

Thence southwesterly, with the westerly line of said 2.791 acre tract and with the westerly line of a 5.014 acre tract as conveyed to James F. Trytek and Constance L. Trytek, of record in Official Record 3046, Page D12, a distance of approximately 821 feet to a point at the southwesterly corner of said 5.014 acre tract;

Thence easterly, with the southerly line of said 5.014 acre tract and through the Right-of-Way of Borror Road, a distance of approximately 862 feet to a point in said easterly Right-of-Way line of Borror Road and a point on the existing city of Grove City Corporation Line, Case 90-01, Ordinance Number C-48-02 and Instrument Number 200206180150449;

Thence southerly, with said easterly Right-of-Way line of Borror Road, the west line of Indian Trails Number 1 Subdivision of record in Plat Book 49, Page 68 and said existing corporation line, a distance of approximately 491 feet to a point in the Right-of-Way line, the southwest corner of said Indian Trails Subdivision and said existing corporation line;

Thence westerly, through said Borror Road Right-of-Way a distance of approximately 60 feet to a point in the westerly Right-of-Way of Borror Road;

Thence southerly, with said westerly Right-of-Way line of Borror Road a distance of approximately 829 feet to its intersection with the northerly Right-of-Way line of London-Groveport Road (S.R. 665);

Thence northwesterly, with said northerly Right-of-Way line of London-Groveport Road (S.R. 665), a distance of approximately 2,259 to a point on the easterly line of a 0.763 acre tract as conveyed to Paul G. Fleming, of record in Official Record Volume 29014, Page D17;

Thence northerly, with the easterly line of said 0.763 acre tract, a distance of approximately 269 feet to a point at the northeasterly corner of said 0.763 acre tract,

Thence southwesterly, with the northerly line of said 0.763 are tract, and with the northerly line of a 0.585 acre tract as conveyed to David A. Nelson, of record in Instrument Number 202006030077230, a distance of approximately 195 feet to a point;

Thence westerly, with the northerly line of said 0.585 acre tract, a distance of approximately 234 feet to a point in said northerly Right-of-Way line and the northerly line of a 0.175 acre tract as conveyed to State of Ohio Department of Transportation, FRA 665-10.09 Parcel 3WD, of record in Instrument Number 200611150228116;

Thence, with said northerly Right-of-Way of a 0.175 acre tract and with the northerly line of a 0.023 acre tract as conveyed to State of Ohio Department of Transportation, FRA 665-10.09, Parcel 2WD, of record in Instrument Number 200612140248315 the following courses:

Northwesterly a distance of approximately 9 feet to a point;

Northeasterly a distance of approximately 38 feet to a point;

Northwesterly a distance of approximately 24 feet to a point;

Southwesterly a distance of approximately 10 feet to a point on the easterly line of a 4.741 acre tract as conveyed to Michael Mason and Theresa L. Mason, of record in Instrument Number 201601040000488 and being the easterly line of an existing City of Grove City Corporation Line, Case 39-02, Ordinance Number C-11-03, of record in Instrument Number 20030313007138;

Thence, with the easterly line of said 4.741 acre tract and said existing City of Grove City Corporation line the following courses:

Northerly, a distance of approximately 262 feet to a point;

Easterly, a distance of approximately 78 feet to a point;

Northerly, with existing City of Grove City Corporation Line Case 39-02, Ordinance Number C-11-03, of record in Instrument Number 200303130074138, and partly with said existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 a distance of approximately 655 feet to a point;

Thence easterly, with a southerly line of said 21.564 acre tract and the southerly line of said existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 a distance of approximately 41 feet the **Point of Beginning** and containing 96.694 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 3,805 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 11,495 feet to be annexed, and 33% of the perimeter length is contiguous to the City of City of Grove City Corporation line.

CESO, Inc.

Jeffrey A Miller, PS
Registered Surveyor No. 7211

Date:



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1/20/2022

HARRIS FARM DEVELOPMENT

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD)

ZONING TEXT

- I. **INTRODUCTION.** This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the ± 96.69 acres of land generally located north of St Rt 665, and on the west side of Borror Rd., as generally described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, as "Harris Farm", is a planned community development designed with respect given to the differentiating topography and natural features including large, wooded areas and two tributaries, No. 3 and No.4 to Grant Run, and Grove City's desire to have Hawthorne Parkway extended west from Borror Rd through the Property to St. Rt. 665.
- II. **COMPATIBILITY.** The Property's east property line shares ± 1187 ft of west Borror Rd. frontage with residential uses on the east side. The Property's southern property line has ± 2240 ft. of frontage on the north side of St. Rt. 665, sharing ± 1690 ft with residential and light commercial uses to the south, and ± 550 ft with vacant land to the south where the Hawthorne Parkway extension connects to St. Rt 665. The Property abuts residential to the west and the Amazing Grace Church and residential to the north. Public Improvements of the required extension of the Hawthorne Parkway extension bisecting the Property with ± 2090 ft of road frontage on each side will benefit the Property and the traveling general public, by improving traffic flow, safety and providing additional pedestrian and bicycle connectivity to the existing leisure path to the east.
- Considering the large amount of road frontage, adjoining uses, the natural features, and traffic safety concerns, the Plan provides the following to be compatible:
- Single access point from St. Rt 665 being Hawthorne Parkway, One full access, one emergency access, and Hawthorne Parkway extension from Borror Rd, and three access points from Hawthorne Parkway servicing Harris Farm.
 - Buildings in subarea D shall front along St. Rt. 665, Borror Rd. and Hawthorne Parkway.
 - A minimum of ± 41 acres of the 96.69 will be undisturbed and or maintained as open space.
 - Leisure paths shall be installed connecting Harris Farm to existing paths east on Hawthorne Parkway and north to Quail Creek Blvd.
- The Property is to be segmented into four Subareas A-D and will offer a variety of residential living and amenity options. Each Subarea shall have its own set of use and development standards. Private roadways are to be configured in a manner to allow for safe and efficient connectivity to the Hawthorne Parkway extension, as well as an emergency connection from Borror Rd to Subarea A, and a secondary entrance from Borror Rd to Subarea D. Roadways and paths shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of roadway connections are subject to review by the City of Grove City and the Ohio Department of Transportation relating to the Hawthorne Parkway connection to St. Rt. 665.
- 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 persons or circumstances are not affected by that decision.
- IV. **APPLICABILITY.** The standards and provisions outlined within the Text shall apply to the ± 96.69 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. **USES.** Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Grove City Council as part of the Development Plan approval.
- VI. **DEVIATION.** The standards, requirements and uses may be deviated from upon the request of City or Developer during the development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property.. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. GENERAL REQUIREMENTS.

A. **Streets / Sidewalks**

1. **Pavement Width.** Streets shall have a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb for public streets and a minimum of 24 feet face-of-curb to face of curb for private streets. Private streets shall be owned and maintained by the Homeowners association and shall be permitted to deviate from the public roadway standards if approved as part of the Final Development Plan. Parking shall be permitted only on one side of 28-foot-wide streets and shall not be permitted on streets less than 28 feet in width.
2. **Sidewalks.** Five-foot-wide concrete sidewalks shall be installed along the south side of Hawthorne Parkway on one side of the private streets in Subareas A and B. Sidewalks shall be installed within in Subarea D as shown on the Final Development Plan.
3. **Multi-Use Paths.** Asphalt multi-use paths at least 8 feet in width shall be located along all public roadways and throughout the reserve areas. Path locations are to be as depicted on the Final Development Plan.

B. **Landscaping.**

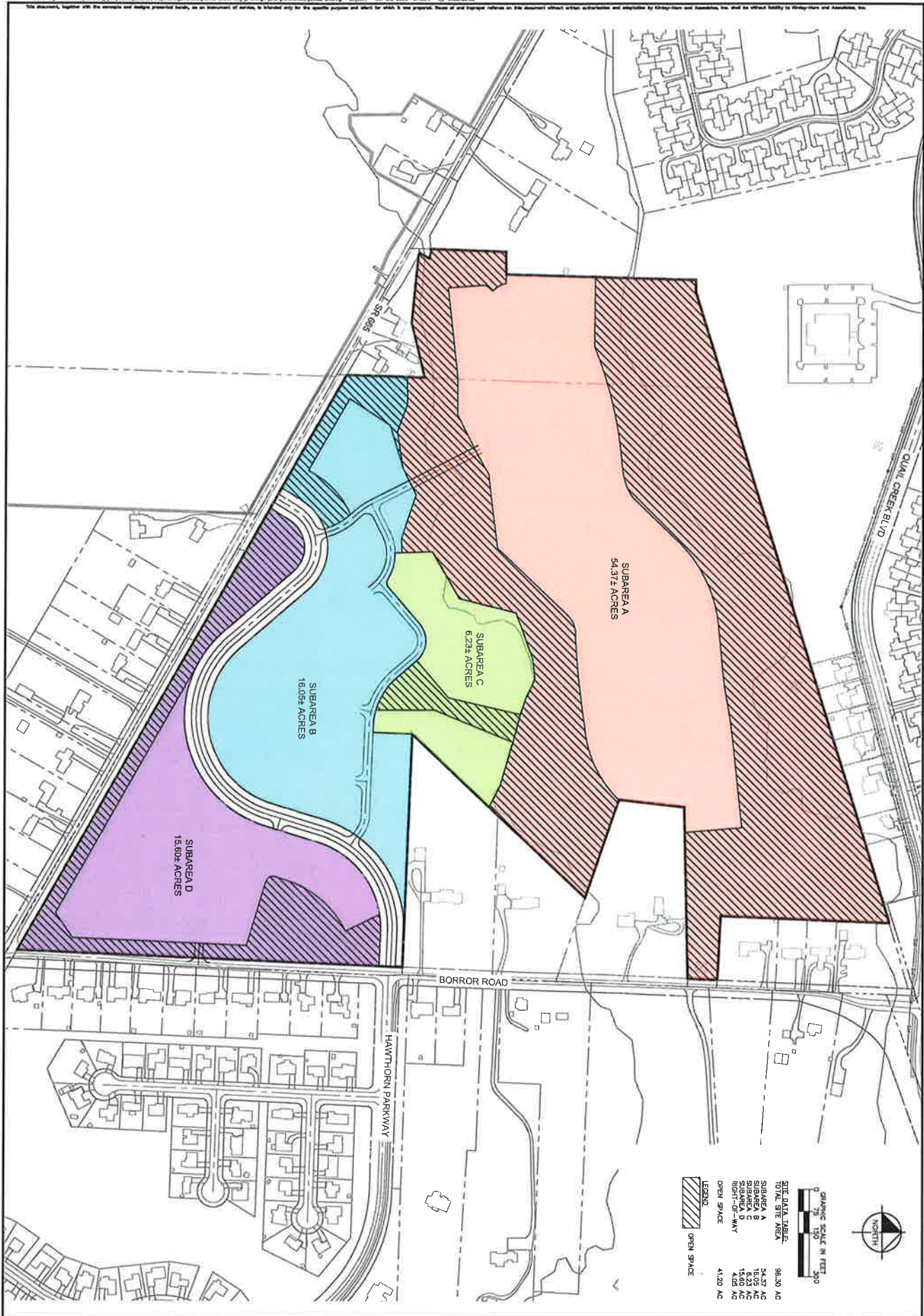
1. **Entrance Features.** The general massing, location and species of plants and additional hardscape for the entry features shall be generally as shown on the Landscape Plan and approved with the Final Development Plans for all Subareas. Entrance features shall have a uniform appearance, utilizing the same materials, general scale and massing of landscaping, for all subareas to create the appearance of a unified development.
2. **Street Trees.** Tree locations shall generally be shown on Landscape Plan and approved with the Final Development Plans for all subareas but may vary based on driveway locations. Street trees shall be 2" caliper. Developer/ builder to install street trees in all Subareas including along Hawthorne Parkway and care, replacement and maintenance shall thereof be the responsibility of the HOA. The applicant will work with the Urban Forester to select the varied tree species for the site as shown on the Landscape Plan and approved with the final development plan.
3. **Existing trees.** Trees within open space areas shall be preserved where feasible but may be removed when dead or dying, or for the construction of underground utilities. Except for the construction of such underground utilities, heavy construction equipment must be kept away from the protected trees and these areas will be protected with snow fence during construction.
4. **Grass.** All common areas and prominent roadway areas shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

5. Landscape and Tree Plan. Final landscape plans will be submitted with the Final Development Plans for each subarea.
 6. Special Flood Hazard Area Encroachment. If any road, utility structure, detention pond or structures are located in a special flood hazard area a Special Flood Hazard Area Permit (SFHA) will be required
 7. Mounding. Any mounding shall be provided in certain areas around the site and the location and height will be shown on the final development plan. Mounding shall vary in height and slope to create a rolling, natural appearance.
 8. Any pond(s) located along or visible from public roadways shall feature enhanced landscaping to be approved as part of the Final Development Plan.
- C. Lighting. Decorative street lighting will be installed on alternating sides of all streets within all subareas. Designs will be submitted and approved as part of the final development plan.
- D. Mailboxes. Each Subarea will provide ganged mailboxes as required by the US Post Office. Where feasible, mailboxes are to be installed in common reserve areas, and utilize decorative finish or colors in character with other development fixtures.
- E. Buildings.
1. Materials. All exteriors shall use a mixture of stone, brick, stucco, cultured stone EFIS, wood (including engineered wood), cementitious fiber and vinyl (at least 0.044" in width), except for gutters, soffits and overhangs, entry doors, garage doors and other accents may be fiberglass, aluminum, wood composite, or vinyl. No high chroma colors will be permitted.
 2. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 3. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
 4. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building for subareas A, B, and C, and the rear elevation of the building in subarea D.
 5. Foundations. Exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco, cementitious fiber, or a material approved by the Chief Building and Zoning Official. Materials shall be installed per the residential building code.
 6. Fences. Fencing shall not exceed 4 feet in height, unless otherwise specified on the development plan. Fencing shall be wrought iron or aluminum and decorative in nature. Privacy fencing shall be permitted around patios and amenities and shall not exceed 6 feet in height. Privacy fences shall be vinyl and utilize a consistent color across the development.

VIII. SUBAREA REQUIREMENTS

A. Subarea A +- 54.37 acres

1. Intent. The intent of this subarea is to provide a maximum of 107 free-standing single-family homes, with a minimum of 92 having a two-car garage or three car garage, and a maximum of 15 having a single car garage, all platted on private streets.



GRAPHIC SCALE IN FEET
 0 25 50 100 200

SITE DATA TABLE

SUBAREA	TOTAL SITE AREA
SUBAREA A	54.37 AC
SUBAREA B	16.03 AC
SUBAREA C	6.23 AC
SUBAREA D	13.05 AC
RIGHT-OF-WAY	4.05 AC
OPEN SPACE	41.20 AC

LEGEND

- OPEN SPACE

ORIGINAL ISSUE DATE: 01/26/12 RHA PROJECT NO. 100070008 SHEET NUMBER	HARRIS PROPERTY SR 605 & BORROR ROAD GROVE CITY, OH 43123	SUBAREA PLAN	SCALE: 1"=150'	Kimley»Horn 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7905 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-473-5548 WWW.KIMLEY-HORN.COM	NO. REVISIONS DATE BY
			DESIGNED BY: MCR		
			DRAWN BY: MCR		
			CHECKED BY: MCR		

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

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:kjff

0_069 ac 20201061-VN-BSN

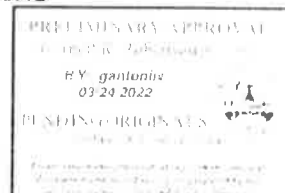
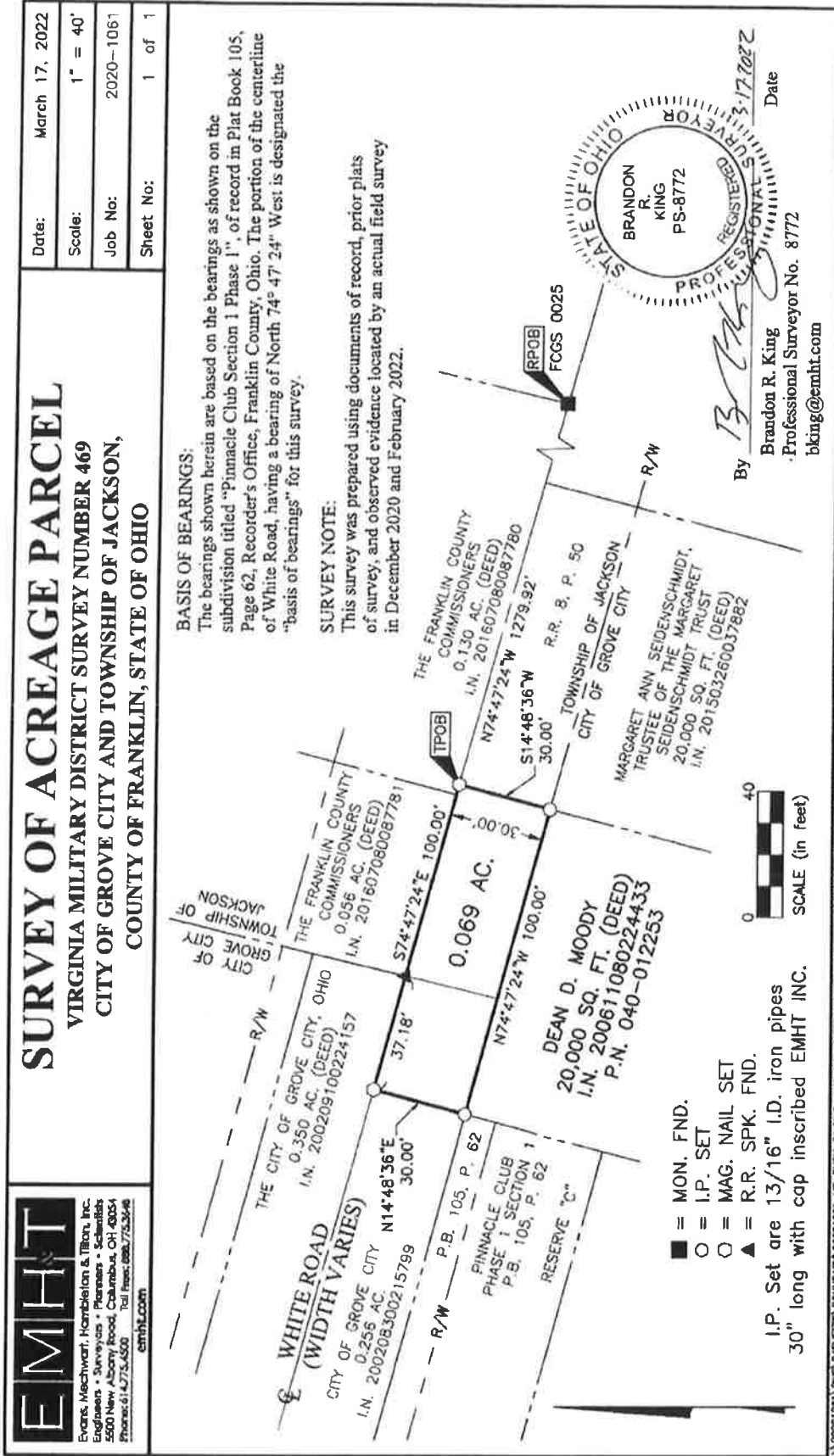


EXHIBIT B

Parcel 1



2:\20201061\Drawings\EMHT\20201061-10-EMHT-01.DWG plotted by DISTELHORST, NEDDLE on 3/25/2022 10:41:41 AM last saved by DISTELHORST on 3/25/2022 12:41:28 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° 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° 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° 48' 36" West, with said common line, a distance of 5.00 feet to a point;

Thence North 74° 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° 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



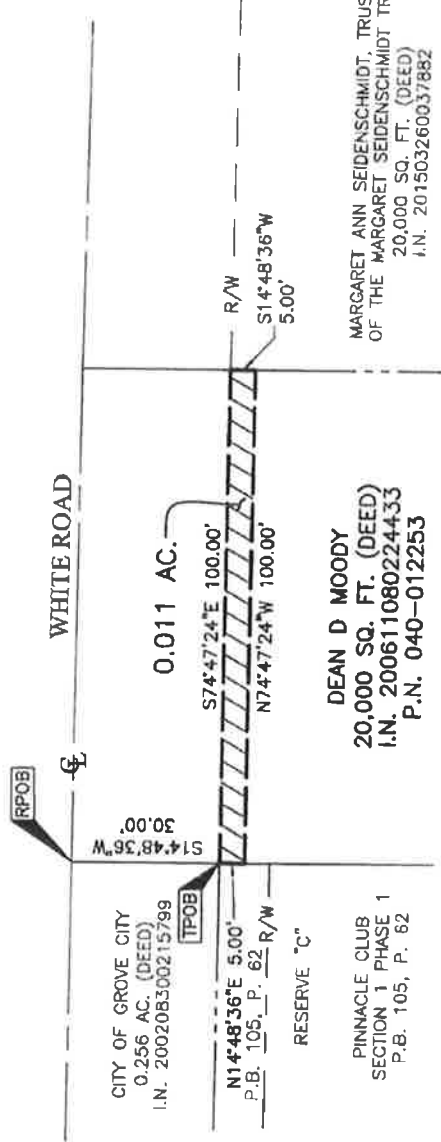
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

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

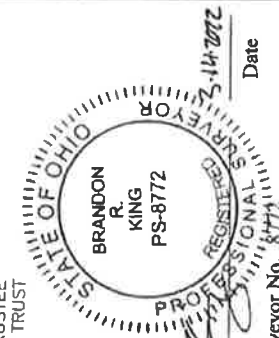
Date: March 14, 2022
Scale: 1" = 30'
Job No: 2020-1061
Sheet No: 1 of 1



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



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

2:\2020\1061\DWG\CASHIETS\CADMENTS\20201061-VS-ESMT-DRAIN-04.DWG plotted by KING, BRANDON on 3/25/2022 2:13:08 PM last saved by BRANDON 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 1 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.

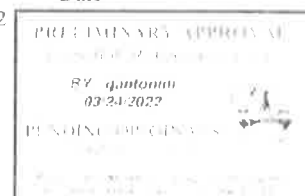


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date





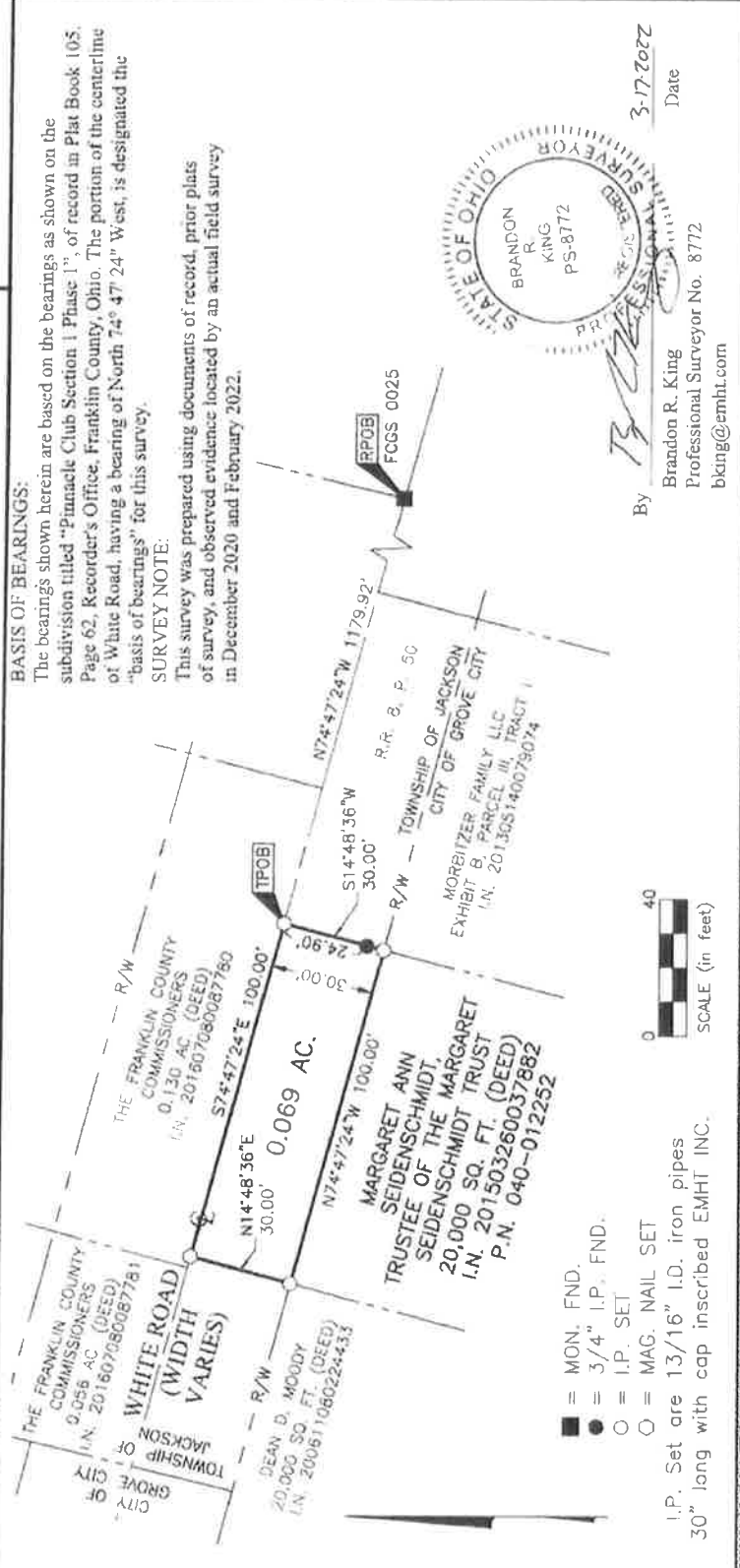
Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 800.732.3648
emht.com

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



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 274.49 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 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.

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.

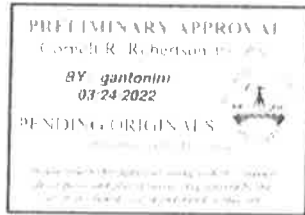
A handwritten signature in black ink, appearing to read "B. King", written over the printed name.

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

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



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 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.



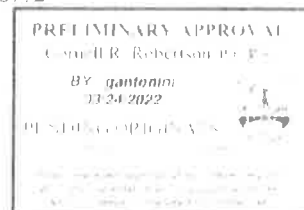
EVANS, MECHWART, HAMBLETON & MILTON, INC.

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

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date





EMHT
Evars, Meschdorf, Hamblen & Ilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

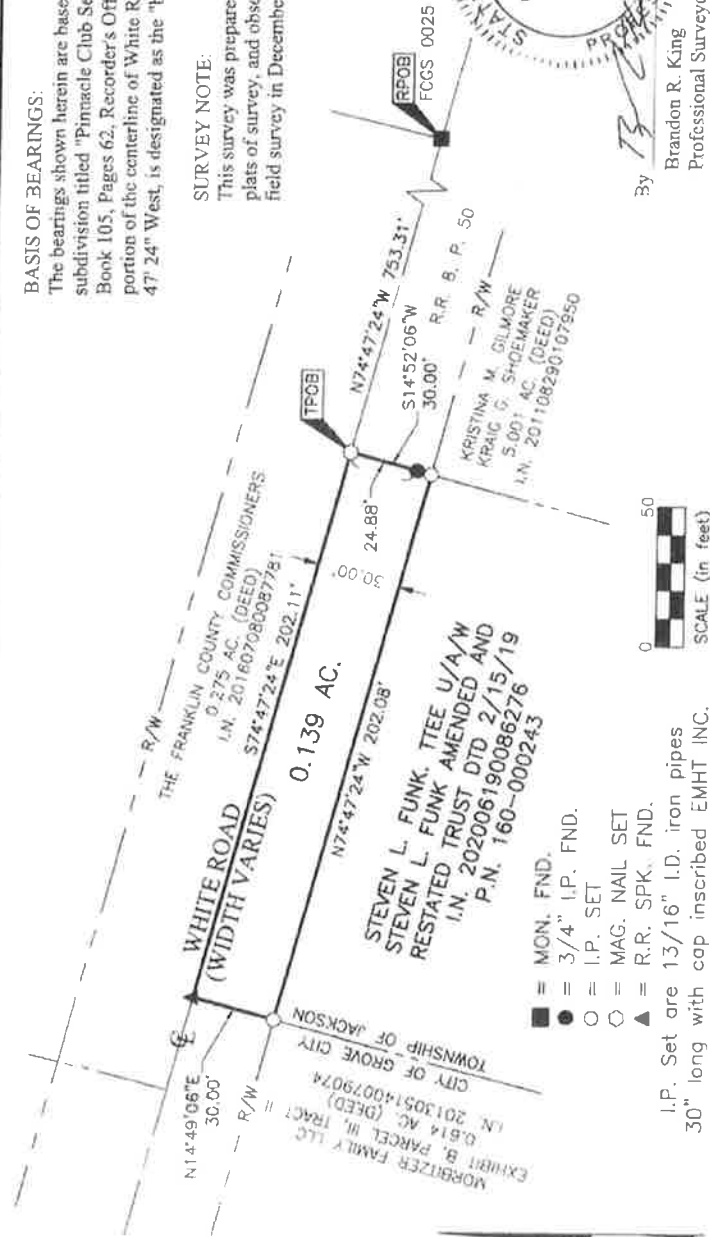
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

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.



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



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

11/22/2021 10:51 AM (249-0000) BOUNDARY 22201/001 11/22-2021-24-0000 plotted by DEPT/MSDET NICOLE on 3/25/2022 10:36:20 AM last saved by NORTON/MSDET on 3/25/2022 10:36:27 AM

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 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 $74^{\circ} 47' 24''$ 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 LLC 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 $14^{\circ} 52' 06''$ 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 $74^{\circ} 47' 24''$ 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 $14^{\circ} 52' 06''$ 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 $74^{\circ} 47' 24''$ 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 EMIIT 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 $74^{\circ} 47' 24''$ West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMIIT 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.

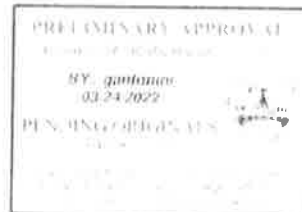


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date





EMH.T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
500 New Albany Road • Columbus, OH 43204
Phone: 614/751-6000 Fax: 614/751-6006
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

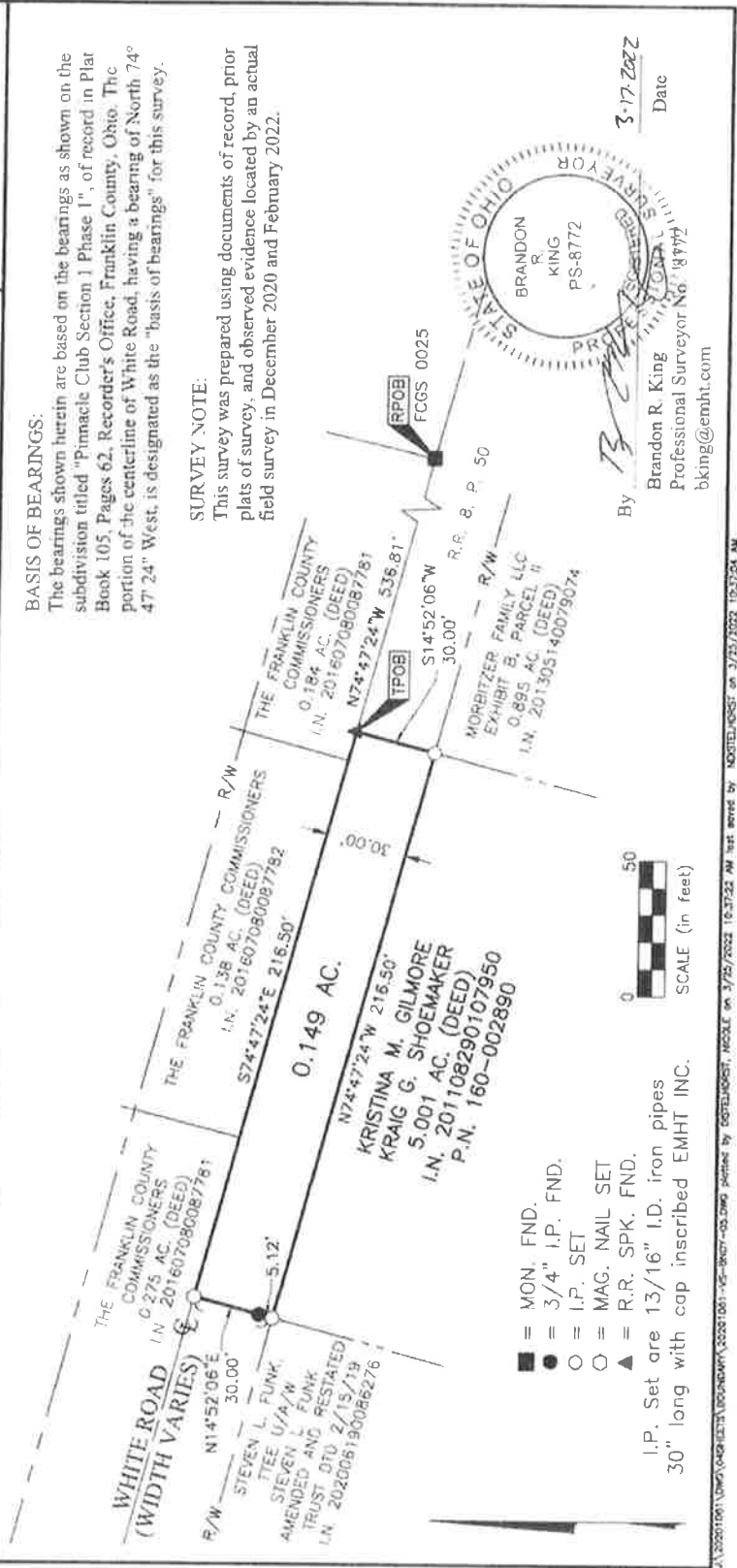
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 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 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 Kraig 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 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.

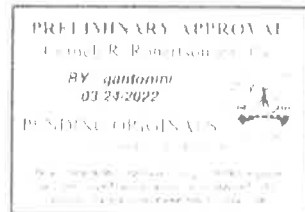
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022

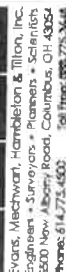


EVANS, MECIOWART, HAMBLETON & TILTON, INC.

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

Scale: 1" = 50'

Jcb No: 2020-1061

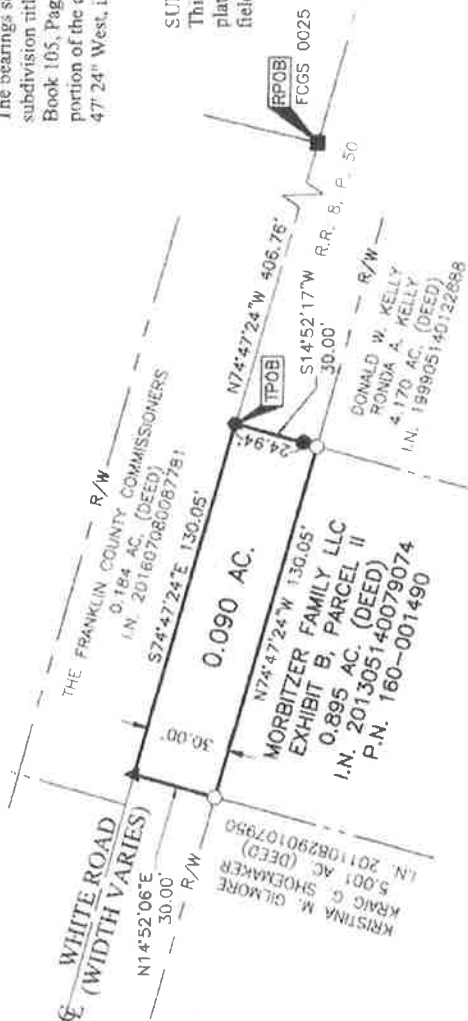
Sheet No: 1 of 1

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.



By

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

Date _____

2202-61.3

**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 Kraig 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.



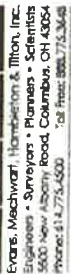
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

3.14.2022

Brandon R. King
Professional Surveyor No. 8772

Date



VIRGINIA MILITARY DISTRICT SURVEY NO. 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

March 14, 2022

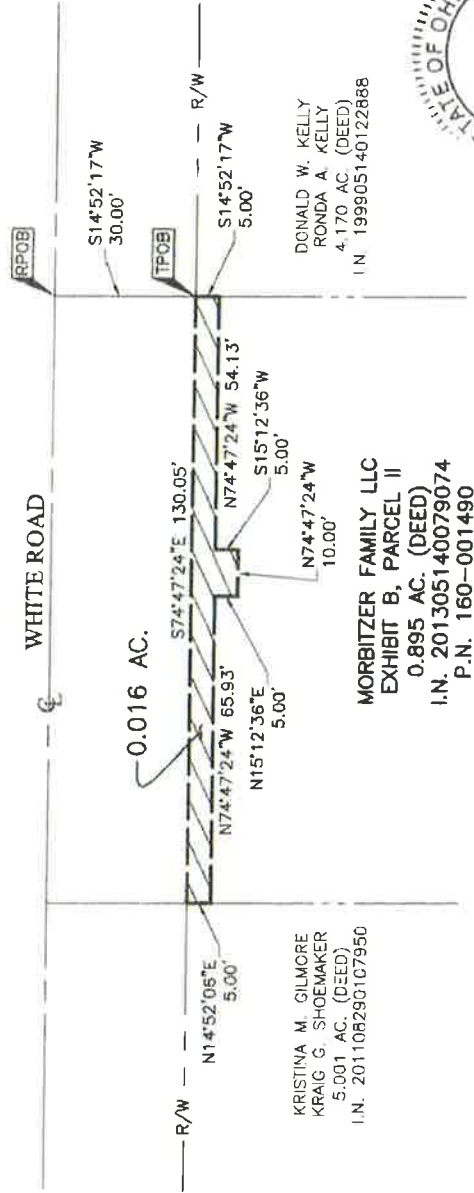
Scale: $1'' = 30'$ $\gamma^* = 30^\circ$

Job No: 2020-1061

2020-1061

Sheet No: 1 of 1

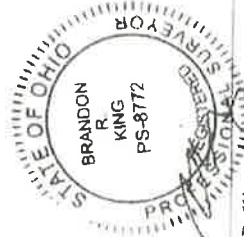
1 of 1



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)
IN 199905140122888



Bv

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

Date _____

J:\20201061\0MG\GAGE\ELTS\CASEMENTS\20201061-43-ELMT-DRAW-02.DWG plotted by KIMC, ERAGON on 3/14/2022 8:50:40 AM last saved by NOSTELHORST on 3/11/2022 9:01:00 AM

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 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 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 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 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.

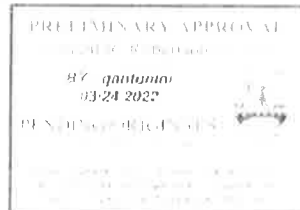


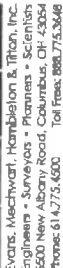
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

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

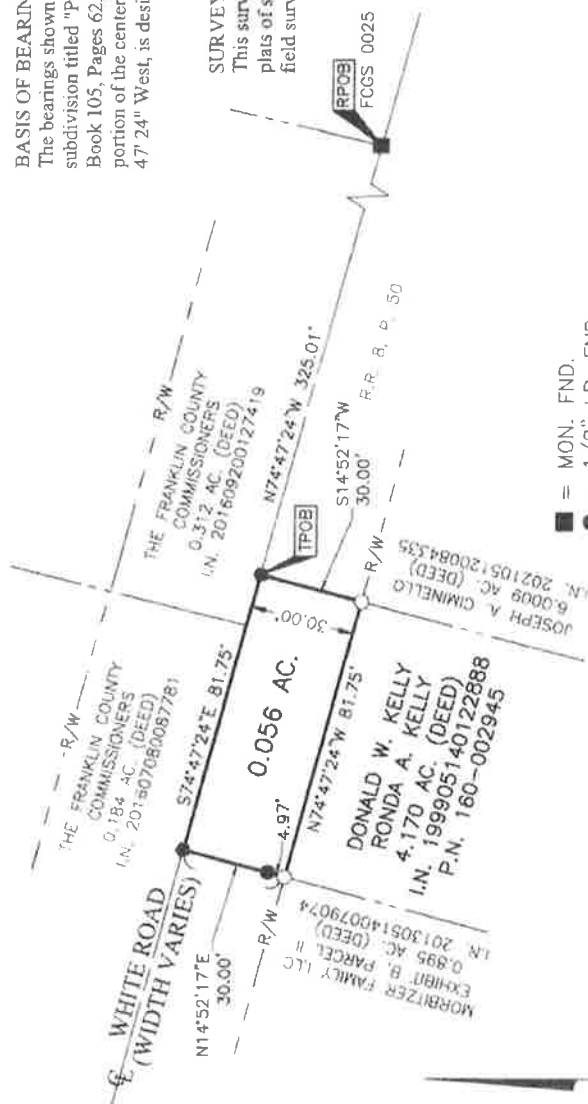
Sheet No: 1 of 1

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 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
- = P.K. NAIL FND.

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



SCALE (in feet)



3-17-2022

Date _____

By

Brandon R. King
Professional Surveyor No. 18772

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;

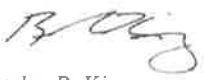
Thence South $14^{\circ} 52' 17''$ West, with said common line, a distance of 5.00 feet to a point;

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.


Brandon R. King
Professional Surveyor No. 8772

3-14-2022
Date



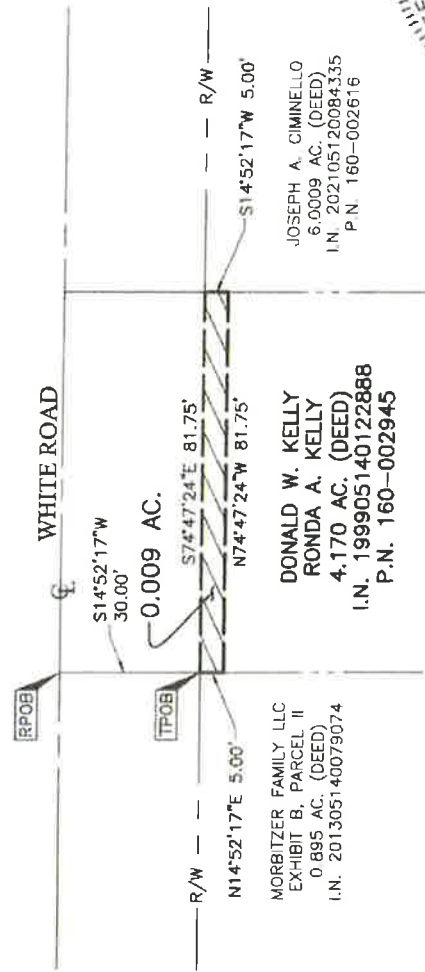
Evans, Macchiarri, Hambleton & Tibbo, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4520 Fax: 614.775.3448
 emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NO. 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

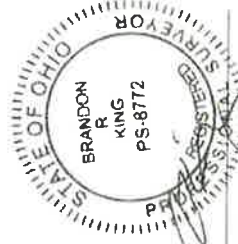
Date: March 14, 2022
 Scale: 1" = 30'
 Job No: 2020-1061
 Sheet No: 1 of 1



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

DONALD W. KELLY
 RONDA A. KELLY
 4.170 AC. (DEED)
 I.N. 199905140122888
 P.N. 160-002945

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



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



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 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.



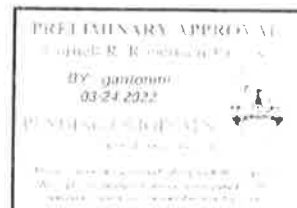
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

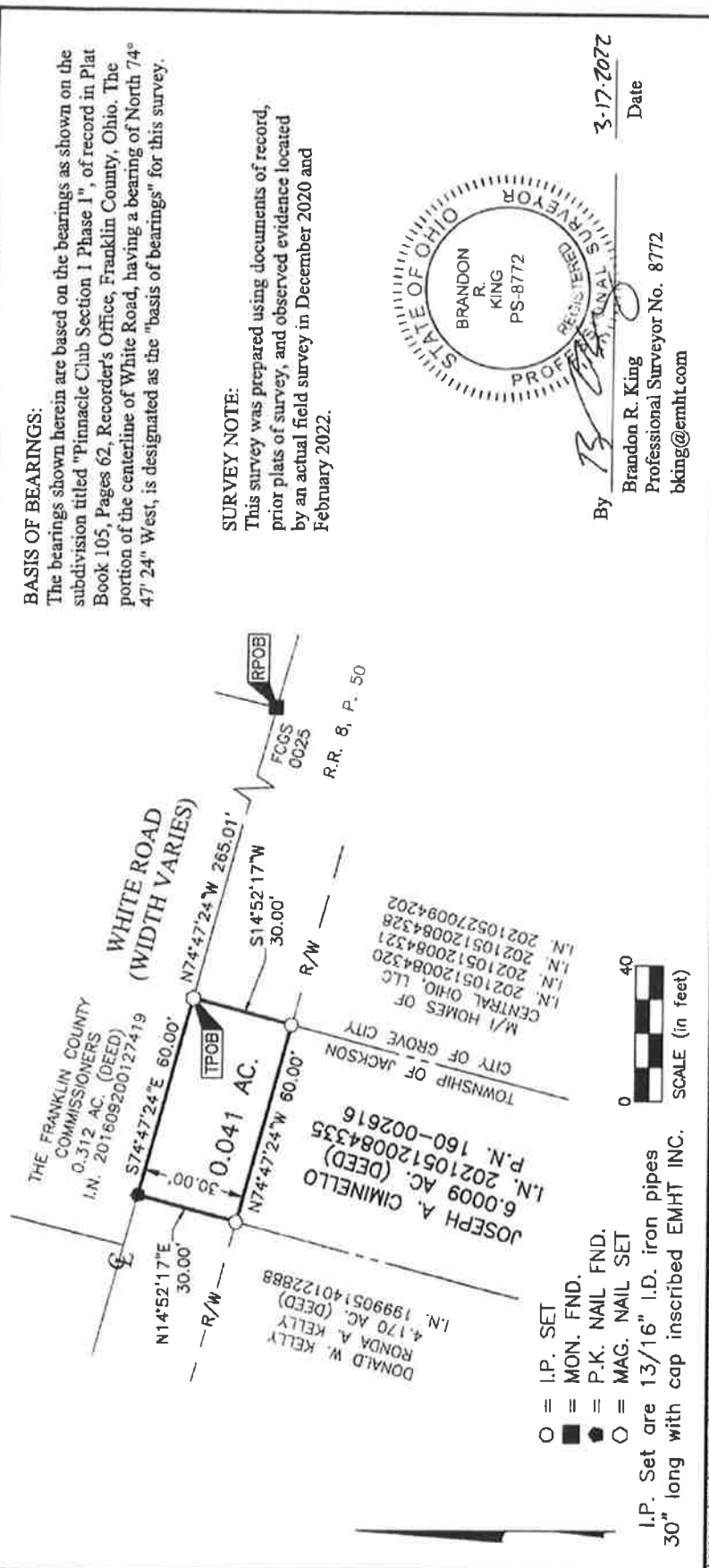
Brandon R. King
Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5910 New Albany Road, Columbus, OH 43264 Phone: 614.775.4300 Fax: 614.775.3660 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
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3:\20201061\DWG\04S\KETS\BOUNDARY\20201061-15-BN07-00.DWG plotted by DIGITALHORIZT, NICOLE on 3/25/2022 10:33:28 AM last saved by NICOLEHORIZT on 3/25/2022 10:33:09 AM

**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, Macchiarri, Hambleton & Tibbo, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43064
Phone: 614.775.4320 Tel Fax: 614.775.3446

emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

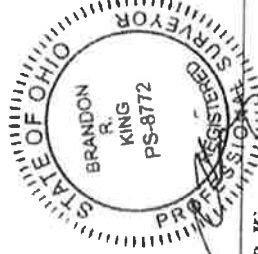
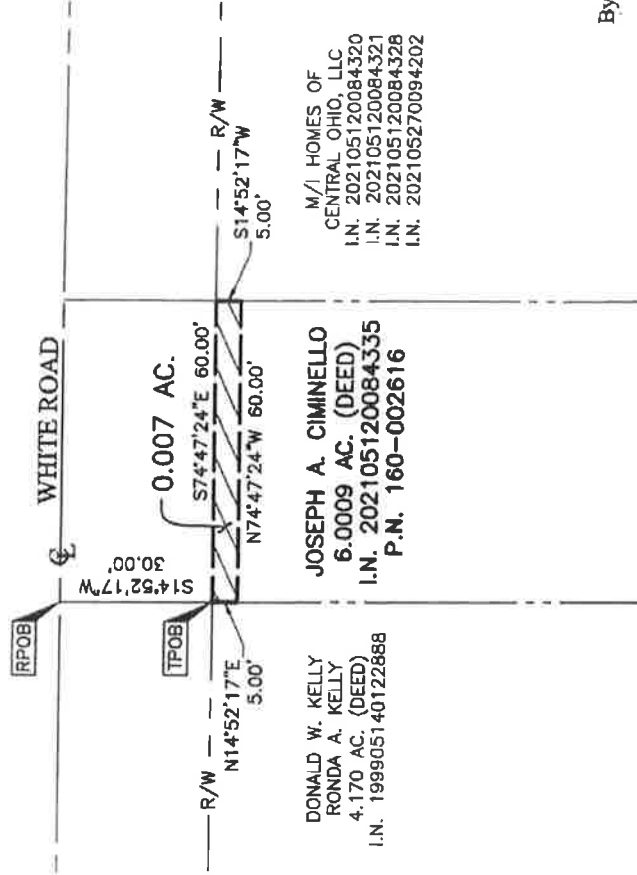
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: 1" = 30'

Job No: 2020-1061

Sheet No: 1 of 1



3-14-2022

Date

By

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

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

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

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

\\20201061\WORK\PROJECTS\EGEMENTS\20201061-15-ESMT-ORAN-06.DWG plotted by KING, BRANDON on 3/14/2022 10:00:18 AM last saved by: CFEKIDJASON 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;

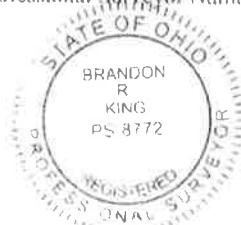
Thence South 74° 47' 24" East, with said centerline and the line common to said 2.100 and 0.312 acre tracts, a distance of 84.74 feet to the POINT OF BEGINNING, containing 0.145 acre, more or less, all of which is in the present roadway occupied.

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.

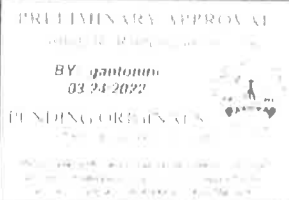
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.

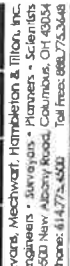


EVANS, MECHTART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

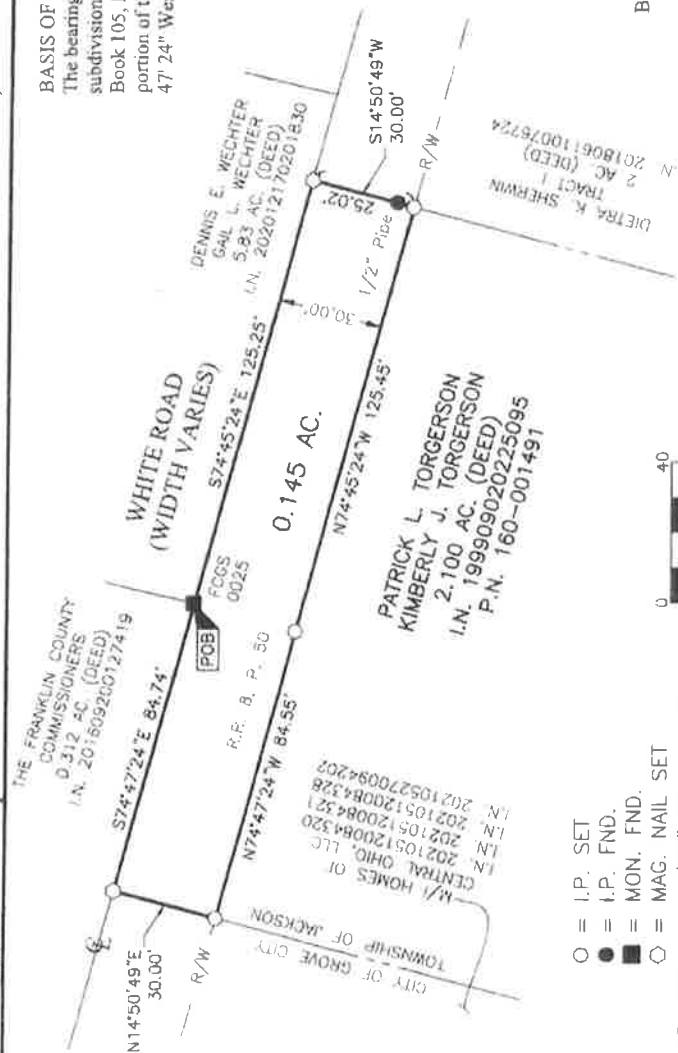
Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEAKINGS:

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° 17' 24" West, is designated as the "basis of bearings" for its 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.

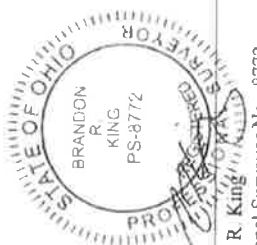


○ = I.P. SET
● = I.P. FND.
■ = MON. FND.
◊ = MAG. NAIL SET

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



SCALE (in feet)



2202.61-5

Date _____

Brandon R. King
Professional Surveyor No. 8772
brking@ernht.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 1 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 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.



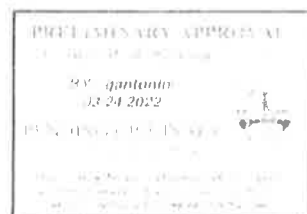
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Brandon R. King

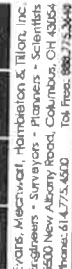
3-17-2022

Date

Professional Surveyor No. 8772



BOOK 105
PAGE 62
PLAT BOOK 105, PAGE 62



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
● = 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

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

Date _____

2206-71-3

\\20221061\DWG\049\ETPS\BOUNCA\A\20221061-15-BNDT-16.DWG sealed by DISTELHOEFT, NICOLE on 3/23/2022 10:30:38 AM 194 saved by NICOLE HOEFT on 3/23/2022 10:30:21 AM

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 (Basler) 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 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 $74^{\circ} 47' 24''$ 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.



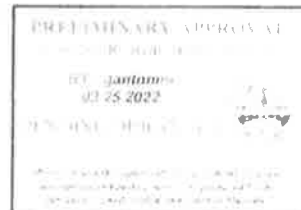
EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614.775.6500 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

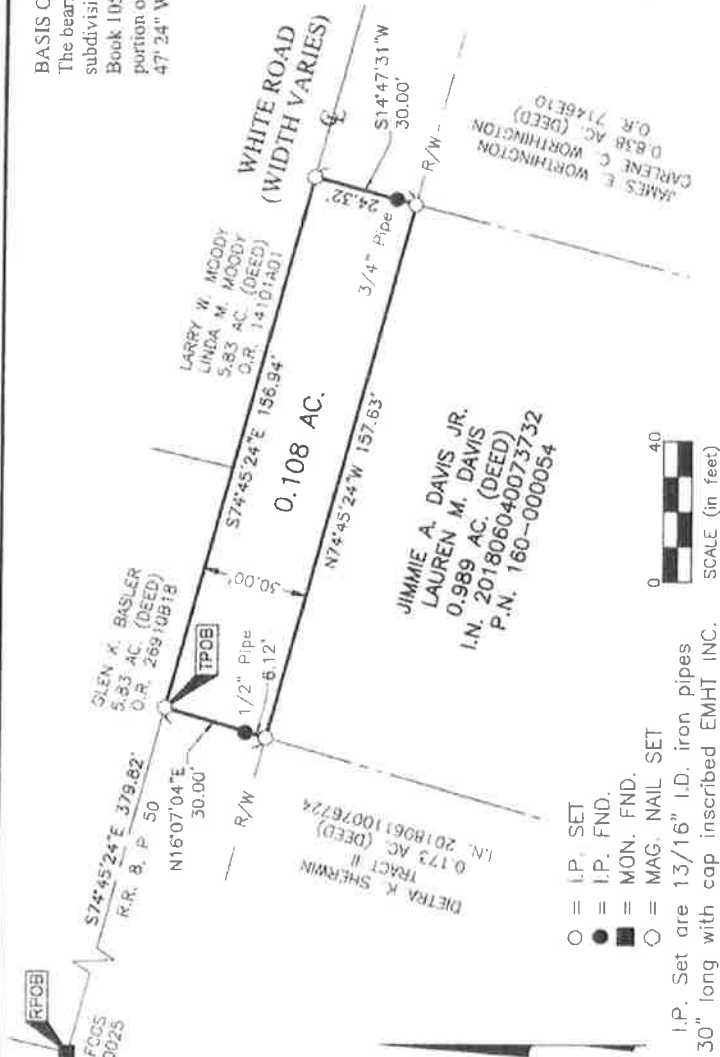
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

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 52, 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.

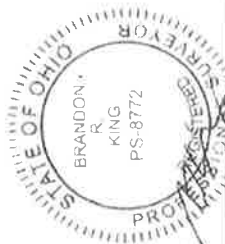
SURVEY NOTE:

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.



3-17-2022

Date

By
Brandon R. King
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;

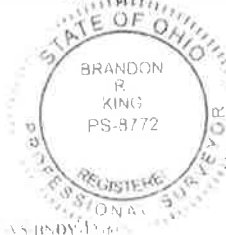
Thence North 14° 47' 31" East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 5.68 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.105 acre, more or less, all of which is in the present roadway occupied.

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 EMIT 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 EMIT&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.

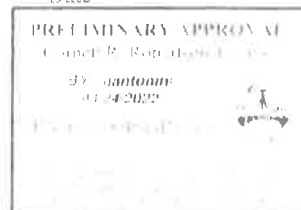


EVANS, MECHWART, HAMBLETON & TILTON, INC.

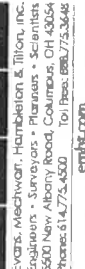
Brandon R. King
Professional Surveyor No. 8772

3-22-2022

Date



BRK:jam
5-10-2022 10:45 AM

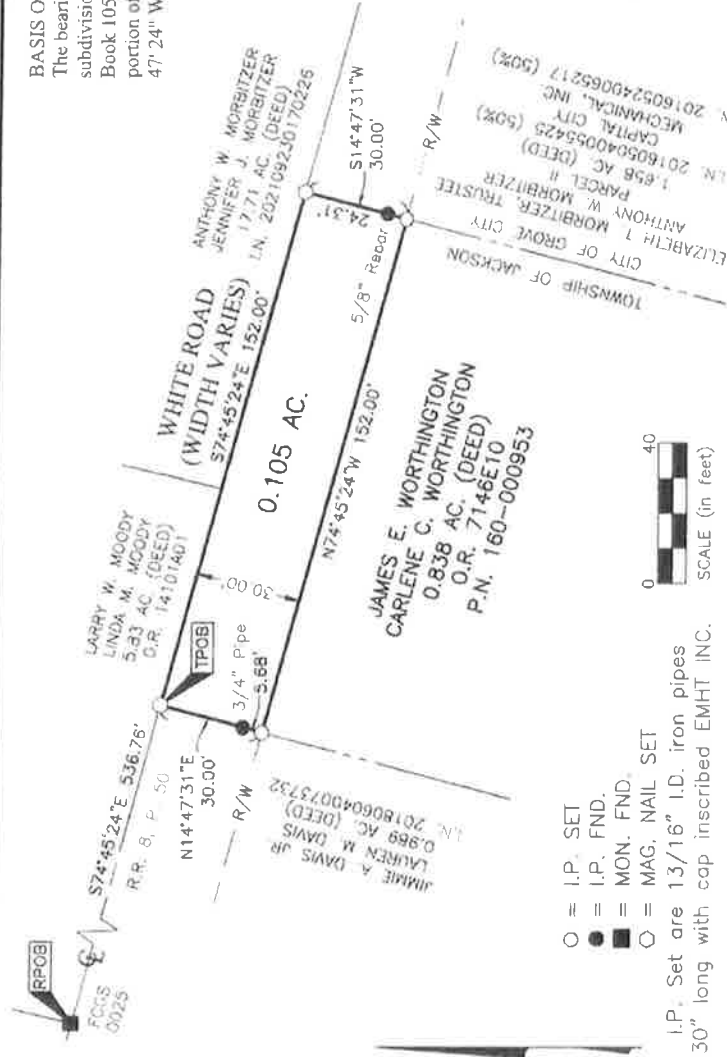


VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

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

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 its survey.

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.



Date _____

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

\\20221001\QWC\ASSETS\BOUNDARY\20221001-15-IND-12.DWG plotted by DIGTELH08T, NODELE on 3/25/2023 10:28:10 AM NWI ROAD BY MONTEN HABERT on 3/25/2023 10:33:59 AM

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 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° 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.

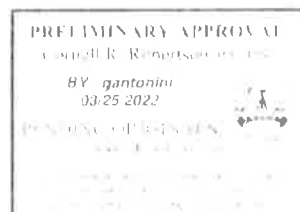
This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-22-2022
Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614-773-4500 Fax: 614-773-3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

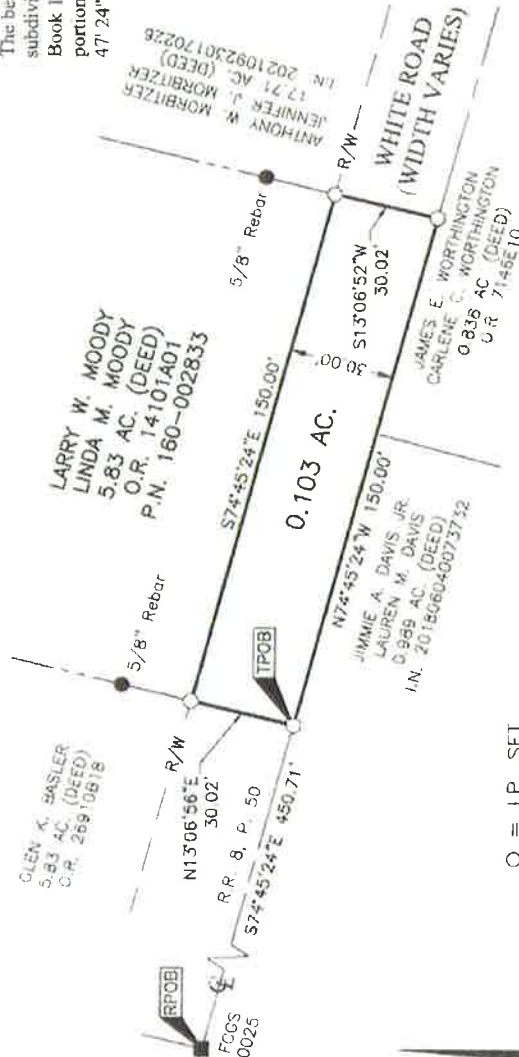
Date: March 22, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

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.



SCALE (in feet)



By

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

Date

3-22-2022

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 $74^{\circ} 45' 24''$ 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 $13^{\circ} 06' 39''$ 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 $74^{\circ} 45' 24''$ 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 $13^{\circ} 06' 56''$ 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 $74^{\circ} 45' 24''$ 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 201806110076724, 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 $74^{\circ} 47' 24''$ 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.



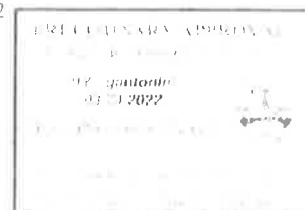
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date





Evans, Mechwart, Hambleton & Illion, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43234
Phone: 614/775-4300 Toll Free: 888/793-6648
emhit.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

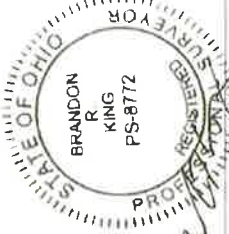
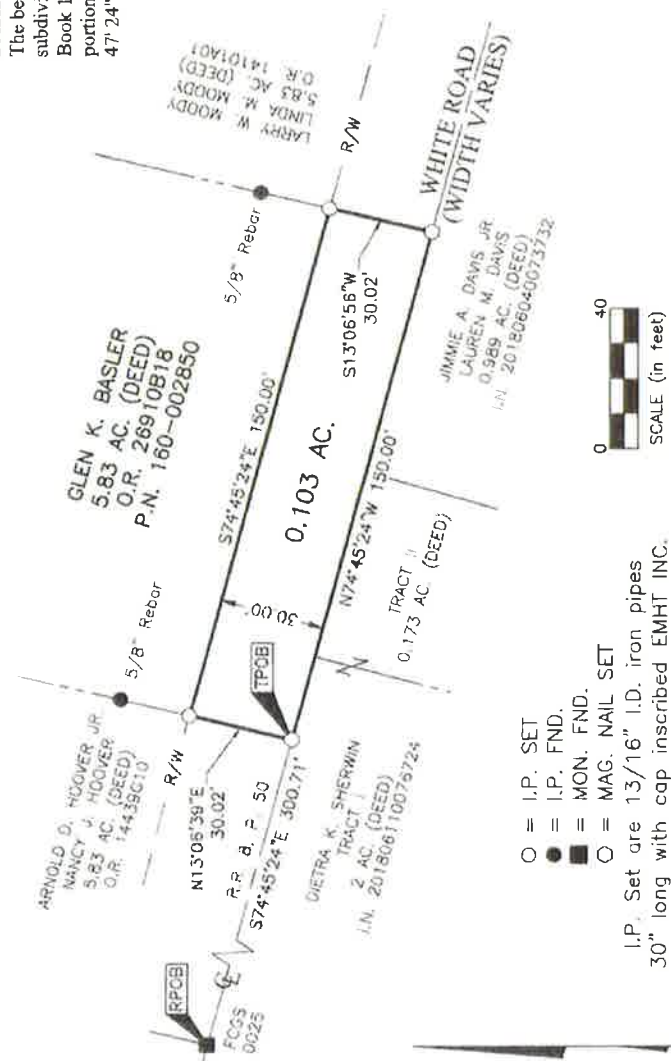
Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1051
Sheet No:	1 of 1

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.



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



SCALE (in feet)

- = 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 EMHIT INC.

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 FCCGS 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 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 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.



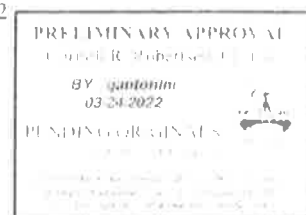
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date

BRK:slw
L:\Projects\2022\1001\AS\0117\0117.dwg





Evans, Michewat, Hammelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 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

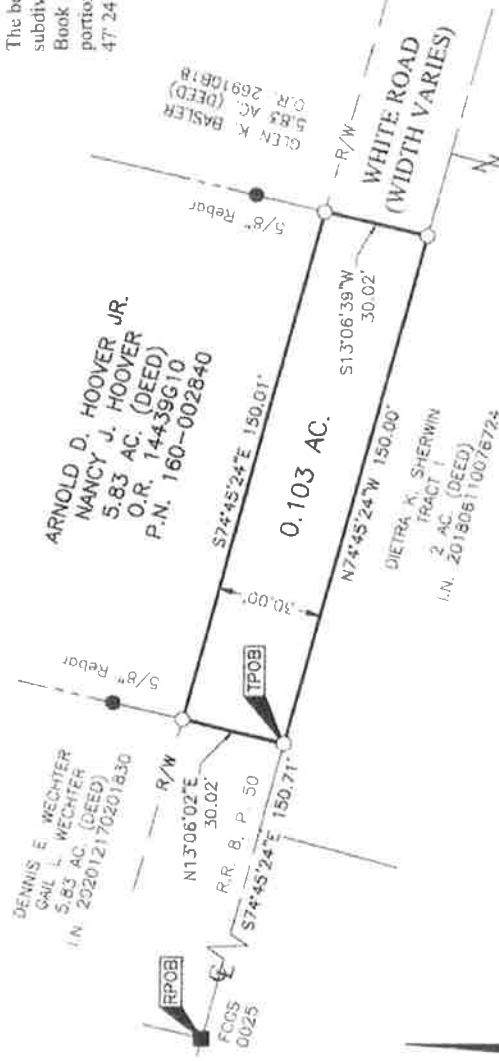
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

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.

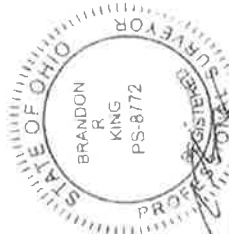
SURVEY NOTE:

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 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, 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&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, MECHEWART, HAMBLETON & TILTON, INC.

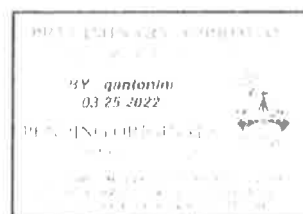
A handwritten signature in black ink, appearing to read "Brandon R. King".

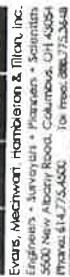
3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:twc
0.104 ac. 20201051 VS. BNDY to dect





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

emhlt.com

Scale: $1'' = 40'$

Sheet No: 1 of 1

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

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

are 13/16" i.d. iron

C:\G:\G4 SHEETS\DOUGLAS\2020\0611-15

STATE OF OHIO
BRANDON R KING
PS-8772

Date: _____

Date _____

\\C:\DATA\AG1\PROJECT01\20220109\OWD\G4SHEETS\BOUNDARY\202201061-45-BNDT-10.DWG plotted by ESTELHORNST, MICHELLE on 3/25/2022 10:13:42 AM last saved by NESTED HUBERT on 3/25/2022 10:12:07 AM

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 20211160209269 (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 EMIIT 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 "Brandon R. King".

6.21.2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK Inw
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SURVEY OF ACREAGE PARCEL

SURVEY NO. 469

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2022
Scale: 1" = 20'
Job No: 2020-1061
Sheet No: 1 of 1

ROBERT GILLILAND JR.
TISHA GILLILAND
0.4591 AC. (DEED)
I.N. 20211160209269
P.N. 160-001195

VICKIE J. EVANS
BRIAN J. EVANS
0.783 AC. (DEED)
I.N. 201106130073508

3/4" IP Previously Found Has Since Been Destroyed

R.R. 8, P. 50

0.069 AC.

RRS Previously Found Has Since Been Destroyed

RRS Previously Found Has Since Been Destroyed

THE CITY OF GROVE CITY, OHIO
0.350 AC. (DEED)
I.N. 200209100224157

THE CITY OF GROVE CITY
0.117 AC. (DEED)
I.N. 20060130009183

City of Grove City, Township of Jackson

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

- O = I.P. SET
- = 5/8" I.P. FND.
- = MON. FND.
- = MAG. NAIL SET
- = MAG. NAIL FND.



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:

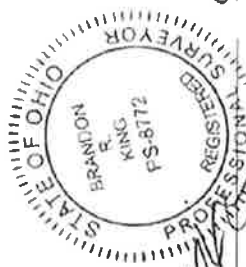
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.

SEMINOLE AVENUE

CITY OF GROVE CITY
2.762 AC. (DEED)
I.N. 200209060221715

WHITE ROAD

FCGS 0025



By *Brandon R. King*
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com
Date: 6-21-2022

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.

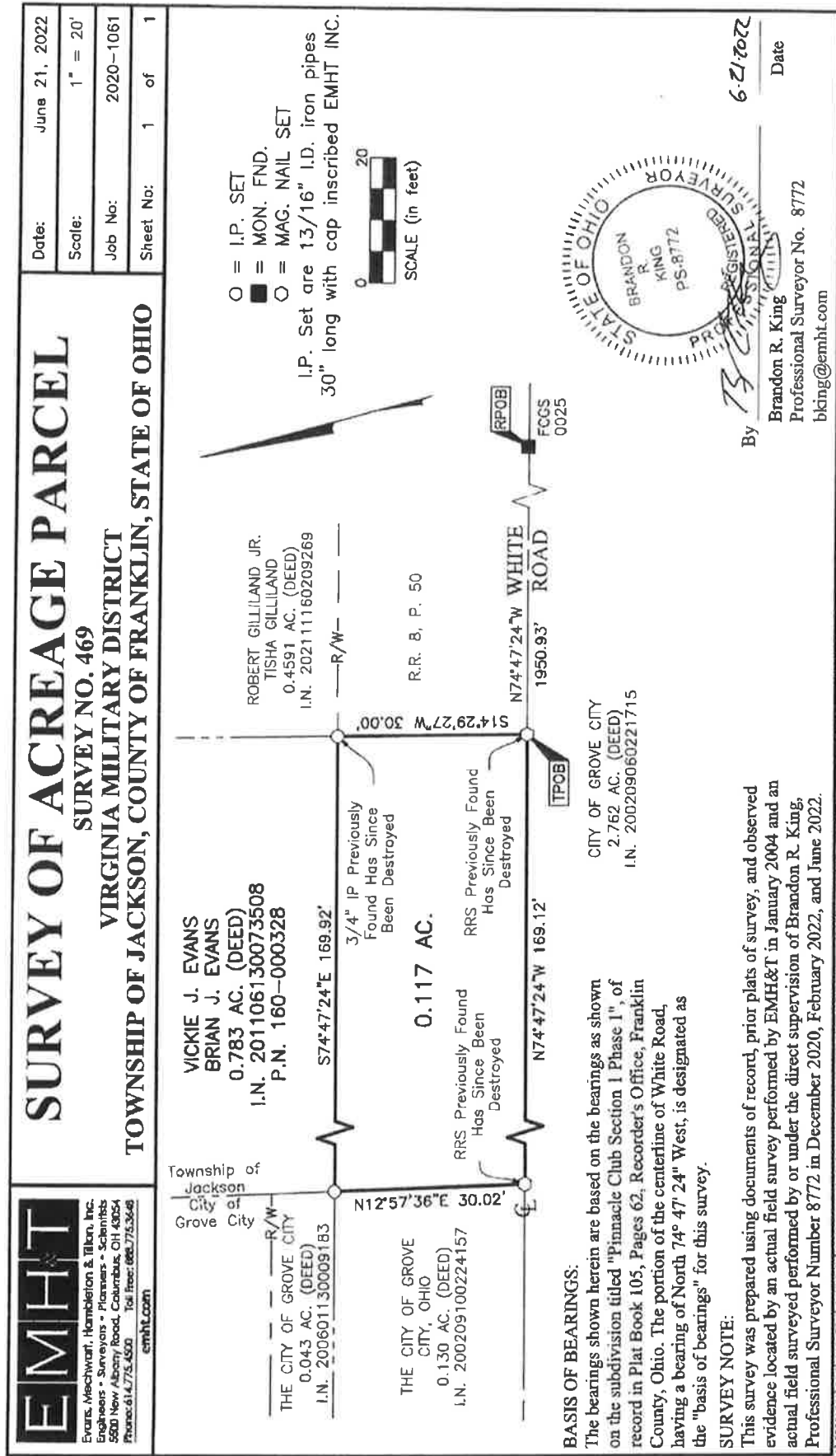
A handwritten signature of Brandon R. King in black ink.

6-21-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK.tnw
0_117 ac 2021061-VS-BNDY-18.docx



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.

BRK
Brandon R. King
Professional Surveyor No. 8772

3-14-2022
Date

EMHT

Evans, Mechwart, Hamblen & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 2000 New Albany Road, Columbus, OH 43264
 Phone: 614.775.4500 Fax: 614.775.3449
 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)

