

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

July 03, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

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

Presentation: Swear In Officer Shannon Wilhelm

LANDS: Mr. Schottke

Ordinance C-22-23 Accept the Annexation of 98.7 $\pm$ acres located north and south of Rensch Road in Jackson Township to the City of Grove City. Second reading and public hearing. *Postponement requested.*

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 $\pm$ acres located south of Rensch Road. First reading.

SERVICE: Ms. Houk

Ordinance C-26-23 Authorizing the Appropriation of Property and Easements from multiple properties for the public purpose of making, repairing, and improving a public road, specifically, the Holton Road Corridor Improvement Project and declaring an emergency.

Resolution CR-30-23 Authorize the Administrative Assistant to enter into an Agreement and Cooperate with The Director of Transportation for the Improvement to Gantz Road over I-270.

SAFETY: Mr. Sigrist

Ordinance C-24-23 Amend various sections of Chapter 376 titled Operation Restricted for Low Speed and Under Speed Vehicles. Second reading and public hearing.

FINANCE: Mr. Holt

Resolution CR-31-23 Accept the Donation of Artwork from the Grove City Area Convention and Visitors Bureau to be located at Fryer Park.

Resolution CR-32-23 Approve the Budget Estimates for the Fiscal Year of 2024.

New Business: Plum Run TIF Public Notice

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 06/19 & 6/20 Council; 06/26 BZA

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

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

ORDINANCE NO. C-22-23

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

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

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

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

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

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

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

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

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

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

Ted A. Berry, President of Council

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



RECEIVED

FEB 28 2023

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

By CR Date 02/28/2023

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

-1-

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

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

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

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

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

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

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

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;

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

-2-

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

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

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

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

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

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

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

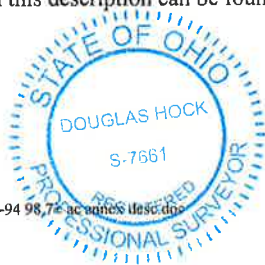
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on February 23, 2023 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office. A drawing of the above description is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

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

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

This annexation does not create any islands of township property.

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



ADVANCED CIVIL DESIGN, INC.

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. 1383

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

RECEIVED

FEB 28 2023

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

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

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

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

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

S87°44'56"E 302.8'±

RENSCH ROAD

S87°22'09"E 1002.2'±

N3°33'09"E 645.5'±

N2°49'58"E 654.5'±

N3°20'17"E 1314.6'±

N3°20'17"E 1314.6'±

N3°20'17"E 1314.6'±

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N3°20'17"E 1314.6'±

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

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

DAVID W. RICHARDS JR.
I.N. 200212300334642
ORIG. 26.112 AC.
APN: 160-002822

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

JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200602110020897

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

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

MARILYN W. TRAPP, JR. &
JAMES W. TRAPP, JR.
I.N. 200802110020893

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

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

JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200602110020897

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

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

MARILYN W. TRAPP, JR. &
JAMES W. TRAPP, JR.
I.N. 200802110020893

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

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

JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200602110020897

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

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

MARILYN W. TRAPP, JR. &
JAMES W. TRAPP, JR.
I.N. 200802110020893

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

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

JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200602110020897



Location Map - NTS

A

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

B

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

C

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

D

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

E

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

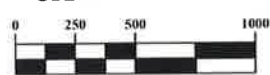
F

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

G

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

GRAPHIC SCALE



1 inch = 500 feet

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



[Signature] 2/28/23

Douglas R. Hock, P.S. 7661

Date:

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

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

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

No islands of township property are
created by this annexation.

Legend

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

RECEIVED

FEB 08 2023

Franklin County Planning Department
Franklin County, OH

APN-07-23

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 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: _____

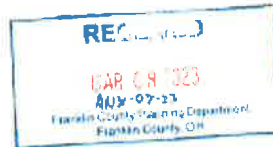
Printed: _____

Title: _____

EXHIBIT A

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

By ARH Date 11/20/2022



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 Wang of Deed Book 3444, Page 57 (1/4 interest), conveyed to Marilyn W. Trapp, Tr. and James W. Trapp Tr. of record in Instrument Number 200802110020893 (1/2 interest), conveyed to John R. Trapp, Robert Campbell, Tr. - The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514), Susan T. Campbell and Carolyn Davidson of record in Official Record 27883102 (1/24 interest each) (1/4 total interest), conveyed to James W. Trapp, Tr. & Meredith C. Trapp, Tr. of record in Instrument Number (1/24 interest) and John R. Trapp, James W. Trapp, Robert Campbell, Tr. - The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514) and Susan T. Campbell of record in Instrument Number 201811090153552 (1/96 interest each) (1/24 total interest), said 98.7± acre tract being more particularly described as follows:

Beginning at the southeasterly corner of said Trapp tract, being the southwesterly corner of a 26.112 acre tract of land conveyed to David W. Richards Jr. of record in Instrument Number 200212300334642 and being in the northerly line of a 31.263 acre tract of land conveyed to Roger L. Spillman and Donna J. Spillman, an undivided 1/2 interest, and to Gary L. Spillman and Lisa M. Neiswander-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 200206110144134 to an angle point being a common corner of said 89.642 acre tract and a 11.552 acre tract conveyed to Olga M. Hesch Tr. of record in Instrument Number 201903120027679;

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

Thence, N 03° 33' 09" E, 645.5± feet along a westerly line of said 89.642 acre tract, along the easterly line of said 11.552 acre tract, to an angle point being the common corner of said 89.642 acre tract and a 5.08 acre tract conveyed to 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;

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

-2-

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

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

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

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

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

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

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

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

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

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

This annexation does not create any islands of township property.

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



ADVANCED CIVIL DESIGN, INC.

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. 1383

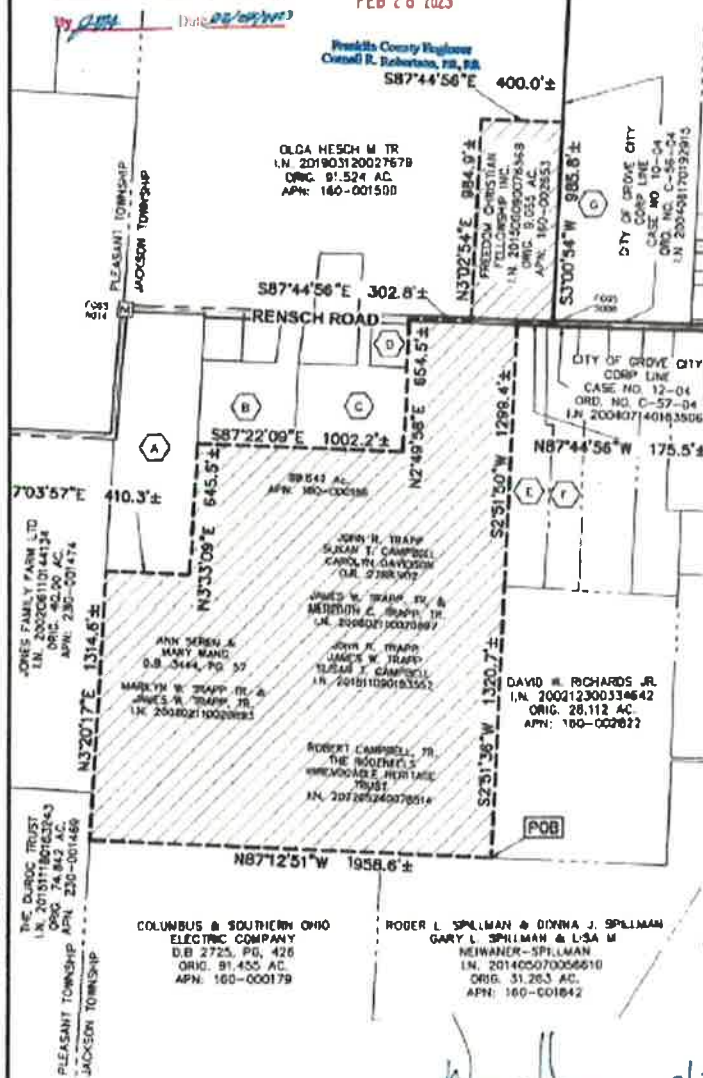
ANNEXATION
PLAN & DESCRIPTION
ACCEPTED BY
CONNIE R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

RECEIVED

FEB 28 2023



Location Map - N75



- (A) OLGA M HESCH TR
I.N. 201903120027879
ORIG. 11.552 AC.
APN: 160-000991
- (B) LARRY T ADAMS &
PENNY T ADAMS
I.N. 200910130147231
ORIG. 3.08 AC.
APN: 160-002882
- (C) ELAINE A NADER &
KURT A NADER
I.N. 202005290074151
ORIG. 3.385 AC.
APN: 160-002883
- (D) GREGORY & DANA
GOETTEMUELLER
I.N. 201901180008161
ORIG. 0.882 AC.
APN: 160-001086
- (E) PAUL M MCCLELLAN &
CHRIST L MCCLELLAN
I.N. 198711300208600
ORIG. 5.058 AC.
APN: 160-002718
- (F) WILLIAM STRAMAHAN &
RHONDA WRIGHT
I.N. 201208250080508
ORIG. 5.016 AC.
APN: 160-002715
- (G) AUTUMN GROVE LLC
I.N. 200910270226656
ORIG. 31.25 AC.
APN: 040-012485

GRAPHIC SCALE



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%

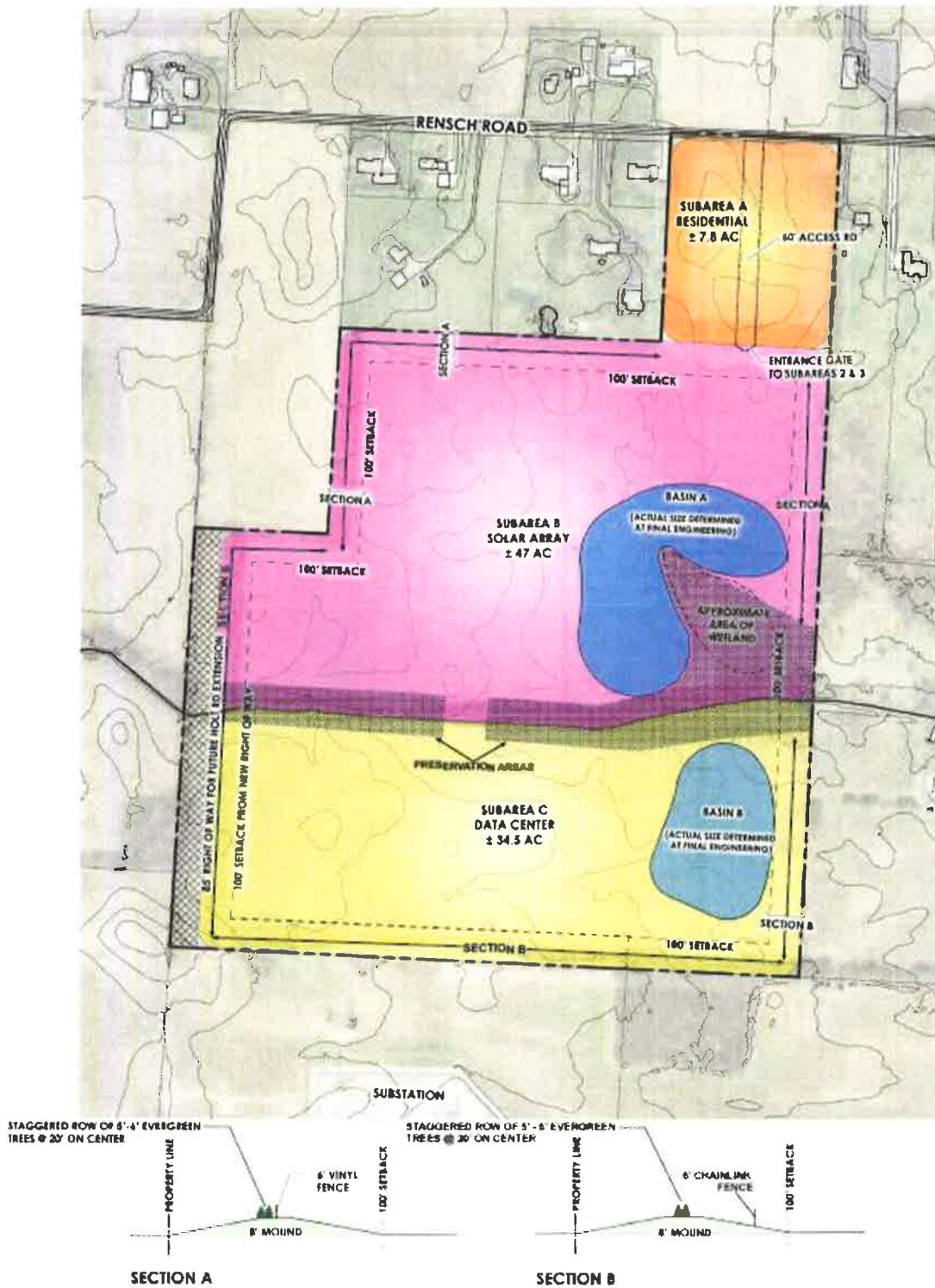
No islands of township property are created by this annexation.

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

Douglas R. Heck, P.E. 7001
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

RECEIVED
14-08-2023
Franklin County Planning Department
Franklin County, Ohio

EXHIBIT B

SITE CONCEPT PLAN

RENSCH ROAD

PREPARED FOR SMITH AND HALE

Revised by Grove City Development Department 8/22/23



SCALE: 1"=250'

Farris Planning & Design

● 2019年12月1日

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 489–496

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

No.: C-26-23
1st Reading: 07/03/23
Public Notice: 0 / /23
2nd Reading: 0 / /23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-26-23

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FROM MULTIPLE PROPERTIES FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING A PUBLIC ROAD, SPECIFICALLY, THE HOLTON ROAD CORRIDOR IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY

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

WHEREAS, the Holton 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. CR-22-23 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, an emergency exists for the health, safety, and general welfare of the community in that the in order to move forward with bidding this Project in the proper timeline requires land acquisition be commenced.

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. For reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tam K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

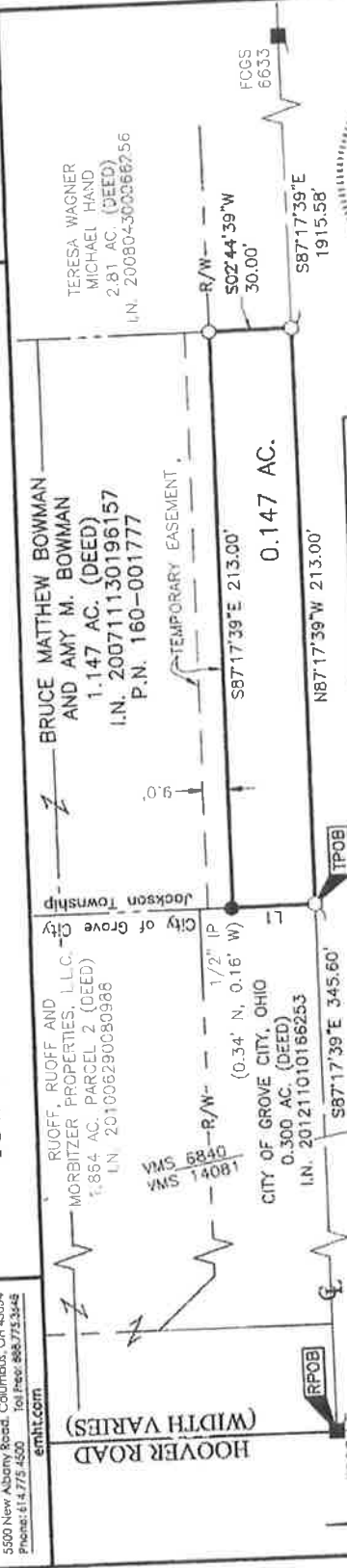
C-26-23
Exhibits A+B



Evans, Mechwart, Hambleton & Tilson, Inc.
Engineers • Planners • Scientists
5500 New Albany Road, Columbus, OH 43234
Phone: 614.775.4500 Fax: 614.775.3545
emhit.com

SURVEY OF ACREAGE PARCEL **VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840** **TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: January 25, 2021
 Scale: 1" = 50'
 Job No: 2019-0227



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°44'39"E	30.00'

BASIS OF BEARINGS:
 The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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

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



GRAPHIC SCALE (in feet)



By *Heather L. King* Date *2/1/21*
 Heather L. King
 Professional Surveyor No. 8307
 hking@emhit.com

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

0.147 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 1.147 acre tract conveyed to Bruce Matthew Bowman and Amy M. Bowman by deed of record in Instrument Number 200711130196157, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 345.60 feet to a magnetic nail set at the common corner of said 1.147 acre tract and that 0.300 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201211010166253, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 1.147 and 0.300 acre tracts, a distance of 30.00 feet to a point in the northerly right-of-way line thereof, witness a 1/2 inch iron pipe found (0.34 feet north and 0.16 feet west);

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 1.147 acre tract, a distance of 213.00 feet to an iron pin set in the line common to said 1.147 acre tract and that 2.81 acre tract conveyed to Teresa Wagner and Michael Hand by deed of record in Instrument Number 200804300066256;

Thence South 02° 44' 39" West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 1915.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 1.147 acre tract, a distance of 213.00 feet to the TRUE POINT OF BEGINNING, containing 0.147 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

0.147 ACRE

-2-

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

2/1/21

Date

HLK: ap
0_147 ac 20190227-VS-BNDY-01.doc

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: ajstuart
08/14/2020

PENDING ORIGINALS

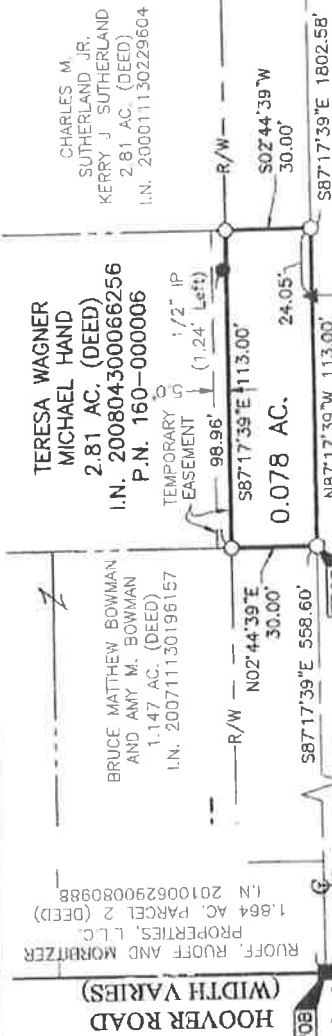
Please return this approval, along with the external description and plat of survey, as prepared by the surveyor, signed, sealed and filed in blue ink.

EMHT

Evans, Mechwart, Hombelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4600 Fax: 614.775.3045
emht.com

SURVEY OF ACREAGE PARCEL
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227



HOLTON ROAD
P.B. 78, P. 92 (WIDTH VARIES)

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

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



GRAPHIC SCALE (in feet)

1/20190227/000/040825/BOUNDARY/20190227-02-BN07-02-0000 posted by DROMA THORSA on 1/25/2021 9:24:44 AM last saved by TDRAMA on 1/25/2021 9:23:53 AM

BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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



By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Teresa Wagner and Michael Hand by deed of record in Instrument Number 200804300066256, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, at the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, a distance of 558.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 1.147 acre tract conveyed to Bruce Matthew Bowman and Amy M. Bowman by deed of record in Instrument Number 200711130196157, being the TRUE POINT OF BEGINNING;

Thence North $02^{\circ} 44' 39''$ East, across said Holton Road, with the line common to said 2.81 and 1.147 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre tract, (passing a 1/2 inch iron pipe found at 98.96 feet (1.24 feet left)) a total distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 2.81 acre tract conveyed to Charles M. Sutherland Jr. and Kerry J. Southerland by deed of record in Instrument Number 200011130229604;

Thence South $02^{\circ} 44' 39''$ West, with said common line, across said Holton Road, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, the northerly line of said Plat Book 78, Page 92, and at the common corner of said 2.81 acre tracts, witness Franklin County Geodetic Survey monument 6633 found South $87^{\circ} 17' 39''$ East, a distance of 1802.58 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline of said Holton Road, the southerly line of said 2.81 acre tract, (passing a railroad spike found at 24.05 feet, at the centerline intersection of said Holton Road and Merrybell Lane, as dedicated by Plat Book 78, Page 92) a total distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCCS

0.078 ACRE

-2-

5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



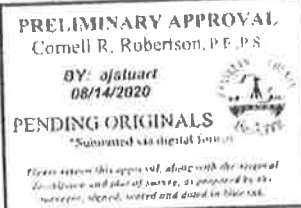
HLK: ap
0_078 ac 20190227-VS-BNDY-02.doc

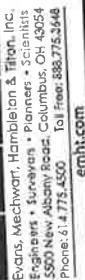
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

2/1/21

Date





Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227

BASIS OF BEARINGS:

BASIS OF BEARINGS.
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5348 and FCGS 5339, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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



Heather L. King
Professional Surveyor No. 8307
hking@emhit.com



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

I.P. Set are 13/16" I.D. iron pipes



GRAPHIC SCALE (in feet)

1/26/2021 9:25:02 AM last saved by TDHOMA on 1/28/2021 9:27:43 AM

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Charles M. Sutherland Jr. and Kerry J. Southerland by deed of record in Instrument Number 200011130229604, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, at the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 671.61 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to Teresa Wagner and Michael Hand by deed of record in Instrument Number 200804300066256, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, with the line common to said 2.81 acre tracts, across said Holton Road, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Sutherland tract, a distance of 113.00 feet to a point in the line common to said 2.81 acre Sutherland tract and that 2.81 acre tract conveyed to Little Theatre Off Broadway, Inc. by deed of record in Instrument Number 201901070002141, witness a 1/2 inch iron pipe found (0.17 feet south and 0.63 feet west);

Thence South 02° 44' 39" West, with said common line, across said Holton Road, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 1689.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 2.81 acre tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

0.078 ACRE

-2-

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



HLK: ap
0_078 ac 20190227-VS-BNDY-03.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

2/1/24
Date

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: *ajstuart*
08/14/2020

PENDING ORIGINALS
*Submitted with plat 1-00

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

EMHIT

Evans, Hochstetler, Hambleton & Titton, Inc.
Professional Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43234
Phone: 614.775.4500 • Fax: 614.775.4504
emhit.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227

REJOFF, RUOFF
AND MORBITZER
PROPERTIES, L.L.C.
PARCEL 2
1.864 AC. (DEED)
I.N. 201006290030988
JENNIFER L. JUSTUS
AMY J. JUSTUS
ELIZABETH J. SELVEY
WILLIAM P. JUSTUS
1.00 AC. (DEED)
I.N. 200507260147722
I.N. 200401060003115

KERTIS L. LANAM AND
LINDA S. LANAM
2.81 AC. (DEED)
I.N. 202012110197391

ELIZABETH A. ROACH, TR.
2.81 AC. (DEED)
I.N. 201910220139766
P.N. 160-001037

LITTLE THEATRE OFF
BROADWAY, INC.
2.81 AC. (DEED)
I.N. 201901070002141



BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40\"/>

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

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

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

GRAPHIC SCALE (in feet)



Plotted by NING, HEATHER on 8/16/2021 2:35:48 PM last saved by HONG on 8/16/2021 2:35:32 PM

By: *Heather King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emhit.com

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Elizabeth A. Roach, Trustee by deed of record in Instrument Number 201910220139766, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, at the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 897.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to Little Theatre Off Broadway, Inc. by deed of record in Instrument Number 201901070002141, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Roach tract, a distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 2.81 acre tract conveyed to Kertis L. Lanam and Linda S. Lanam by deed of record in Instrument Number 202012110197391;

Thence South 02° 44' 39" West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 1463.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 2.81 acre Roach tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

0.078 ACRE

-2-

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Heather L. King
Heather L. King
Professional Surveyor No. 8307

2/1/21

Date

HLK: ap
0_078 ac 20190227-VS:BNDA-04/Mc





Evans, Mechwart, Hambleton & Tiller, Inc.
Engineers • Surveyors • Planners • GIS • 4305
5500 New Albany Road, Columbus, OH 43235
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

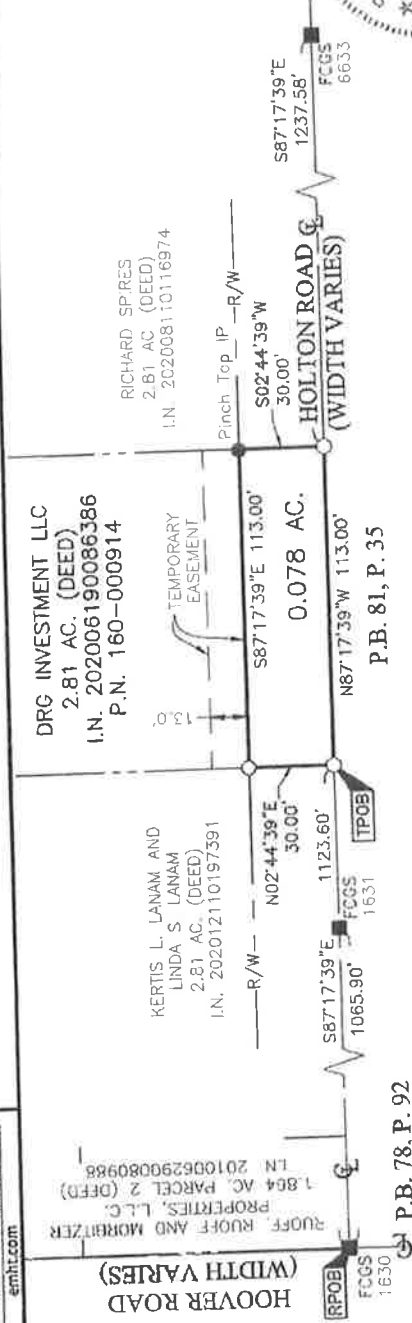
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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

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



GRAPHIC SCALE (in feet)



By Heather L. King Date 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to DRG Investment LLC by deed of record in Instrument Number 202006190086386, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, (passing Franklin County Geodetic Survey monument found at 1065.90 feet) a total distance of 1123.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to Kertis L. Lanam and Linda S. Lanam by deed of record in Instrument Number 202012110197391, being the TRUE POINT OF BEGINNING;

Thence North $02^{\circ} 44' 39''$ East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre DRG Investment tract, a distance of 113.00 feet to a pinch top iron pipe found in the line common to said 2.81 acre DRG Investment tract and that 2.81 acre tract conveyed to Richard Spires by deed of record in Instrument Number 202006190086386;

Thence South $02^{\circ} 44' 39''$ West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South $87^{\circ} 17' 39''$ East, a distance of 1237.58 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline line of said Holton Road, the southerly line of said 2.81 acre DRG Investment tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North $00^{\circ} 21' 40''$ East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an aerial field survey.



HLK:ap
0.078 ac 20190227

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Cynthia R. Robertson, P.E.	
BY: ajstuart	02/01/2021
PENDING ORIGINAL	



Evans, Metcalf, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

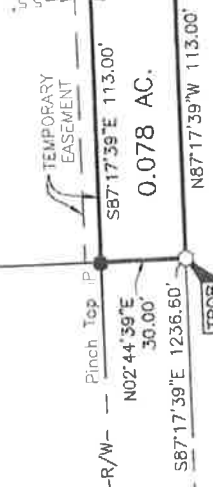
Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227

HOOPER ROAD
(WIDTH VARIES)
RPOB
FCGS
1630

DRG INVESTMENT LLC
2.81 AC. (DEED)
I.N. 202006190086386

RICHARD SPIRES
2.81 AC. (DEED)
I.N. 202008110116974
P.N. 160-000975

WILLIAM R. BYRD
2.81 AC. (DEED)
I.N. 201509080121616
I.N. 20170508006663



P.B. 78, P. 92

P.B. 81, P. 35

BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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

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



GRAPHIC SCALE (in feet)



By Heather L. King Date 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Richard Spires by deed of record in Instrument Number 202008110116974, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, a distance of 1236.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to DRG Investment LLC by deed of record in Instrument Number 202006190086386, being the TRUE POINT OF BEGINNING;

Thence North $02^{\circ} 44' 39''$ East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to a pinch top iron pipe found in the northerly right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Spires tract, a distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 2.81 acre tract conveyed to William R. Byrd by deeds of record in Instrument Numbers 201609090121616 and 201705080061663;

Thence South $02^{\circ} 44' 39''$ West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South $87^{\circ} 17' 39''$ East, a distance of 1124.58 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline of said Holton Road, the southerly line of said 2.81 acre Spires tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North $00^{\circ} 21' 40''$ East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



HLK: ap
0.078 ac 20190227-0848NDW-095loc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Cornell R. Robertson P.E.
BY: ajstuart
02/01/2021
PENDING ORIGINALS
Signature of Professional Surveyor
Signature of Professional Engineer
Signature of Professional Land Surveyor



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers, Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4546
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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

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



GRAPHIC SCALE (in feet)

20190227.DWG (4343-ELTTS) REVISED BY THORINA, THORINA on 1/20/2021 8:55:29 AM last saved by THORINA on 1/26/2021 8:55:11 AM



By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to William R. Byrd by deeds of record in Instrument Numbers 201609090121616 and 201705080061663, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988:

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 1349.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to Richard Spires by deed of record in Instrument Number 202008110116974, being the TRUE POINT OF BEGINNING:

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Byrd tract, a distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 2.81 acre tract conveyed to Eudell Allen and Ruby J. Allen by deed of record in Deed Book 3433, Page 123:

Thence South 02° 44' 39" West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 1011.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 2.81 acre Byrd tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

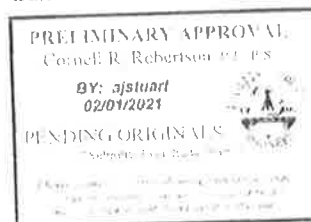
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Eudell Allen and Ruby J. Allen by deed of record in Deed Book 3433, Page 123, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988:

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 1462.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to William R. Byrd by deeds of record in Instrument Numbers 201609090121616 and 201705080061663, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Allen tract, a distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 2.81 acre tract conveyed to Lawrence D. Belford, Jr. by deeds of record in Instrument Numbers 201409300128825 and 201409300128826;

Thence South 02° 44' 39" West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 898.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 2.81 acre Allen tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Carnell R. Robertson P.E.
BY: ajstuart
08/14/2020
PENDING ORIGINALS
Please return this approval, along with the original of description and plat of survey, to the Surveyor's Office and signed on the back.

HLK:ap
0_078 ac 20190227-18

EMHNT

Events, Measurement, Mapping & Tiling, Inc.
Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4550 Toll Free: 888.775.3449
emhnt.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227

LAWRENCE D. BELFORD, JR.

2.81 AC. (DEED)

I.N. 201409300128825

I.N. 201409300128826

P.N. 160-001486

EUDELL ALLEN
RUBY J. ALLEN
2.81 AC. (DEED)
D.B. 3433, P. 123

JAMES L. MARTIN

3.18 AC. (DEED)

O.R. 10096A14

I.N. 200710170181660

HOOVER ROAD
(WIDTH VARIES)
RPOB
FCGS
16.30
P.B. 78,
P. 92
I.N. 201006290080988
1.864 AC. PARCEL 2 (DEED)
RUOFF, RUOFF AND MORBITZER
PROPERTIES, L.L.C.

TEMPORARY
EASEMENT

S87°17'39"E 113.00'

0.078 AC.

N87°17'39"W 113.00'

P.B. 81, P. 35

S02°44'39"W
30.00'

HOLTON ROAD &
(WIDTH VARIES)

R/W

S87°17'39"E
785.58'

FCGS
66.33



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustments). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:
This survey was prepared using documents of record, prior plans of survey, and observed evidence located by an actual field survey.

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

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



GRAPHIC SCALE (in feet)

By *Heather L. King* Date *2/1/21*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

EMHT was created by KING, HEATHER on 1/31/2021 3:22:09 PM last saved by HEATHER on 1/31/2021 3:02:56 PM

0.078 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 2.81 acre tract conveyed to Lawrence D. Belford, Jr. by deeds of record in Instrument Numbers 201409300128825 and 201409300128826, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 1575.60 feet to a magnetic nail set at the common corner of said 2.81 acre tract and that 2.81 acre tract conveyed to Eudell Allen and Ruby J. Allen by deed of record in Deed Book 3433, Page 123, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 2.81 acre Belford tract, a distance of 113.00 feet to an iron pin set in the line common to said 2.81 acre tract and that 3.18 acre tract conveyed to James L. Martin by deeds of record in Official Record 10096A14 and Instrument Number 200710170181660;

Thence South 02° 44' 39" West, across said Holton Road, with said common line, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 785.58 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 2.81 acre tract, a distance of 113.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



HLK:sp
0_078 ac 20190227-25-0000-12-00

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Carnell R. Robertson, P.E., P.S.
BY: ajstuart
08/14/2020
PENDING ORIGINALS
This is a preliminary approval, subject to the usual
conditions of the contract, and does not constitute a
guarantee of accuracy or completeness.

EMHT
Everts, Medtner, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614-775-4500 Toll Free: 888-755-6446
Fax: 614-775-4500

Job No: 2019-0227

By Heather L. King
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

Date _____

0.079 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 3.18 acre tract conveyed to James L. Martin by deeds of record in Official Record 10096A14 and Instrument Number 200710170181660, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 1688.60 feet to a magnetic nail set at the common corner of said 3.18 acre tract and that 2.81 acre tract conveyed to Lawrence D. Belford, Jr. by deeds of record in Instrument Numbers 201409300128825 and 201409300128826, being the TRUE POINT OF BEGINNING;

Thence North 02° 44' 39" East, across said Holton Road, with the line common to said 3.18 and 2.81 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said 3.18 acre tract, a distance of 115.47 feet to a point in the line common to said 3.18 acre tract and that tract conveyed to Ryan Glaze and Lori Glaze by deed of record in Instrument Number 201909120118325, witness a 5/8 inch rebar capped "ACKINSON" found (0.18 feet north and 1.31 feet west);

Thence South 04° 18' 19" West, across said Holton Road, with said common line, a distance of 30.01 feet to a railroad spike found in the centerline of Holton Road, witness Franklin County Geodetic Survey monument 6933 found South 87° 17' 39" East, a distance of 670.93 feet;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, the southerly line of said 3.18 acre tract, a distance of 114.65 feet to the TRUE POINT OF BEGINNING, containing 0.079 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



HLK: ap
0.079 ac 20190227-28/00AL/588

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
George B. Robinson, Jr., P.E.	
BY: ajstuart	08/14/2020
PENDING ORIGINALS	
Franklin County Recorder's Office	

This document is a copy and does not constitute a survey. It is subject to the terms and conditions of the survey and the surveyor's professional liability insurance.

EMHT

Evans, Mechwart, Hemberton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4520 • Fax: 614.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

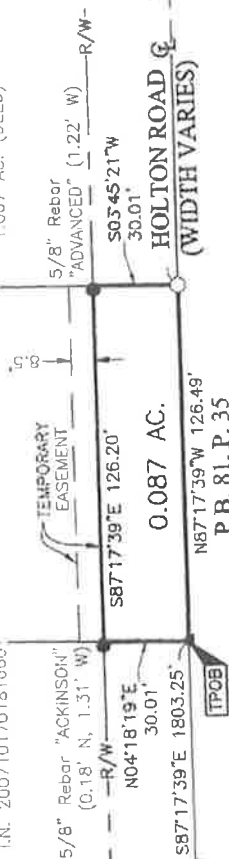
Scale: 1" = 50'

Job No: 2019-0227

HOOPER ROAD
(WIDTH VARIES)
RPOB
FCGS 1630
P.B. 78,
P. 92
RUOFF, RUOFF AND MORITZER
L.N. 201006290080988
1.664 AC. PARCEL 2 (DEED)
JAMES L. MARTIN
3.18 AC. (DEED)
O.R. 10096A14
L.N. 200710170181660

RYAN GLAZE
LORI GLAZE
I.N. 201909120118325
P.N. 160-000055

KRIS A. SNYDER
I.N. 199808270218055
L.N. 200104230085041
PARCEL ONE
1.007 AC. (DEED)



BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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

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



GRAPHIC SCALE (in feet)

2/1/2019 10:22:27 AM C:\PROJECTS\GROUNDWATER\20190227-15-8409-14-A.DWG plotted by KING, HEATHER on 1/31/2021 3:25:31 PM last saved by KING on 1/31/2021 3:11:51 PM



By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.087 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that tract of land conveyed to Ryan Glaze and Lori Glaze by deed of record in Instrument Number 201909120118325, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 1803.25 feet to a railroad spike found at the common corner of said Glaze tract and that 3.18 acre tract conveyed to James L. Martin by deeds of record in Official Record 10096A14 and Instrument Number 200710170181660, being the TRUE POINT OF BEGINNING;

Thence North 04° 18' 19" East, across said Holton Road, with the line common to said Glaze tract and said 3.18 acre tract, a distance of 30.01 feet to a point, witnessing a 5/8 inch rebar capped "ACKINSON" found (0.18 feet north and 1.31 feet west);

Thence South 87° 17' 39" East, with the northerly right-of-way line of said Holton Road, across said Glaze tract, a distance of 126.20 feet to a point in the line common to said Glaze tract and that 1.007 acre tract conveyed as Parcel One to Kris A. Snyder by deeds of record in Instrument Numbers 199808270218055 and 200104230085041, witness a 5/8 inch rebar capped "ADVANCED" found (1.22 feet west);

Thence South 03° 45' 21" West, with said common line, across said Holton Road, a distance of 30.01 feet to a magnetic nail set in the centerline of Holton Road, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 544.44 feet;

Thence North 87° 17' 39" West, with the centerline of Holton Road, the southerly line of said Glaze tract, a distance of 126.49 feet to the TRUE POINT OF BEGINNING, containing 0.087 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Cornell R. Robertson P.E., P.S.	
BY: ajstuart	
08/14/2020	
PENDING ORIGINALS	
Submitted as a certified true and correct copy of the original	

HLK: ap
0.087 ac 201909120118325

EMHT

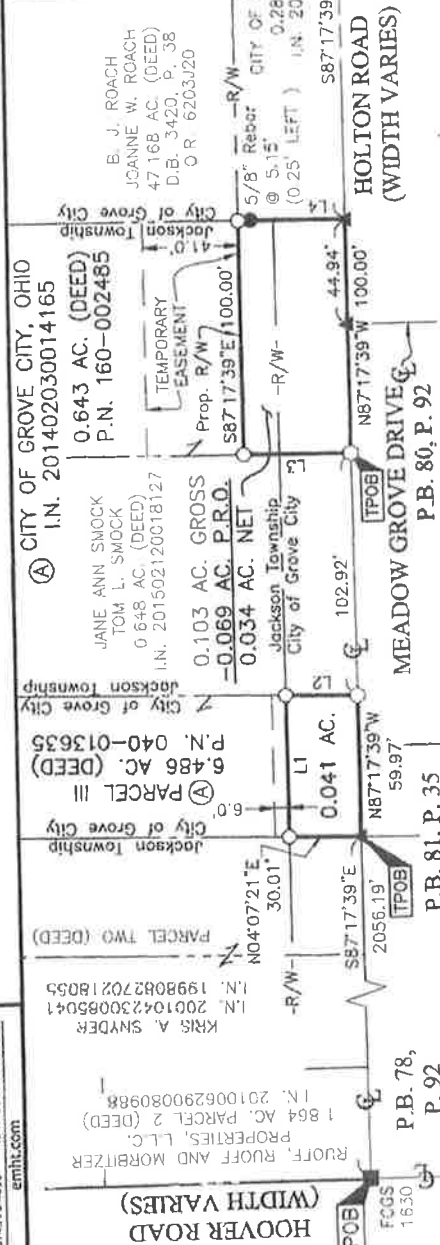
EMHT, Inc.
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4545
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
CITY OF GROVE CITY & TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

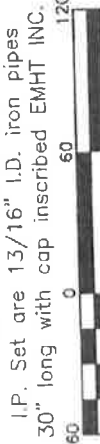
Date: January 25, 2021
Scale: 1" = 60'
Job No: 2019-0227

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°17'39"E	60.05'
L2	S04°16'31"W	30.01'
L3	N03°24'29"E	45.00'
L4	S03°24'29"W	45.00'



BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



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



By: *Heather L. King*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date: 2/1/21

0.041 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 6.486 acre tract conveyed as Parcel III to the City of Grove City, Ohio by deed of record in Instrument Number 201402030014165, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, a distance of 2056.19 feet to a railroad spike found at the common corner of said 6.486 acre tract and that tract conveyed as Parcel Two to Kris A. Snyder by deeds of record in Instrument Numbers 199808270218055 and 200104230085041, being the TRUE POINT OF BEGINNING;

Thence North $04^{\circ} 07' 21''$ East, across said Holton Road, with the line common to said 6.486 acre tract and said Parcel Two, a distance of 30.01 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the northerly right-of-way line of said Holton Road, across said 6.486 acre tract, a distance of 60.05 feet to an iron pin set in the line common to said 6.486 acre tract and that 0.648 acre tract conveyed to Jane Ann Smock and Tom L. Smock by deed of record in Instrument Number 201502120018127;

Thence South $04^{\circ} 16' 31''$ West, across said Holton Road, with the line common to said 6.486 and 0.648 acre tracts, a distance of 30.01 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South $87^{\circ} 17' 39''$ East, a distance of 358.03 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline of said Holton Road, the southerly line of said 6.486 acre tract, a distance of 59.97 feet to the TRUE POINT OF BEGINNING, containing 0.041 acre, more or less, said 0.041 acre tract is fully in the present right of way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North $00^{\circ} 21' 40''$ East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

0.041 ACRE

-2-

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

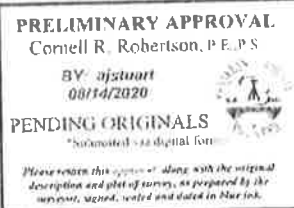
A handwritten signature in cursive script, appearing to read "Heather L. King".

2/1/21

Heather L. King
Professional Surveyor No. 8307

Date

HLK: ap
0_041 ac 20190227-VS-BNDY-16.doc



0.103 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 0.643 acre tract conveyed as Parcel 1 to the City of Grove City, Ohio by deed of record in Instrument Number 201402030014165, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, a distance of 2219.08 feet to a magnetic nail set at the common corner of said 0.643 acre tract and that tract that 0.648 acre tract conveyed to Jane Ann Smock and Tom L. Smock by deed of record in Instrument Number 201502120018127, being the TRUE POINT OF BEGINNING;

Thence North $03^{\circ} 24' 29''$ East, across said Holton Road, with the line common to said 0.643 and 0.648 acre tracts, a distance of 45.00 feet to an iron pin set in the northerly proposed right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the proposed right-of-way line of said Holton Road, across said 0.643 acre tract, a distance of 100.00 feet to an iron pin set the easterly line of said 0.643 acre tract, at the common corner of the remainder of that 47.168 acre tract conveyed to B.J. Roach and Joanne W. Roach by deeds of record in Deed Book 3420, Page 38 and Official Record 6203J20, and that 0.281 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 201004290052053;

Thence South $03^{\circ} 24' 29''$ West, with the northerly right-of-way line of said Holton Road and across said Holton Road, with the line common to said 0.643 and 0.281 acre tracts, (passing a $5/8$ inch rebar found at 5.15 feet (0.25 feet left)) a total distance of 45.00 feet to a railroad spike found in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6933 found South $87^{\circ} 17' 39''$ East, a distance of 155.11 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline of said Holton Road, the southerly line of said 0.643 acre tract, (passing a railroad spike found at 44.94 feet at the centerline intersection of said Holton Road with Meadow Grove Drive, as dedicated by Plat Book 80, Page 92) a total distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, of which 0.069 acre is within the present right-of-way of said Holton Road.

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.

0.103 ACRE

-2-

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



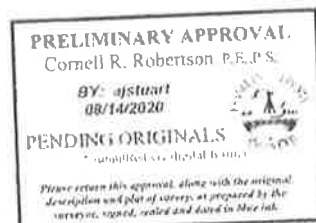
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

2/1/20

Date

HLK: ap
0_103 ac 20190227-VS-BNDY-16.doc





Evans, Mechwart, Hambleton & Thron, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4504

SURVEY OF ACREAGE PARCEL

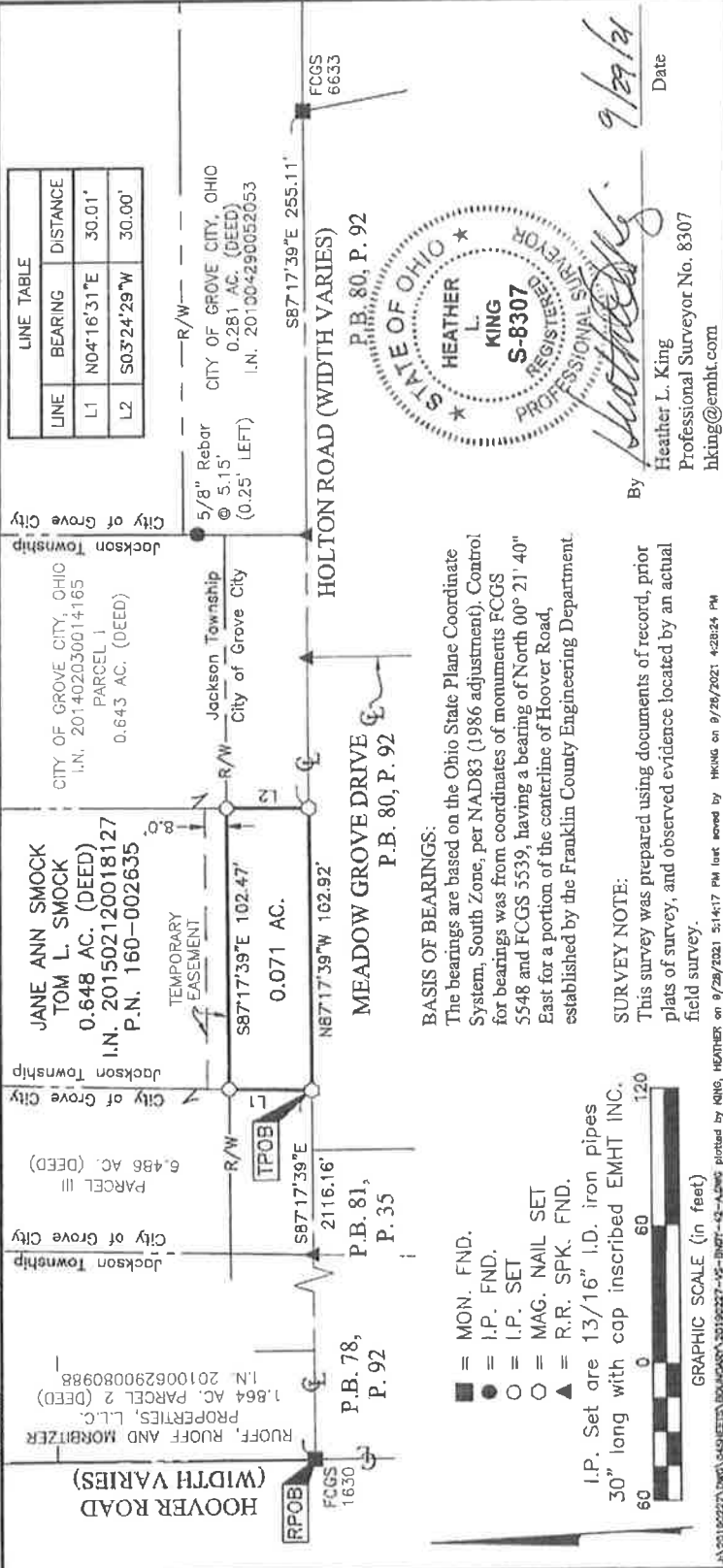
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: September 28, 2021

Scale: 1" = 20'

Job No: 2019-0227



0.071 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 0.648 acre tract conveyed to Jane Ann Smock and Tom L. Smock by deed of record in Instrument Number 201502120018127, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, being the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South $87^{\circ} 17' 39''$ East, with the centerline of said Holton Road, a distance of 2116.16 feet to a magnetic nail set at the common corner of said 0.648 acre tract and that 6.486 acre tract conveyed as Parcel III to City of Grove City, Ohio by deed of record in Instrument Number 201402030014165, being the TRUE POINT OF BEGINNING;

Thence North $04^{\circ} 16' 31''$ East, across said Holton Road, with the line common to said 0.648 and 6.486 acre tracts, a distance of 30.01 feet to an iron pin set in the northerly right-of-way line of said Holton Road;

Thence South $87^{\circ} 17' 39''$ East, with the northerly right-of-way line of said Holton Road, across said 0.648 acre tract, a distance of 102.47 feet to an iron pin set in the line common to said 0.648 acre tract and that 0.643 acre tract conveyed as Parcel I to City of Grove City, Ohio by deed of record in Instrument Number 201402030014165;

Thence South $03^{\circ} 24' 29''$ West, across said Holton Road, with the line common to said 0.648 and 0.643 acre tracts, a distance of 30.00 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6633 found South $87^{\circ} 17' 39''$ East, a distance of 255.11 feet;

Thence North $87^{\circ} 17' 39''$ West, with the centerline of said Holton Road, the southerly line of said 0.648 acre tract, a distance of 102.92 feet to the TRUE POINT OF BEGINNING, containing 0.071 acre, more or less, said 0.071 acre tract is fully in the present right of way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North $00^{\circ} 21' 40''$ East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

0.071 ACRE

-2-

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

9/29/21
Date

HLK
0_071 ac 20190227-VS-BNDY-42

PRELIMINARY APPROVAL Cornell R. Robertson, P.E., P.S.	
BY: <i>ajstuart</i> 09/29/2021	A circular seal for Cornell R. Robertson, a Professional Engineer in the State of Ohio. The seal features the text "STATE OF OHIO" at the top, "CORNELL R. ROBERTSON" in the center, and "10000" below the name. There is a small star on the right side.
PENDING ORIGINALS *Submitted via digital	
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.	

EMHT

Evans, Mechwart, Hombertson & Titton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3540

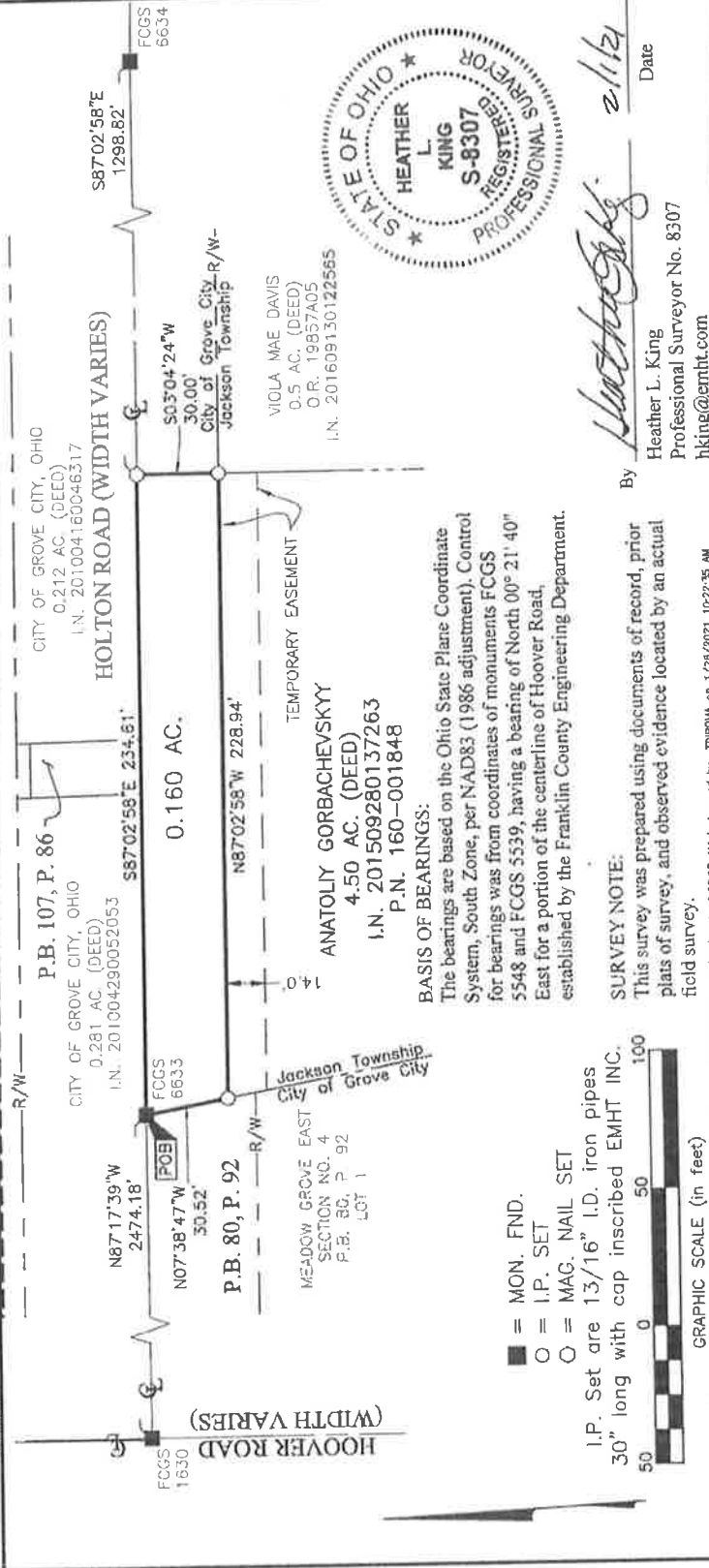
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227



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

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



GRAPHIC SCALE (in feet)

1/25/2021 10:23:05 AM East served by TDRMA on 1/25/2021 10:22:35 AM

By *Heather L. King* Date *2/1/21*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.160 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 4.50 acre tract conveyed to Anatoliy Gorbachevskyy by deed of record in Instrument Number 201509280137263, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), at the common corner of said 4.50 acre tract and that portion of Holton Road dedicated by Plat Book 80, Page 92, witness Franklin County Geodetic Survey monument 1630 found North 87° 17' 39" West, a distance of 2474.18 feet;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 4.50 acre tract, a distance of 234.61 feet to a magnetic nail set at the common corner of said 4.50 acre tract and that 0.5 acre tract conveyed to Viola Mae Davis by deeds of record in Official Record 19857A05 and Instrument Number 201609130122565, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 1298.82 feet;

Thence South 03° 04' 24" West, across said Holton Road, with the line common to said 4.50 and 0.5 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 4.50 acre tract, a distance of 228.94 feet to an iron pin set in the line common to said 4.50 acre tract and that portion of Holton Road dedicated by said Plat Book 80, Page 92;

Thence North 07° 38' 47" West, across said Holton Road, with said common line, a distance of 30.52 feet to the POINT OF BEGINNING, containing 0.160 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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

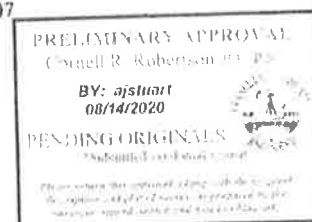


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0_160 ac 20190227-VS-38017-17.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

Date



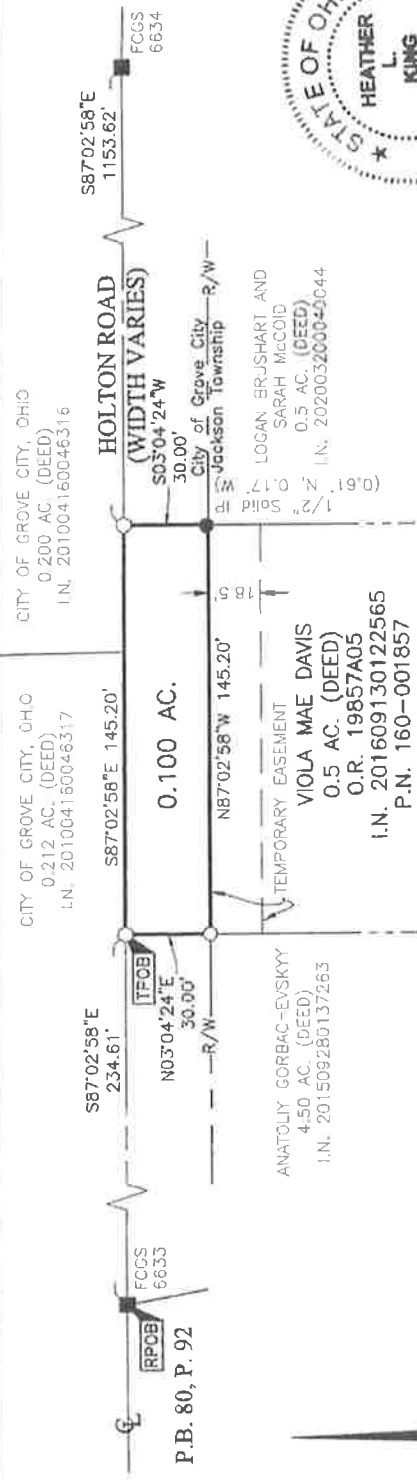


Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road Columbus, Ohio 43212
Phone: 614.773.4500 Fax: 614.773.4446
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227



BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department

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

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



GRAPHIC SCALE (in feet)



By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.100 ACRE

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

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[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 0.5 acre tract conveyed to Viola Mae Davis by deeds of record in Official Record 19857A05 and Instrument Number 201609130122565, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), at the common corner of that 4.50 acre tract conveyed to Anatoliy Gorbachevsky by deed of record in Instrument Number 201509280137263 and the portion of Holton Road dedicated by Plat Book 80, Page 92:

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 234.61 feet to a magnetic nail set at the common corner of said 0.5 and 4.50 acre tracts, being the TRUE POINT OF BEGINNING:

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 0.5 acre tract, a distance of 145.20 feet to a magnetic nail set at the common corner of said 0.5 acre tract and that 0.5 acre tract conveyed to Logan Brushart and Sarah McCoid by deed of record in Instrument Number 202003200040044, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 1153.62 feet;

Thence South 03° 04' 24" West, across said Holton Road, with the line common to said 0.5 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of said Holton Road, witness a 1/2 inch solid iron pipe found (0.61 feet north and 0.17 feet west);

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 0.5 acre Davis tract, a distance of 145.20 feet to an iron pin set in the line common to said 0.5 and 4.50 acre tracts:

Thence North 03° 04' 24" East, across said Holton Road, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.100 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



HLK: ap
0.100 ac 20190227-VS-BND%14.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Checked by: R. Reber (10/1/20)	
BY: ajstuart	
08/14/2020	
PENDING ORIGINALS	
[Signature]	
[Stamp]	



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

SURVEY OF ACREAGE PARCEL

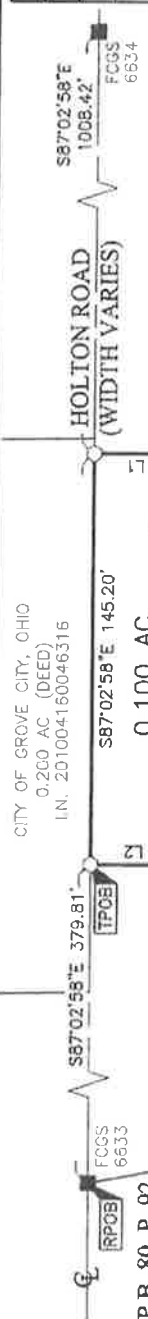
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°04'24"W	30.00'
L2	N03°04'24"E	30.00'



P.B. 80, P. 92

ROBERT E. MCCLURE
JOY LOU MCCLURE
0.860 AC. (DEED)
D.B. 2439, P. 436

LOGAN BRUSHART
SARAH MCCOID
0.5 AC. (DEED)
I.N. 202003200040044
P.N. 160-000699

VIOLA MAE DAVIS
0.5 AC. (DEED)
O.R. 19857A05
I.N. 201609130122565



BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department

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

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



GRAPHIC SCALE (in feet)
1/20190227 (DWG) 14-SURVEY-BOUNDARY-20190227-16-3107-15-A.DWG plotted by KING, HEATHER on 1/31/2021 3:27:52 PM last saved by HEATHER on 1/31/2021 3:17:03 PM

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

By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.100 ACRE

ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
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WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 0.5 acre tract conveyed to Logan Brushhart and Sarah McCoid by deed of record in Instrument Number 202003200040044, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 379.81 feet to a magnetic nail set at the common corner of said 0.5 and that 0.5 acre tract conveyed to Viola Mae Davis by deeds of record in Official Record 19857A05 and Instrument Number 201609130122565, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the north line of said 0.5 acre Brushhart and McCoid tract, a distance of 145.20 feet to a magnetic nail set at the common corner of said 0.5 acre tract and that 0.860 acre tract conveyed to Robert E. McClure and Joy Lou McClure by deed of record in Deed Book 2439, Page 436, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 1008.42 feet;

Thence South 03° 04' 24" West, across said Holton Road, with the line common to said 0.5 and 0.860 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 0.5 acre tract, a distance of 145.20 feet to a point in the line common to said 0.5 acre tracts, witness a 1/2 inch solid iron pipe found (0.61 feet north and 0.17 feet west);

Thence North 03° 04' 24" East, across said Holton Road, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.100 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



HLK: ap
9_100 ac 20190227-83-84128-1990hc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/21
Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Candice R. Robinson P.E.P.S.	
BY: ajstuart	
08/14/2020	
PENDING ORIGINALS	
Please return this approval along with the final description and plat. Changes are subject to the advice of signed and dated for the risk.	

0.202 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 6.25 acre tract conveyed to Berkley J. Roach Tr. by deed of record in Instrument Number 202010090155277, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 530.46 feet to a magnetic nail set at the common corner of said 6.25 acre tract and that 0.200 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 20100416004631, being the TRUE POINT OF BEGINNING;

Thence North 01° 59' 10" East, across said Holton Road and partly with the northerly right-of-way line of said Holton Road, with the line common to said 6.25 and 0.200 acre tracts, (passing a 3/8 inch rebar found at 30.79 feet (0.33 feet right)) a total distance of 45.01 feet to an iron pin set in the westerly line of said 6.25 acre tract, at the common corner of said 0.200 acre tract and the remainder of that 6.25 acre tract conveyed to Robin Renee Bernhardt and Adam Charles Bernhardt by deed of record in Instrument Number 201812240175082;

Thence South 87° 02' 58" East, with the proposed northerly right-of-way line of said Holton Road, across said 6.25 acre Roach tract, a distance of 195.82 feet to an iron pin set in the easterly line of said 6.25 acre tract, at the common corner of the remainder of that 6.25 acre tract conveyed to Jon C. Roach and Karla Roach by deed of record in Instrument Number 200212240330673, and that 0.197 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201005040054274;

Thence South 01° 59' 10" West, partly with the northerly right-of-way line of said Holton Road and across said Holton Road, with the line common to said 6.25 acre Roach tract and 0.197 acre tracts, (passing a 3/4 inch iron pipe found at 14.93 feet (1.56 feet right)), a total distance of 45.01 feet to a magnetic nail set in the centerline of said Holton Road, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 807.15 feet;

Thence North 87° 02' 58" West, with the centerline of said Holton Road, the southerly line of said 6.25 acre tract, a distance of 195.82 feet to the TRUE POINT OF BEGINNING, containing 0.202 acre, more or less, of which 0.135 acre lies within the present right-of-way of said Holton Road.

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.

0.202 ACRE

-2-

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King

2/1/21

Heather L. King

Date

Professional Surveyor No. 8307

HLK: ap
0_202 ac 20190227-15-BNDH-00.doc

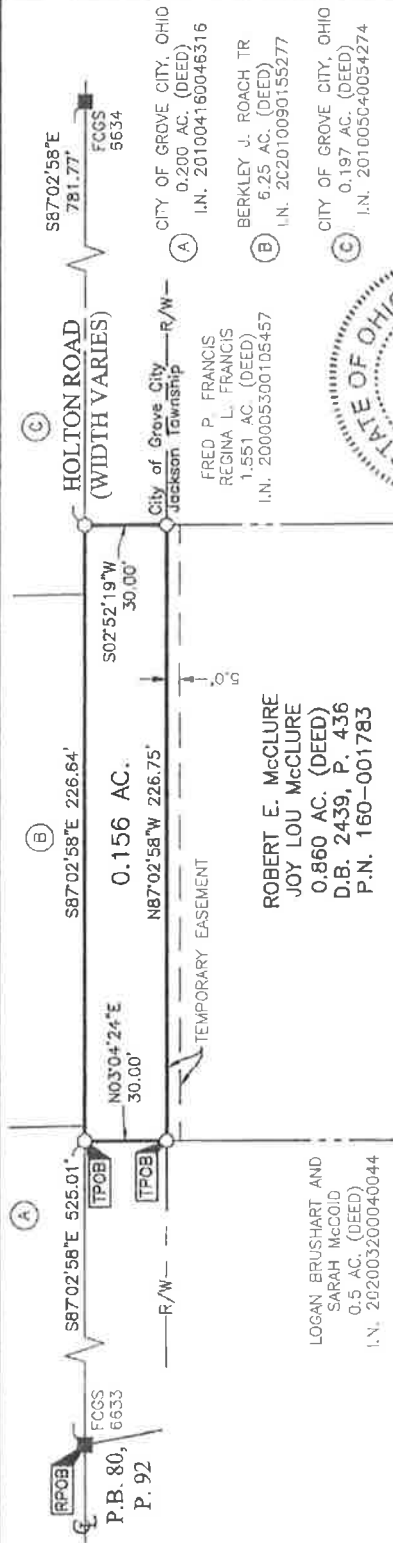
PRELIMINARY APPROVAL	
Cornell R. Robertson P.E. J.S.	
BY: njstunrt	
08/17/2021	
PENDING ORIGINALS	
*Submitted via digital format	
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.	



SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

■ = MON. FND.

○ = I.P. SET

○ = MAG. NAIL SET

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



GRAPHIC SCALE (in feet)

BY 20190227/JMG/04818755/BOUNDARY/20190227-15-BUY-21-AUGS plotted by KING, HEATHER on 8/18/2021 2:45:25 PM last saved by HOKM on 1/21/2021 3:32:12 PM



By *Heather L. King* Date *2/1/21*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.156 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 0.860 acre tract conveyed to acre tract conveyed to Robert E. McClure and Joy Lou McClure by deed of record in Deed Book 2439, Page 436, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 525.01 feet to a magnetic nail set at the common corner of said 0.860 acre tract and that 0.5 acre tract conveyed to Logan Brushart and Sarah McCoid by deed of record in Instrument Number 202003200040044, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 0.860 acre tract, a distance of 226.64 feet to a magnetic nail set at the common corner of said 0.860 acre tract and that 1.551 acre tract conveyed to Fred P. Francis and Regina L. Francis by deed of record in Instrument Number 200005300105457, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 781.77 feet;

Thence South 02° 52' 19" West, across said Holton Road, with the line common to said 0.860 and 1.551 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, a distance of 226.75 feet to an iron pin set in the line common to said 0.860 and 0.5 acre tracts;

Thence North 03° 04' 24" East, across said Holton Road, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.156 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

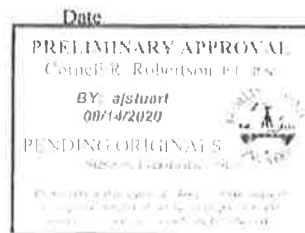
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/24

Heather L. King
Professional Surveyor No. 8307





Evans, Mechwart, Hambleton & Tillan, Inc.
 Registered Surveyors - Ohio
 5500 New Albany Road, Columbus, OH 43245
 Phone 614.775.4500 Fax 614.775.3445
 emht.com

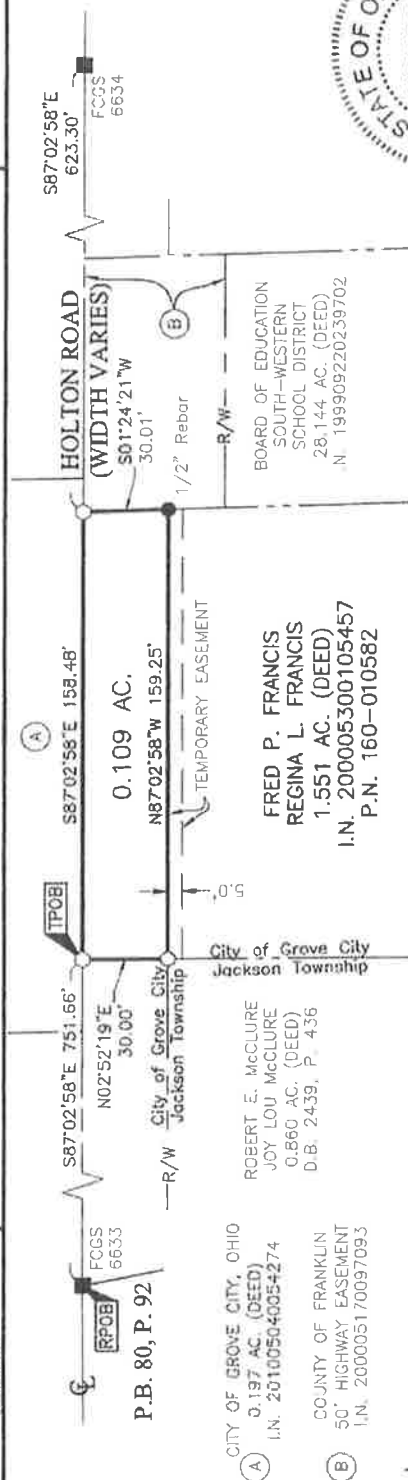
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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



GRAPHIC SCALE (in feet)

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



By Heather L. King Date 2/1/21
 Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com

0.109 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 1.551 acre tract conveyed to Fred P. Francis and Regina L. Francis by deed of record in Instrument Number 200005300105457, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 751.66 feet to a magnetic nail set at the common corner of said 1.551 acre tract and that 0.860 acre tract conveyed to Robert E. McClure and Joy Lou McClure by deed of record in Deed Book 2439, Page 436, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 1.551 acre tract, a distance of 158.48 feet to a magnetic nail set in at the common corner of said 1.551 acre tract and that 28.144 acre tract conveyed to Board of Education South-Western School District by deed of record in Instrument Number 199909220239702, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 623.30 feet;

Thence South 01° 24' 21" West, across said Holton Road, with the line common to said 1.551 and 28.144 acre tracts, a distance of 30.01 feet to a 1/2 inch iron rebar found in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 1.551 acre tract, a distance of 159.25 feet to an iron pin set in the line common to said 1.551 and 0.860 acre tracts;

Thence North 02° 52' 19" East, across said Holton Road, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.109 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.



HLK:up
0_109 ac 20190227 VS-IRRAW-2019.doc

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Counsel R. Robertson, P.E., P.S.	
BY: ajstuart	
08/14/2020	
PENDING ORIGINALS	
*Subject to recording of this plat	
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, to the recorder and filed in the public records.	



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3348
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: January 25, 2021
Scale: 1" = 50'
Job No: 2019-0227



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

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

GRAPHIC SCALE (in feet)

1/3/2019 2:27 PM (45-000000) 20190227-VS-B001-23-A.DWG plotted by KING, HENTHER on 1/31/2021 3:38:41 PM last saved by KING on 1/31/2021 3:38:14 PM

BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustments). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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



By Heather L. King Date 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.103 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 28.144 acre tract conveyed to Board of Education South-Western School District by deed of record in Instrument Number 199909220239702, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 910.13 feet to a magnetic nail set at the common corner of said 28.144 acre tract and that 1.551 acre tract conveyed to Fred P. Francis and Regina L. Francis by deed of record in Instrument Number 200005300105457, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 28.144 acre tract, a distance of 90.03 feet to a magnetic nail set at the common corner of said 28.144 acre tract and that 0.986 acre tract conveyed to Harold D. Petty, Jr. by deeds of record in Official Records 31442A09 and 33349E18, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 533.26 feet;

Thence South 01° 24' 21" West, partially across said Holton Road and partly with the southerly right-of-way line of said Holton Road, with the line common to said 28.144 and 0.986 acre tracts, (passing a 3/4 inch iron pipe found at 30.01 feet) a total distance of 50.02 feet to an iron pin set at an angle point in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 28.144 acre tract, a distance of 90.03 feet to an iron pin set in the line common to said 28.144 and 1.551 acre tracts;

Thence North 01° 24' 21" East, partly with the southerly right-of-way of said Holton Road and across said Holton Road, with said common line, (passing a 1/2 inch rebar found at 20.01 feet) a total distance of 50.02 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Control R. Robertson
BY: ajstuart
08/14/2020
PENDING ORIGINALS



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43204
Phone: 614/753-5500 Fax: 614/753-5446
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227

THE CITY OF GROVE CITY, OHIO

0.279 AC. (DEED)
I.N. 200311040362285

HOLTON ROAD
(WIDTH VARIES)

S87°02'58"E
415.23'

FCGS
6634

City of Grove City
Jackson Township

S05°35'06"E
30.34'

1/2" Rebar

DONALD DAVID
DAUBENMIRE JR.
1.0 AC. (DEED)
I.N. 20200806014689
P.N. 160-000903

S87°02'58"E 118.03'

0.083 AC.

N87°02'58"W 121.72'

PERMANENT EASEMENT
0.001 AC.

HAROLD D. PETTY, JR.
0.986 AC. (DEED)
O.R. 31442A09
O.R. 33349E18
P.N. 160-001871

Jackson Township
City of Grove City

BOARD OF EDUCATION
SOUTH-WESTERN
SCHOOL DISTRICT
28.144 AC. (DEED)
I.N. 199909220239702

N01°24'21"E
30.01'

3/4" I.P.

FCGS
5633

S87°02'58"E 1000.17'

P.B. 80, P. 92

LINE	BEARING	DISTANCE
L1	S87°02'58"E	15.14'
L2	S01°24'17"W	3.41'
L3	N87°02'58"W	15.14'
L4	N01°24'17"E	3.41'

BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustments). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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

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



GRAPHIC SCALE (in feet)



By *Heather L. King* 2/1/21

Date

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.083 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 0.986 acre tract conveyed to Harold D. Petty, Jr. by deeds of record in Official Records 31442A09 and 33349E18, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 1000.17 feet to a magnetic nail set at the common corner of said 0.986 acre tract and that 28.144 acre tract conveyed to Board of Education South-Western School District by deed of record in Instrument Number 199909220239702, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 0.986 acre tract, a distance of 118.03 feet to a magnetic nail set at the common corner of said 0.986 acre tract and that 1.0 acre tract conveyed to Howard Glenn Eads and Shelia Faye Eads by deed of record in Official Record 34975B01, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 415.23 feet;

Thence South 05° 35' 06" East, across said Holton Road with the line common to said 0.986 and 1.0 acre tracts, a distance of 30.34 feet to a 1/2 inch iron rebar found in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, with the southerly right-of-way line of said Holton Road, across said 0.986 acre tract, a distance of 121.72 feet to a 3/4 inch iron pipe found in the line common to said 0.986 and 28.144 acre tracts;

Thence North 01° 24' 21" East, across said Holton Road, with said common line, a distance of 30.01 feet to the TRUE POINT OF BEGINNING, containing 0.083 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

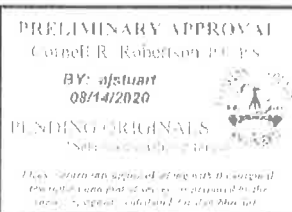
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



HUK:ap
0.083 ac 20190227-VS-0000000000

0.001 ACRE

PERMANENT EASEMENT

A permanent easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being on, over and across that 0.986 acre tract conveyed to Harold D. Petty, Jr. by deeds of record in Official Records 31442A09 and 33349E18, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 1000.17 feet to a point at the common corner of said 0.986 acre tract and that 28.144 acre tract conveyed to Board of Education South-Western School District by deed of record in Instrument Number 199909220239702;

Thence South 01° 24' 21" West, with the westerly line of said 0.986 acre tract, a distance of 30.01 feet to an angle point in the southerly right-of-way line of said Holton Road, the TRUE POINT OF BEGINNING;

Thence across said 0.986 acre tract, the following courses and distances:

South 87° 02' 58" East, with said southerly right-of-way line, a distance of 15.14 feet to a point;

South 01° 24' 17" West, a distance of 3.41 feet to a point; and

North 87° 02' 58" West, a distance of 15.14 feet to a point in the line common to said 0.986 and 28.144 acre tracts;

Thence North 01° 24' 17" East, with said common line, a distance of 3.41 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

2/1/21
Date



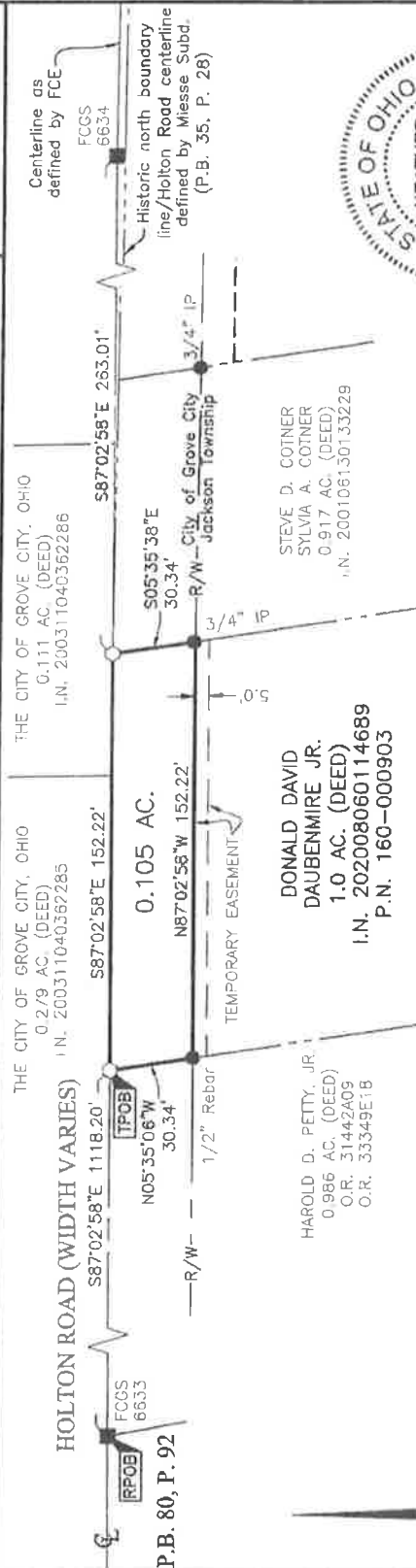
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: January 25, 2021

Scale: $1'' = 50'$

Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

ETA on 1/26/2021 12:17:31 PM last moved by TDIROMA on 1/28/2021 12:17:01 PM

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

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



GRAPHIC SCALE (in feet)

1:20:193227\GWC\545HEETS\30140227-15-5621-25-A.DWG plotted by DUROMA, THERESA on 1/26/2021 12:17:31 PM lot moved by TDIROMA on 1/26/2021 12:17:01 PM



By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.105 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 1.0 acre tract conveyed to Howard Glenn Eads and Shelia Faye Eads by deed of record in Official Record 34975B01, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being at the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 1118.20 feet to a magnetic nail set at the common corner of said 1.0 acre tract and that 0.986 acre tract conveyed to Harold D. Petty, Jr. by deeds of record in Official Records 31442A09 and 33349E18, being the TRUE POINT OF BEGINNING;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, the northerly line of said 1.0 acre tract, a distance of 152.22 feet to a magnetic nail set at the common corner of said 1.0 acre tract and that 0.917 acre tract conveyed to Steve D. Cotner and Sylvia A. Cotner by deed of record in Instrument Number 200106130133229, witness Franklin County Geodetic Survey monument 6634 found South 87° 02' 58" East, a distance of 263.01 feet;

Thence South 05° 35' 38" East, across said Holton Road, with the line common to said 0.917 and 1.0 acre tracts, a distance of 30.34 feet to a 3/4 inch iron pipe found in the southerly right-of-way line of said Holton Road;

Thence North 87° 02' 58" West, across said 1.0 acre tract, with the southerly right-of-way line of said Holton Road, a distance of 152.22 feet to a 1/2 inch iron rebar found in the line common to said 1.0 and 0.986 acre tracts;

Thence North 05° 35' 06" West, across said Holton Road, with the line common to said 1.0 and 0.986 acre tracts, a distance of 30.34 feet to the TRUE POINT OF BEGINNING, containing 0.105 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Cornel R. Robertson
BY: ajstuart
08/14/2020
PENDING ORIGINALS



Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.773.3448
emht.com

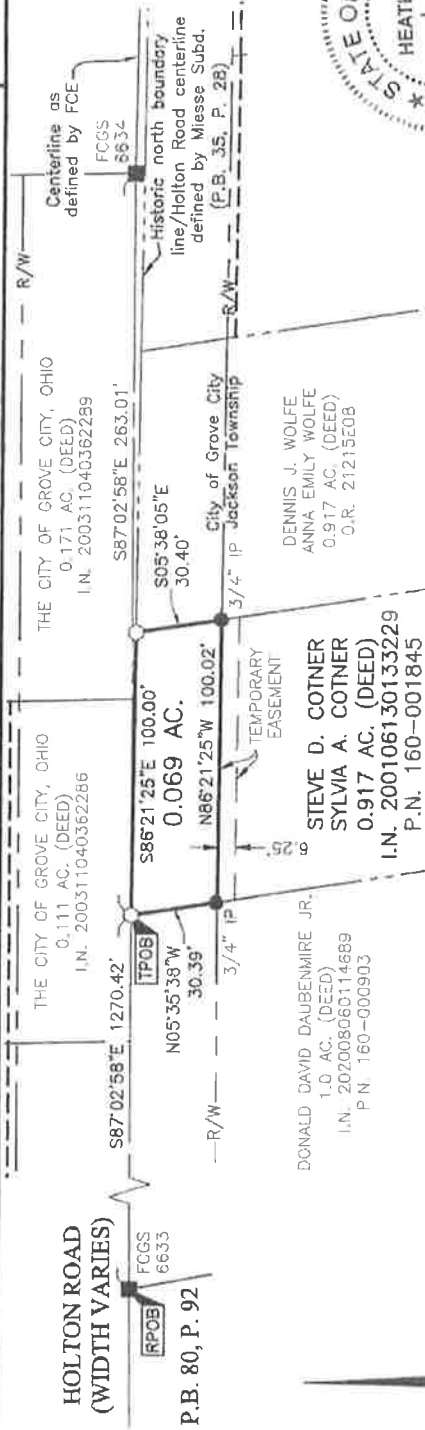
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



BASIS OF BEARINGS:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:

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

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

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



GRAPHIC SCALE (in feet)



By: *Heather L. King* Date: 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

0.069 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 0.917 acre tract conveyed to Steve D. Cotner and Sylvia A. Cotner by deed of record in Instrument Number 200106130133229, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being the northeasterly corner of that portion on Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 1270.42 feet to a magnetic nail set at the common corner of said 0.917 acre tract and that 1.0 acre tract conveyed to Howard Glenn Eads and Shelia Faye Eads by deed of record in Official Record 34975B01, being the TRUE POINT OF BEGINNING, witness Franklin County Geodetic Survey monument 6634 found, South 87° 02' 58" East, a distance of 263.01 feet;

Thence South 86° 21' 25" East, across said Holton Road, with the northerly line of said 0.917 acre tract, as defined by that subdivision entitled "Miesse Subdivision", of record in Plat, Book 35, Page 28, a distance of 100.00 feet to a magnetic nail set at the common corner of said 0.917 acre tract and that 0.917 acre tract conveyed to Dennis J. Wolfe and Anna Emily Wolfe by deed of record in Official Record 21215E08;

Thence South 05° 38' 05" East, continuing across said Holton Road, with the line common to said 0.917 acre tracts, a distance of 30.40 feet to a 3/4 inch iron pipe found in the southerly right-of-way line of said Holton Road;

Thence North 86° 21' 25" West, across said 0.917 acre Cotner tract, with the southerly right-of-way line of said Holton Road, a distance of 100.02 feet to a 3/4 inch iron pipe found in the line common to said 0.917 and 1.0 acre tracts;

Thence North 05° 35' 38" West, across said Holton Road, with the line common to said 0.917 and 1.0 acre tracts, a distance of 30.39 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

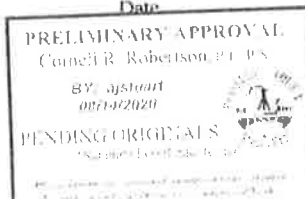
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by ~~an~~ actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date





EMHT
 Evans, Mechwart, Hombach & Tilton, Inc.
 Engineers, Surveyors & Planners • Scientists
 5500 New Albany Road, Columbus, OH 43264
 Phone: 614.775.6500 Fax: 614.775.3448
 emht.com

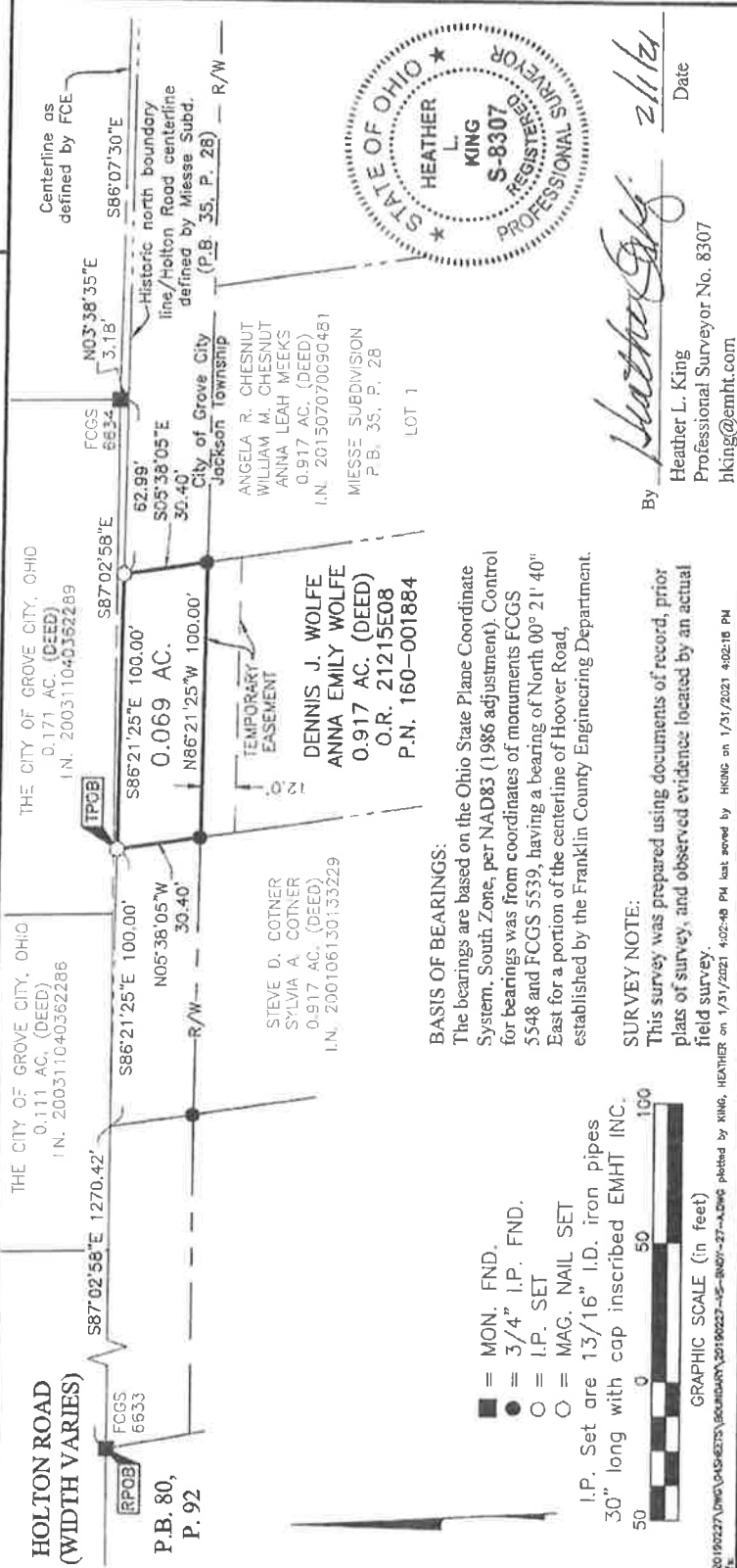
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
 TOWNSHIP OF JACKSON, CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



0.069 ACRE

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

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

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military District Survey Number 6840, being part of that 0.917 acre tract conveyed to Dennis J. Wolfe and Anna Emily Wolfe by deed of record in Official Record 21215E08, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 6633 found at an angle point in the centerline of Holton Road (width varies), being the northeasterly corner of that portion of Holton Road dedicated by Plat Book 80, Page 92;

Thence South 87° 02' 58" East, with the centerline of said Holton Road, a distance of 1270.42 feet to a point at the northwesterly corner of that 0.917 acre tract conveyed to Steve D. Cotner and Sylvia A. Cotner by deed of record in Instrument Number 200106130133229;

Thence South 86° 21' 25" East, across said Holton Road, with the northerly line of said 0.917 acre tract, as defined by that subdivision entitled "Miesse Subdivision", of record in Plat, Book 35, P. 28, a distance of 100.00 feet to a magnetic nail set at the common corner of said 0.917 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 86° 21' 25" East, continuing across said Holton Road, with the northerly line of said 0.917 acre Wolfe tract, a distance of 100.00 feet to a magnetic nail set at the common corner of said 0.917 acre tract and that portion of Holton Road dedicated by said Plat Book 35, Page 28, witness Franklin County Geodetic Survey monument 6634 found South 86° 21' 25" East, a distance of 62.99 feet, and North 03° 38' 35" East, a distance of 3.18 feet;

Thence South 05° 38' 05" East, continuing across Holton Road, with line common to said 0.917 acre tract and that portion of Holton Road dedicated by said Plat Book 35, Page 28, a distance of 30.40 feet to a 3/4 inch iron pipe found in southerly right-of-way line of said Holton Road, at the northwesterly corner of Lot 1 of said "Miesse Subdivision";

Thence North 86° 21' 25" West, across said 0.917 acre Wolfe tract, with the southerly right-of-way line of said Holton Road, a distance of 100.00 feet to a 3/4 inch iron pipe found in the line common to said 0.917 acre tracts;

Thence North 05° 38' 05" West, across said Holton Road, with the line common to said 0.917 acre tracts, a distance of 30.40 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, being fully in the present right-of-way of Holton Road.

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

Date: 06/27/2023
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-30-23
1st Reading: 07-03-23
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-30-23

A RESOLUTION TO AUTHORIZE THE ADMINISTRATIVE ASSISTANT TO ENTER INTO AN AGREEMENT AND COOPERATE WITH THE DIRECTOR OF TRANSPORTATION FOR THE IMPROVEMENT TO GANTZ RD OVER I-270

WHEREAS, the State has identified the need for and proposes the improvement of a portion of the public highway which is described as follows:

ODOT project to replace the deck of structure FRA-270-1.52 (Gantz Rd over I-270). The work on the Gantz Road Bridge also includes widening to accommodate a Shared Use Path, along with other associated work within City Limits

said portion of highway within the municipal corporation limits being hereinafter referred to as the improvement; and

WHEREAS, the Director of Transportation further desires cooperation from the City in the planning, design and construction of said improvement.

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

SECTION 1. Being in the public interest, the City of Grove City gives consent to the Director of Transportation to complete the above described project and shall cooperate with the Director of Transportation in the above described project as follows:

The City of Grove City agrees to participate in the cost of building a shared use path on Gantz Rd.

The City of Grove City further agrees to pay One Hundred Percent (100%) of the cost of those features requested by the City which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

The City of Grove City further agrees that change orders and extra work contracts required to fulfill the construction contracts shall be processed as needed. The State shall not approve a change order or extra work contract until it first gives notice, in writing, to the City. The City shall contribute its share of the cost of these items in accordance with other sections herein.

The City further agrees to pay One Hundred Percent (100%) of the cost to install and/or repair curb ramps at all necessary intersections to ensure compliance with the Americans with Disabilities Act.

SECTION 2. Upon completion of the project, and unless otherwise agrees, the City of Grove City shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 3. The City Administrator is hereby authorized to enter into contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the Project and to enter into contracts with the Director of Transportation necessary to complete the above described project. Upon the request of ODOT, the City Administrator is also empowered to assign all rights, title, and interests of the City of Grove City to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or connective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

The City of Grove City agrees that if Federal Funds are used to pay the cost of any consultant contract, the City shall comply with 23 CFR 172 in the selection of its consultant and the administration of the consultant contract. Further, the City agrees to incorporate ODOT's "Specifications for Consulting Services" as a contract document in all of its consultant contracts. The City agrees to require, as a scope of services clause, that all plans prepared by the consultant must conform to ODOT's current design standards and that the consultant shall be responsible for ongoing consultant involvement during the construction phase of the Project. The City agrees to include a completion schedule acceptable to ODOT and to assist ODOT in rating the consultant's performance through ODOT's Consultant Evaluation System.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

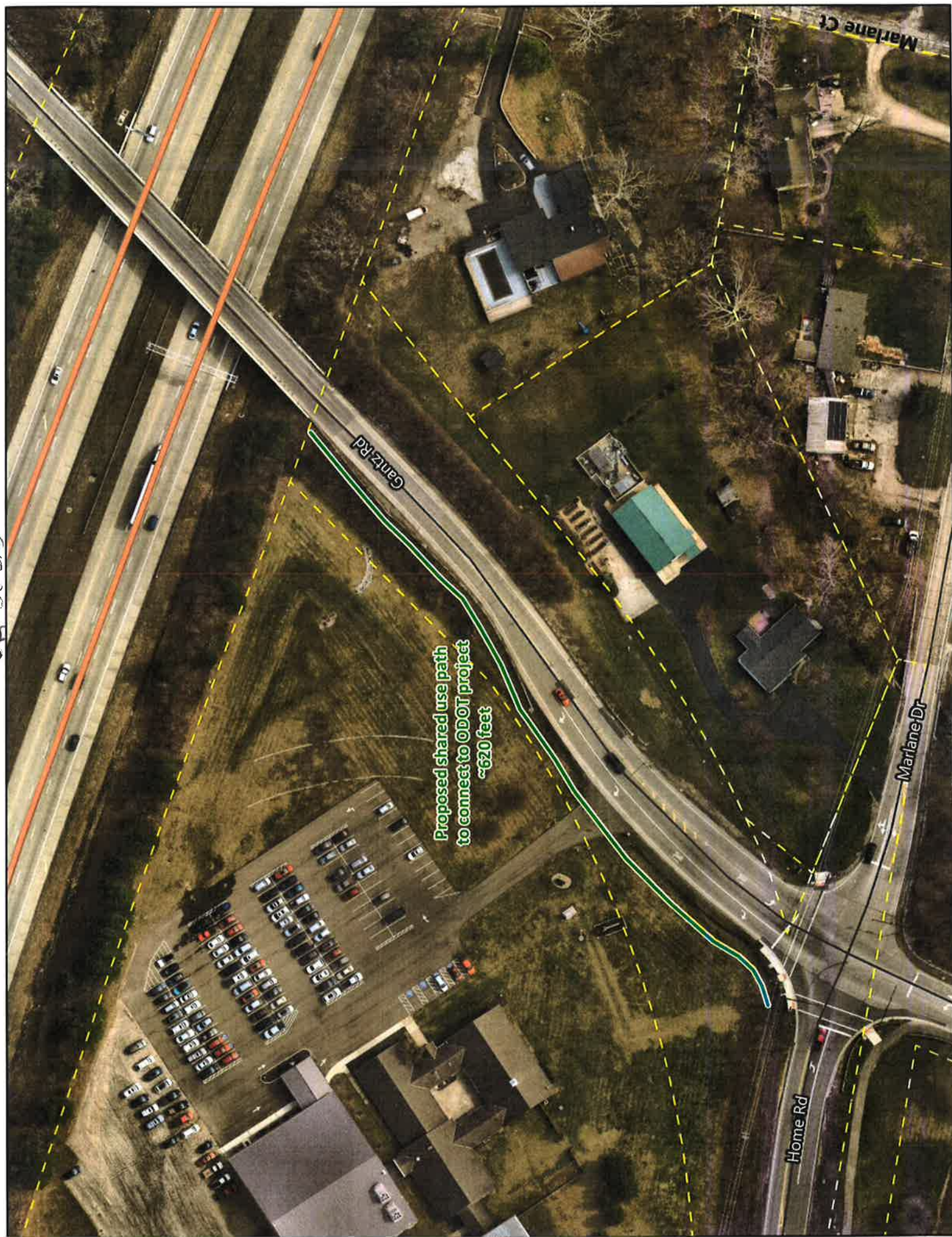
Effective:

Attest :

Tami K. Kelly, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen j. Smith, Director of Law



Date: 6/14/23
Introduced By: Mr. Sigrist
Committee: Safety
Originated By: Mr. Holt
Sponsor: _____
Emergency: 30 Days: XX
Current Expense: _____

No. : C-24-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 07/03/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-23

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 376 TITLED OPERATION RESTRICTED FOR LOW-SPEED AND UNDER-SPEED VEHICLES

WHEREAS, Section 4511.215 of the Ohio Revised Code grants municipalities the authority to regulate by ordinance the operation of low-speed and under-speed vehicles on public streets or highways under its jurisdiction; and

WHEREAS, on Oct. 21, 2019, Council adopted Ord. C-46-19 to enact Chapter 376 titled "Operation Restricted for Low-Speed and Under-Speed Vehicles"; and

WHEREAS, on July 20, 2020, Council adopted Ord. C-28-20 to make various amendments to this Chapter; and

WHEREAS, the City has seen an increase in the use of Low-Speed and Under-Speed Vehicles in the community and has received requests to make some adjustments to the current Chapter; and

WHEREAS, a review has been made to make Chapter 376 more community friendly and equal to other vehicles allowed upon the roadways, while keeping the community safe.

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

SECTION 1. Section 376.02 titled Restrictions is hereby amended in part, and shall read:

376.02 RESTRICTIONS

- (b) No person shall operate a low-speed or under-speed vehicle upon the following streets:
- (1) ~~Broadway~~
 - (2) Stringtown Road
 - (3) London-Groveport Road
- (d) No person shall operate a low-speed or under-speed vehicle upon any street or highway with a speed limit of 35 miles per hour or lower, unless **in compliance with the following provisions:**
- (1) ~~The low-speed or under-speed vehicle shall be inspected by the Grove City Division of Police or other law enforcement agency that complies with inspection requirements established by the Department of Public Safety under R.C. § 4513.02 and listed below in section (e);~~
 - (2) ~~The vehicle must~~ successfully passed the required vehicle inspection **in accordance with**

the requirements set forth herein and in R.C. Chapters 4511 and 4513; be registered in accordance with R.C. Chapter 4503, and be titled in accordance with R.C. Chapter 4505.

(e) In order to pass the inspection required under (d)(1), the low-speed or under-speed vehicle must include the following equipment:

- (1) Adequate brakes and braking system;
- (2) Properly working brake lights, head lights, tail lights, and turn signals;
- (3) A properly working steering mechanism;
- (4) A windshield to prohibit injury from roadway debris;
- (5) A rearview mirror;
- (6) A working horn, audible from not less than 200 feet;
- (7) ~~Front and~~ Rear license plates and a license plate light to make the rear plate legible from a distance of 50 feet; and
- (8) Seatbelts for the driver and all passengers.

SECTION 2. 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

No.:	C-31-23
1st Reading:	07/03/23
Public Notice:	0 / / 23
2nd Reading:	0 / / 23
Passed: _____	Rejected: _____
Codified: _____	Code No: _____
Passage Publication:	

A RESOLUTION TO ACCEPT THE DONATION OF ARTWORK FROM THE GROVE CITY AREA CONVENTION AND VISITORS BUREAU TO BE LOCATED AT FRYER PARK

Stephen J. Smith, Director of Law

CP-31-23

AGREEMENT

THIS AGREEMENT, is entered into this _____ day of _____ 2023 by and between City of Grove City, Ohio, a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio and its Charter (hereinafter the "City"), with offices at 4035 Broadway, Grove City, Ohio 43123; the Grove City Area Convention and Visitors Bureau ("CVB") with offices at 3995 Broadway, Grove City, Ohio 43123 and David Lane (collectively known as "Artist").

WHEREAS, the Artist was selected by the CVB to design, execute and fabricate the Artwork, as described in Exhibit 1 in a public space located at Fryer Park in Grove City, Ohio (hereinafter the "Site"); and

WHEREAS, the Artist, CVB and City wish to undertake the obligations expressed herein;

NOW, THEREFORE, in consideration of the above-stated premises and subject to the conditions hereinafter set forth, the parties agree as follows:

Article 1 Scope of Services

1.1 Artist's Obligations

- a. The Artist shall perform all services and furnish all supplies, material and/or equipment as necessary for the design, and fabrication of the Artwork described in Exhibit 1. Services shall be performed in a professional manner and in strict compliance with all terms and conditions in the Agreement.
- b. The Artist shall determine the artistic expression, design, dimensions and materials of the Artwork, subject to review and acceptance by the City as set forth in this Agreement. To ensure that the Artwork, once installed, shall not interfere with the intended use of the Site, pedestrian and other traffic flow, parking, and safety devices and procedures at the Site, the Artist's proposal shall be reviewed and approved by the City to ensure compliance with these objectives.
- c. The Artist shall participate in meetings with the CVB and the City and other parties, as appropriate, to communicate about the Artwork and to ensure appropriate integration and/or installation of the Artwork. All parties shall be given notice of the meeting.
- d. The Artist shall notify the City of the schedule for the fabrication of the Artwork. The Artist shall complete the fabrication of the Artwork by the following scheduled installation date: Jun 19, 2023 *[Signature]*. The Artist shall promptly notify the City of any delays impacting the Artwork.

1.2 CVB's Obligations

The CVB shall be solely responsible for any and all payments to Artist for all supplies, material and/or equipment as necessary for the design and fabrication of the Artwork.

1.3 City's Obligations

- a. Comply with all requirements set forth in Section 157.05 of the Grove City Codified Ordinances.
- b. The City shall provide and install a plaque on or near the Artwork containing a credit to the Artist and CVB.
- c. The City shall not permit any use of the Artist's name or misuse of the Artwork which would reflect discredit on the Artist's reputation or violate the spirit of the Artwork, should such use or misuse be within the City's control.
- d. The City shall be solely responsible for installing and maintaining the Artwork at the Site.

1.4 Installation

- a. After completion of the installation, the Artwork shall be deemed to be in the property of the City.
- b. Upon installation of the Artwork, the Artist shall provide the City with written instructions for the appropriate maintenance and preservation of the Artwork along with product data sheets for any material, products or finishes used.

Article 2 Artist's Representations and Warranties

2.1 Warranties of Title

The Artist represents and warrants that:

- a. The Artwork is solely the result of the artistic effort of the Artist;
- b. Except as otherwise disclosed in writing to the City, the Artwork is unique and original and does not infringe upon any copyright or the rights of any person;
- c. The Artwork (or duplicate thereof) has not been accepted for sale elsewhere;
- d. The Artist has not sold, assigned, transferred, licensed, granted, encumbered or utilized the Artwork or any element thereof or any copyright related thereto which may affect or impair the rights granted pursuant to the agreement;
- e. The Artwork is free and clear of any liens from any source whatsoever;
- f. The Artwork created or performed by the Artist under this Agreement do not violate the rights of any third party;

- g. The Artist has the full power to enter into and perform this Agreement and to make the grant of rights contained in this Agreement;
- h. All services performed hereunder shall be performed in accordance with all applicable laws, regulations, ordinances, etc. and with all necessary care, skill, and diligence; and
- i. These representations and warranties shall survive the termination or other extinction of this Agreement.

2.2 Warranties of Quality and Condition

- a. The Artist represents and warrants that all work will be performed in accordance with professional "workmanlike" standards and free from defective or inferior materials and workmanship (including any defects consisting of "inherent vice," or qualities that cause or accelerate deterioration of the Artwork) for 1 year after the date of installation by the City.
- b. The Artist represents and warrants that the Artwork and the materials used are not currently known to be harmful to public health and safety.
- c. The Artist represents and warrants that reasonable maintenance of the Artwork will not require procedures substantially in excess of those described in the maintenance and preservation recommendations submitted by the Artist pursuant to Section 1.4(b).

2.3 Acceptable Standard of Display

Artist represents and warrants that:

- i. General routine cleaning and repair of the Artwork and any associated working parts and/or equipment will maintain the Artwork within an acceptable standard of public display.
- ii. Foreseeable exposure to the elements and general wear and tear will cause the Artwork to experience only minor repairable damages and will not cause the Artwork to fall below acceptable standard of public display.
- iii. With general routine cleaning and repair, and within the context of foreseeable exposure to the elements and general wear and tear, the Artwork will not experience irreparable conditions that do not fall within an acceptable standard of public display, including mold, rust, fracturing, staining, chipping, tearing, abrading and peeling.
- iv. To the extent the Artwork incorporates products covered by a manufacturer's warranty, such warranty shall apply to the Artwork. Artist shall provide copies of any warranties to the City.

The foregoing warranties are conditional, and shall be voided by the failure of the City to maintain the Artwork in accordance with the Artist's specifications and the applicable conservation standards. If the City fails to maintain the Artwork in good condition, the Artist, in addition to other rights or remedies the Artist may have in equity or at law, shall have the right to disown the Artwork as the Artist's creation and request that all credits be removed from the Artwork and reproductions thereof until the Artwork's condition is satisfactorily repaired. The City may alter the Artwork to the extent necessary to rectify a condition that is dangerous to the public or to the extent necessary to avoid vandalism and theft.

Article 3 Ownership and Intellectual Property Rights

3.1 Title

Title to the Artwork shall pass to the City upon the City's final installation of the Artwork.

3.2 Copyright Ownership

The Artist retains all rights under the Copyright Act of 1976, 17 U.S.C. § 101 et seq., as the sole author of the Artwork for the duration of the copyright.

3.3 Copyright Registration and Enforcement

The Artist may, at the Artist's expense, register with the United States Register of Copyrights, a copyright in the Artwork in the Artist's name. The Artist will retain all rights and obligations related to the enforcement of the copyright in the Artwork. The Artist must receive prior written approval from the City before making any claim or demand related to copyright in the Artwork, and must promptly notify the City in writing of any claim or demand asserted against the Artwork. The Artist will consult with the City on a cooperative basis in any enforcement or defensive action involving copyright in the Artwork, however, all costs related to the enforcement or defense of claims involving copyright in the Artwork shall be borne exclusively by the Artist unless otherwise agreed in writing.

3.4 Reproduction Rights – License

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, Artist hereby grants to the City and the CVB and its successors and assigns, and other parties duly authorized by the City, a royalty-free, non-exclusive, worldwide, perpetual, irrevocable license to engage in the following activities related to the Artwork entitled "Game Time" (the "Artwork"): (a) to publicly display the Artwork; and (b) to use the Artwork for all standard community educational, public relations, tourism, and arts promotional purposes including, but not limited to, lending the Artwork, reproducing or preparing photographs, videos, or other two-dimensional reproductions of the Artwork, and displaying, distributing, and transmitting such reproductions to the general public. Such reproductions and transmissions may include, but are not limited to,

magazines, books, newspapers, journals, brochures, pamphlets, exhibition catalogs, films, video, slides, negatives, prints and electronic media, DVD, CD, computerized retrieval systems, and by all means or methods now known or hereafter invented. The City and CVB shall work together to approve any licensing to protect both parties' reputations so that neither party is competing for sales against another entity using the same likeness.

3.5 Artist's Rights

Unless otherwise provided, the Artist shall retain co-ownership of the rights granted under Section 106 of the Copyright Act of 1976, 17 U.S.C. § 106. In view of the intention that the Artwork is to be unique, the Artist shall not make any additional two or three-dimensional reproductions of the Artwork, nor shall the Artist grant permission to others to do so, except as provided herein or with the prior written permission of the City and CVB. Notwithstanding the exclusivity of the license granted in Section 3.3 hereof, the Artist shall be permitted to create two-dimensional copies of the Artwork and to use such copies in a non-commercial manner for the exclusive purpose of promoting the Artist's role as the creator of the Artwork as part of the Artist's portfolios. In no event shall the Artist engage in any activity that tends to disparage the City, CVB or that negatively impacts the value of the Artwork.

3.6 VARA Waiver

The Artist acknowledges the rights of attribution and integrity conferred by Section 106A(a), paragraphs (2) and (3) of Title 17 of the U.S. Code, and any other rights of the same nature granted by U.S. federal, state or foreign laws, and of his/her own free act hereby waive such rights with respect to the Artwork in connection with the installation, exhibition, conservation, maintenance, relocation, removal, disposal, or destruction of the Artwork by the City (or anyone duly authorized by the City). The Artist recognizes and agrees that nothing shall preclude any right of the City to: (a) relocate the Artwork; (b) repair or modify the Artwork to conform to an acceptable standard of public display and/or to address potential health or safety concerns; (c) remove the Artwork from public display; or (d) destroy the Artwork. If the City removes the Artwork under this Section, the CVB, at their sole option, will have first right of refusal to have the Artwork physically returned and ownership transferred back to them totally. The Artist's VARA rights and analogous rights arising under federal, state, or foreign laws shall cease with the Artist's deaths and do not extend to the Artist's heirs, successors, or assigns.

3.7 Future Transfer

The Artist has separately transferred to the City title in and to the Artwork. The Artist recognizes and agrees: (a) that the City may further donate, transfer, or otherwise convey the Artwork and title thereto; (b) that the Artist's licenses, obligations, waivers, and warranties with respect to the Artwork shall be ongoing regardless of any future conveyance of the Artwork; and (c) that any subsequent owner of the Artwork will hold and enjoy the same rights in and to the Artwork as granted herein to the City. The CVB has first right of refusal to have Artwork returned to them at no charge to the City or

Artist. The CVB will remove the signs at the CVB's sole cost if they elect to take the signs back when the City has completed their use.

Article 4 Artist as an Independent Contractor

The Artist agrees to perform all Artwork under this Agreement as an independent contractor and not as an agent or employee of the City. The Artist acknowledges and agrees that the Artist shall not hold themselves out as authorized agents of the City with the power to bind in any manner.

Article 5 Notices and Documents

Notices required under this Agreement shall be delivered personally or through registered or certified mail, return receipt requested, postage prepaid, to the addresses stated below, or to any other addresses as may be noticed by a Party:

For the City: City Administrator
 City of Grove City
 4035 Broadway
 Grove City, Ohio 43123

For the CVB: Attn: Amanda Davis
 Address: 3495 Broadway
 Grove City, OH 43123
 David Lane

For the Artist: Attn: Cody Wood
 Address: 6378 Bellinger Drive Galloway, OH 43119
 3615 Park Street, Grove City Ohio

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after the postmarked date.

LIST OF EXHIBITS

1. Description of the Artwork "Game Time"

(Rest of Page Left Intentionally Blank, Signature Page to Follow)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above.

**THE GROVE CITY AREA CONVENTION
AND VISITORS BUREAU**

CITY OF GROVE CITY, OHIO

By: Beverly Babbert
Printed Name: BEVERLY BABBERT
Title: PRESIDENT, Bd of TRUSTEES
Date: 06/20/23

Charles W. Boso, Jr.

City Administrator

Date: _____

ARTIST

By: David Lane
Printed Name: David Lane
Title: artist
Date: Jun 19, 2023

Approved as to form:

Stephen J. Smith, Law Director

ARTIST

By: Cody Wood
Printed Name: Cody
Title: Wood
Date: Jun 19, 2023

Exhibit 1
Description of Artwork

0127090.0607160 4861-6932-2339v4

Narrative of 40th softball Stereo-Painting "Game Time"

Project Goal: To showcase local artistry with a unique perspective while both acknowledging and illustrating the vibrance of a growing city with a strong hometown community and its connection to its rich past. We envision a series of Stereo-Paintings that will be unique to Grove City and promoted as a cultural experience for visitors and residents alike.

Project: Using Stereo-paintings to unite art with history, Grove City's past *and* present; using a unique approach that helps the observer engage with the art and Grove City's community story for an experience that will be unique to Grove City.

Specifically, the artists propose to create a series of murals that show Grove City's Past in the left-eye painting and Present in the right-eye painting. When seen together the observer will see the combined illustrations in 3D. This combined view, past and present coming together, forming a three-dimensional experience from 2 two-dimensional pieces is a visual metaphor of the project goal.

Each 12'x 28' mural will be painted on 12 sheets of cement-based waterproof material (Hardie Boards). This mural will include an outdoor stationary viewer (resembling binoculars or mirrors) to create a site-specific experience.

We propose the 40th anniversary Softball tournament Stereo-Painting "Game Time" be located on the back of the Grove City Services Department warehouse facing Windsor park. "Game Time" we envision a stereo-painted mural that highlights Grove City's annual Game-Time event, featuring current alumni softball players. Working with Grove City Parks and Recreation Department, this mural would be located at Windsor Park, near the fields that inspire ballplayers to "batter up". Using the stereo-painting technique and imagination of the artist, a corresponding view of the same players will show them as they were 40 years ago in 1983 for the first softball tournament. Unveiling set for July 2023.



0303. "Game time"

**Fryer Park
Grove City, Ohio**

Discovery Dr

Approximate location of
proposed mural at Fryer Park



Date: 06/27/23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Approved: Mayor Stage
Emergency: 30 Days
Current Expense: _____

No.: CR-32-23
1st Reading: 07/03/23
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-32-23

A RESOLUTION TO APPROVE THE BUDGET ESTIMATES FOR THE FISCAL YEAR OF 2024

WHEREAS, in accordance with Section 5.02 of the City Charter, the Tax Budget has been prepared and submitted to Council for their consideration.

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

SECTION 1. The budget estimates for the fiscal year beginning January 1, 2024 are hereby approved.

SECTION 2. The Clerk of Council is hereby directed to certify and forward said Budget Estimates to the Franklin County Budget Commission on or before the 20th day of July, 2023.

SECTION 2. 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

TABLE OF CONTENTS

	<u>Page</u>
Sched A SUMMARY	
AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX	1
Exh I GENERAL FUND	
GENERAL FUND REVENUE ESTIMATE	2
GENERAL FUND EXPENDITURES ESTIMATE	3
GENERAL FUND EXPENDITURES (CONT.) AND ESTIMATED ENDING FUND BALANCES	4
Exh. II OTHER GOVERNMENTAL FUNDS	
POLICE PENSION FUND ESTIMATED REVENUE, EXPENSES, AND FUND BALANCES	5
GENERAL DEBT RETIREMENT FUND ESTIMATED REVENUE, EXPENSES, AND FUND BALANCES	6
Exh. III OTHER FUNDS	
ESTIMATED SPECIAL SERVICE, DEBT SERVICE, AND CAPITAL PROJECT FUND BALANCES	7
ESTIMATED PROPRIETARY AND FIDUCIARY FUND BALANCES	8
Exh. IV ESTIMATED 2024 PERMANENT IMPROVEMENTS	9
Exh. V JUDGEMENTS	10
Exh. VI DEBT OUTSTANDING AND DUE FOR 2024	11

CITY OF GROVE CITY TAX BUDGET

City or
Village of GROVE CITY
FRANKLIN County, Ohio

(Date) _____ 2023

This budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC.5705.28 R.C. SHALL RESULT IN LOSS OF GOVERNMENT FUND ALLOCATION.

To the Auditor of said County:

The following Budget year beginning January 1, 2024 has been adopted by Council and is hereby submitted for consideration of the County Budget Commission.

Signed _____
Title Director of Finance

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
GENERAL FUND	\$1,650,000	1.0			
GENERAL FUND CHARTER	\$495,000		0.3		
BOND RETIREMENT CHARTER	1,650,000		1.0		
POLICE PENSION FUND	1,980,000	1.2			
PROPRIETARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
FIDUCIARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	\$5,775,000				

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL -- GENERAL

TOTAL REVENUE

<u>DESCRIPTION</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>Current Yr Estimate 2023</u>	<u>Budget Yr Estimate 2024</u>
REVENUES						
Local Taxes						
General Property Tax --- Real Estate	1,143,694	1,178,445	1,426,474	1,460,104	1,552,906	1,930,500
Tangible Personal Property Tax	0	0	0	0	0	0
Municipal Income Tax	26,890,973	28,191,455	34,744,789	40,116,231	40,136,231	43,969,285
Other Local Taxes	1,475,097	1,372,665	1,376,957	1,779,217	1,605,000	1,845,000
Total Local Taxes	29,509,764	30,742,566	37,548,220	43,355,552	43,294,137	47,744,785
Intergovernmental Revenues						
State Shared Taxes and Permits						
Local Government	658,540	734,301	901,662	970,913	970,913	987,850
Estate Tax	0	0	0	0	0	0
Cigarette Tax	1,232	1,207	1,257	1,272	1,200	1,200
License Tax	0	0	0	0	0	0
Liquor and Beer Permits	52,975	49,820	29,329	70,363	30,000	30,000
Gasoline Tax	0	0	0	0	0	0
Library and Local Government Support Fund	0	0	0	0	0	0
Property Tax Allocation - Homestead & Rollback	132,030	133,010	157,281	158,684	172,545	214,500
Other State Shared Taxes and Permits	0	0	0	0	0	0
Total State Shared Taxes and Permits	844,776	918,338	1,089,528	1,201,232	1,174,659	1,233,550
Federal Grants or Aid	5,189	7,166	4,122	4,060	5,000	5,000
State Grants or Aid	317,346	38,590	40,595	193,492	70,000	30,000
Other Grants or Aid	0	0	0	0	0	0
Total Intergovernmental Revenues	1,167,311	964,095	1,134,245	1,398,784	1,249,659	1,268,550
Special Assessments	132,195	262,941	117,908	124,364	125,000	125,000
Charges For Services	582,776	651,910	702,019	719,420	721,000	721,000
Fines, Licenses, and Permits	865,723	993,911	1,522,093	1,536,980	1,218,200	1,221,200
Miscellaneous - Interest	1,411,297	936,846	608,788	1,401,541	2,235,982	2,595,982
Other Financing Sources:						
Proceeds from Sale of Debt	0	0	0	0	0	0
Transfers	0	380,684	0	0	0	0
Advances	0	0	0	0	0	0
Other sources	36,674	104,350	74,845	53,498	10,000	10,000
TOTAL REVENUE	33,705,740	35,037,302	41,708,119	48,590,139	48,853,977	53,686,517

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

<u>DESCRIPTION</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>Current Yr Estimate 2023</u>	<u>Budget Yr Estimate 2024</u>
EXPENDITURES						
Security of Persons and Property						
Personal Services	10,755,374	11,393,609	11,478,716	12,209,624	13,801,776	14,215,829
Travel Transportation	14,045	1,656	3,103	9,357	43,500	44,370
Contractual Services	548,049	459,229	527,290	492,274	685,453	699,162
Supplies and Materials	475,574	400,332	416,657	451,687	741,100	755,922
Capital Outlay	323,739	350,685	438,281	198,264	660,370	673,577
Total Security of Persons and Property	12,116,782	12,605,510	12,864,046	13,361,205	15,932,199	16,388,861
Public Health Services						
Personal Services	0	0	0	0	0	0
Travel Transportation	0	0	0	0	0	0
Contractual Services	433,047	455,915	471,362	489,330	535,000	545,700
Supplies and Materials	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total Public Health Services	433,047	455,915	471,362	489,330	535,000	545,700
Leisure Time Activities						
Personal Services	2,438,496	2,301,197	2,582,845	2,809,019	3,635,879	3,744,955
Travel Transportation	7,008	5,148	6,628	5,569	31,600	32,232
Contractual Services	1,877,217	1,661,941	1,754,346	2,294,477	2,828,030	2,884,591
Supplies and Materials	289,608	186,699	270,901	295,556	444,500	453,390
Capital Outlay	1,272,976	814,925	679,613	1,362,189	1,566,950	1,598,289
Total Leisure Time Activities	5,885,305	4,969,910	5,294,334	6,766,810	8,506,959	8,713,457
Community Environment						
Personal Services	1,733,260	1,885,351	1,792,787	1,916,056	2,149,749	2,214,241
Travel Transportation	23,081	10,275	8,344	18,512	41,000	41,820
Contractual Services	428,162	341,766	390,665	459,551	642,700	655,554
Supplies and Materials	16,005	17,910	24,963	22,474	42,750	43,605
Capital Outlay	95,973	36,114	24,341	7,862	157,599	160,751
Total Community Environment	2,296,482	2,291,416	2,241,100	2,424,456	3,033,798	3,115,971
Basic Utility Service						
Personal Services						
Travel Transportation						
Contractual Services						
Supplies and Materials						
Capital Outlay						
Total Basic Utility Services						

CITY OF GROVE CITY TAX BUDGET

FUND NAME: GENERAL FUND

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

<u>DESCRIPTION</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>Current Yr Estimate 2023</u>	<u>Budget Yr Estimate 2024</u>
EXPENDITURES (Continued)						
Transportation						
Personal Services						
Travel Transportation						
Contractual Services						
Supplies and Materials						
Capital Outlay						
Total Transportation						
General Government						
Personal Services	2,783,599	2,937,973	2,915,974	3,247,133	3,685,622	3,796,191
Travel Transportation	28,139	11,223	13,803	20,488	57,500	58,650
Contractual Services	3,346,860	3,811,175	4,009,673	4,210,282	6,064,680	6,185,974
Supplies and Materials	86,370	56,302	68,891	133,491	108,077	110,239
Capital Outlay	604,900	1,155,700	1,601,822	787,826	582,500	594,150
Total General Government	<u>6,849,869</u>	<u>7,972,373</u>	<u>8,610,163</u>	<u>8,399,220</u>	<u>10,498,379</u>	<u>10,745,203</u>
Debt Service						
Redemption of Principal	0	0	0	0	0	0
Interest						
Other Debt Service						
Total Debt Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Other Uses of Funds						
Transfers	4,469,805	5,955,122	6,912,827	11,269,720	13,760,000	13,750,000
Advances	180,684	0	0	0	0	0
Contingencies	0	0	0	0	0	0
Other Uses of Funds	0	0	0	0	0	0
Total Other Uses of Funds	<u>4,650,489</u>	<u>5,955,122</u>	<u>6,912,827</u>	<u>11,269,720</u>	<u>13,760,000</u>	<u>13,750,000</u>
TOTAL EXPENDITURES	<u>32,231,972</u>	<u>34,250,246</u>	<u>36,393,832</u>	<u>42,710,740</u>	<u>52,266,335</u>	<u>53,259,192</u>
Revenues Over (Under) Expenditures	1,473,768	787,056	5,314,286	5,879,399	(3,412,358)	427,325
Beginning Cash Fund Balance	12,520,904	13,994,672	14,781,728	20,096,015	25,975,414	22,563,056
Ending Cash Fund Balance	13,994,672	14,781,728	20,096,015	25,975,414	22,563,056	22,990,381
Estimated Encumbrances (outstanding at year end)	3,512,529	3,133,170	3,131,911	4,425,529	4,000,000	4,000,000
Estimated Ending Unencumbered Fund Balance	<u>10,482,143</u>	<u>11,648,559</u>	<u>16,964,104</u>	<u>21,549,885</u>	<u>18,563,056</u>	<u>18,990,381</u>
Note:						
Municipal Income Tax	26,890,973	28,191,455	34,744,789	40,116,231	40,136,231	43,969,285
General Operating Expenses (Exclude Cap Outlay & Trfrs)	25,464,579	25,937,699	26,736,948	29,084,879	35,538,916	36,482,425
Excess (Shortfall)	<u>1,426,394</u>	<u>2,253,756</u>	<u>8,007,841</u>	<u>11,031,352</u>	<u>4,597,315</u>	<u>7,486,860</u>