

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

April 17, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

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

LANDS: Mr. Schottke

Ordinance C-11-23 Approve a Special Use Permit for a Day Care for Daystarz Child Care LLC located at 5968 Hoover Road. Second reading and public hearing.

Resolution CR-18-23 Approve the Preliminary Development Plan for a Two-Story Garage located at 3472 Grant Avenue.

Resolution CR-19-23 Approve a Certificate of Appropriateness for Exterior Modifications to 3586 Broadway in the Historical Preservation Area.

Resolution CR-20-23 Set Forth, as required by Section 709.023 of the Ohio Revised Code, the municipal services that can be furnished to 0.918 acres located at 3972 Orders Road upon its annexation to the City.

SERVICE: Ms. Houk

Ordinance C-12-23 Accept a Public Easement for a Shared Use Path from First Baptist Church of Grove City. Second reading and public hearing.

Ordinance C-17-23 Authorizing the Appropriation of Property and Easements from multiple properties for the public purpose of making, repairing, and improving the Demorest Corridor Improvement Project and declare an emergency. First reading.

Resolution CR-21-23 Intent to Appropriate Property and Easements for the White Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road to be open at no charge.

Resolution CR-22-23 Intent to Appropriate Property and Easements for the Holton Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road to be open to the public at no charge.

Resolution CR-23-23 Authorize participation in the Ohio Department of Transportation Contract for Road Salt.

FINANCE: Mr. Holt

Ordinance C-14-23 Appropriate \$479,300.00 from the Local Fiscal Recovery Fund for the Current Expense of Engineering Services for the Columbus Street Wet Weather Sanitary Relief Sewer and Storm Relief Sewer. Second reading and public hearing.

Ordinance C-15-23 Authorize the City Administrator to enter into a Memorandum of Understanding amending the current Agreement with the Fraternal Order of Police/Ohio Labor Council, Inc., Police Dispatchers. Second reading and public hearing.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 04/03 Council; 04/04 Plan. Comm.

Date: 03/28/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-11-23
1st Reading: 04/03/23
Public Notice: 04/04/23
2nd Reading: 04/17/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-11-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE FOR DAYSTARZ CHILD CARE LLC LOCATED AT 5968 HOOVER ROAD

WHEREAS, Daystarz Child Care LLC, applicant, has submitted a request for a Special Use Permit for a Day Care Center located at 5968 Hoover Road; and

WHEREAS, on February 07, 2023, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1p is hereby issued to Daystarz Child Care LLC located at 5968 Hoover Road, as submitted.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-18-23
1st Reading: 04/17/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-18-23

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR A TWO-STORY GARAGE LOCATED AT 3472 GRANT AVENUE

WHEREAS, on April 04, 2023, the Planning Commission recommended approval of a preliminary development plan for a two-story garage to service the Laser Foundry located at 3472 Grant Ave., as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for a two-story garage located at 3472 Grant Avenue, as submitted.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 04-11-23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-19-23
1st Reading: 04/17/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-19-23

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO 3586 BROADWAY IN THE HISTORICAL PRESERVATION AREA

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

WHEREAS, on April 04, 2023, the Planning Commission recommended approval of the Certificate of Appropriateness request for the exterior modifications to 3586 Broadway with the following stipulations:

1. The dumpster enclosure shall utilize the same cast stone veneer used on the primary building;
2. Supplemental landscaping per Section 1136.08 of the Code shall be installed around the perimeter of the dumpster enclosure.

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

SECTION 1. This Council hereby approves the Certificate of Appropriateness for the Exterior Modifications to 3586 Broadway, contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 04/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-20-22
1st Reading: 04/17/2023
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-20-23

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE
FURNISHED TO 0.918 ACRES LOCATED AT 3972 ORDERS ROAD IN JACKSON
TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.918+ acres located at 3972 Orders Road, in Jackson Township to the City of Grove City and signed by Matthew and Patricia Watkins, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 0.918+ acres located at 3972 Orders Road, proposed for annexation by Matthew and Patricia Watkins, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.

Zoning:

In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

CR-2023

DESCRIPTION OF A 0.918± ACRE TRACT FOR ANNEXATION PURPOSES

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

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

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

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

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

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

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

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

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

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

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

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

Franklin County Parcel No.:160-001872-00



3-6-23

ANNEXATION PLAT

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

LEGEND

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

ADDRESS OF SUBJECT PROPERTY:

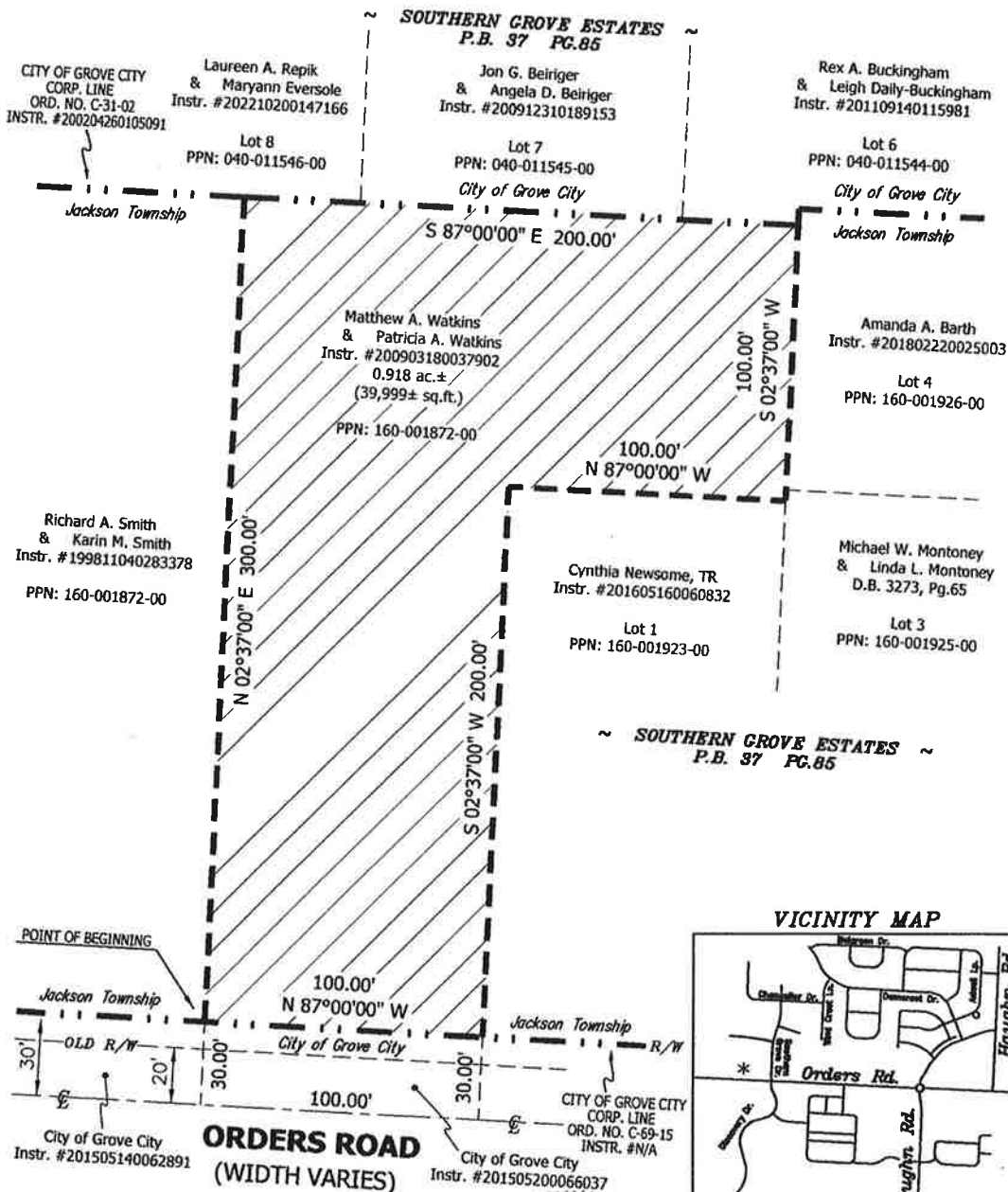
3972 ORDERS ROAD, GROVE CITY, OHIO 43123

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

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



0' 50'
SCALE: 1"=50'



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

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

3-6-23
DATE

Franklin County Parcel
160-001872-00

Job: 20230014

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

Date: 03/28/23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Sponsor: Mr. Houk
Emergency: 30 Days: XX
Current Expense:

No.: C-12-23
1st Reading: 04/03/23
Public Notice: 04/04/23
2nd Reading: 04/17/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-12-23

AN ORDINANCE TO ACCEPT A PUBLIC EASEMENT FOR A SHARED USE PATH FROM FIRST BAPTIST CHURCH OF GROVE CITY

WHEREAS, the First Baptist Church of Grove City has granted a perpetual easement for the construction and maintenance of a public shared-use path to the City; and

WHEREAS, this easement will complete a portion of the path along Orders Road that will connect Fryer Park to Hoover Road; and

WHEREAS, it is necessary for the City to accept the easement.

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

SECTION 1. The perpetual easement for the construction and maintenance of a public shared-use path, as generally shown and described in Exhibit "A" is hereby accepted.

SECTION 2. The City thanks First Baptist Church of Grove City for their generosity in granting this easement in perpetuity for the betterment of the community.

SECTION 3. This Ordinance shall take effect at the earliest date permitted 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-12-23
Exhibit 'A'

Portion above reserved for County Recorder, Engineer and Auditor's Offices Use

**PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC
SHARED-USE PATH, AND GRADING**

THIS PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC SHARED-USE PATH, AND GRADING (the "Easement") is made and entered into this 24 day of FEBRUARY 2023, by and between **FIRST BAPTIST CHURCH OF GROVE CITY** ("Grantor"), and the **CITY OF GROVE CITY, OHIO**, ("Grantee"), an Ohio municipal corporation, whose tax mailing address is: 4035 Broadway, Grove City, Ohio 43123.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property identified as Franklin County parcel number 040-004957-00 (the "Grantor's Property");

WHEREAS, Grantee desires a non-exclusive perpetual easement for the construction and maintenance of a shared-use path, and grading (the "Project") over, under, and through those portions of the Grantor's Property legally described on the attached Exhibit A and depicted on the attached Exhibit B (the "Easement Area"); and

WHEREAS, Grantor desires to grant a perpetual non-exclusive easement for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Perpetual Easement. Grantor conveys and grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a permanent and perpetual, non-exclusive easement in, through, over, and under the Easement Area for the following purposes: (i) to construct, install, operate, maintain, repair, and replace a shared-use path ("Facilities"); (ii)

construction related to the Project, including, but not limited to, grading and slope construction which is not detrimental to the use of the remainder of Grantor's Property that is not part of the Easement Area (the "Remainder Parcel"); (iii) ingress and egress over those portions of Grantor's Property reasonably necessary to provide access to Grantee to the Easement Area for construction and maintenance of the Project; and (iv) the right to do all things within the Easement Area that are reasonably necessary, proper, or incidental to the successful operation and maintenance of the Facilities. Grantee, at its own cost and expense, as soon as reasonably practicable after installation of the Facilities, including any alterations and repairs thereto, and completion of related work, including grading work, shall cause the Easement Area, to be restored to its former condition as nearly as is reasonably practicable.

2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party hereto may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.

4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.

6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.

7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto and recorded with the Recorder's Office, Franklin County, Ohio with reference made to this Easement.

8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.

9. Authority. Grantor represents and warrants that she has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

{SIGNATURES AND ACKNOWLEDGEMENTS ON THE FOLLOWING PAGES}

GRANTOR

FIRST BAPTIST CHURCH OF GROVE CITY

By: Robert A. Hahn

Printed Name: Robert A. Hahn

Title: Head Trustee

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this 7 day of February, 2023, before me, the subscriber, a Notary Public in and for said county and state, before me personally appeared Robert A. Hahn, the Head Trustee of FIRST BAPTIST CHURCH OF GROVE CITY, who acknowledged that [he/she] executed the foregoing instrument for and on behalf of said limited liability company, that the same is [his/her] free and voluntary act and deed on behalf of said limited liability company, and that [he/she] is duly authorized to execute the foregoing instrument on behalf of said limited liability company. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Brittany Seebach
Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

Exhibit A
Legal Description

**SHARED USE PATH EASEMENT
0.625 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being a strip of land on, over, and across that 30 acre tract conveyed as Parcel 1 and those 9.76 acre and 30 acre tracts conveyed as Parcel 3 to The First Baptist Church of Grove City by deed of record in Instrument Number 200212270333608 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 30 acre tract (Parcel 1) and that 1.686 acre tract conveyed to The City of Grove City by deed of record in Official Record 11539D13, in the centerline of Orders Road (width varies), the southerly line of that 0.248 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200910270154626;

Thence South 03° 26' 36" West, across said Orders Road, with the line common line to said 30 acre tract (Parcel 1) and said 1.686 acre tract, a distance of 20.01 feet to an angle point in the southerly right-of-way line of said Orders Road;

Thence across said 9.76 acre and both 30 acre tracts (Parcels 1 & 3), the following courses and distances:

North 87° 54' 53" West, with said southerly right-of-way line, a distance of 234.14 feet to the TRUE POINT OF BEGINNING;

South 02° 05' 07" West, a distance of 20.00 feet to a point;

North 87° 54' 53" West, a distance of 53.37 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 35° 50' 29", a radius of 235.00 feet, an arc length of 147.00 feet, a chord bearing of South 74° 09' 52" West and chord distance of 144.62 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 29° 07' 45", a radius of 110.00 feet, an arc length of 55.92 feet, a chord bearing of South 70° 48' 30" West and chord distance of 55.32 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 34° 09' 35", a radius of 90.00 feet, an arc length of 53.66 feet, a chord bearing of South 68° 17' 35" West and chord distance of 52.87 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 51° 05' 15", a radius of 210.00 feet, an arc length of 187.25 feet, a chord bearing of South 76° 45' 25" West and chord distance of 181.10 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 24° 06' 41", a radius of 540.00 feet, an arc length of 227.24 feet, a chord bearing of North 89° 45' 18" West and chord distance of 225.57 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 11° 39' 18", a radius of 440.00 feet, an arc length of 89.50 feet, a chord bearing of South 84° 01' 01" West and chord distance of 89.35 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 47° 22' 21", a radius of 340.00 feet, an arc length of 281.11 feet, a chord bearing of South 66° 09' 29" West and chord distance of 273.17 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 47° 25' 36", a radius of 160.00 feet, an arc length of 132.44 feet, a chord bearing of South 66° 11' 07" West and chord distance of 128.69 feet to a point of tangency; and

SHARED USE PATH EASEMENT

0.625 ACRE

- 2 -

South 89° 53' 55" West, a distance of 133.48 feet to a point in the line common to said 9.76 acre tract and Reserve "E" of that subdivision titled "The Cottages at Brown's Farm Section 2", of record in Plat Book 131, Page 3;

Thence North 02° 36' 34" East, with said common line, a distance of 20.02 feet to a point;

Thence across said 9.76 acre and both 30 acre tracts (Parcels 1 & 3), the following courses and distances:

North 89° 53' 55" East, a distance of 132.53 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 47° 25' 36", a radius of 140.00 feet, an arc length of 115.89 feet, a chord bearing of North 66° 11' 07" East and chord distance of 112.61 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 47° 22' 21", a radius of 360.00 feet, an arc length of 297.65 feet, a chord bearing of North 66° 09' 29" East and chord distance of 289.24 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 11° 39' 18", a radius of 420.00 feet, an arc length of 85.44 feet, a chord bearing of North 84° 01' 01" East and chord distance of 85.29 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 24° 06' 41", a radius of 560.00 feet, an arc length of 235.66 feet, a chord bearing of South 89° 45' 18" East and chord distance of 233.93 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 51° 05' 15", a radius of 190.00 feet, an arc length of 169.41 feet, a chord bearing of North 76° 45' 25" East and chord distance of 163.86 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 34° 09' 35", a radius of 110.00 feet, an arc length of 65.58 feet, a chord bearing of North 68° 17' 35" East and chord distance of 64.61 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 29° 07' 45", a radius of 90.00 feet, an arc length of 45.76 feet, a chord bearing of North 70° 48' 30" East and chord distance of 45.26 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 35° 50' 29", a radius of 255.00 feet, an arc length of 159.52 feet, a chord bearing of North 74° 09' 52" East and chord distance of 156.93 feet to a point of tangency in the southerly right-of-way line of said Orders Road; and

South 87° 54' 53" East, with said southerly right-of-way line, a distance of 53.37 feet to the TRUE POINT OF BEGINNING, containing 0.625 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

12-23-2022

Date

Exhibit B

Survey

0127090.0607160 4854-5586-6151v2

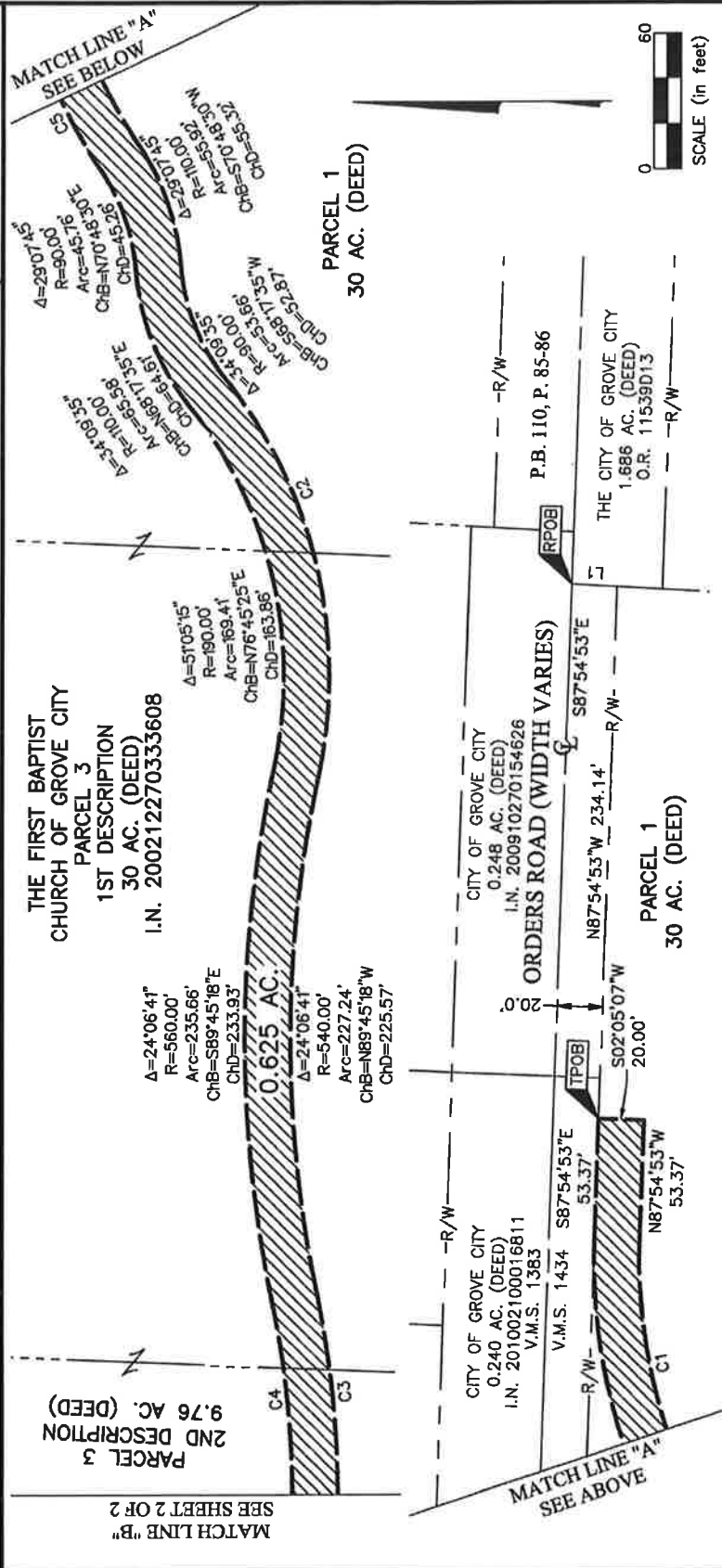


Evans, Mechwart, Hornblum & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emhit.com

SHARED USE PATH EASEMENT

SURVEY NUMBER 1434
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: December 23, 2022
Scale: 1" = 60'
Job No: 2022-0821
Sheet No: 1 of 2





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Fax: 614.775.3448
emht.com

SHARED USE PATH EASEMENT

SURVEY NUMBER 1434
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: December 23, 2022
Scale: 1" = 60'
Job No: 2022-0821
Sheet No: 2 of 2

LOT 5
HAUGH HEIGHTS
P.B. 37, P. 67

JACKSON TOWNSHIP
CITY OF GROVE CITY

RESERVE "A"
THE COTTAGES AT
BROWN'S FARM SECTION 2
P.B. 131, P. 3

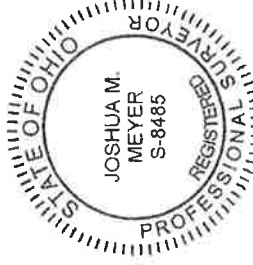
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	35°50'29"	235.00'	147.00'	S74°09'52"W	144.62'
C2	51°05'15"	210.00'	187.25'	S76°45'25"W	181.10'
C3	11°39'18"	440.00'	89.50'	S84°01'01"W	89.35'
C4	11°39'18"	420.00'	85.44'	N84°01'01"E	85.29'
C5	35°50'29"	255.00'	159.52'	N74°09'52"E	156.93'

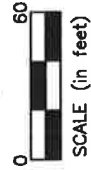
N89°53'55"E 132.53'
S89°53'55"W 133.48'
0.625 AC.
20.02'

THE FIRST BAPTIST
CHURCH OF GROVE CITY
PARCEL 3
2ND DESCRIPTION
9.76 AC. (DEED)
I.N. 200212270333608

MATCHLINE "B"
SEE SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°26'36"W	20.01'



By *Joshua M. Meyer* 12-23-2022
Joshua M. Meyer
Professional Surveyor No. 8485
jmyer@emht.com
Date

Date: 04-11-23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-17-23
1st Reading: 04/17/23
Public Notice: 04/18/23
2nd Reading: 05/01/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-17-23

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

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

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

WHEREAS, 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-02-23 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, the Project requires that the City obtain a 0.170-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-006826, as described and depicted in the legal description and survey attached from Faith Baptist Church c/o Columbus Baptist Association Inc., Trustee (Parcel 1); and

WHEREAS, the Project requires that the City obtain a 0.006-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-016275, and approximately a 0.002-acre fee simple interest for public right-of-way (Warranty Deed) without limitation of existing access rights from Franklin County parcel number 040-016274, as both are described and depicted in the legal descriptions and surveys attached from Townsend Construction Company (Parcels 2 and 3); and

WHEREAS, the Project requires that the City obtain a 0.511-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-

006827, as described and depicted in the legal description and survey attached from Otta Jallaq (Parcel 4); and

WHEREAS, the Project requires that the City obtain a 0.085-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-006832, as described and depicted in the legal description and survey attached from Anatoliy Popchuk (Parcel 5); and

WHEREAS, the Project requires that the City obtain a 0.085-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-006831, as described and depicted in the legal description and survey attached from Francisco Rios (Parcel 6); and

WHEREAS, the Project requires that the City obtain a 0.085-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-006828, as described and depicted in the legal description and survey attached from Linda D. O'Reilly, Trustee of The Trust of Erma E. Pache (Parcel 7); and

WHEREAS, the Project requires that the City obtain a 0.010-acre fee simple interest for public right-of-way (Warranty Deed), without limitation of existing access rights from Franklin County parcel number 040-006833, as described and depicted in the legal description and survey attached from Barbara A. Eakin, Trustee of the Revocable Trust of Stanley M. Eakin and Marjorie S. Eakin (Parcel 8).

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

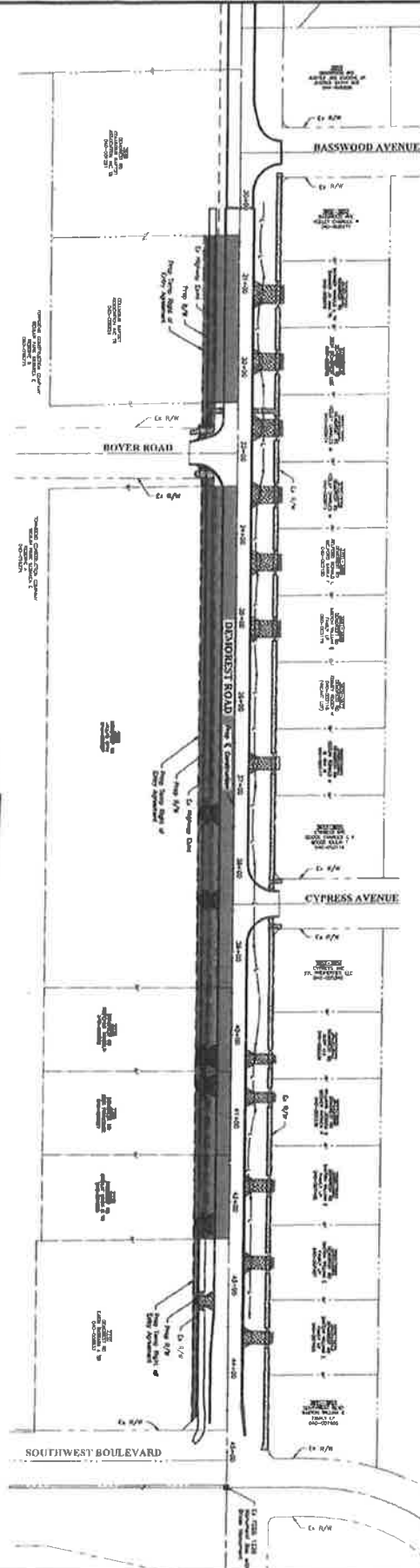
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

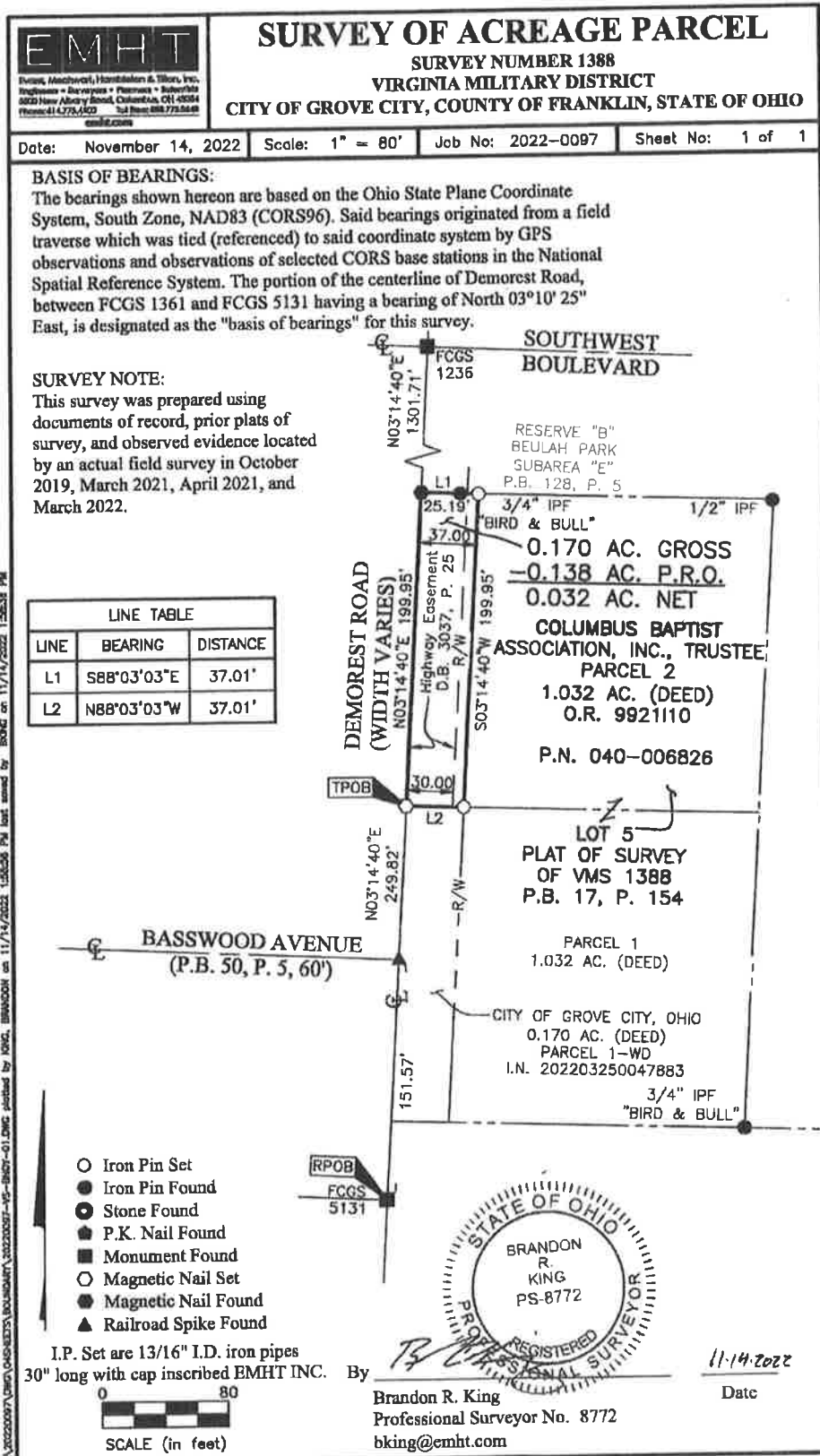
Stephen J. Smith, Director of Law



- LEGEND**
- Present Road Occupancy (P.R.O.) - To Be Acquired
 - Temporary Road Right-of-Way including any P.R.O. - To Be Acquired
 - Temporary Right-of-Way-Entry Agreement (T.R.E.A.)

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
November 15, 2010

C-17-23



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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.032 acre tract conveyed as Parcel 2 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies);

Thence North 03° 14' 40" East, with said centerline (passing a railroad spike found at a distance of 151.57 feet), a total distance of 249.82 feet to a magnetic nail set, at the southwesterly corner of said Parcel 2 and the northwesterly corner of that 0.170 acre tract conveyed as Parcel 1-WD to City of Grove City, Ohio by deed of record in Instrument Number 202203250047883, being the TRUE POINT OF BEGINNING;

Thence North 03° 14' 40" East, continuing with said centerline, a distance of 199.95 feet to a magnetic nail found at the northwesterly corner of said Parcel 2 and a southwesterly corner of Reserve "B" of that subdivision titled "Beulah Park Subarea "E"", of record in Plat Book 128, Page 5 (reference an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection with Southwest Boulevard, being North 03° 14' 40" East, a distance of 1301.71 feet);

Thence South 88° 03' 03" East, with the line common to said Parcel 2 and Reserve "B" (passing a 3/4 inch iron pipe capped "Bird & Bull" found at a distance of 25.19 feet), a total distance of 37.01 feet to an iron pin set;

Thence South 03° 14' 40" West, across said Parcel 2, a distance of 199.95 feet to an iron pin set at the northwesterly corner of the remainder of that 1.032 acre tract conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 and the northeasterly corner of said 0.170 acre tract;

Thence North 88° 03' 03" West, with the line common to said Parcel 2 and said 0.170 acre tract, a distance of 37.01 feet to the TRUE POINT OF BEGINNING, containing 0.170 acre, more or less, of which 0.138 acre is located within the present roadway occupied.

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

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

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

0.170 ACRE

- 2 -

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

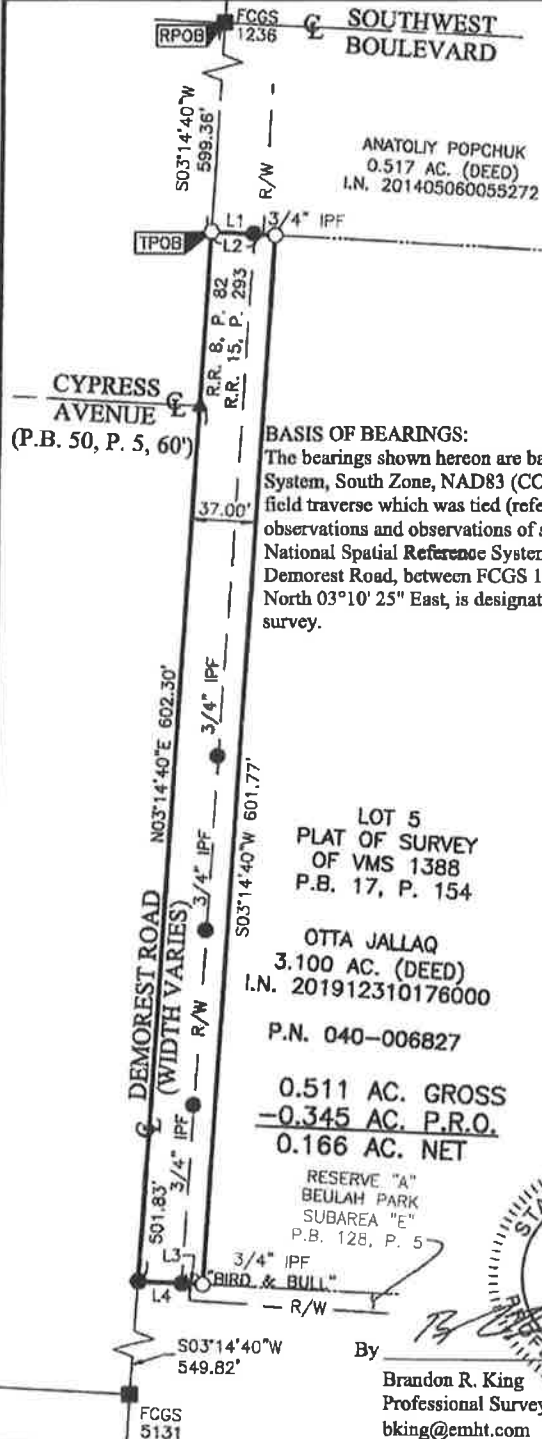
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EMHT

Evans, Macdonald, Hamilton & Wilson, Inc.
 Engineers • Surveyors • Planners • Estimators
 2810 River Albany Road, Columbus, OH 43240
 Phone: 614.778.4300 Fax: 614.778.4348
 emht.com

SURVEY OF ACREAGE PARCEL**SURVEY NUMBER 1388****VIRGINIA MILITARY DISTRICT****CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: November 8, 2022 Scale: 1" = 80' Job No: 2022-0097 Sheet No: 1 of 1

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021, and March 2022.

LINE TABLE

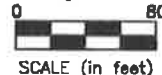
LINE	BEARING	DISTANCE
L1	S86°54'45"E	37.00'
L2	S86°54'45"E	24.32'
L3	N87°43'41"W	11.78'
L4	N87°43'41"W	37.01'

BASIS OF BEARINGS:

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

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

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



SCALE (in feet)



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

11-8-2022
 Date

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 3.100 acre tract conveyed to Otta Jallaq by deed of record in Instrument Number 201912310176000 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found in the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 599.36 feet to a magnetic nail set at the northwesterly corner of said 3.100 acre tract and the southwesterly corner of that 0.517 acre tract conveyed to Anatoliy Popchuk by deed of record in Instrument Number 201405060055272, being the TRUE POINT OF BEGINNING;

Thence South 86° 54' 45" East, with the line common to said 3.100 and 0.517 acre tracts and partially crossing said Demorest Road (passing a 3/4 inch iron pin found at a distance of 24.32 feet), a total distance of 37.00 feet to an iron pin set;

Thence South 03° 14' 40" West, crossing said 3.100 acre tract, a distance of 601.77 feet to an iron pin set in the line common to said 3.100 acre tract and that Reserve "A" of that subdivision titled "Beulah Park Subarea "E"", of record in Plat Book 128, Page 5;

Thence North 87° 43' 41" West, partially with said common line and partially crossing said Demorest Road (passing a 3/4 iron pin capped "Bird & Bull" found at a distance of 11.78 feet) a total distance of 37.01 feet to a magnetic nail found in the centerline of said Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03°14'40" West, a distance of 549.82 feet);

Thence North 03° 14' 40" East, with the said centerline (passing a railroad spike found at a distance of 501.83), a total distance of 602.30 feet to the TRUE POINT OF BEGINNING, containing 0.511 acre, more or less, of which 0.345 acre is within the present roadway occupied.

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

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

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

0.511 ACRE

- 2 -

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 8, 2022

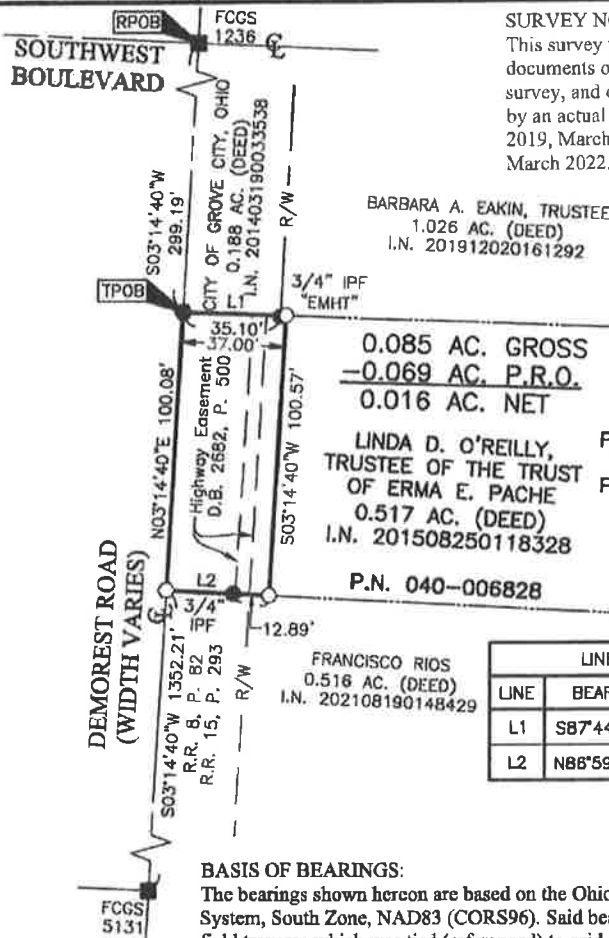
Brandon R. King
Professional Surveyor No. 8772

Date

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EMHTEvans, Mechwart, Handshien & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3800 New Albany Road, Columbus, OH 43204
Phone 614.775.4020 Fax 614.775.4040
www.emht.com**SURVEY OF ACREAGE PARCEL****SURVEY NUMBER 1388****VIRGINIA MILITARY DISTRICT****CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: November 14, 2022 Scale: 1" = 50' Job No: 2022-0097 Sheet No: 1 of 1

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021, and March 2022.

BARBARA A. EAKIN, TRUSTEE
1.026 AC. (DEED)
I.N. 201912020161292

0.085 AC. GROSS
-0.069 AC. P.R.O.
0.016 AC. NET

LINDA D. O'REILLY,
TRUSTEE OF THE TRUST
OF ERMA E. PACHE
0.517 AC. (DEED)
I.N. 201508250118328

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

P.N. 040-006828

FRANCISCO RIOS
0.516 AC. (DEED)
I.N. 202108190148429

LINE TABLE

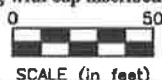
LINE	BEARING	DISTANCE
L1	S87°44'48"E	37.01'
L2	N88°59'31"W	37.00'

BASIS OF BEARINGS:

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

- Iron Pin Set
- Iron Pin Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

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



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

11-14-2022

Date

20220097.DWG (40x8.5) DOCUMENT 20220097-02-0001-07.DWG created by KMG, BRANCON on 11/14/2022 2:52:57 PM last saved by BRANCON on 11/19/2022 8:02:49 AM

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.517 acre tract conveyed to Linda D. O'Reilly, Trustee of the Trust of Erma E. Pache by deed of record in Instrument Number 201508250118328 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found in the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 299.19 feet to a magnetic nail found at the northwesterly corner of said 0.517 acre tract and the southwesterly corner of that 0.188 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201403190033538, being the TRUE POINT OF BEGINNING;

Thence South 87° 44' 48" East, with the northerly line of said 0.517 acre tract, the southerly lines of said 0.188 acre tract and that 1.026 acre tract conveyed to Barbara A. Eakin, Trustee by deed of record in Instrument Number 201912020161292, and partially crossing said Demorest Road (passing a 3/4 inch iron pin capped "EMHT" found at a distance of 35.10 feet), a total distance of 37.01 feet to an iron pin set;

Thence South 03° 14' 40" West, crossing said 0.517 acre tract, a distance of 100.57 feet to an iron pin set in the line common to said 0.517 acre tract and that 0.516 acre tract conveyed to Francisco Rios by deed of record in Instrument Number 202108190148429;

Thence North 86° 59' 31" West, with said common line (passing a 3/4 inch iron pin found at a distance of 12.89 feet), a total distance of 37.00 feet to a magnetic nail set in the centerline of said Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03° 14' 40" West, a distance of 1352.21 feet);

Thence North 03° 14' 40" East, with said centerline, a distance of 100.08 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.069 acre is within the present roadway occupied.

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

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

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

0.085 ACRE

- 2 -

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

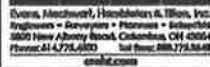
A handwritten signature in black ink, appearing to read "B. King", written over the printed name.

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

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0.085 ac 20220097-VS-BNDY-07.docx

**SURVEY NUMBER 1388****VIRGINIA MILITARY DISTRICT**

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

Date: November 8, 2022

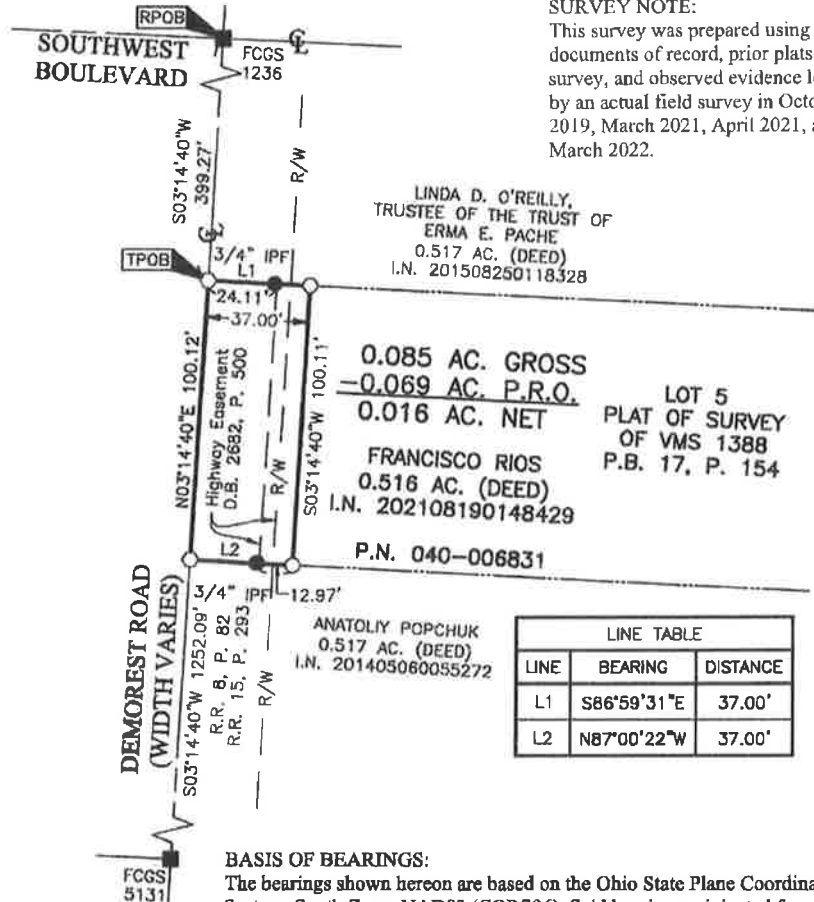
Scale: 1" = 50'

Job No:

Sheet No: 1 of 1

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021, and March 2022.



BASIS OF BEARINGS:

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°59'31"E	37.00'
L2	N87°00'22"W	37.00'

- ☐ Iron Pin Set
- ☒ Iron Pin Found
- ☒ Monument Found
- ☐ Magnetic Nail Set
- ☒ Magnetic Nail Found
- ☒ Railroad Spike Found

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



SCALE (in feet)



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

11.8.2022

Date _____

\\120220097\DWG\0494\ETTS\BOUNDARY\20220097-NS-SURV-01.DWG plotted by KIMC, BAWACON on 11/8/2022 4:33:53 PM last saved by NORTHEAST on 11/4/2022 2:46:01 PM

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.516 acre tract conveyed to Francisco Rios by deed of record in Instrument Number 202108190148429 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 399.27 feet to a magnetic nail set at the northwesterly corner of said 0.516 acre tract and the southwesterly corner of that 0.517 acre tract conveyed to Linda D. O'Reilly, Trustee of the Trust of Erma E. Pache by deed of record in Instrument Number 201508250118328, being the TRUE POINT OF BEGINNING;

Thence South 86° 59' 31" East, with the line common to said 0.516 and 0.517 acre tracts and partially crossing said Demorest Road (passing a 3/4 inch iron pin found at a distance of 24.11 feet), a distance of 37.00 feet to an iron pin set;

Thence South 03° 14' 40" West, crossing said 0.516 acre tract, a distance of 100.11 feet to an iron pin set in the line common to said 0.516 acre tract and that 0.517 acre tract conveyed to Anatoliy Popchuk by deed of record in Instrument Number 201405060055272;

Thence North 87° 00' 22" West, with said common line and partially crossing said Demorest Road (passing a 3/4 inch iron pin found at a distance of 12.97 feet), a total distance of 37.00 feet to a magnetic nail set in the centerline of said Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03°14'40" East, a distance of 1252.09 feet);

Thence North 03° 14' 40" East, with said centerline, a distance of 100.12 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.069 acre is within the present roadway occupied.

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

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

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

0.085 ACRE

- 2 -

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Mar. 8, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

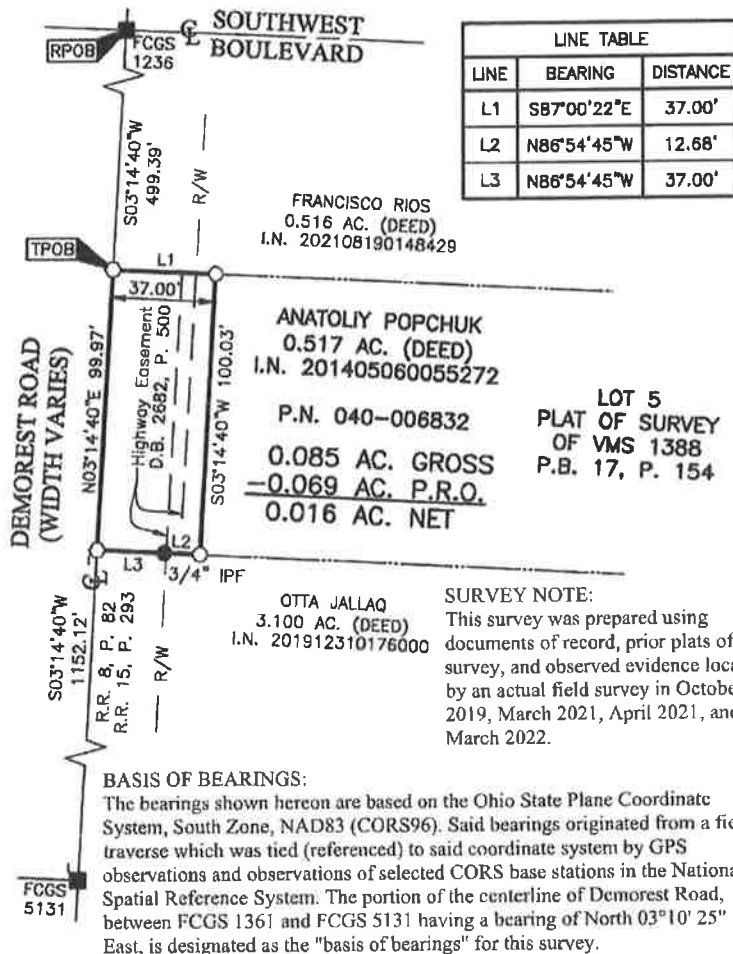
BRK:nd
0.085 ac 20220097-VS-BNDY-06.docx

EMHT

Survey, Mapping, Hydrology & Water, Inc.
Engineers • Surveyors • Planners • Architects
3823 New Albany Road, Columbus, OH 43264
Phone 614.778.8322 Fax 614.778.8324
emht.com

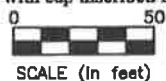
SURVEY OF ACREAGE PARCEL**SURVEY NUMBER 1388****VIRGINIA MILITARY DISTRICT****CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: November 8, 2022 Scale: 1" = 50' Job No: 2022-0097 Sheet No: 1 of 1



- Iron Pin Set
- Iron Pin Found
- Monument Found
- Magnetic Nail Set
- ▲ Railroad Spike Found

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



SCALE (in feet)

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



11-8-2022
Date

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 0.517 acre tract conveyed to Anatoliy Popchuk by deed of record in Instrument Number 201405060055272 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 499.39 feet to a magnetic nail set at the northwesterly corner of said 0.517 acre tract and the southwesterly corner of that 0.516 acre tract conveyed to Francisco Rios by deed of record in Instrument Number 202108190148429, being the TRUE POINT OF BEGINNING;

Thence South 87° 00' 22" East, with the line common to said 0.517 and 0.516 acre tracts and partially crossing said Demorest Road, a distance of 37.00 feet to an iron pin set;

Thence South 03° 14' 40" West, crossing said 0.517 acre tract, a distance of 100.03 feet to an iron pin set in the line common to said 0.517 acre tract and that 3.100 acre tract conveyed to Otta Jallaq by deed of record in Instrument Number 201912310176000;

Thence North 86° 54' 45" West, with said common line and partially crossing said Demorest Road (passing a 3/4 iron pin found at a distance of 12.68 feet), a total distance of 37.00 feet to a magnetic nail set in the centerline of Demorest Road (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03°14'40" West, found at a distance 1152.12 feet);

Thence North 03° 14' 40" East, with said centerline, a distance of 99.97 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less, of which 0.069 acre is within the present roadway occupied.

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

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

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

0.085 ACRE

- 2 -

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 8, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:md
0.085 ac 20220097-VS-BNDY-05.docx

EMHT

Survey, Mapping, Horizontal & Vertical, Inc.
Engineers • Surveyors • Planners • Scientists
4000 Power Alley Road, Columbus, OH 43204
Phone: 614.775.4300 Fax: 614.775.4348
emht.com

SURVEY OF ACREAGE PARCEL**SURVEY NUMBER 1388****VIRGINIA MILITARY DISTRICT****CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: November 14, 2022 Scale: 1" = 20' Job No: 2022-0097 Sheet No: 1 of 1

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021, and March 2022.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°14'40"W	84.76'
L2	N87°44'48"W	2.00'
L3	N47°52'07"E	2.85'

RPOB

FCGS
1236**SOUTHWEST
BOULEVARD**

CITY OF GROVE CITY
PARCEL NO. 8
0.781 AC. (DEED)
D.B. 3700, P. 689
D.B. 3859, P. 640

R/W

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

BARBARA A. EAKIN, TRUSTEE
1.026 AC. (DEED)
I.N. 201912020161292

P.N. 040-006833

0.010 AC.

LINDA D. O'REILLY, TRUSTEE OF
THE TRUST OF ERMA E. PACHE
0.517 AC. (DEED)
I.N. 201508250118328

DEMOREST ROAD
(WIDTH VARIES)

FCGS
5131

CITY OF GROVE CITY, OHIO
0.188 AC. (DEED)
I.N. 201403190033538

TPOB

S86°45'20"E 37.00'

L3

3/4"

BENT IPF

"EMHT"

R/W

2.00'

R/W

N03°14'40"E

211.80'

S03°14'40"W

213.79'

R/W

3/4" IPF

"EMHT"

L2

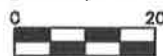
R/W

BASIS OF BEARINGS:

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

- Iron Pin Set
- Iron Pin Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

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



SCALE (in feet)



By

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

11-14-2022

Date

0.010 ACRE

- 2 -

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

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:nd
0.010 ac 20220097-VS-BNDY-08.docx

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that 1.026 acre tract conveyed to Barbara A. Eakin, Trustee by deed of record in Instrument Number 201912020161292 and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found in the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with the centerline of said Demorest Road, a distance of 84.76 feet to a point (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03° 14' 40" West, a distance of 1666.72 feet);

Thence South 86° 45' 20" East, crossing said Demorest Road and that 0.188 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201403190033538, a distance of 37.00 to an iron pin set in the easterly right-of-way line thereof and in the line common to said 1.026 and 0.188 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 03° 14' 40" West, crossing said 1.026 acre tract, a distance of 213.79 feet to an iron pin set in the line common to said 1.026 acre tract and that 0.517 acre tract conveyed to Linda D. O'Reilly, Trustee of the Trust of Erma E. Pache by deed of record in Instrument Number 201508250118328;

Thence North 87° 44' 48" West, with said common line, a distance of 2.00 feet to a 3/4 inch iron pin found capped "EMHT" in the easterly right-of-way line of said Demorest Road and the easterly line of said 0.188 acre tract;

Thence North 03° 14' 40" East, with said easterly right-of-way line and said easterly line of said 0.188 acre tract, a distance of 211.80 feet to a 3/4 inch bent iron pin found capped "EMHT";

Thence North 47° 52' 07" East, continuing with said easterly right-of-way line and said easterly line if said 0.188 acre tract, a distance of 2.85 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less.

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

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

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

0.010 ACRE

- 2 -

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

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:nd
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Evans, MacIntosh, Hamilton & Tison, Inc.
Engineers • Surveyors • Planners • Architects
2850 New Albany Road, Columbus, OH 43264
Phone: 614.779.4500 Fax: 614.779.5648
emht.com

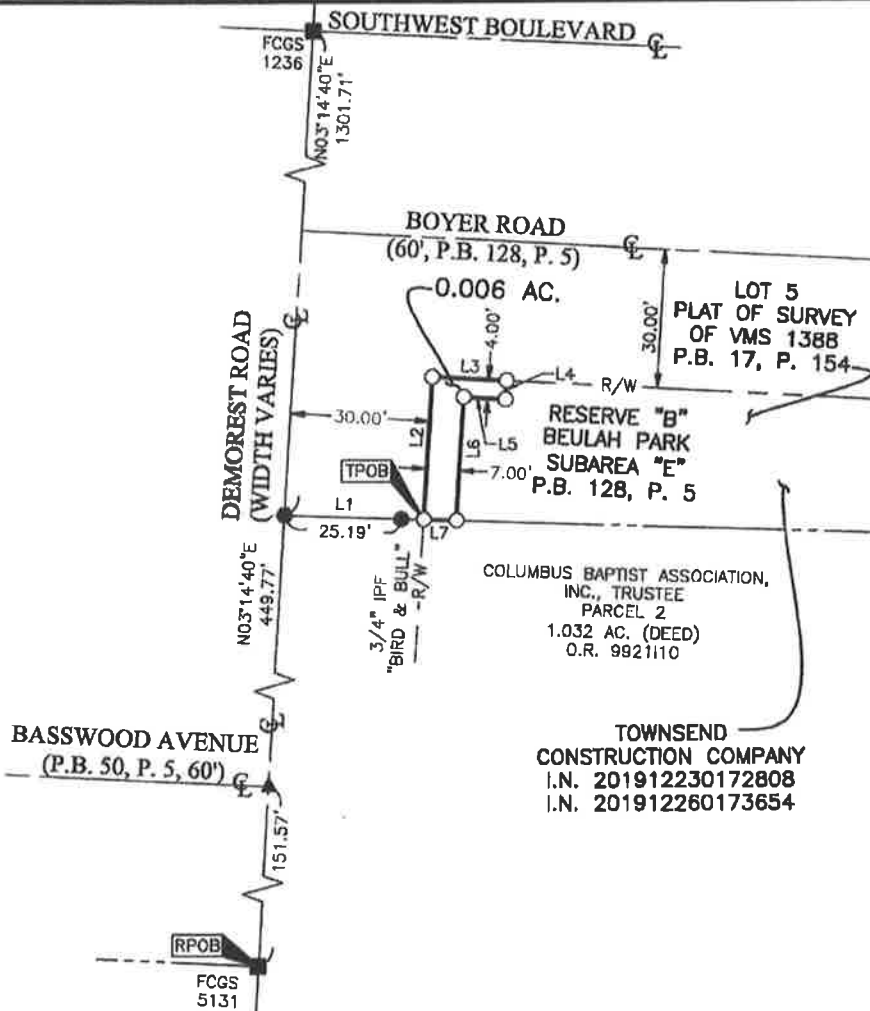
SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 1388

VIRGINIA MILITARY DISTRICT

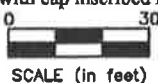
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 14, 2022 Scale: 1" = 30' Job No: 2022-0097 Sheet No: 1 of 2



- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

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



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

11-14-2022
Date

\\s20220097\DWG\0451\BORDER\102220097-10-BIRD-02.DWG plotted by KIM, BRANDON on 11/14/2022 2:09:38 PM last saved by BRANDON on 11/14/2022 2:09:02 PM



Evans, Marchant, Hershkowitz & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
3000 New Albany Road, Columbus, OH 43264
Phone: 614.778.4300 Fax: 614.778.5648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 1388

VIRGINIA MILITARY DISTRICT

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

Date: November 14, 2022 Scale: 1" = 30' Job No: 2022-0097 Sheet No: 2 of 2

BASIS OF BEARINGS:

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

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021 and October 2022.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°03'03"E	30.01'
L2	N03°14'40"E	30.45'
L3	S86°47'58"E	16.03'
L4	S03°12'02"W	4.00'
L5	N86°47'58"W	9.04'
L6	S03°14'40"W	26.30'
L7	N68°03'03"W	7.00'

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that Reserve "B" of that subdivision titled "Beulah Park Subarea "E"", of record in Plat Book 128, Page 5, part of that tract conveyed to Townsend Construction by deeds of record in Instrument Numbers 201912230172808 and 201912260173654, and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 5131) found on the centerline of Demorest Road (width varies);

Thence North 03° 14' 40" East, with said centerline (passing a rail road spike found at a distance of 151.57 feet), a total distance of 449.77 feet to a magnetic nail found at the northwesterly corner of that 1.032 acre tract conveyed as Parcel 2 to Columbus Baptist Association, Inc., Trustee by deed of record in Official Record 9921110 (reference an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection with Southwest Boulevard, being North 03° 14' 40" East, a distance of 1301.71 feet);

Thence South 88° 03' 03" East, with the northerly line of said 1.032 acre tract and crossing said Demorest Road (passing a 3/4 inch iron pin capped "Bird & Bull" found at a distance of 25.19 feet), a total distance of 30.01 feet to an iron pin set in the easterly Right-of-Way line thereof and a southwesterly corner of said Reserve "B", being the TRUE POINT OF BEGINNING;

Thence North 03° 14' 40" East, with said easterly right-of-way line, a distance of 30.45 feet to an iron pin set in the southerly right-of-way line of Boyer Road (60 feet wide, as demonstrated in Plat Book 128, Page 5);

Thence South 86° 47' 58" East, with said southerly right-of-way line, a distance of 16.03 feet to an iron pin set;

Thence crossing said Reserve "B", the following courses and distances:

South 03° 12' 12" West, a distance of 4.00 feet to an iron pin set;

North 86° 47' 48" West, a distance of 9.04 feet to an iron pin set; and

South 03° 14' 40" West, a distance of 26.30 feet to an iron pin set in the line common to said Reserve "B" and said 1.032 acre tract;

Thence North 88° 03' 03" West, with said common line, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.

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

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

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

0.006 ACRE

- 2 -

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

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and October 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

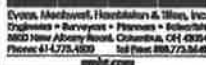
A handwritten signature in black ink, appearing to read "B. King", written over the printed name.

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:nd
0.006 ac 20220097-VS-BNDY-02.docx

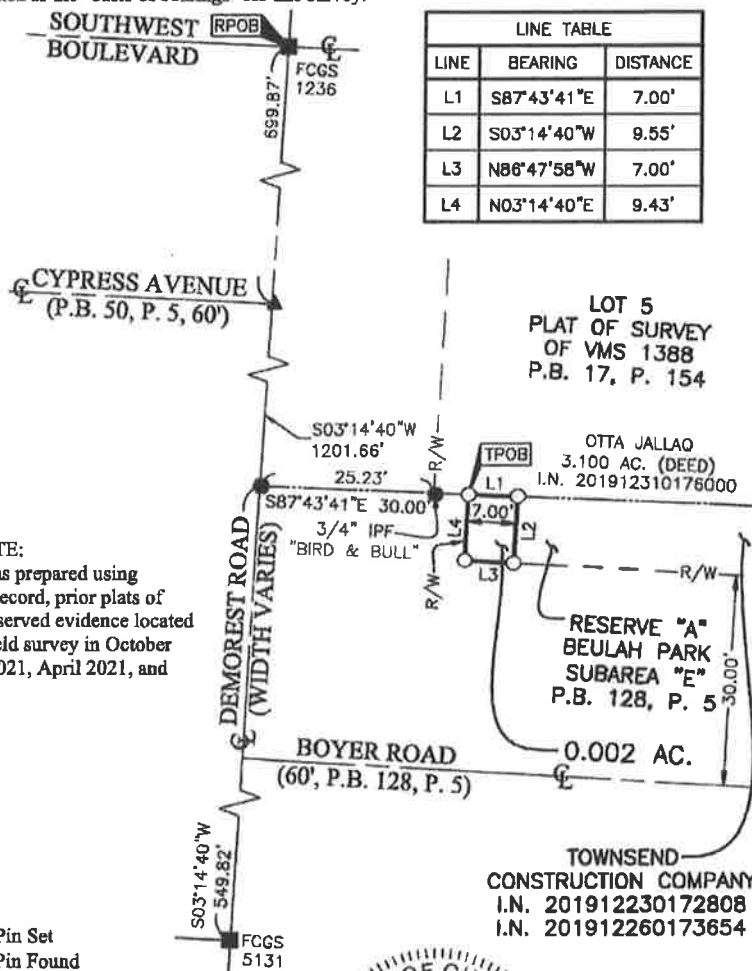


SURVEY NUMBER 1388
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 14, 2022	Scale: 1" = 80'	Job No: 2022-0097	Sheet No: 1 of 1
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BASIS OF BEARINGS:

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



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021, April 2021, and March 2022.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

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



SCALE (in feet)



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

11.11.2022
Date

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that Reserve "A" of that subdivision titled "Beulah park Subarea "E"", of record in Plat Book 128, Page 5, part of that tract conveyed to Townsend Construction Company by deeds of record in Instrument Numbers 201912230172808 and 201912260173654, and part of Lot 5 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in pvc encased concrete monument (FCGS 1236) found at the centerline intersection of Demorest Road (width varies) and Southwest Boulevard;

Thence South 03° 14' 40" West, with said centerline of Demorest Road (passing a railroad spike found at a distance of 699.87 feet), a total distance of 1201.66 feet to a magnetic nail found at the southwesterly corner of that 3.100 acre tract conveyed to Otta Jallaq by deed of record in Instrument Number 201912310176000 (reference an aluminum disk in pvc encased concrete monument (FCGS 5131) found in the centerline of Demorest Road, being South 03°14'40" West, a distance of 549.82 feet);

Thence South 87° 43' 41" East, with the southerly line of said 3.100 acre tract and crossing said Demorest Road (passing an 3/4 inch iron pin capped "Bird & Bull" found at a distance of 25.23 feet), a total distance of 30.00 feet to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence South 87° 43' 41" East, with the line common to said Reserve "A" and 3.100 acre tract, a distance of 7.00 feet to an iron pin set;

Thence South 03° 14' 40" West, crossing said Reserve "A", a distance of 9.55 feet to an iron pin set in the northerly right-of-way line of Boyer Road (60 feet wide, as demonstrated in Plat Book 128, Page 5);

Thence North 86° 47' 58" West, with the said northerly right-of-way line, a distance of 7.00 feet to an iron pin set;

Thence North 03° 14' 40" East, continuing with the said northerly right-of-way line, a distance of 9.43 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

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

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

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

0.002 ACRE

-2-

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, March 2021, April 2021, and March 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Nov. 14, 2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:nd
0.002 ac 20220097-VS-BNDY-03.docx

Date: 04-11-23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-21-23
1st Reading: 04/17/23
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-21-23

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE WHITE ROAD CORRIDOR RECONSTRUCTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN AT NO CHARGE

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

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

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

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

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

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

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

SECTION 1. This Council considers it necessary and declares its 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. The resolution shall take effect at the earliest opportunity afforded 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
resolution is correct as to form.

Stephen J. Smith, Director of Law

**DRAINAGE EASEMENT
0.175 ACRE**

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

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

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

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

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

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



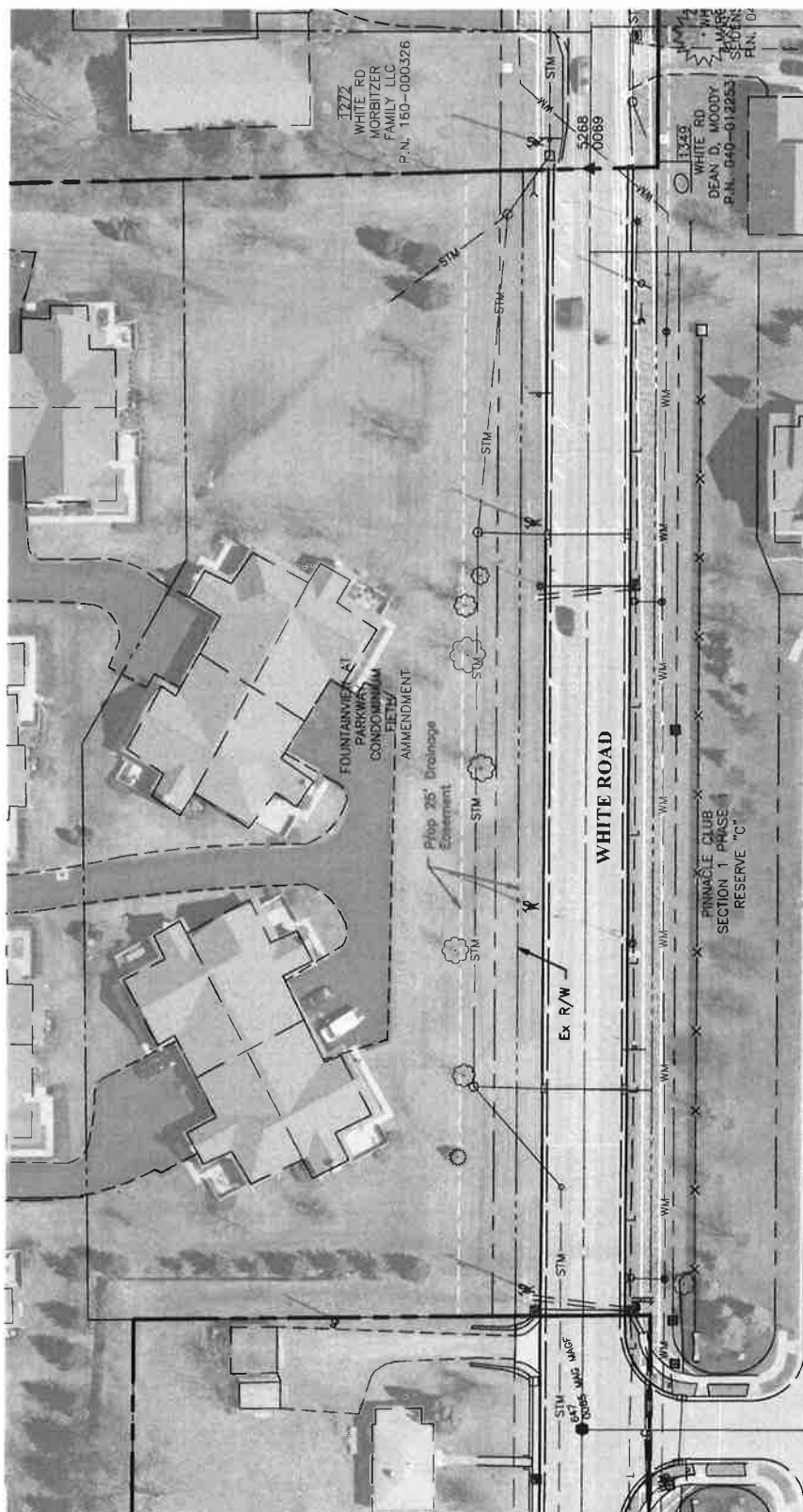
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King

3-14-2022

Brandon R. King
Professional Surveyor No. 8772

Date





Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4520 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

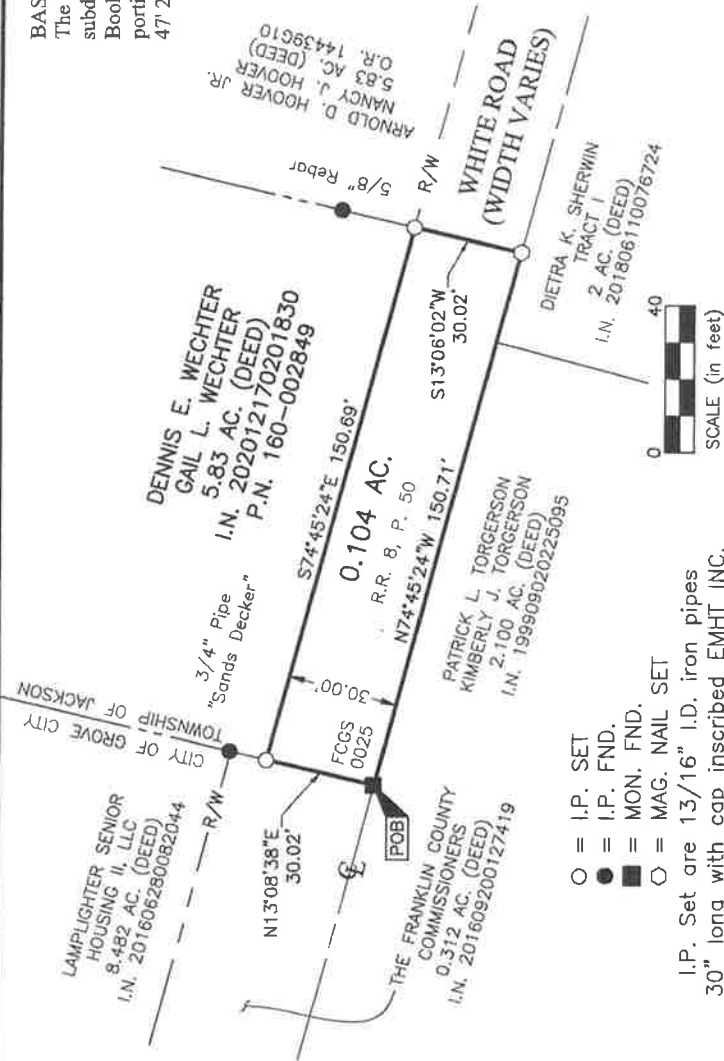
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

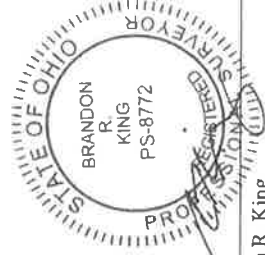
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated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

SURVEY NOTE:

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



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



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

0.104 ACRE

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

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

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

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

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

Thence North 74° 45' 24" West, with said centerline, the southerly line of said 5.83 acre tract (Wechter) and the northerly lines of said 2 and 2.100 acre tracts, a distance of 150.71 feet to the POINT OF BEGINNING, containing 0.104 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

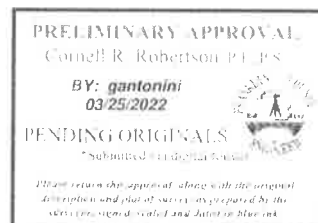
A handwritten signature of Brandon R. King in black ink.

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:tnw
0_104 ac 20201061-VS-BNDY-16.docx



EMHT

Evans, Mechworth, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500
Fax: 614.775.4500
emht.com

CITY OF GROVE CITY, OHIO

EXHIBIT

FOR

WHITE ROAD IMPROVEMENTS

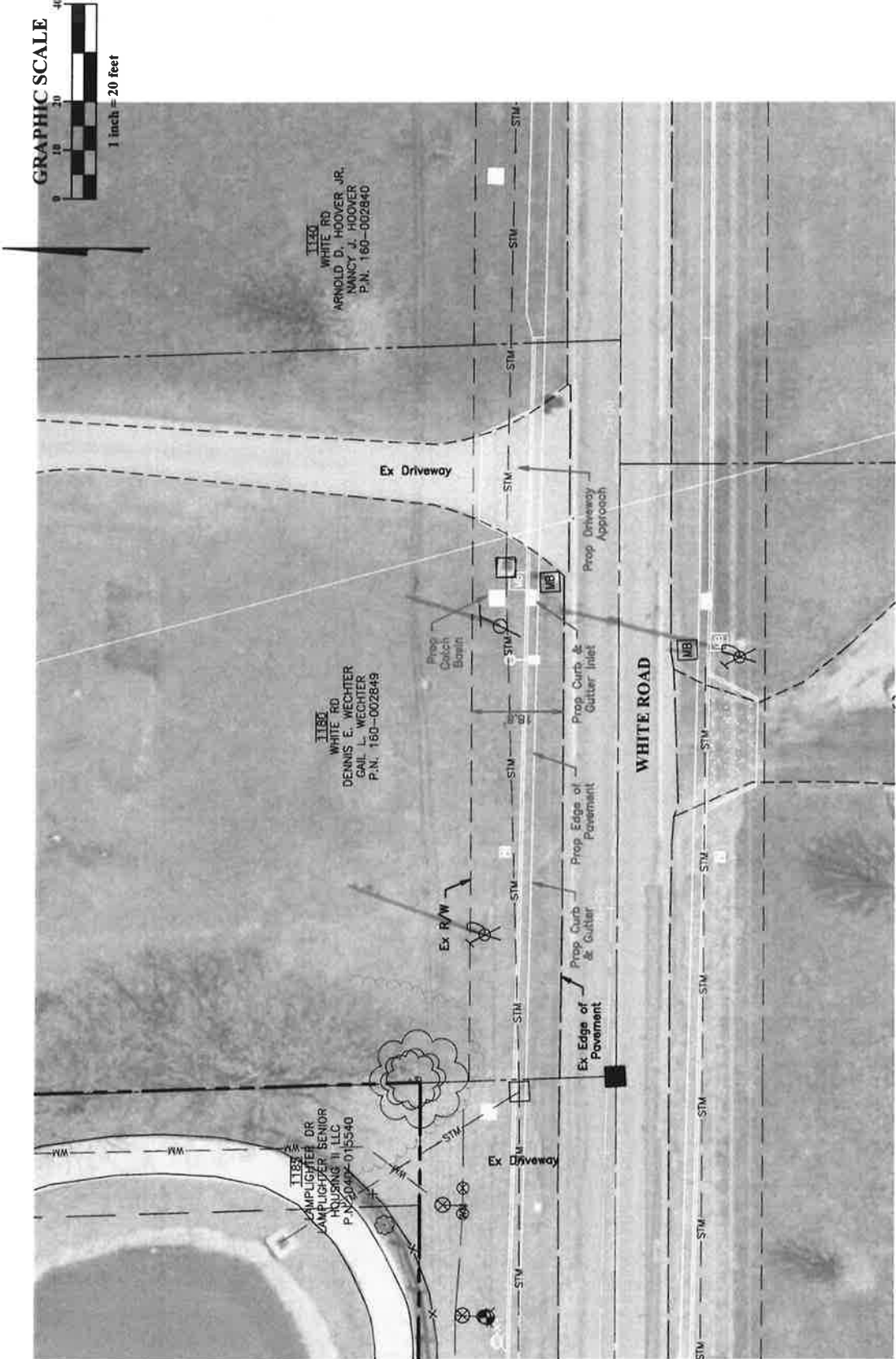
PROPERTY OWNER EXHIBIT

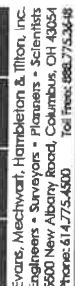
1180 WHITE ROAD - PID 160-002849

DATE: March 2022

SCALE: 1" = 20'

JOB NO.: 2020-1061





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

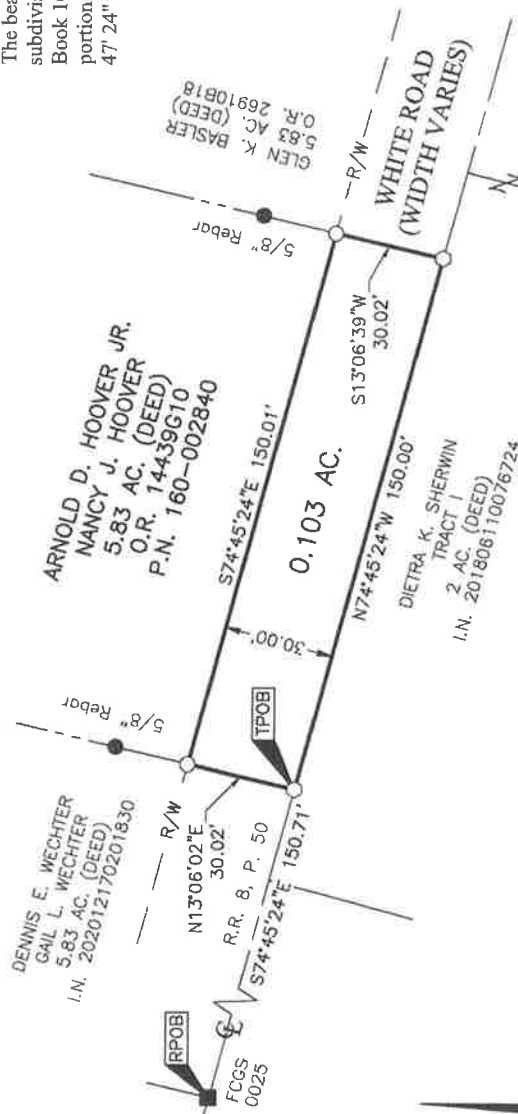
Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:

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

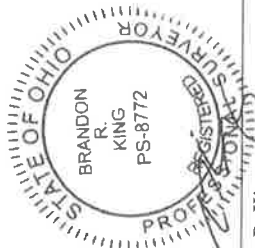
SURVEY NOTE:

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



- = I.P. SET
● = I.P. FND.
■ = MON. FND.
◻ = MAG. NAIL SET

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



By

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

2202.71.5

Date _____

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Arnold D. Hoover Jr. and Nancy J. Hoover by deed of record in 11439G10 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence North 74° 45' 24" West, with said centerline and the line common to said 5.83 acre (Hoover) tract and said 2 acre tract, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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

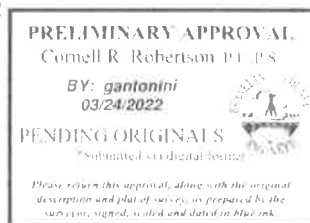


EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK
Brandon R. King
Professional Surveyor No. 8772

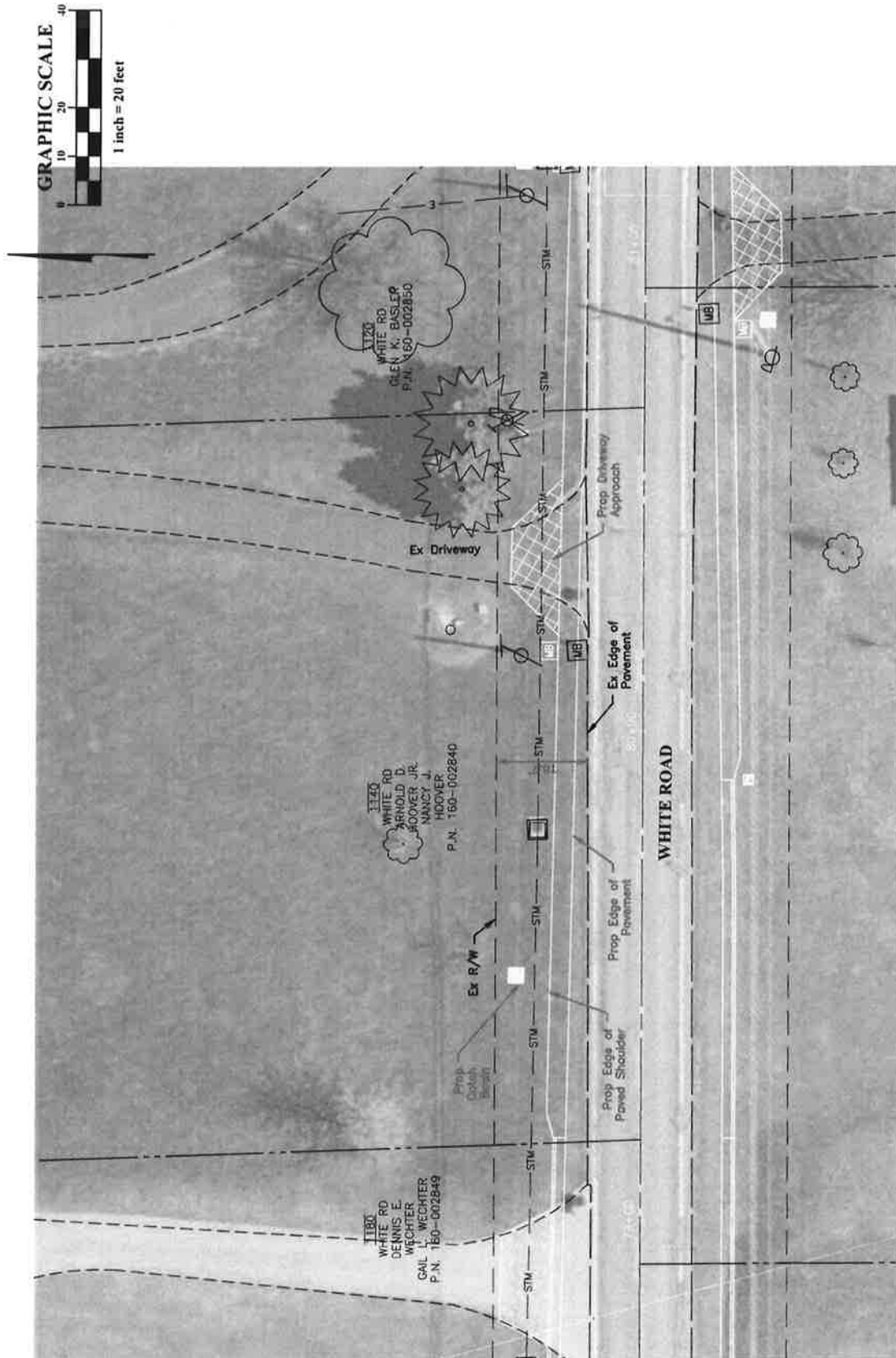
3-17-2022
Date

BRK:inw
0_103 ac 20201061-VS-BNDY-LS.docx



WHITE ROAD IMPROVEMENTS
 FOR
EXHIBIT
 CITY OF GROVE CITY, OHIO
 PROPERTY OWNER EXHIBIT
 1140 WHITE ROAD - PID 160-002840

DATE: March 2022
 SCALE: 1" = 20'
 JOB NO.: 2020-1061





Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43054
Phone: 614.773.6500 Toll Free: 888.773.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

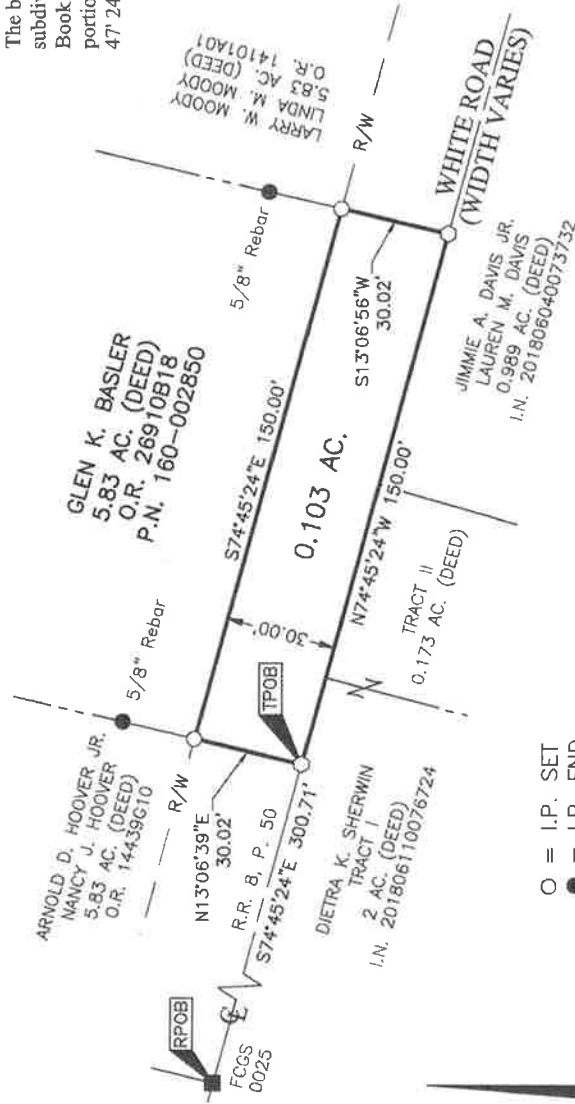
Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:

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

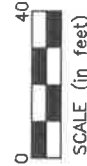
SURVEY NOTE:

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

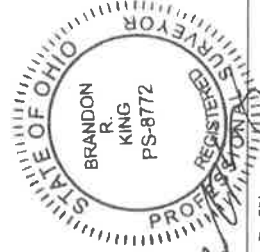


- = I.P. SET
- = I.P. FND.
- = MON. FND.
- = MAG. NAIL SET

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



SCALE (in feet)



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

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Glen K. Basler by deed of record in Official Record 26910B18 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence North 74° 45' 24" West, with said centerline, the southerly line of said 5.83 acre (Baslar) tract, and the northerly lines of said 0.989 acre tract, that 0.173 acre tract conveyed as Tract II to Dietra K. Sherwin by deed of record in Instrument Number 2018906110076724, and said 2 acre tract, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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

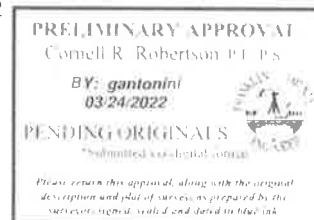


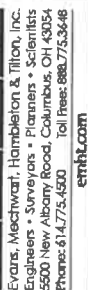
EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-17-2022

Date





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

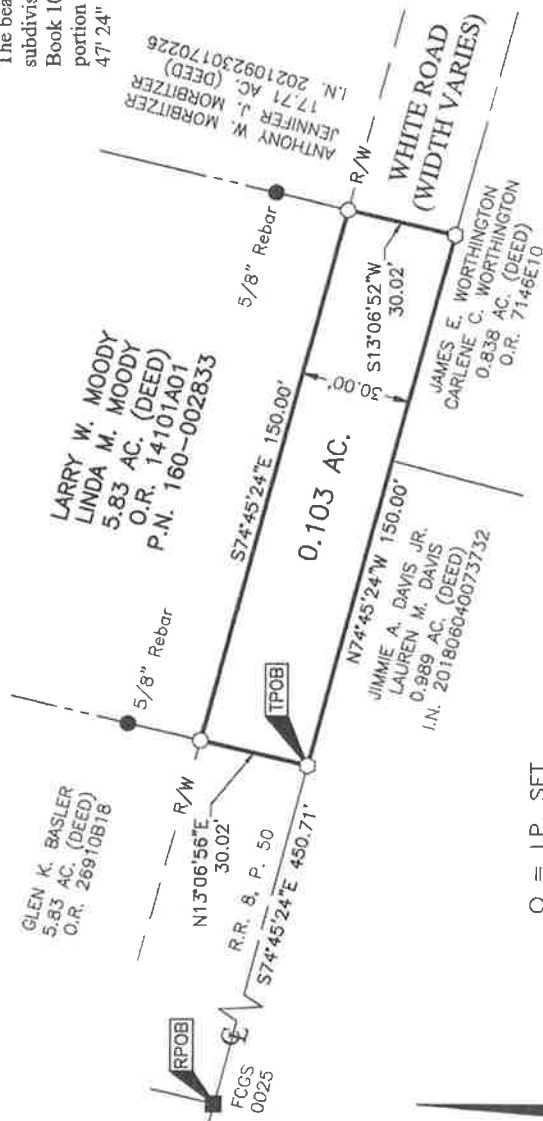
Date:	March 22, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:

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

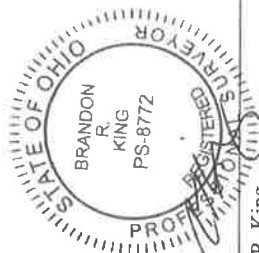
SURVEY NOTE:

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



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

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



By

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

Date _____

2202.22.5

\\20201061\DWG\C4SHEETS\BOUNDARY\20201061-VS-ENDY-13.DWG plotted by DISTELHORST, NICOLE on 3/25/2022 10:26:54 AM last saved by DISTELHORST on 3/25/2022 10:26:41 AM

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.83 acre tract conveyed to Larry W. Moody and Linda M. Moody by deed of record in Official Record 14101A01 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence North 74° 45' 24" West, with said centerline, the southerly line of said 5.83 acre (Moody) tract, and the northerly lines of said 0.838 and 0.989 acre tracts, a distance of 150.00 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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

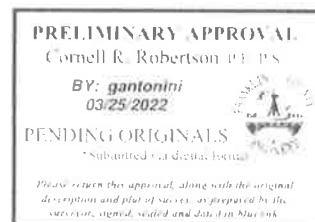


EVANS, MECHWART, HAMBLETON & TILTON, INC.

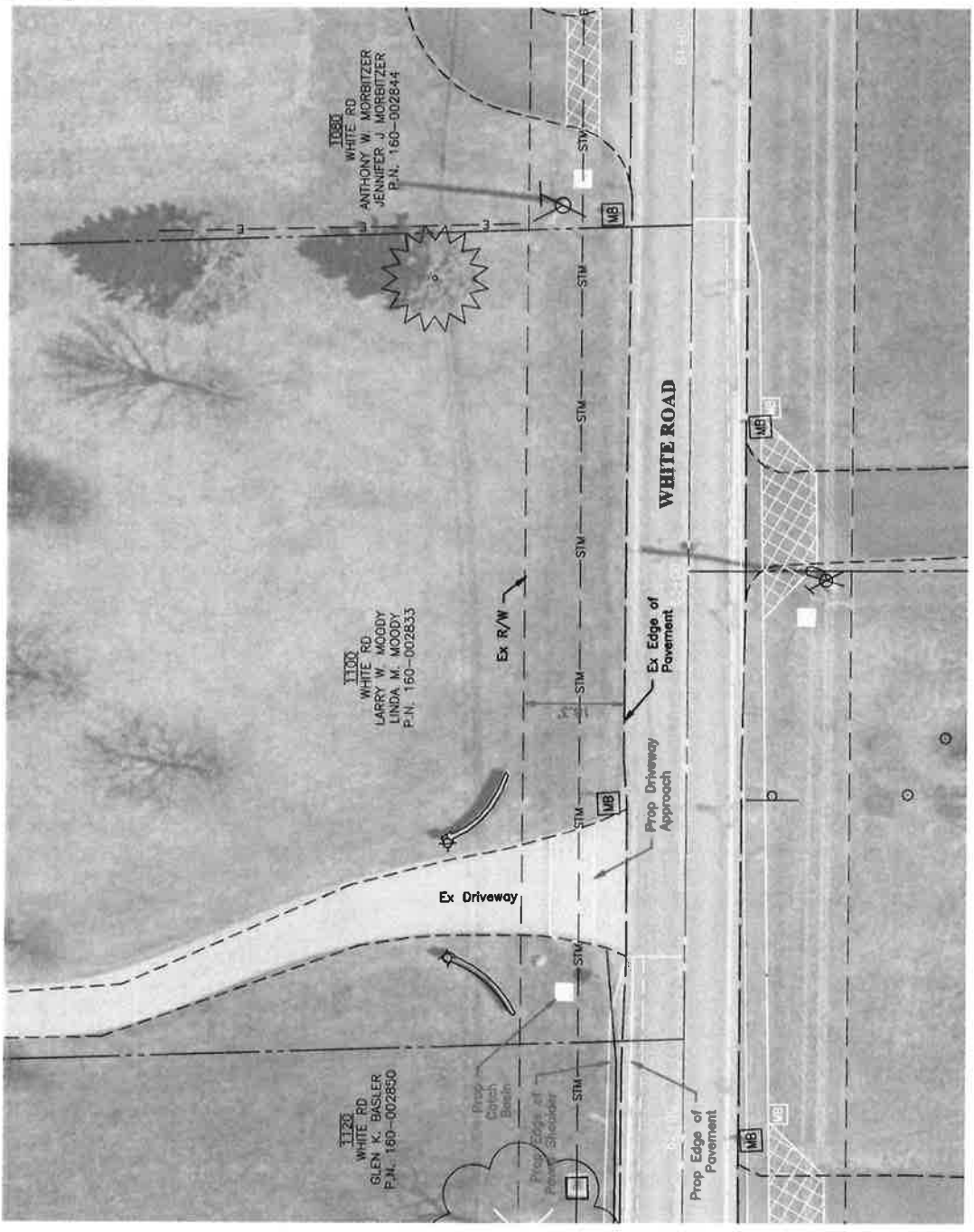
BR King
Brandon R. King
Professional Surveyor No. 8772

3-7-2022
Date

BRK:tnw
0_103 ac 20201061-VS-BNDY-13.docx



EMH T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		WHITE ROAD IMPROVEMENTS FOR EXHIBIT CITY OF GROVE CITY, OHIO PROPERTY OWNER EXHIBIT 1100 WHITE ROAD - PID 160-002833	DATE: March 2022 SCALE: 1" = 20' JOB NO.: 2020-1061
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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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



FCGS
0025

LARRY W. MOODY
LINDA M. MOODY
5.83 AC. (DEED)
O.R. 14101401

WHITE ROAD
(WIDTH VARIES)
S74°45'24"E 152.00'

ANTHONY W. MORBITZER
JENNIFER J. MORBITZER
17.71 AC. (DEED)
I.N. 202109230170226

JIMMIE A. DAVIS JR.
LAUREN M. DAVIS
0.989 AC. (DEED)
I.N. 201806040073732

JAMES E. WORTHINGTON
CARLENE C. WORTHINGTON
0.838 AC. (DEED)
O.R. 7146E10
P.N. 160-000953

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

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

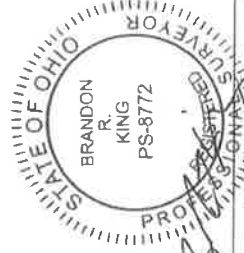


BASIS OF BEARINGS:

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

SURVEY NOTE:

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



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

0.105 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.838 acre tract conveyed to James E. Worthington and Carlene C. Worthington by deed of record in Official Record 7146E10 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

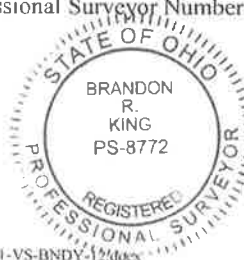
Thence North 14° 47' 31" East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 5.68 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.105 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

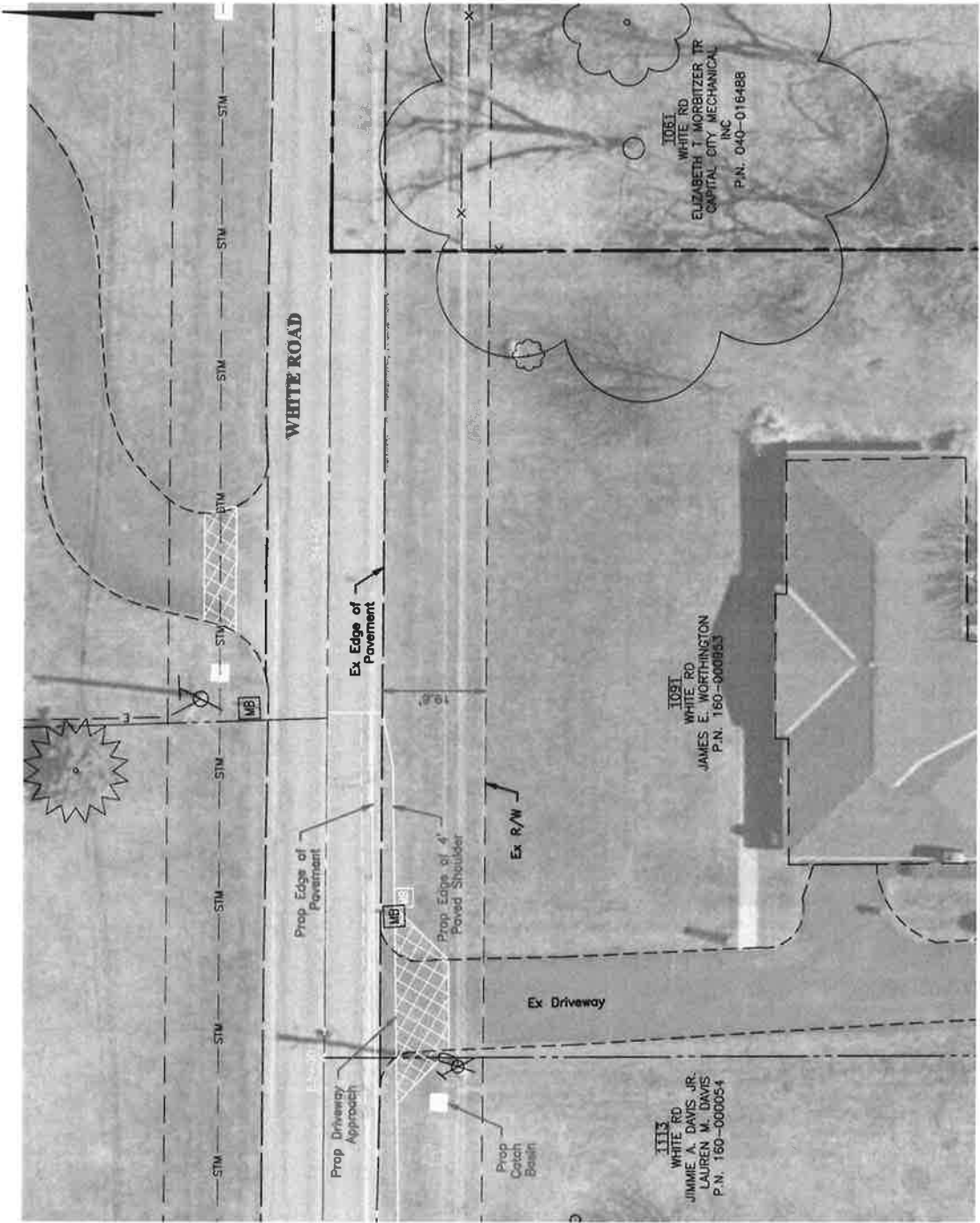
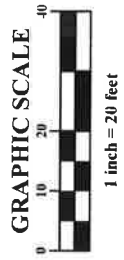
Brandon R. King
Professional Surveyor No. 8772

3-22-2022

Date

PRELIMINARY APPROVAL	
Cornell R. Robertson P.E. P.S.	
BY: gantonini	03-24-2022
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.	

EMHT Evans, Mechworth, Hornblower & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		WHITE ROAD IMPROVEMENTS FOR EXHIBIT CITY OF GROVE CITY, OHIO	1091 WHITE ROAD - PID 160-000953 PROPERTY OWNER EXHIBIT	JOB NO.: 2020-1061
		DATE: March 2022	SCALE: 1" = 20'	



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

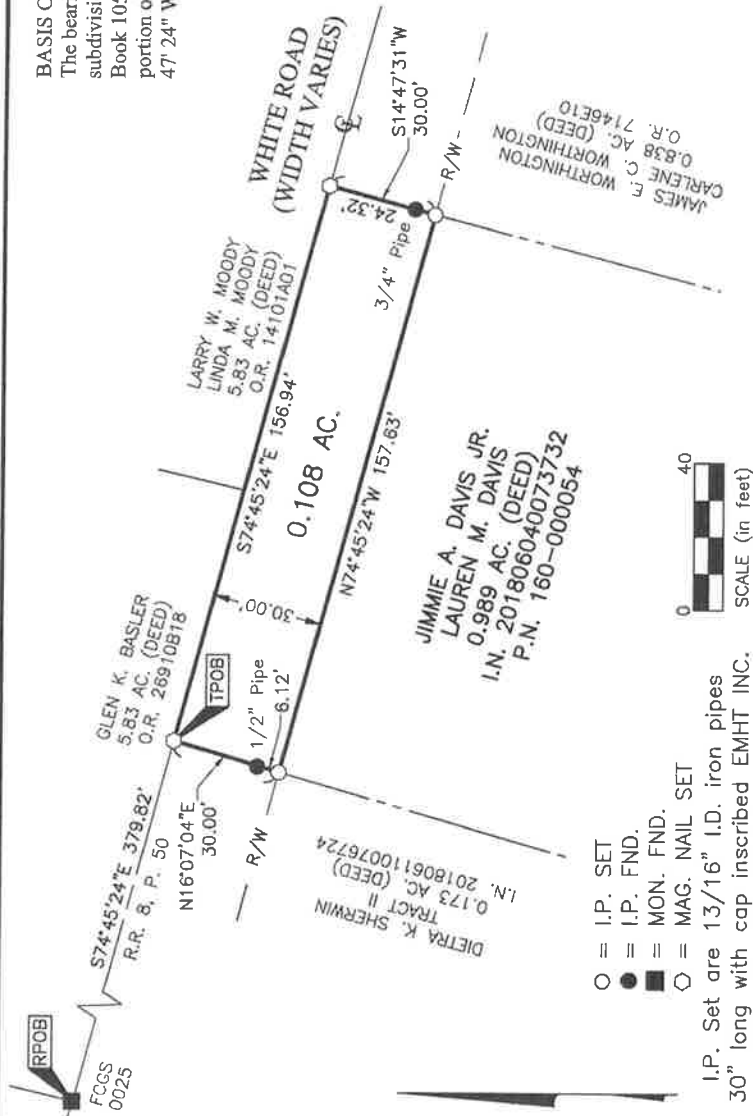
Date:	March 17, 2022
Scale:	1" = 40'
Job No:	2020-1061
Sheet No:	1 of 1

BASIS OF BEARINGS:

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

SURVEY NOTE:

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



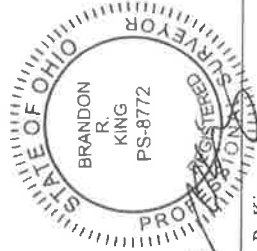
○ = I.P. SET
● = I.P. FND.
■ = MON. FND.
◊ = MAG. NAIL SET

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

2207.41.5

Date _____

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



0.108 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.989 acre tract conveyed to Jimmie A. Davis Jr. and Lauren M. Davis by deed of record in Instrument Number 201806040073732 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence North 16° 07' 04" East, with said common line, (passing a 1/2 inch iron pipe found at a distance of 6.12 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.108 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

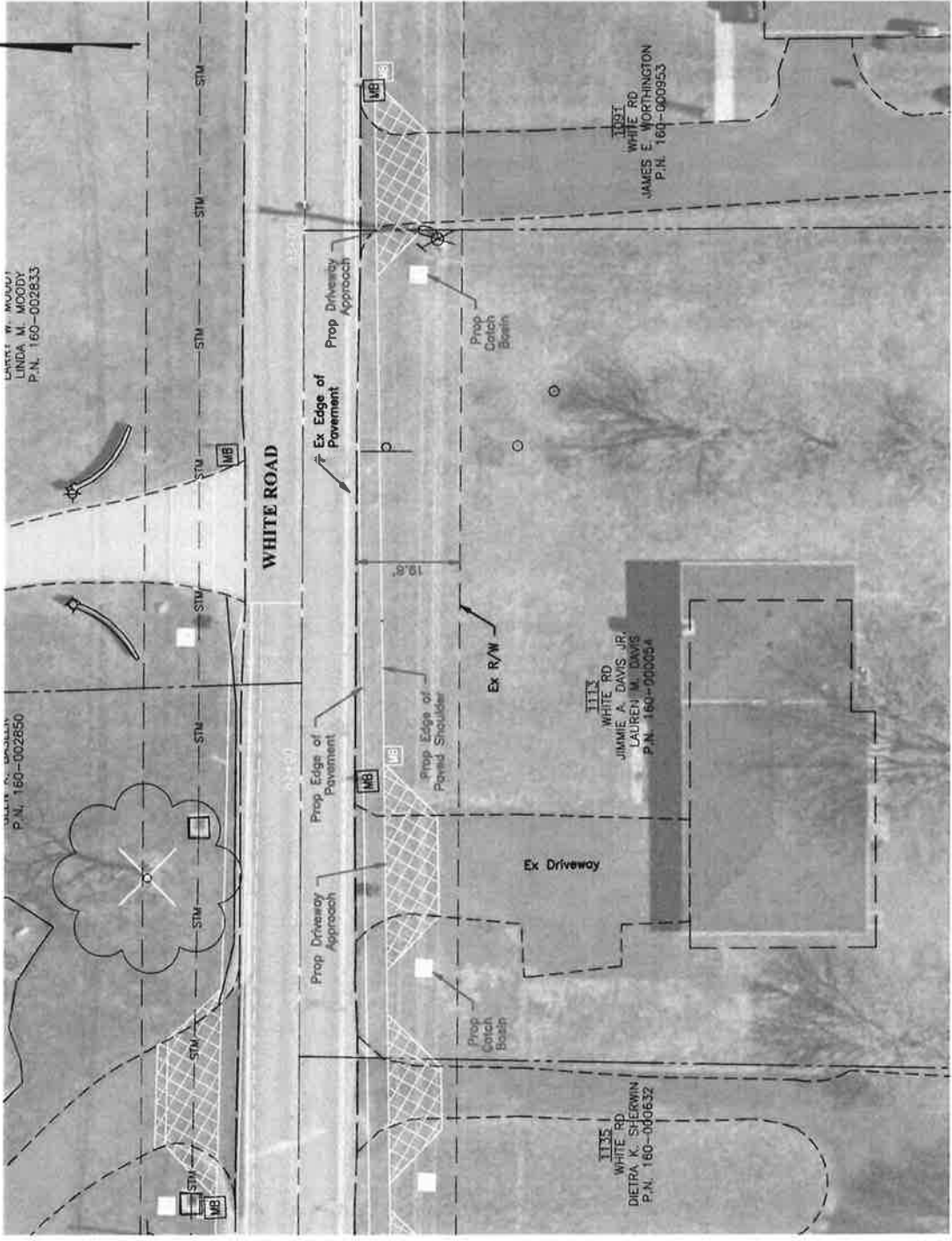
Brandon R. King
Professional Surveyor No. 8772

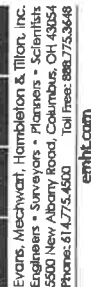
3-17-2022

Date

PRELIMINARY APPROVAL	
Cornell R. Robertson, P.E., P.S.	
BY: gantonini	
03/25/2022	
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.	

EMHT Evans, Meechworth, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		WHITE ROAD IMPROVEMENTS FOR EXHIBIT CITY OF GROVE CITY, OHIO
DATE: December 2021	SCALE: 1" = 20'	JOB NO.: 2020-1061





TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Sheet No: 1 of 1

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

WHITE ROAD
(WIDTH VARIES)
S74°45'24"E 254.57'

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

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

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

Date 3-17-2022

J:\20201061\DWG\04SHEETS\BOUNDARY\20201061-VS-BNDY-10.DWG plotted by DISTELHORST, NICOLE on 3/25/2022 10:30:38 AM last saved by DISTELHORST on 3/25/2022 10:30:23 AM

0.175 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 2 acre tract conveyed as Tract I and that 0.173 acre tract conveyed as Tract II to Dietra K. Sherwin by deed of record in Instrument Number 201806110076724 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence North 14° 50' 49" East, with said common line, (passing a 1/2 inch iron pipe found at a distance of 4.98 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.175 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



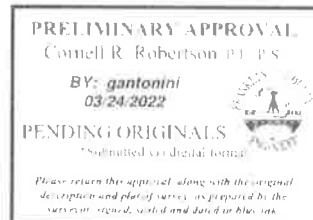
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date

BRK:lmw
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Evans, Wechters, Hamilton & Tillan, Inc.
Engineers • Surveyors • Planners • Scientists
5900 New Albany Road, Columbus, OH 43054
Phone: 614.773.6500 Toll free: 888.773.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

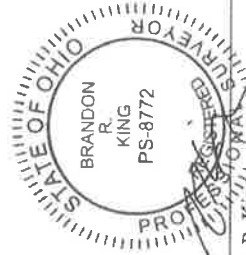
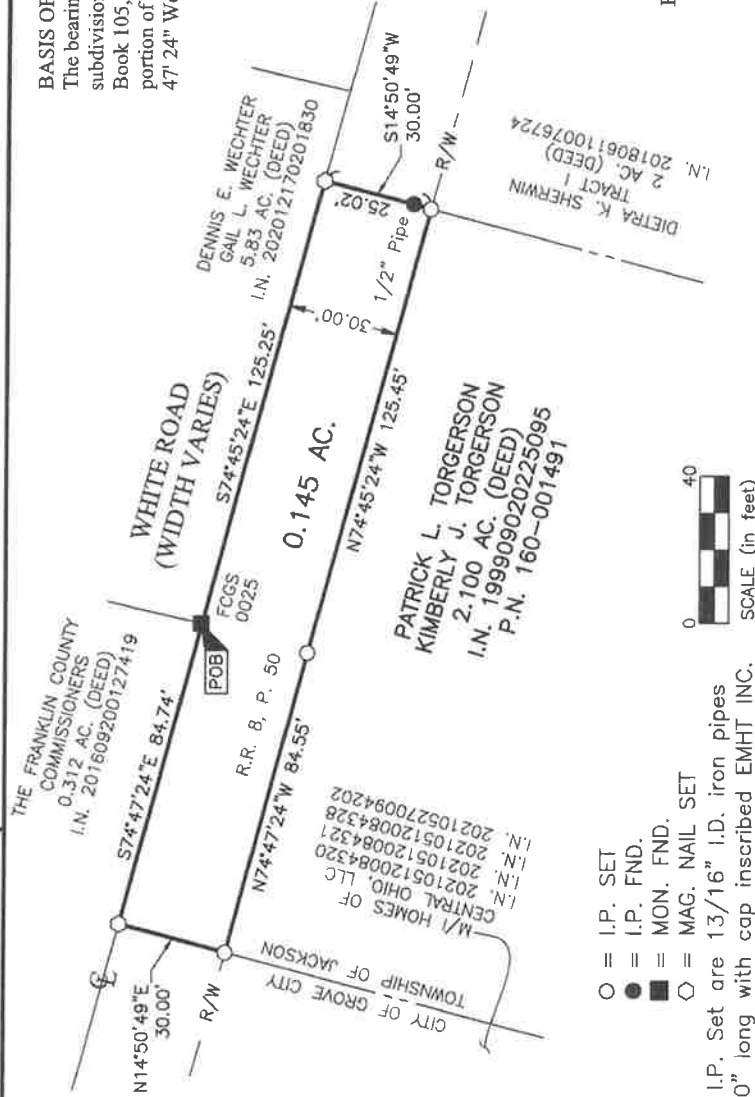
Date: March 17, 2022
Scale: 1" = 40'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

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

SURVEY NOTE:

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



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

0.145 ACRE

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

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

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

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

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

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

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

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

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date



E M H & T

WIN
32

JOB NO.: 2020-1061





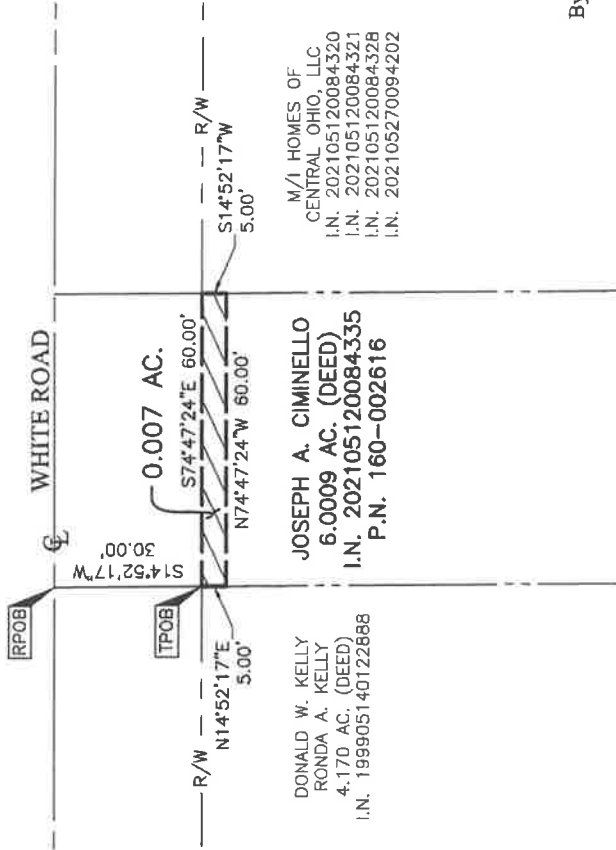
Evans, Mechwart, Hamilton & Tilton, Inc.
Professional Surveyors
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.4930 Toll Free: 888.775.3648
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

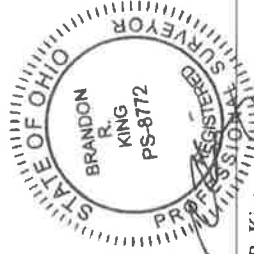
Date: March 14, 2022
Scale: 1" = 30'
Job No: 2020-1061
Sheet No: 1 of 1



DONALD W. KELLY
RONDA A. KELLY
4.170 AC. (DEED)
I.N. 199905140122868

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

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



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



**DRAINAGE EASEMENT
0.007 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 6.0009 acre tract and the northeasterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the centerline of White Road;

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

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

3-14-2022

Date



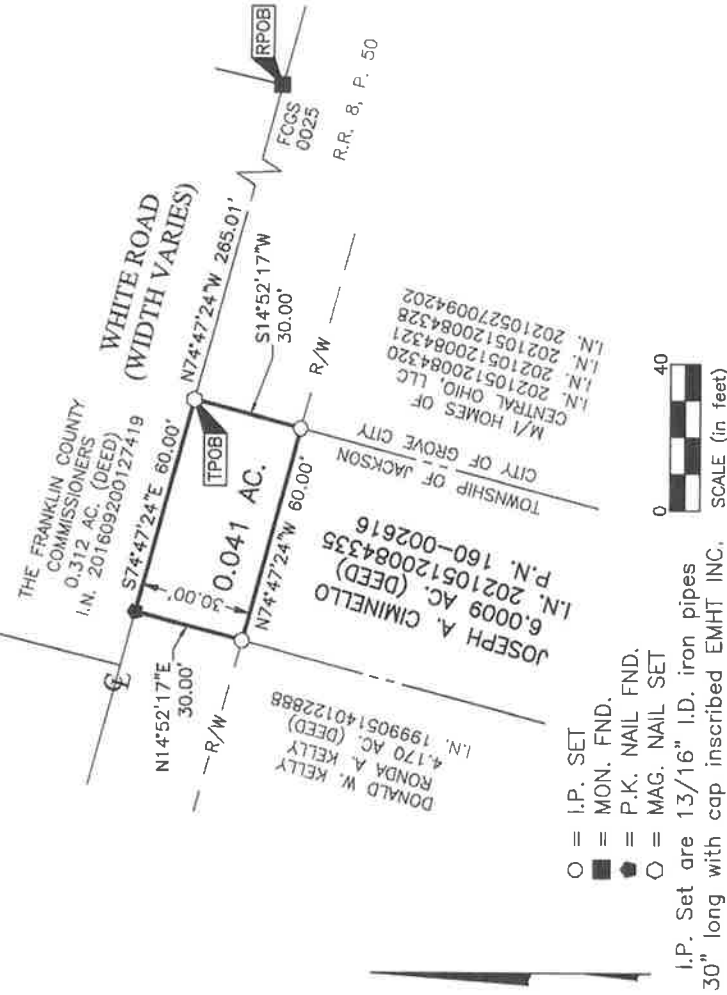
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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

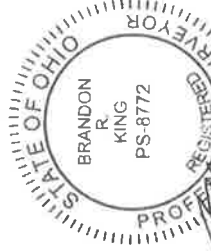


BASIS OF BEARINGS:

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

SURVEY NOTE:

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



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

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

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



0.041 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence South 74° 47' 24" East, with said centerline, and the line common to said 6.0009 and 0.312 acre tracts, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.041 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

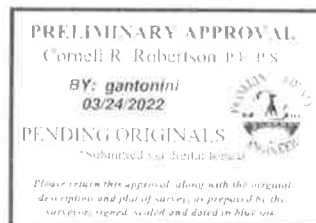
BRK

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

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



EMHT

Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500
Toll Free: 888.775.3648
emht.com

City of Grove City, Ohio

Exhibit

For

Property Owner Exhibit

1189 White Road - PID 160-002616

DATE: March 2022

SCALE: 1" = 20'

JOB NO.: 2020-1061

GRAPHIC SCALE

1 inch = 20 feet

WHITE ROAD

5280 0064

Prop 8' Path

Prop Curb & Gutter

Ex Edge of Pavement

24.1'

19.1'

Ex R/W

5' Drainage Easement

1223 WHITE RD
DONALD W. KELLY
RONDA A. KELLY
P.N. 160-002945

1189 WHITE RD
JOSEPH A. CIMINELLO
P.N. 160-002616

4535 JACKSON PIKE
M/I HOMES OF
CENTRAL OHIO LLC
P.N. 040-016490

STM

WM

NIS

NB

J:\20201061\Draw\04Sheets\Exhibits\Property Owner Exhibits\White Road Property Owner Exhibits.dwg, Last Saved By: koady, 12/30/2021 3:50 PM Last Printed By: Cody, Keith, 3/28/2022 2:38 PM (No Xrefs)



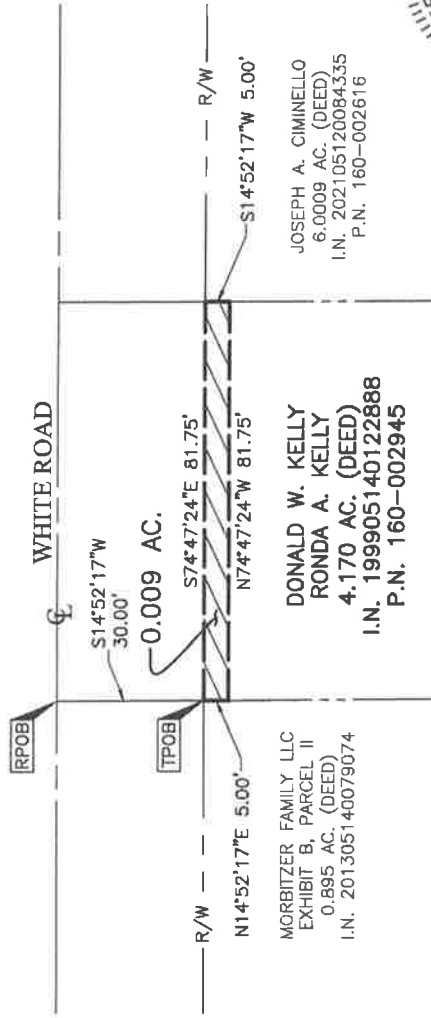
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NO. 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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



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

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

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



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



**DRAINAGE EASEMENT
0.009 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 4.170 acre tract and the northeasterly corner of that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074, being in the centerline of White Road;

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

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

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

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

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



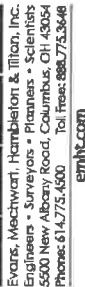
EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Brandon R. King
Professional Surveyor No. 8772

Date

3-14-2022



VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

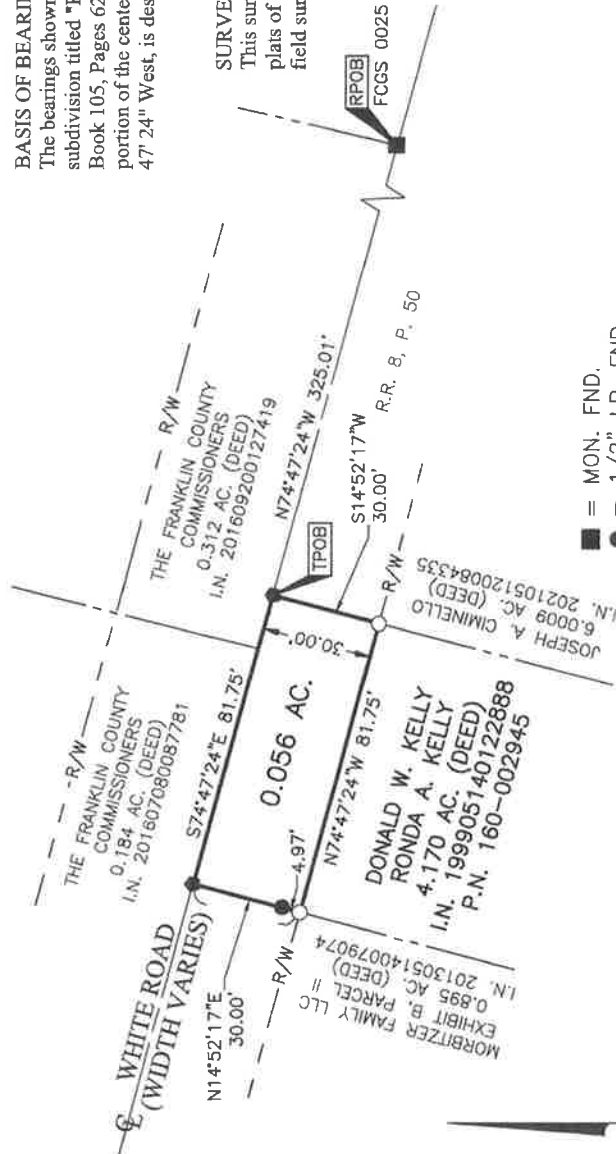
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Scale: $1'' = 40'$

Sheet No: 1 of 1

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

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



■ = MON. FND.
 ● = 1/2" I.P. FND.
 ○ = I.P. SET
 ◆ = P.K. NAIL FND.

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



SCALE (in feet)



11

Date _____

Professional Surveyor No. 8772

bking@embt.com

0.056 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence South 74° 47' 24" East, with said centerline, the northerly line of said 4.170 acre tract, the southerly lines of said 0.184 and 0.312 acre tracts, a distance of 81.75 feet to the TRUE POINT OF BEGINNING, containing 0.056 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

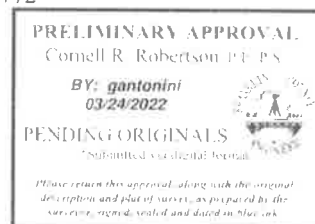
BR King

Brandon R. King
Professional Surveyor No. 8772

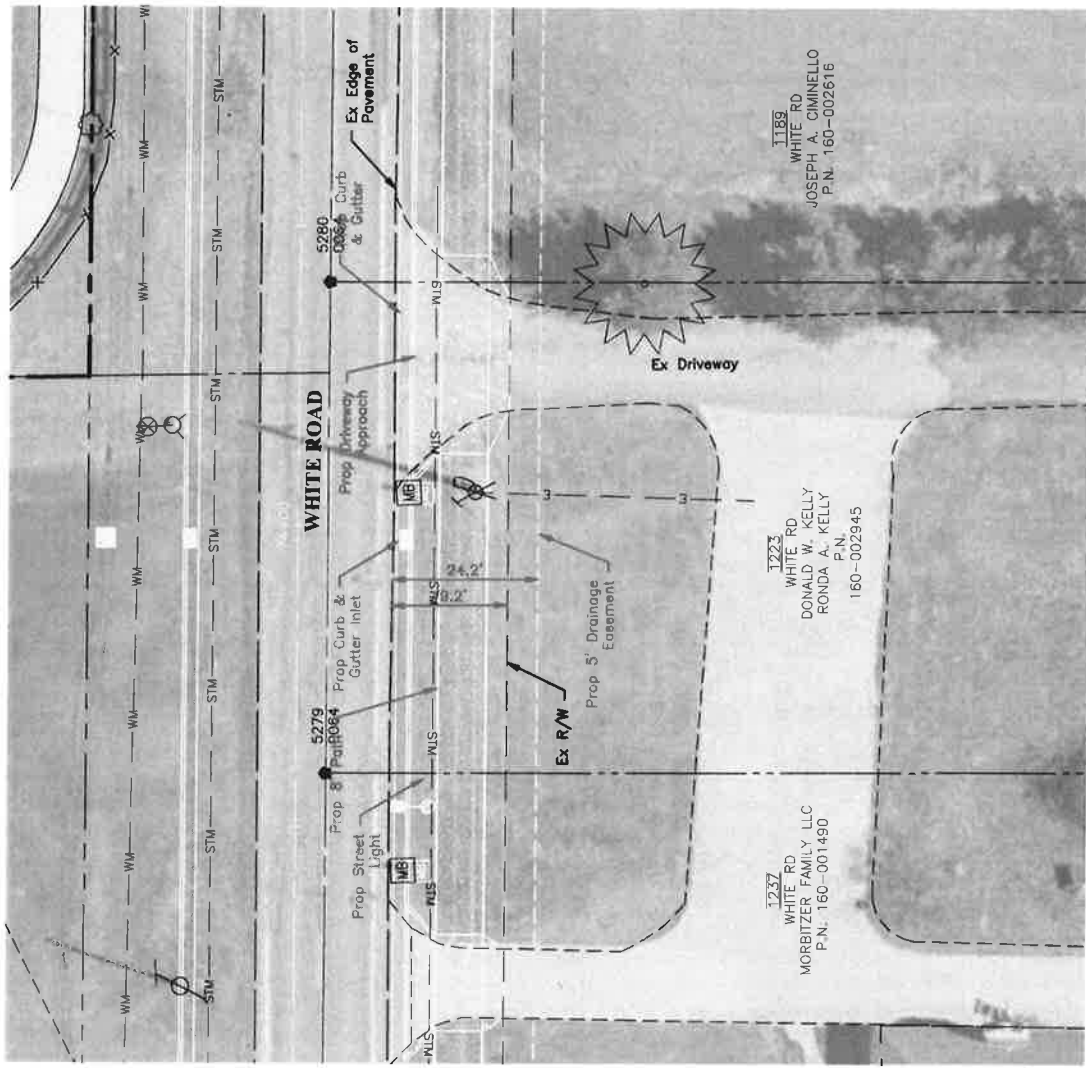
3.17.2022

Date

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WHITE ROAD IMPROVEMENTS FOR EXHIBIT CITY OF GROVE CITY, OHIO		EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com
DATE: March 2022	SCALE: 1" = 20'	JOB NO.: 2020-1061





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

emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NO. 469

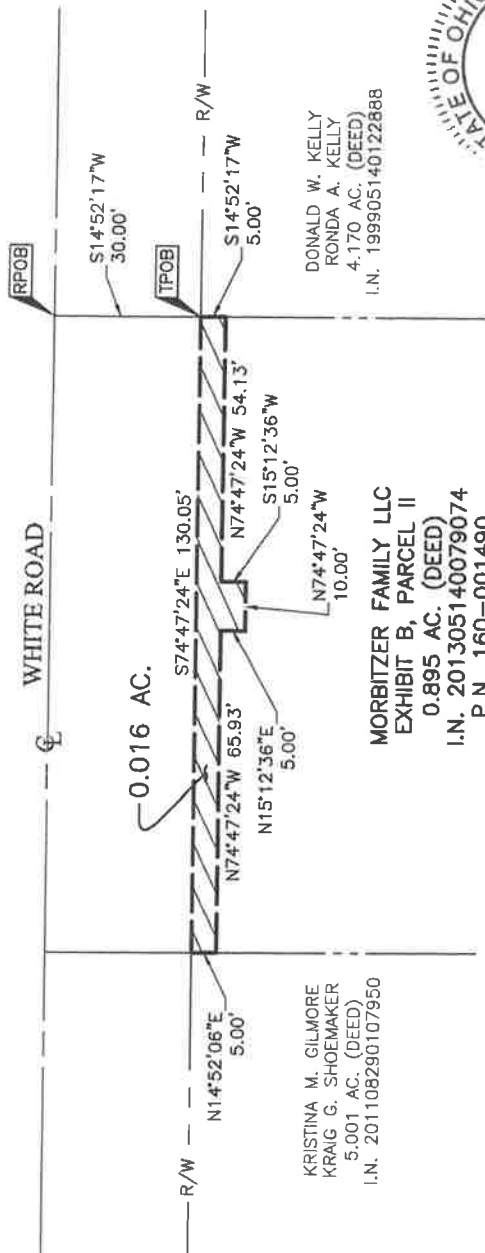
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: 1" = 30'

Job No: 2020-1061

Sheet No: 1 of 1



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

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

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



3.14.2022

Date

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



SCALE (in feet)

DRAINAGE EASEMENT
0.016 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 0.895 acre tract and the northwesterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the centerline of White Road;

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

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

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

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

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

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

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3.14.2022

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechtwald, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614/775-4500 Toll Free: 888/775-3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

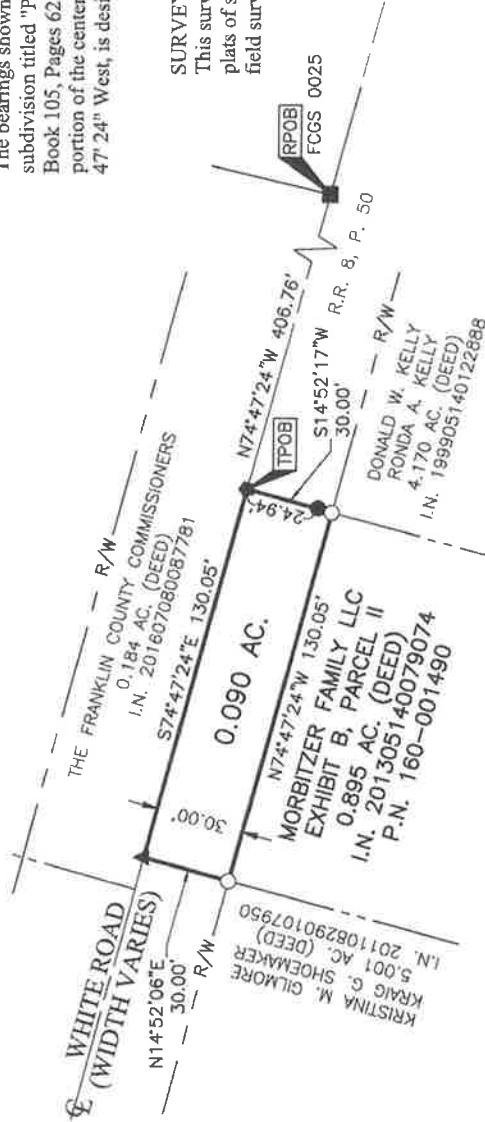
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

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

SURVEY NOTE:

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

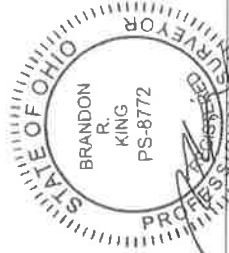


- MON. FND.
- 1/2" I.P. FND.
- I.P. SET
- R.R. SPK. FND.
- P.K. NAIL FND.

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



SCALE (in feet)



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

0.090 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 0.895 acre tract conveyed as Exhibit B, Parcel II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence South 74° 47' 24" East, with said centerline and the line common to said 0.895 and 0.184 acre tracts, a distance of 130.05 feet to the TRUE POINT OF BEGINNING, containing 0.090 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

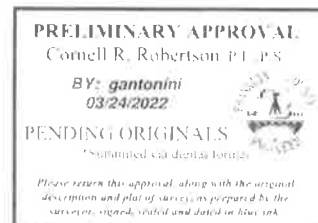
BRK

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

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Evans, Mischewski, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43204
Phone: 614.752.4500 Fax: 614.752.4500
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

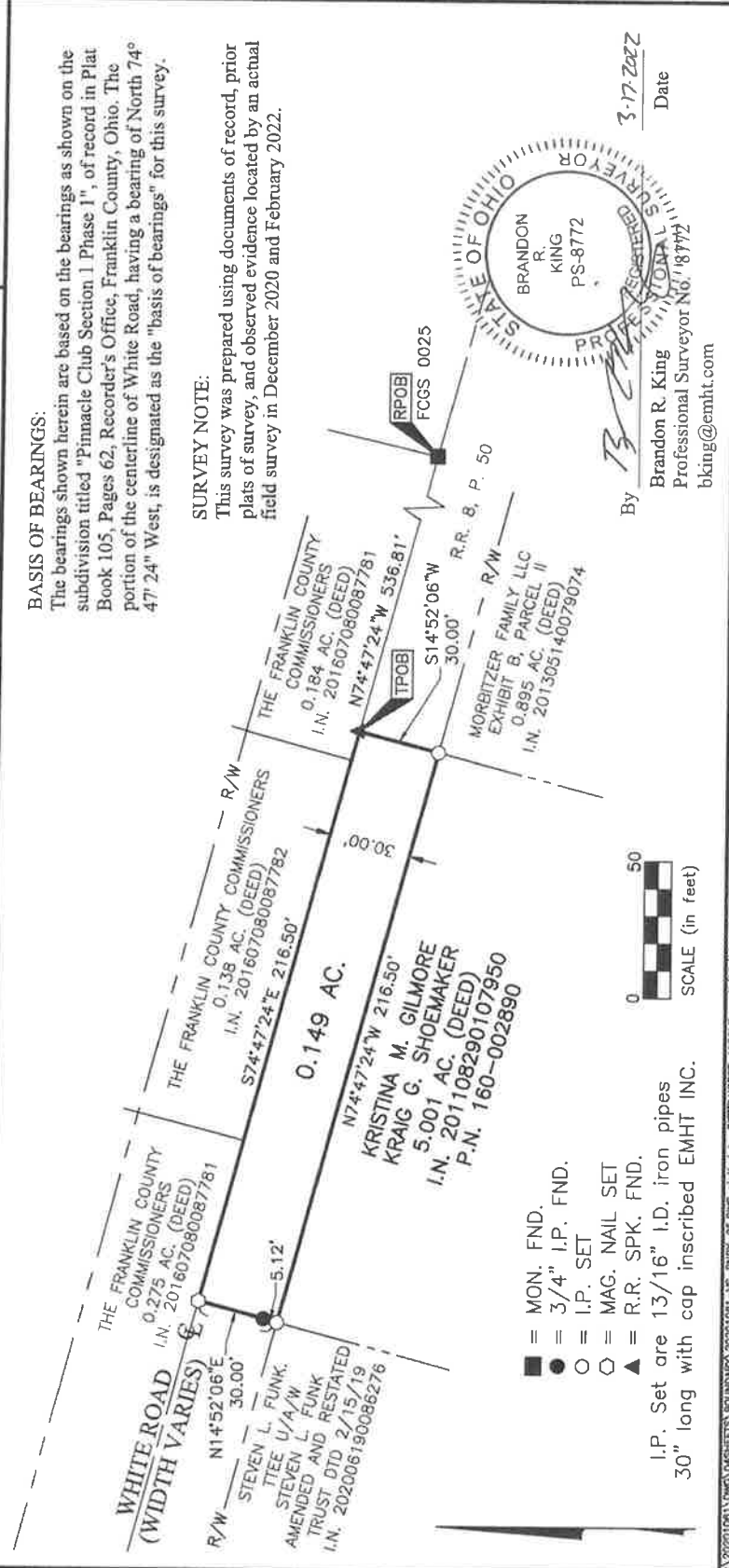
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

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

SURVEY NOTE:

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



0.149 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 5.001 acre tract conveyed to Kristina M. Gilmore and Kraig G. Shoemaker by deed of record in Instrument Number 201108290107950 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence South 74° 47' 24" East, with said centerline, the northerly line of said 5.001 acre tract, the southerly lines of said 0.275 acre tract, that 0.138 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087782, and said 0.184 acre tract, a distance of 216.50 feet to the TRUE POINT OF BEGINNING, containing 0.149 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



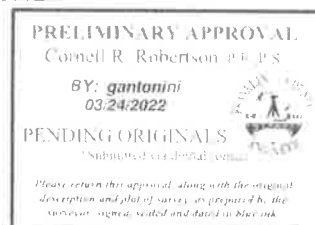
EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date

BRK:djr
0_149 ac 20201061-VS-BNDY-05.docx







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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

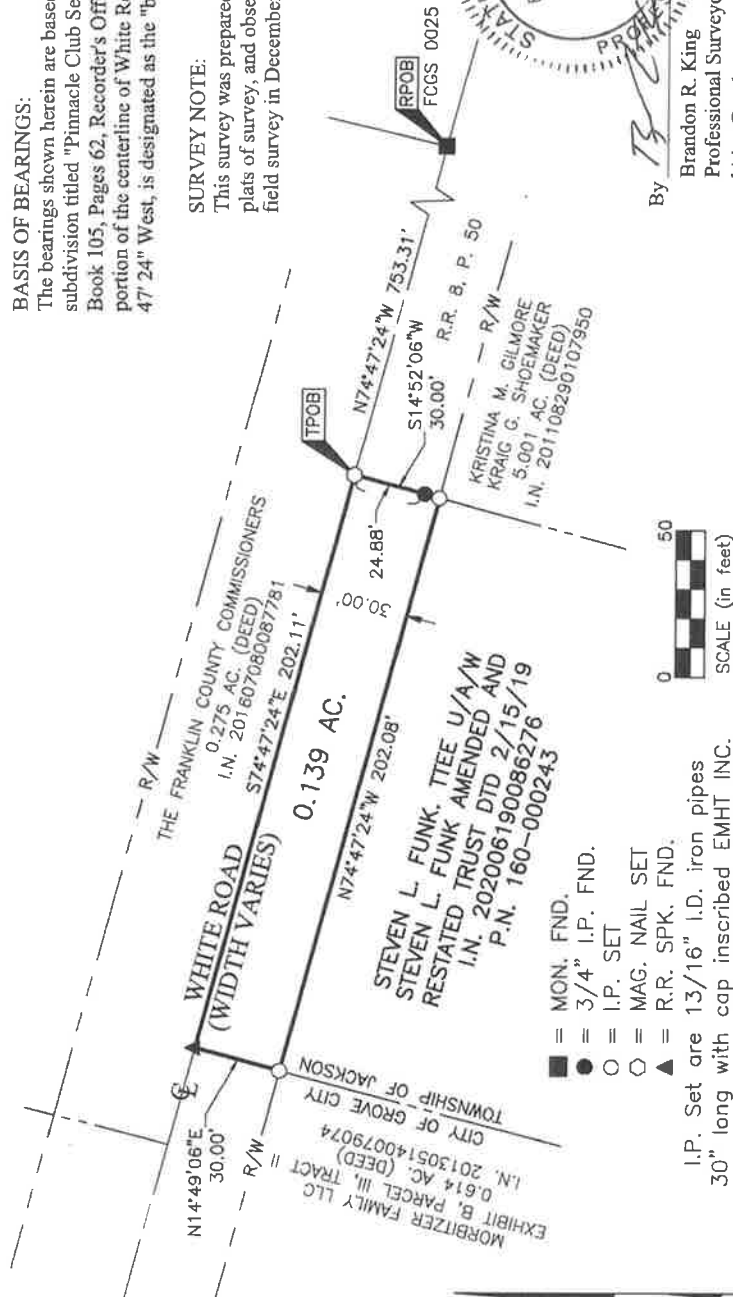
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

BASIS OF BEARINGS:

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

SURVEY NOTE:

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



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

0.139 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that tract conveyed to Steven L. Funk TTEE U/A/W Steven L. Funk Amended and Restated Trust DTD 2/15/19 by deed of record in Instrument Number 202006190086276 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

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

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

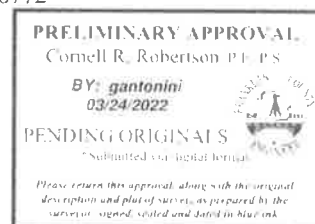
A handwritten signature of Brandon R. King in blue ink.

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

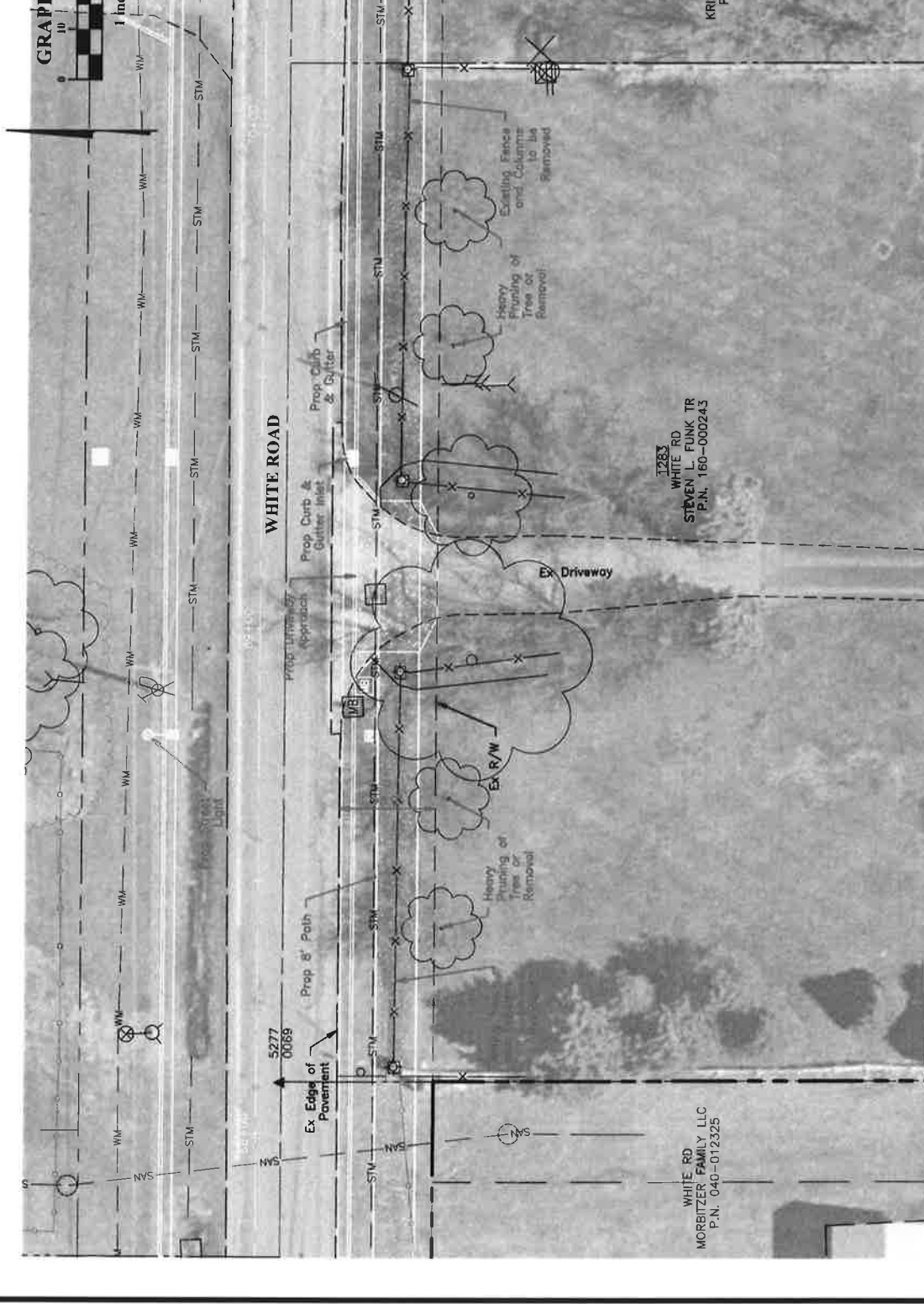
Date

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1261
WHITE RD

1 inch = 20 feet





Evans, Mechwart, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43234
Phone: 614.773.4500 Toll Free: 888.773.3448
emht.com

SURVEY OF ACREAGE PARCEL

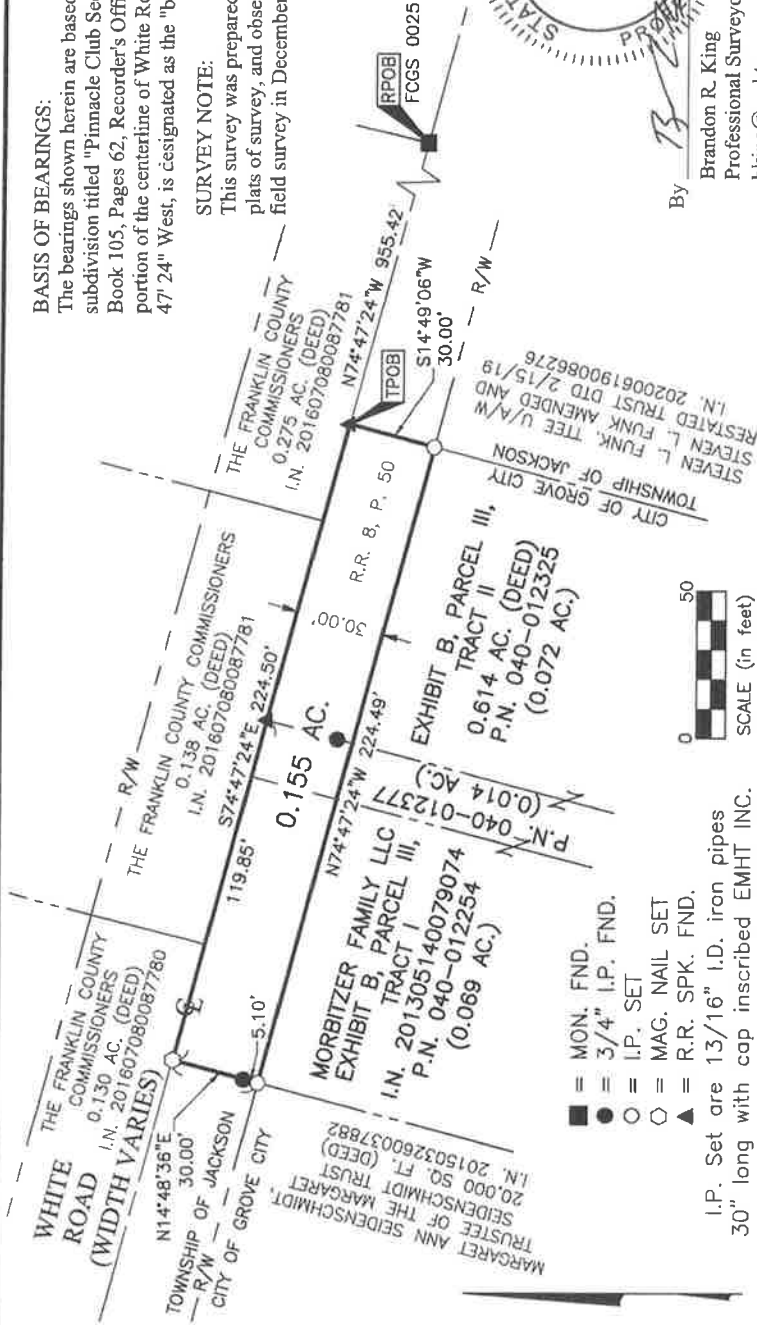
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

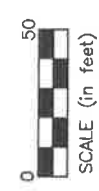
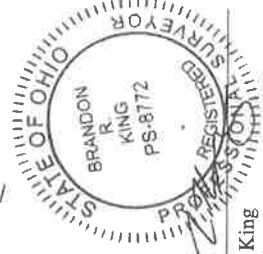
Date: March 17, 2022
Scale: 1" = 50'
Job No: 2020-1061
Sheet No: 1 of 1

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

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



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



0.155 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of those tracts conveyed as Exhibit B, Parcel III, Tracts I and II to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

Thence North 74° 47' 24" West, across said Morbitzer Family LLC tracts, with said southerly right-of-way line, a distance of 224.49 feet to an iron pin set in the line common to said Morbitzer Family LLC tract and that 20.000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882;

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

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

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

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

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

0.155 ACRE

-2-

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

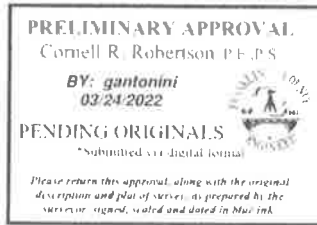
A handwritten signature in black ink, appearing to read "B. King".

3-17-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:djf
0_155 ac 20201061-VS-BNDY-03.docx





Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

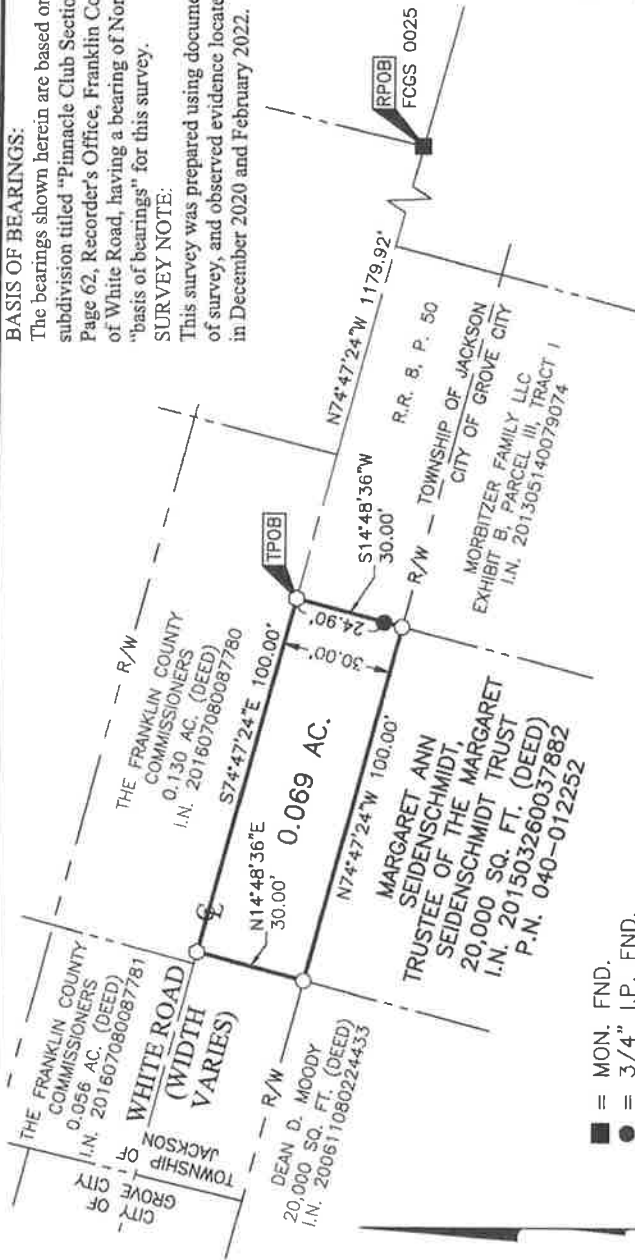
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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

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

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



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

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



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

0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 20,000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025, found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1179.92 feet to a magnetic nail set at the northeasterly corner of said Seidenschmidt tract and the northwesterly corner of that tract conveyed as Exhibit B, Parcel III, Tract 1 to Morbitzer Family LLC by deed of record in Instrument Number 201305140079074, being in the southerly line of that 0.130 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087780, being the TRUE POINT OF BEGINNING;

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

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

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

Thence South 74° 47' 24" East, with said centerline and the line common to said Seidenschmidt tract and said 0.130 acre tract, a distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

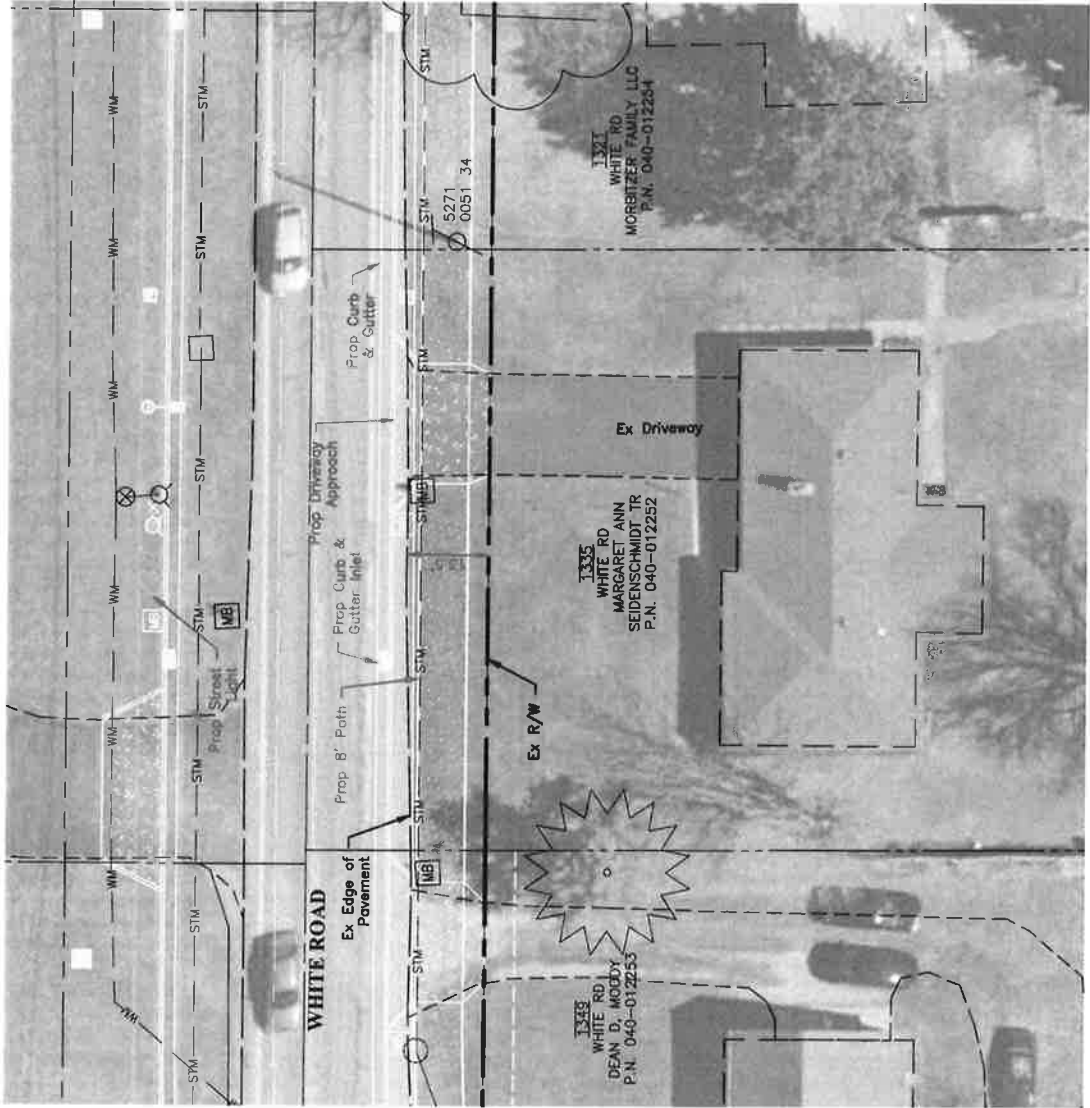
3-17-2022

Date

BRK:djf
0_069 ac 20201061-VS-BNDY-02.000

PRELIMINARY APPROVAL	
Cornell R. Robertson P.E. P.S.	
BY: gantonini	
03/24/2022	
PENDING ORIGINALS	
*Submitted as digital file.	
Please return this approval, along with the original description and plat of survey, as prepared by the	

EMH&T Evans, Mechwart, Hombelton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.754.5000 Toll Free: 888.775.3488 emht.com		WHITE ROAD IMPROVEMENTS FOR EXHIBIT CITY OF GROVE CITY, OHIO PROPERTY OWNER EXHIBIT 1335 WHITE ROAD - PID 040-012252	DATE: March 2022 SCALE: 1" = 20' JOB NO.: 2020-1061
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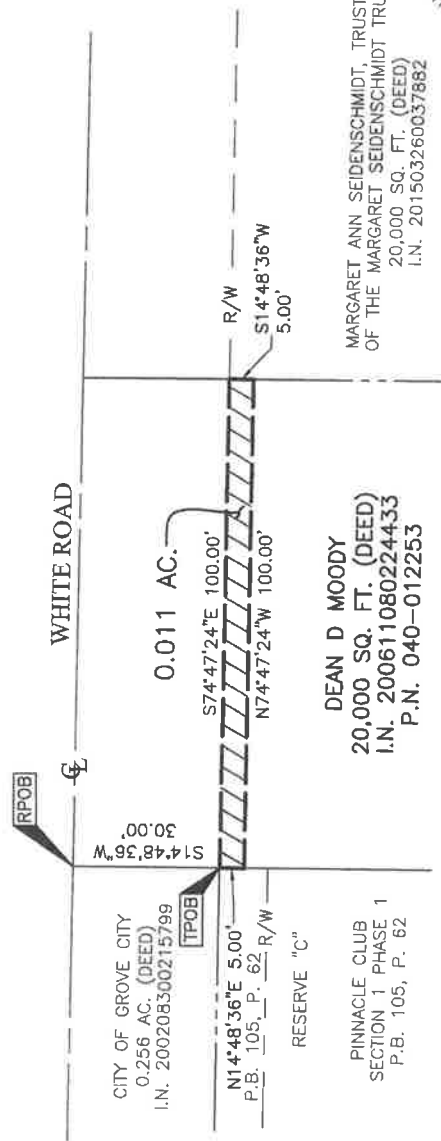
Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

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

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

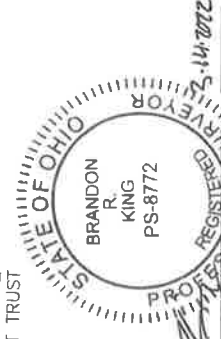


MARGARET ANN SEIDENSCHMIDT, TRUSTEE
OF THE MARGARET SEIDENSCHMIDT TRUST
20,000 SQ. FT. (DEED)
I.N. 201503260037882

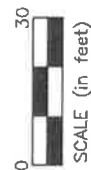
DEAN D MOODY
20,000 SQ. FT. (DEED)
I.N. 200611080224433
P.N. 040-012253

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

RESERVE "C"



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



**DRAINAGE EASEMENT
0.011 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 469, and being on, over and across that 20,000 square foot tract conveyed to Dean D Moody by deed of record in Instrument Number 200611080224433 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 20,000 square foot tract and the northeasterly corner of that 0.256 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200208300215799, being in the centerline of White Road;

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

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

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

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

Thence North $14^{\circ} 48' 36''$ East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

3-14-2022

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43204
Phone: 614/773-5400 Toll Free: 888/773-5698
emht.com

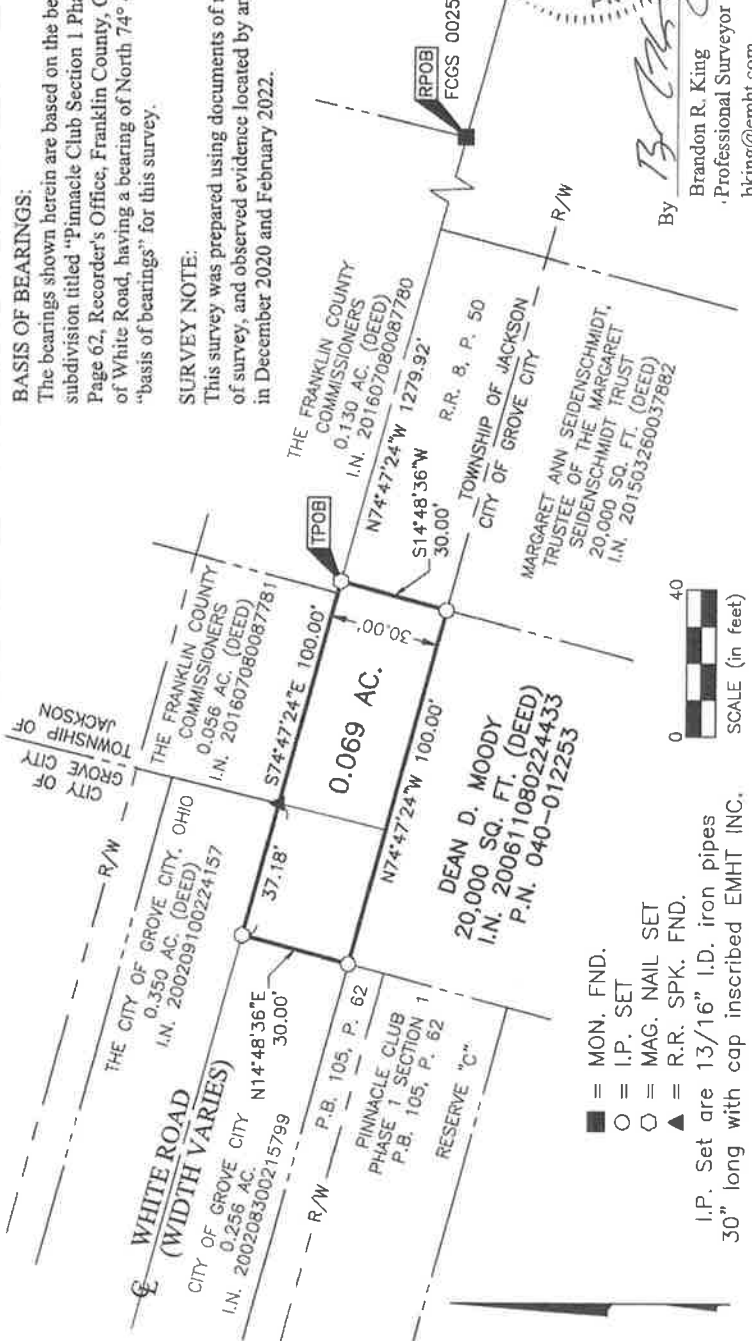
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469
CITY OF GROVE CITY AND TOWNSHIP OF JACKSON,
COUNTY OF FRANKLIN, STATE OF OHIO

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

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

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



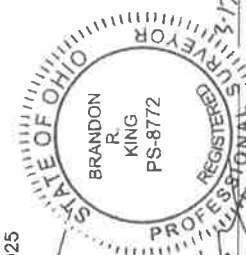
- = MON. FND.
- = I.P. SET
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

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



SCALE (in feet)

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



0.069 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City and Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 20,000 square foot tract conveyed to Dean D. Moody by deed of record in Instrument Number 200611080224433 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025, found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

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

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

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

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

Thence South 74° 47' 24" East, with said centerline, the northerly line of said Moody tract, and the southerly lines of said 0.350 acre tract, that 0.056 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, and said 0.130 acre tract, (passing a railroad spike found at a distance of 37.18 feet) a total distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, all of which is in the present roadway occupied.

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

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

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

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



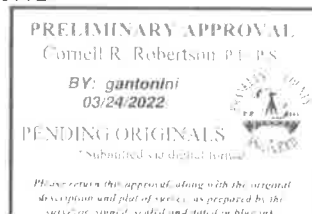
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date

BRK:djf
0.069 ac 20201061-VS-BNDY



Date: 04-10-23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-22-23
1st Reading: 04/17/23
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-22-23

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE HOLTON ROAD CORRIDOR RECONSTRUCTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN TO THE PUBLIC AT NO CHARGE

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

WHEREAS, the Holton Road corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic; and

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

WHEREAS, the City's Consulting Engineer has prepared plans for the Holton Road corridor reconstruction and related improvements as shown in Exhibit A; and

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

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

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

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

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

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

THE

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.6500 Toll Free: 888.775.3648

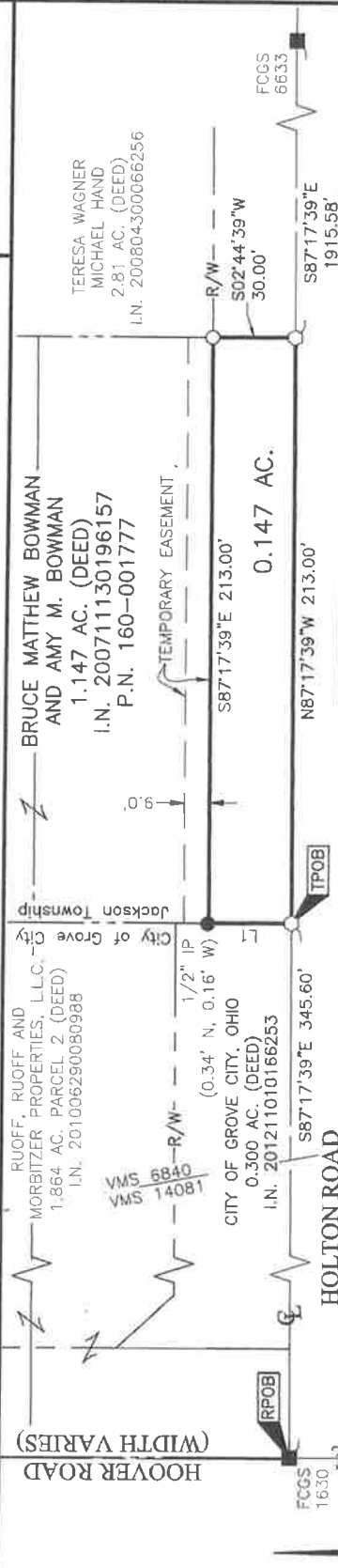
emht.com

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



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.

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

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



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

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.



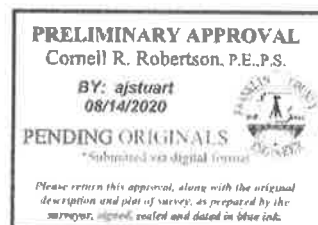
EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

2/1/21

Date

HLK: ap
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Evans, Mechwart, Hombelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.375.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

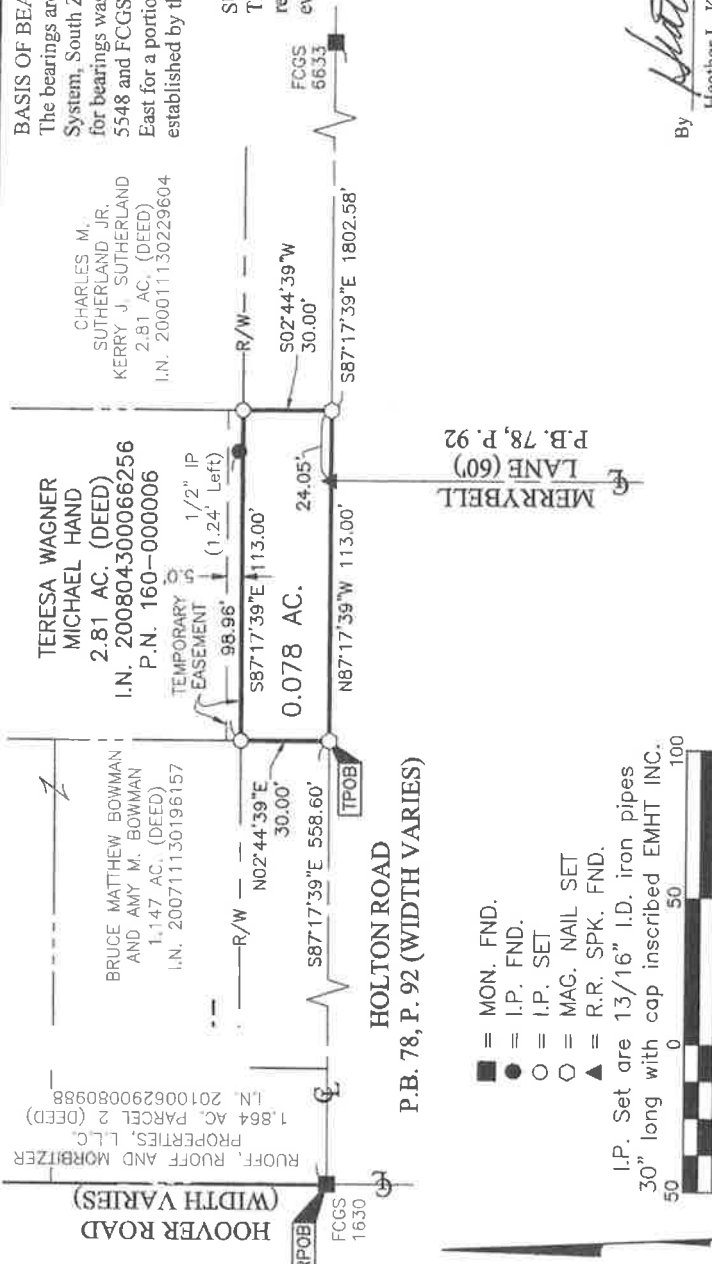
Date: January 25, 2021

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.



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

GRAPHIC SCALE (in feet)

J:\20190227\JMW\G4548EETS\BOUNDARY\20190227-15-EN07-02-A.DWG plotted by DIROMA, TERESA on 1/26/2021 9:24:44 AM last saved by TDIROMA on 1/26/2021 8:25:53 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 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° 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° 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° 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° 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° 17' 39" East, a distance of 1802.58 feet;

Thence North 87° 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 FCGS

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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

2/1/21

Date

HLK: ap
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PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: ajstuart
08/14/2020

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.



Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4520 Fax: 614.775.3546
emht.com

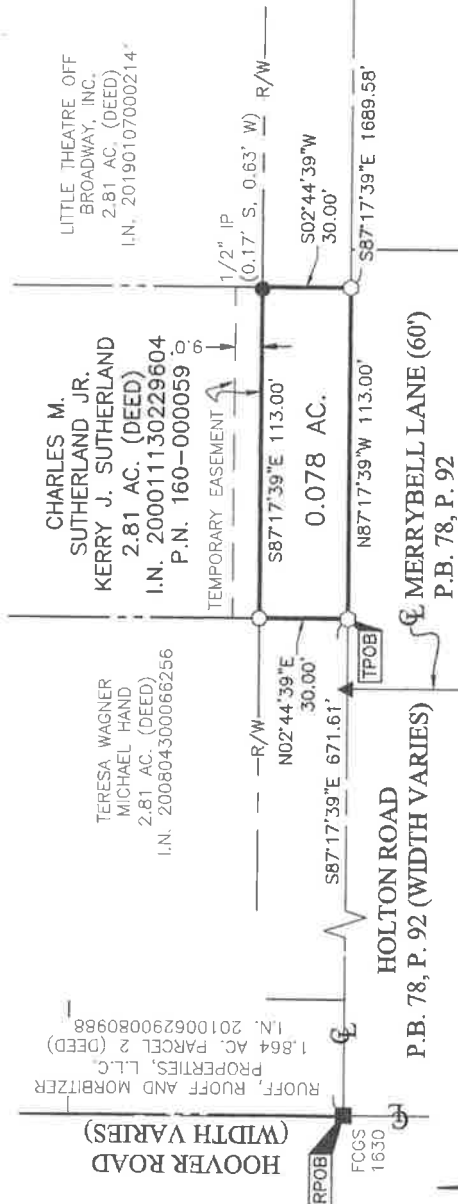
SURVEY OF ACREAGE PARCEL

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.



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

- = 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)

J:\20190227\DWG\04SHEETS\BOUNDARY\20190227-15-8307-03-LDWG plotted by DIROMA, THERESA on 1/26/2021 9:25:02 AM last saved by TDIROMA on 1/26/2021 9:27:43 AM Xref's:

0.078 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, 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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

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PRELIMINARY APPROVAL

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

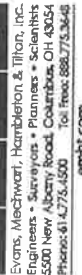
BY: ajstuart
08/14/2020

PENDING ORIGINALS

*Submitted via digital format

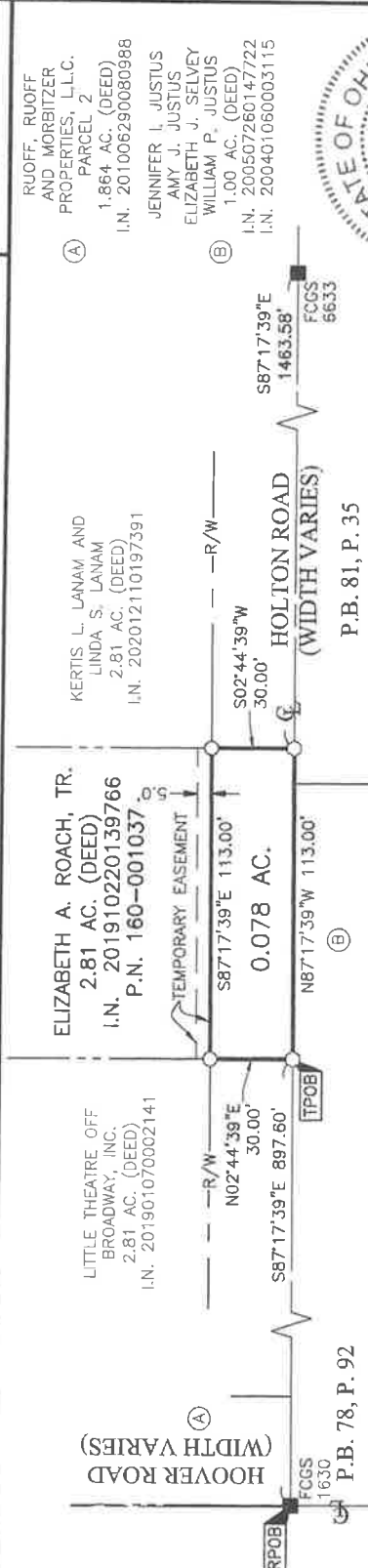


Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



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
 ▲ = 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)



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

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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.

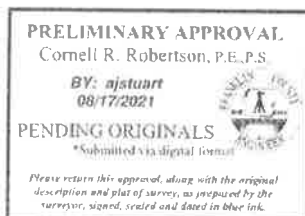
A handwritten signature in black ink, appearing to read "Heather L. King".

Heather L. King
Professional Surveyor No. 8307

2/1/21

Date

HLK: ap
0_078 ac 20190227-VS-BNDY-04.doc





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448

emht.com

SURVEY OF ACREAGE PARCEL

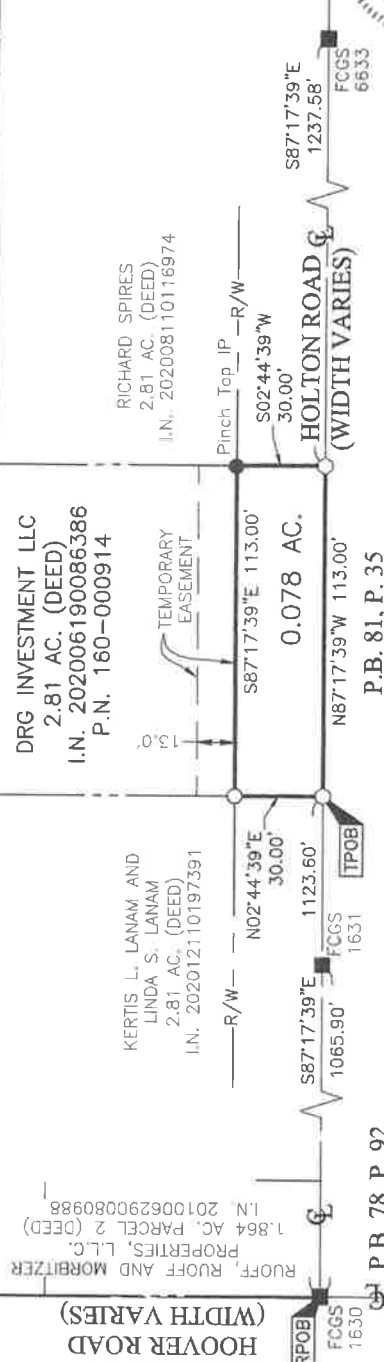
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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)

J:\20190227\JMD\045-HEETS\BOUNDARY\20190227-VS-BNDY-08-A-LDING plotted by KING, HEATHER on 1/31/2021 3:20:07 PM last saved by KING on 1/31/2021 3:19:38 PM



By Heather L. King 2/1/21 Date
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° 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° 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 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° 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 1237.58 feet;

Thence North 87° 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° 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-SPNDX-0646

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/21

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Cornell R. Robertson, P.E., P.S.	
BY: <i>ajstuart</i> 02/01/2021	
PENDING ORIGINALS	
(Submitted - original required)	
Place across the approval line with the original. Acceptance and plat of survey is required by the surveyor, engineer, architect and department.	



Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3546
emht.com

SURVEY OF ACREAGE PARCEL

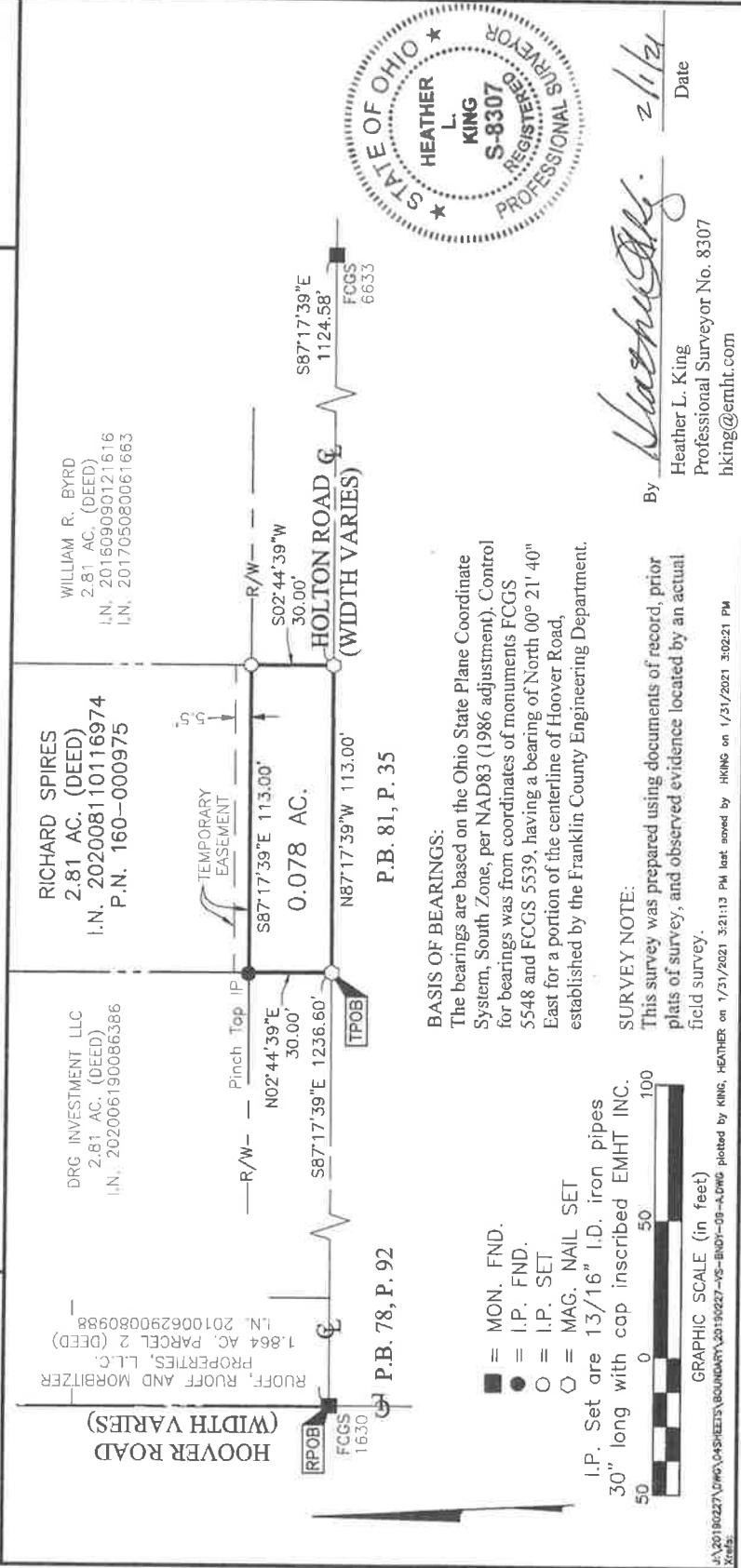
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 25, 2021

Scale: 1" = 50'

Job No: 2019-0227



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-VS-BNDH-09.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: ajstuart
02/01/2021
PENDING ORIGINALS
*Submitted in digital format
Please return this approval, along with the original description and plat of survey as provided by the surveyor, to the deeded and deeded in the day.



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

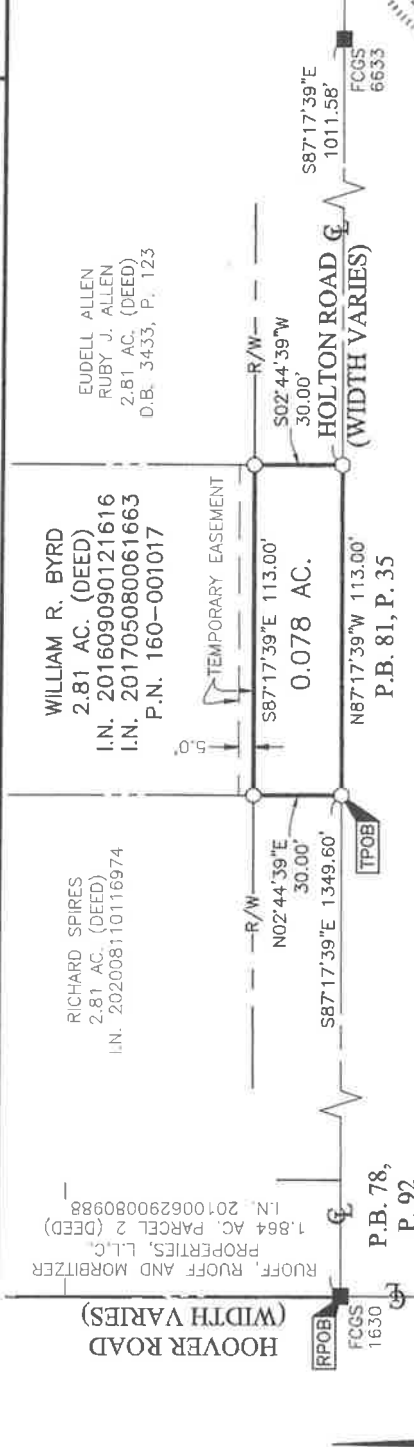
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 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)

U:\20190227\DWG\ASHEETS\BOUNDARY\20190227-VS-BNDY-10-AEMHT plotted by DIROMA, THERESA on 1/28/2021 8:55:39 AM last saved by TDIROMA on 1/28/2021 8:55:11 AM



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

Date

2/1/21

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.

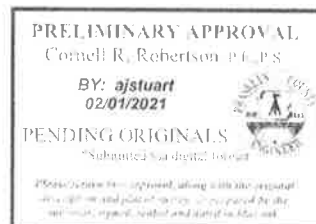
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



HLK: ap
0_078 ac 20190221 VS-BNDY-10.doc

0.078 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
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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.

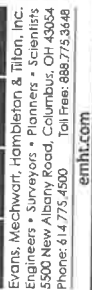


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL	
Cornell R. Robertson, P.E., P.S.	
BY: ajstuart	
08/14/2020	
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.	

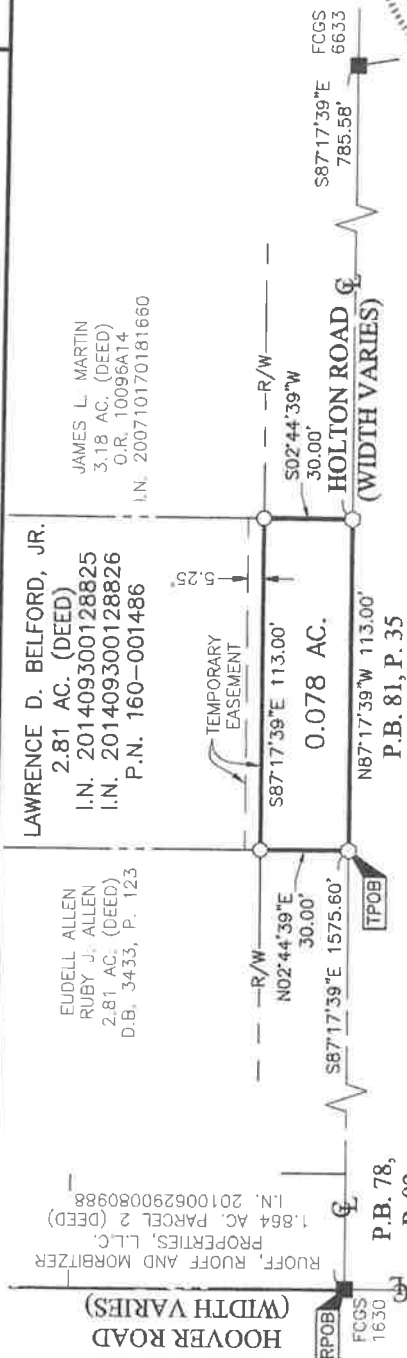


SURVEY OF ACREAGE PARCEL
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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.

ES. 1. = 0

○ = 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

Professional Surveyor No. 8307

thinking@embt.com

Date _____

0.078 ACRE

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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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/21

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 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.	

HLK: ap
0_078 ac 20190227 VS 8307A12.doc

0.079 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
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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, 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 $87^{\circ} 17' 39''$ 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 $02^{\circ} 44' 39''$ 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 $87^{\circ} 17' 39''$ 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 $04^{\circ} 18' 19''$ 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 $87^{\circ} 17' 39''$ East, a distance of 670.93 feet;

Thence North $87^{\circ} 17' 39''$ 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 $00^{\circ} 21' 40''$ 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.

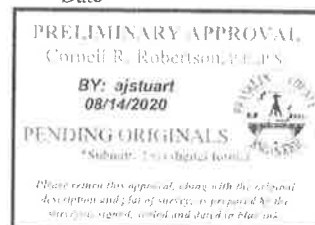


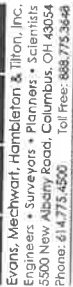
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



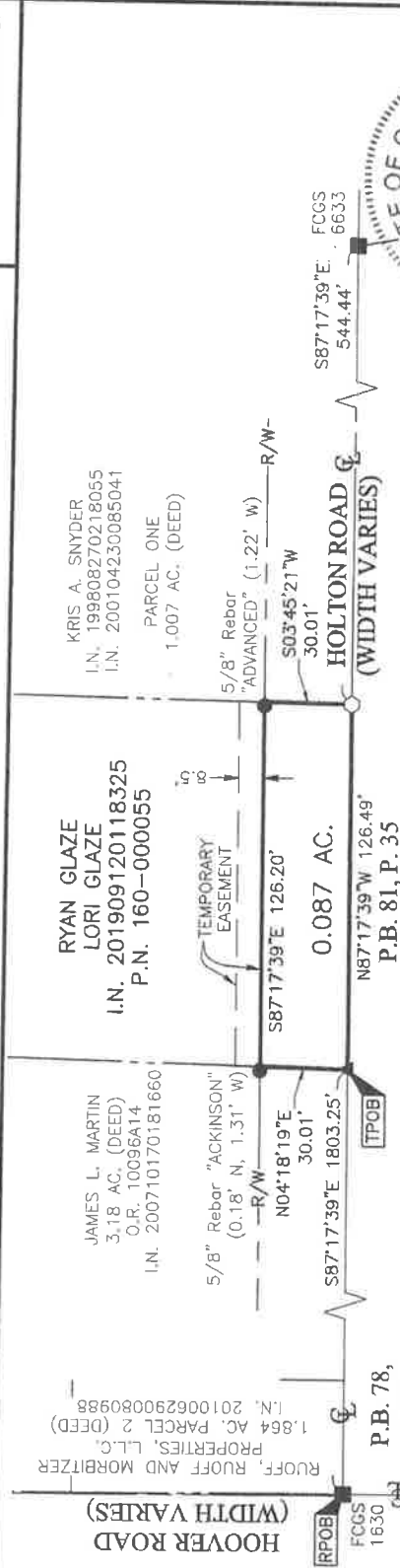


SURVEY OF ACREAGE PARCEL
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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.

J:\20190227\DWG\04-SHEETS\BOUNDARY\20190227-1S-BUDY-14-A.DWG plotted by KING, HEATHER on 1/31/2021 3:25:31 PM last saved by HKING on 1/31/2021 3:11:51 PM
Xref(s)

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

Date _____

2/1/21

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 $87^{\circ} 17' 39''$ 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 $04^{\circ} 18' 19''$ 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 $87^{\circ} 17' 39''$ 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 $03^{\circ} 45' 21''$ 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 $87^{\circ} 17' 39''$ East, a distance of 544.44 feet;

Thence North $87^{\circ} 17' 39''$ 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 $00^{\circ} 21' 40''$ 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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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 via digital format

Must retain this approval, along with the original description and plat of survey, as required by the Surveying, Mapping, and Land Use Act of 1996.

HLK: ap
0_087 ac 201909120118325



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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

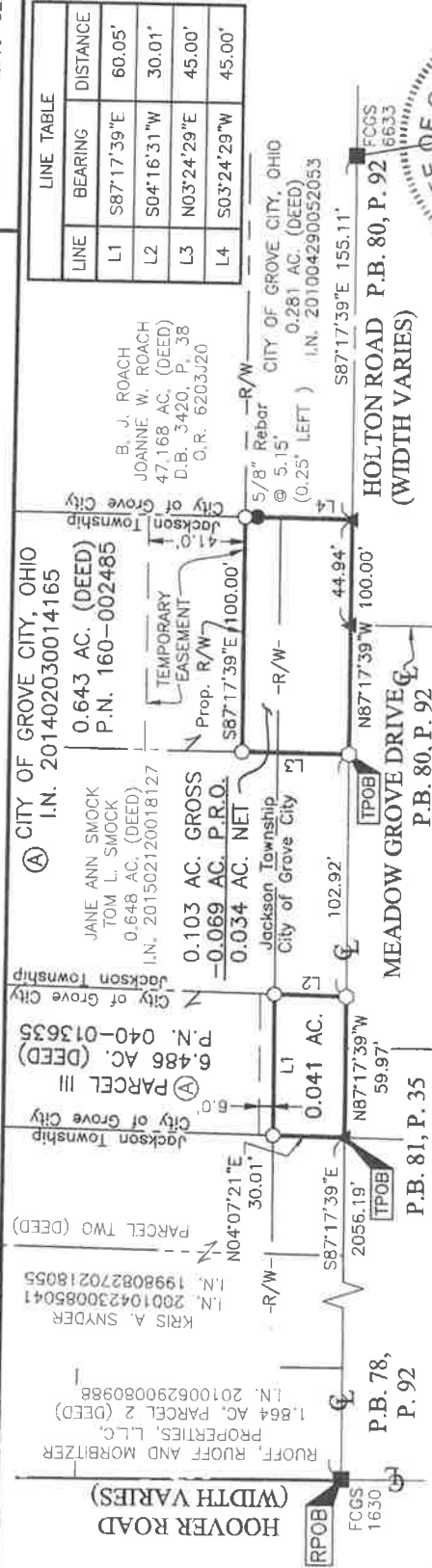
CITY OF GROVE CITY & TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

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.

- = 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)



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

Date

Heather L. King

Professional Surveyor No. 8307

hking@emht.com

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° 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° 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° 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° 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° 17' 39" East, a distance of 358.03 feet;

Thence North 87° 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° 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.

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

2/1/21

Date

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

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

BY: ajstuart
08/14/2020

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.



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° 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° 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° 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° 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° 17' 39" East, a distance of 155.11 feet;

Thence North 87° 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
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PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: ajstuart
08/14/2020

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.



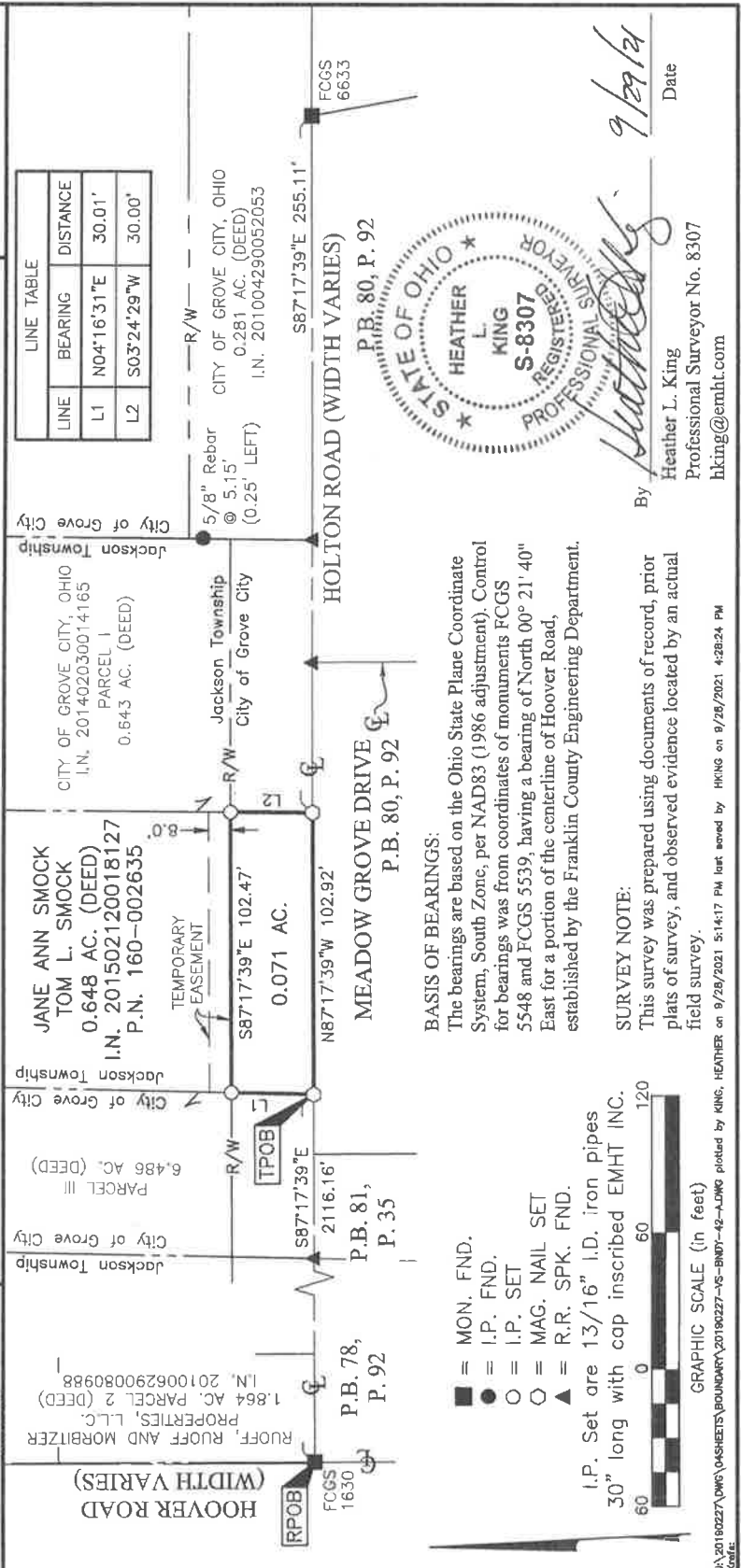


EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3448
 emht.com

Date: September 28, 2021
 Scale: 1" = 20'
 Job No: 2019-0227

SURVEY OF ACREAGE PARCEL

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



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° 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° 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° 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° 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° 17' 39" East, a distance of 255.11 feet;

Thence North 87° 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° 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.

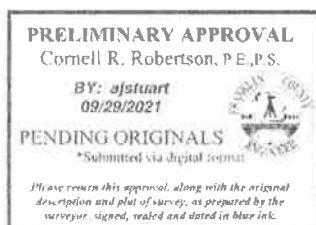


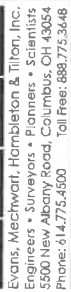
EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

9/29/21
Date

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

Job No: 2019-0227



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

GRAPHIC SCALE (in feet)

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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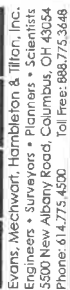
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/24

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 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.	



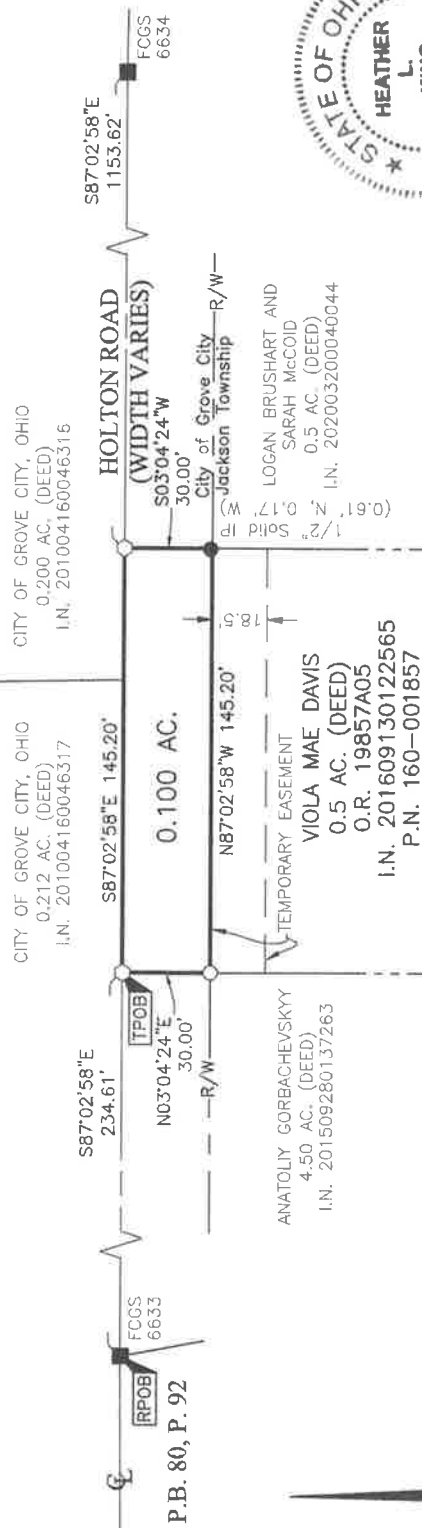
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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 (1.986 adjustment). Control for bearings was from coordinates of monuments FCGS 55548 and FCGS 55539, 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

Ø = 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

Professional Surveyor No. 8307

Date _____

0.100 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 0.5 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 Gorbachevskyy 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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

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

BY: ajstuart
08/14/2020

PENDING ORIGINALS

Please return this approval, along with the original description and plat of survey prepared by the surveyor, signed, sealed and filed in the public records.

HLK: ap
0_100 ac 20190227-VS-BNDX-18.doc



Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43054
Phone: 614/775-4500 Toll Free: 888/775-3648
emht.com

SURVEY OF ACREAGE PARCEL

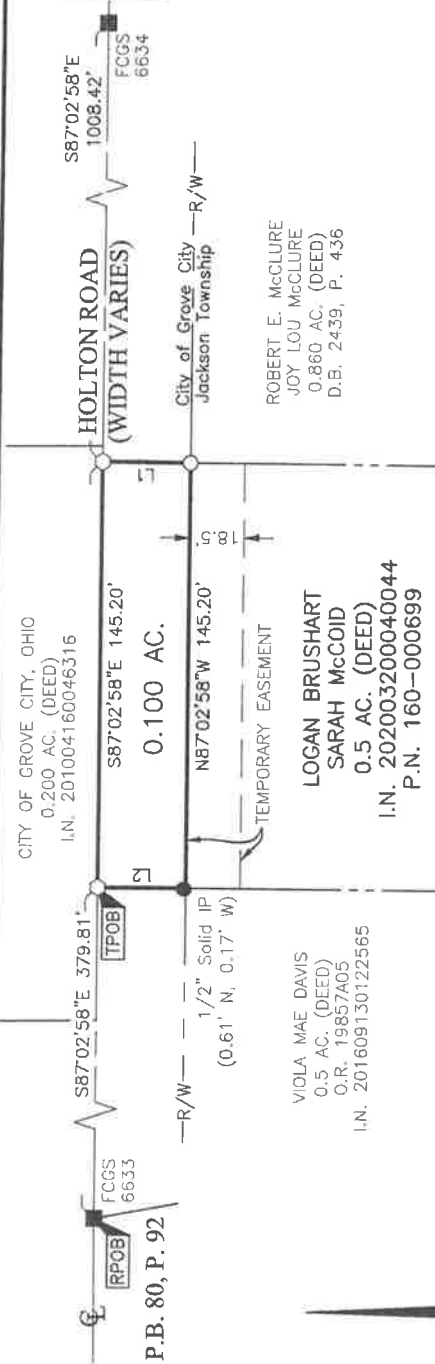
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON, CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

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'



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)

\\N:\20190227\DWG\04-SHEETS\BOUNDARY\20190227-19-ADWG plotted by KING, HEATHER on 1/31/2021 3:27:52 PM last saved by HEATHER on 1/31/2021 3:17:03 PM



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

0.100 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 0.5 acre tract conveyed to Logan Brushart 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 Brushart 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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



HLK: ap
0_100 ac 20190227-03-BNDX-19100c



EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3848
emht.com

SURVEY OF ACREAGE PARCEL

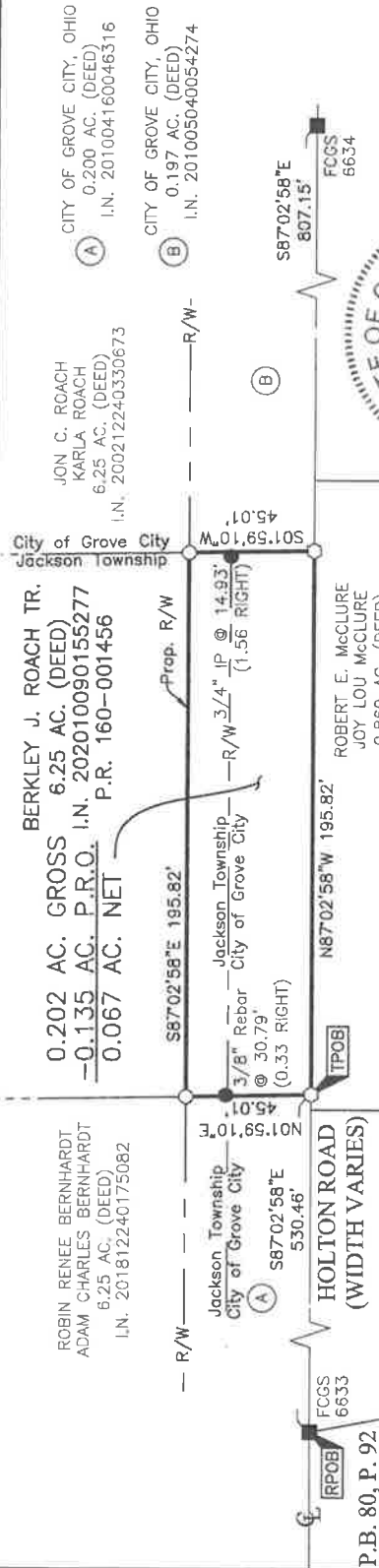
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: January 29, 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 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

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.

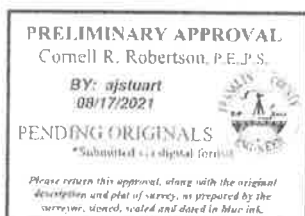


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

2/1/21
Date

HLK: ap
0_202 ac 20190227 VS-BNDM-001.doc





EMH
Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

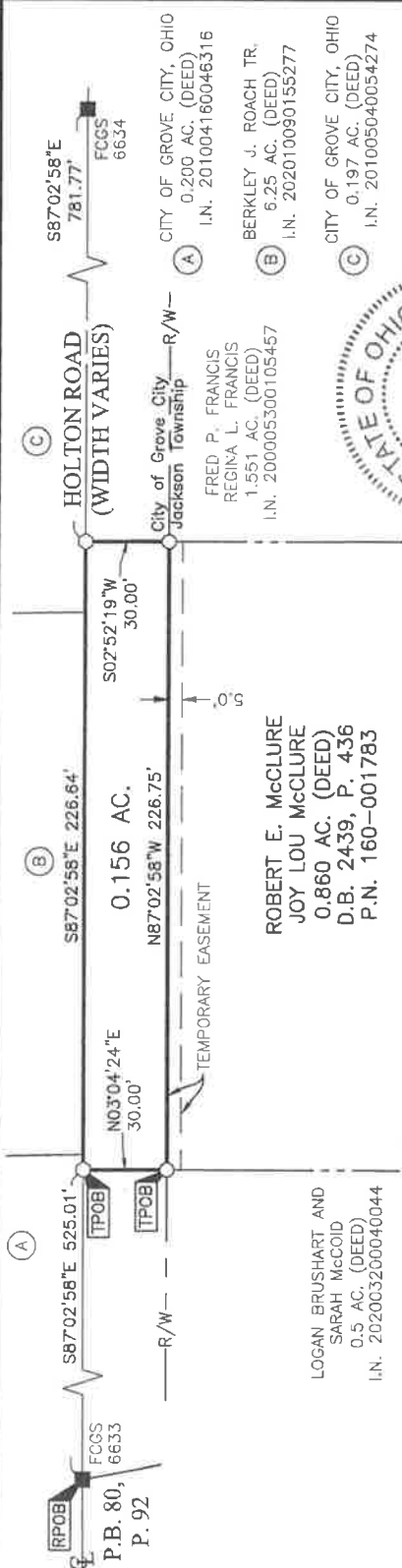
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 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: *Heather L. King* 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

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.



HLK: ap
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 2/1/24

Heather L. King
Professional Surveyor No. 8307

Date	
PRELIMINARY APPROVAL	
Cornell R. Robertson, P.L.P.S.	
BY: <i>ojstuart</i>	
08/14/2020	
PENDING ORIGINALS	
*Submitted via digital format	
Please return this approval. Along with the original, a copy must be filed with the recorder's office, and a copy must be 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 Toll Free: 888.775.3448
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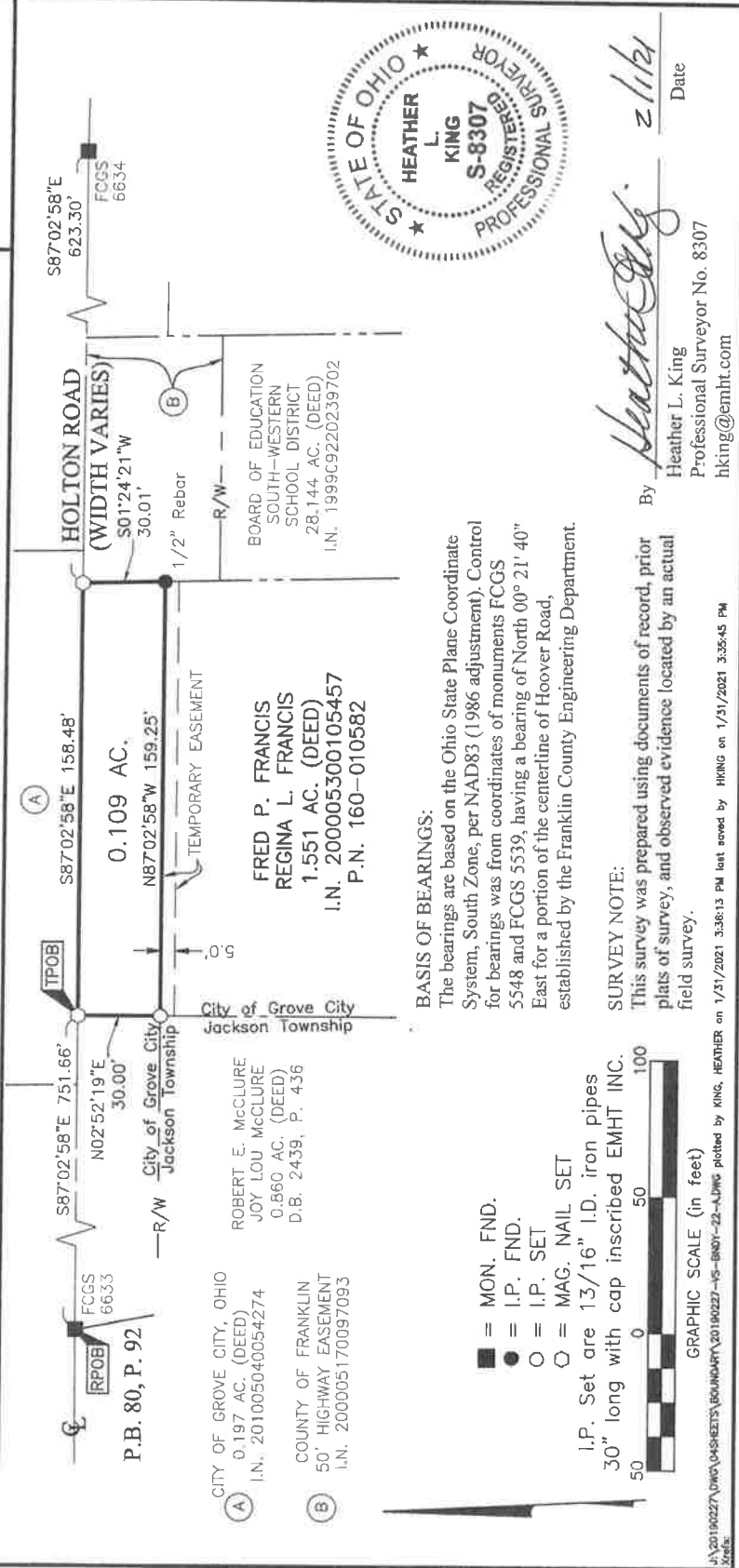
SURVEY OF ACREAGE PARCEL

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



0.109 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, 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.



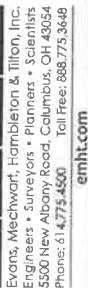
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

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 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.	

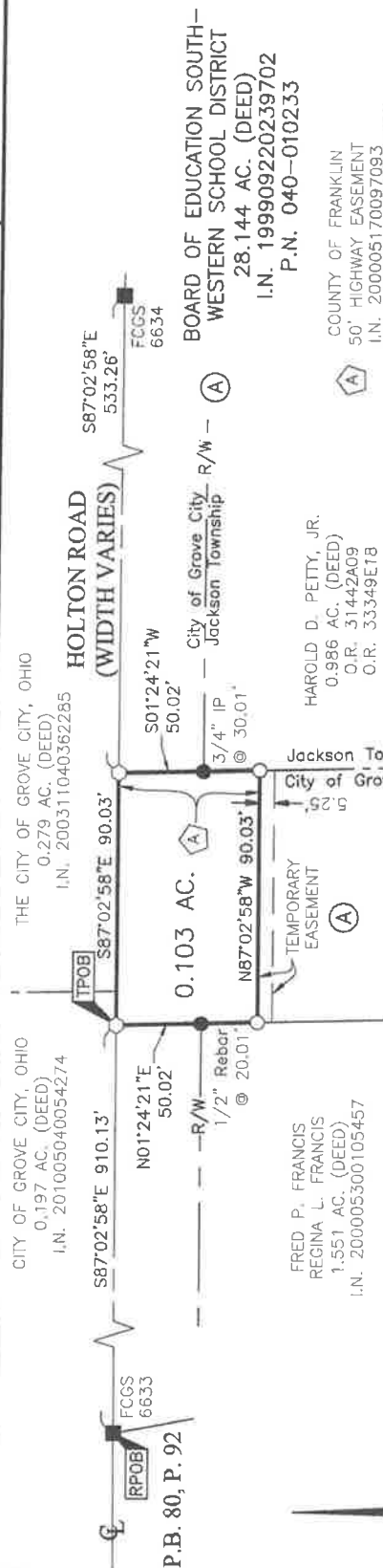


VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

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 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.

J:\20190227\DWG\04\SHEETS\BOUNDARY\20190227-VS-INDY-23-A.DWG plotted by KING, HEATHER on 1/31/2021 3:39:41 PM

GRAPHIC SCALE (in feet)

By

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



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

[Surveyor's description of premises follows]

PRELIMINARY* APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: **ajstuart**
08/14/2020
PENDING ORIGINALS
*Not valid for a final design.
This is not to be approved using this seal until
the design and plot of contract documents are approved.



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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 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)
L.N. 200311040362285

HOLTON ROAD
(WIDTH VARIES)

S87°02'58"E
415.23'

FCGS
6634

S05°35'06"E
30.34'

City of Grove City
Jackson Township

N87°02'58"W 121.72'

0.083 AC.

PERMANENT EASEMENT
0.001 AC.

HAROLD D. PETTY, JR.

0.986 AC. (DEED)

O.R. 31442A09

O.R. 33349E18

P.N. 160-001871

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'

- = 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)

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

Professional Surveyor No. 8307

hking@emht.com

Date

2/1/21

0.083 ACRE

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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.

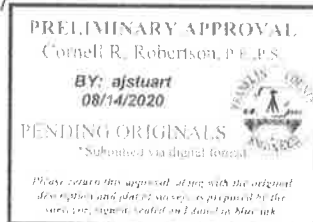


HLK: ap
0_083 ac 20190227-VS-BNDY-24.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date



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

2/1/24
Date



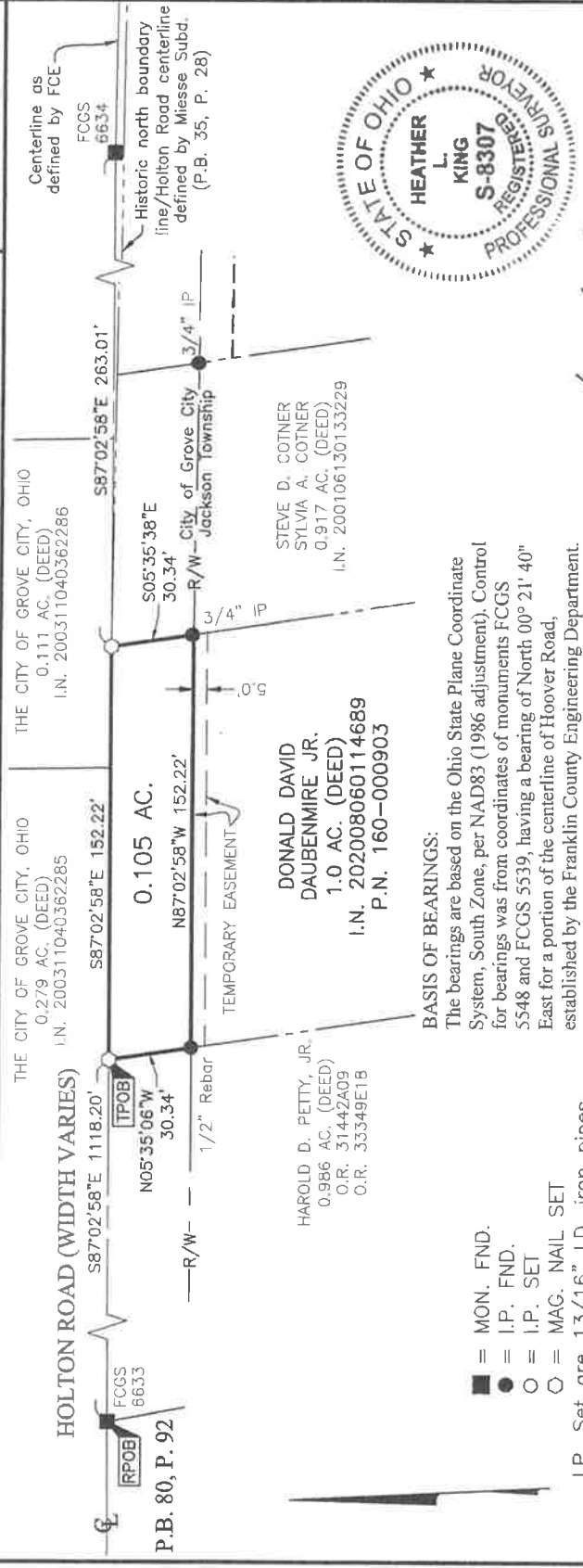
Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 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* 2/1/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

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 $87^{\circ} 02' 58''$ 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 $87^{\circ} 02' 58''$ 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 $87^{\circ} 02' 58''$ East, a distance of 263.01 feet;

Thence South $05^{\circ} 35' 38''$ 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 $87^{\circ} 02' 58''$ 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 $05^{\circ} 35' 06''$ 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 $00^{\circ} 21' 40''$ 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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

PRELIMINARY APPROVAL

Cornell R. Robertson, P.L.P.S.

BY: ajstuart
08/14/2020

PENDING ORIGINALS

*Submitted via digital format

This is a true and correct copy of the original as prepared by the surveyor. It is subject to the same rules and regulations as the original.

HLK: ap
0_105 ac 20190223



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43054
Phone: 614/773-4500 Toll Free: 888/773-3648
emht.com

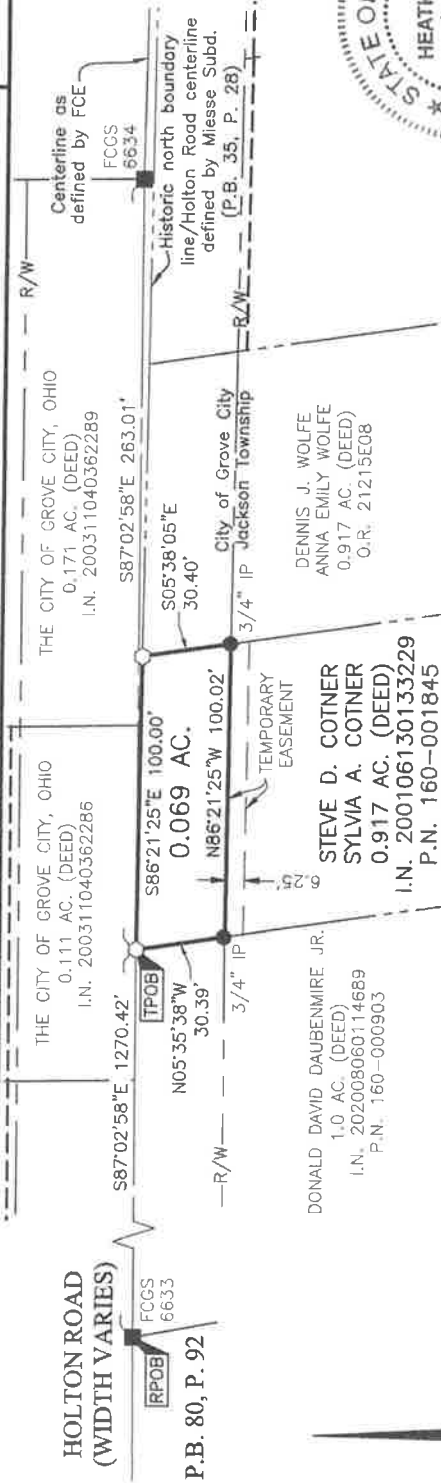
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 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 FCCGS 5548 and FCCGS 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 ~~in actual~~ field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Date

2/1/21

PRELIMINARY APPROVAL

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

BY: ajstuart

08/14/2020

PENDING ORIGINALS

*Submitted via electronic filing

Please retain this approval along with the original
description and plat of survey, as required by law.

HLK: ap
0_069 ac 20190223-3-10-2020



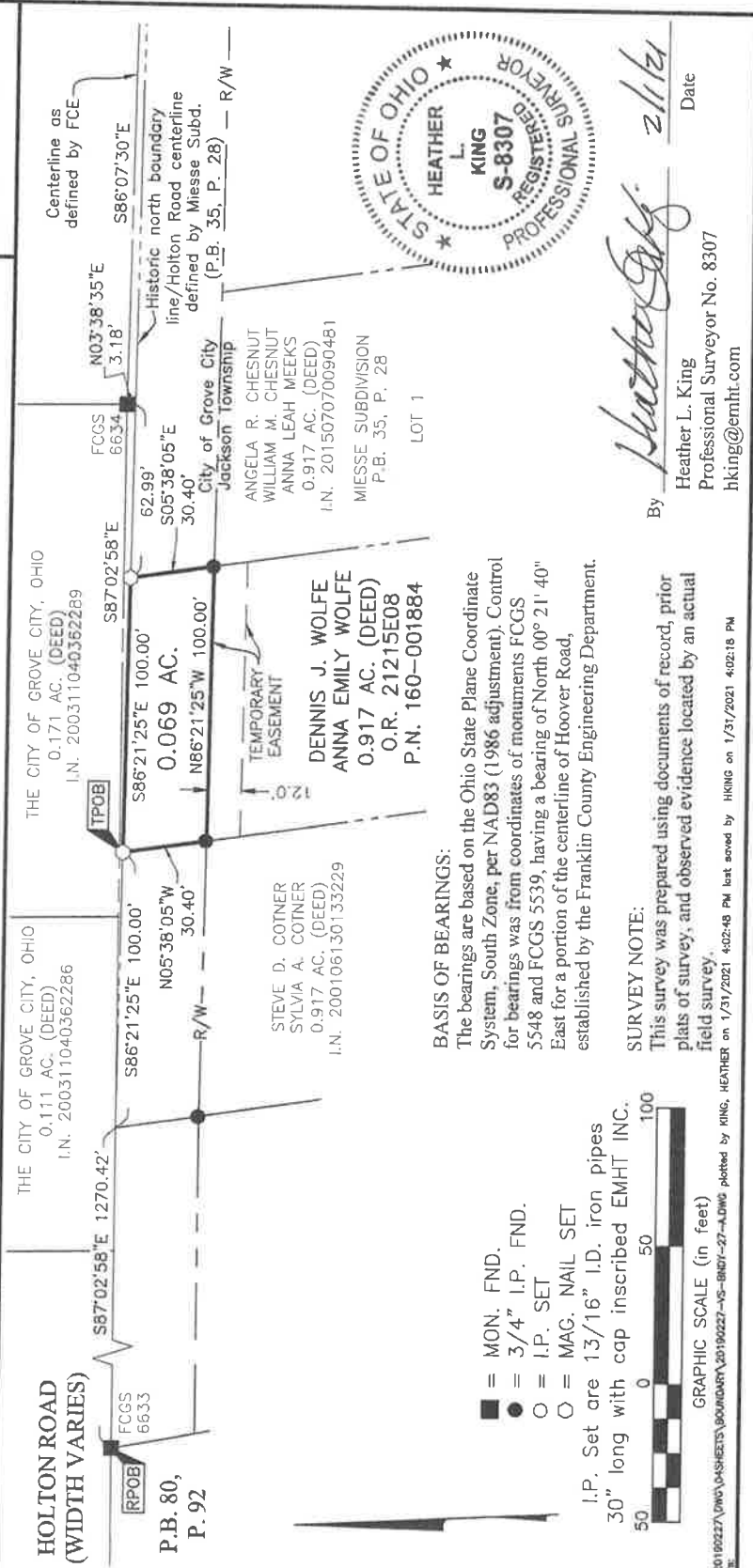
Evans, Mechwart, Hamblison & Tilton, Inc.
Engineers • Surveyors • Planners • Geodetic
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3546
emht.com

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.

0.069 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
Professional Surveyor No. 8307

2/1/21

Date

HLK: ap
0_069 ac 20190227-VS-BNDY-27.doc

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

BY: ajstuart
08/14/2020

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.





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road • Columbus, OH 43054
Phone: 614.775.4300 Toll Free: 888.773.5646

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

P.B. 93, P. 58

50°3'38"35"W
3.18'

RPOB
FCGS
6634

P.B. 35, P. 28

HOLTON ROAD
(WIDTH VARIES)

Centerline as defined by FCE
S86°07'30"E
Historic north boundary line/Holton Road centerline defined by Miesse Subd.
(P.B. 35, P. 28)

S86°21'25"E 100.00'

N05°38'05"W 30.40'

S86°21'25"E 337.01'

City of Grove City
Jackson Township

0.069 AC.
N86°21'25"W 100.00'

TEMPORARY EASEMENT

BARBARA L. MARSHALL,
TRUSTEE
I.N. 201708240117888
MIESSE SUBDIVISION
P.B. 35, P. 28
LOT 4

JEFFREY P. GLAZIER
KAREN J. GLAZIER
PARCEL NO. 2
0.917 AC. (DEED)
I.N. 200103210057777

JASON A. COLOMBO
KRISTEN L. COLOMBO
0.917 AC. (DEED)
I.N. 202011190184626
P.N. 160-001863

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

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



GRAPHIC SCALE (in feet)

\\20190227\DWG\04SHEETS\BOUNDARY\20190227-JS-EMHT-28-A.DWG plotted by KING, HEATHER on 1/31/2021 4:05:21 PM last saved by KING on 1/31/2021 4:04:53 PM

Xref:



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, lying in Virginia Military District Survey Number 6840, being part of that 0.917 acre tract Charles F. Williams and Imogene Williams by deed of record in Instrument Number 200101260017141, (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 6634 found at an angle point in the centerline of Holton Road (width varies), at the southwesterly corner of that portion of Holton Road dedicated by Plat Book 93, Page 58;

Thence South 03° 38' 35" West, across said Holton Road, a distance of 3.18 feet to a point in the northerly line of that subdivision entitled "Miesse Subdivision", of record in Plat Book 35, Page 28;

Thence South 86° 21' 25" East, across said Holton Road, with the northerly line of said "Miesse Subdivision", a distance of 337.01 feet to a magnetic nail set at the common corner of said 0.917 acre tract and the northeasterly corner of that portion of Holton Road dedicated by said Plat Book 35, Page 28, being the TRUE POINT OF BEGINNING;

Thence South 86° 21' 25" East, across said Holton Road, with the northerly line of said 0.917 acre tract, 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 as Parcel No. 2 to Jeffrey P. Glazier and Karen J. Glazier by deed of record in Instrument Number 200103210057717;

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 an iron pin set in the southerly right-of-way line of said Holton Road;

Thence North 86° 21' 25" West, across said 0.917 acre Williams tract, with the southerly right-of-way line of said Holton Road, a distance of 100.00 feet to an iron pin set in the westerly line of said 0.917 acre tract, at the northeasterly corner of Lot 4 of said "Miesse Subdivision";

Thence North 05° 38' 05" West, with the 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 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

PRELIMINARY APPROVAL

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

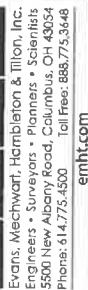
BY: ajstuart
08/14/2020

PENDING ORIGINALS

*Submitted in digital format

Please return this approval along with the original documents and plat of survey as prepared by the

HLK: ap
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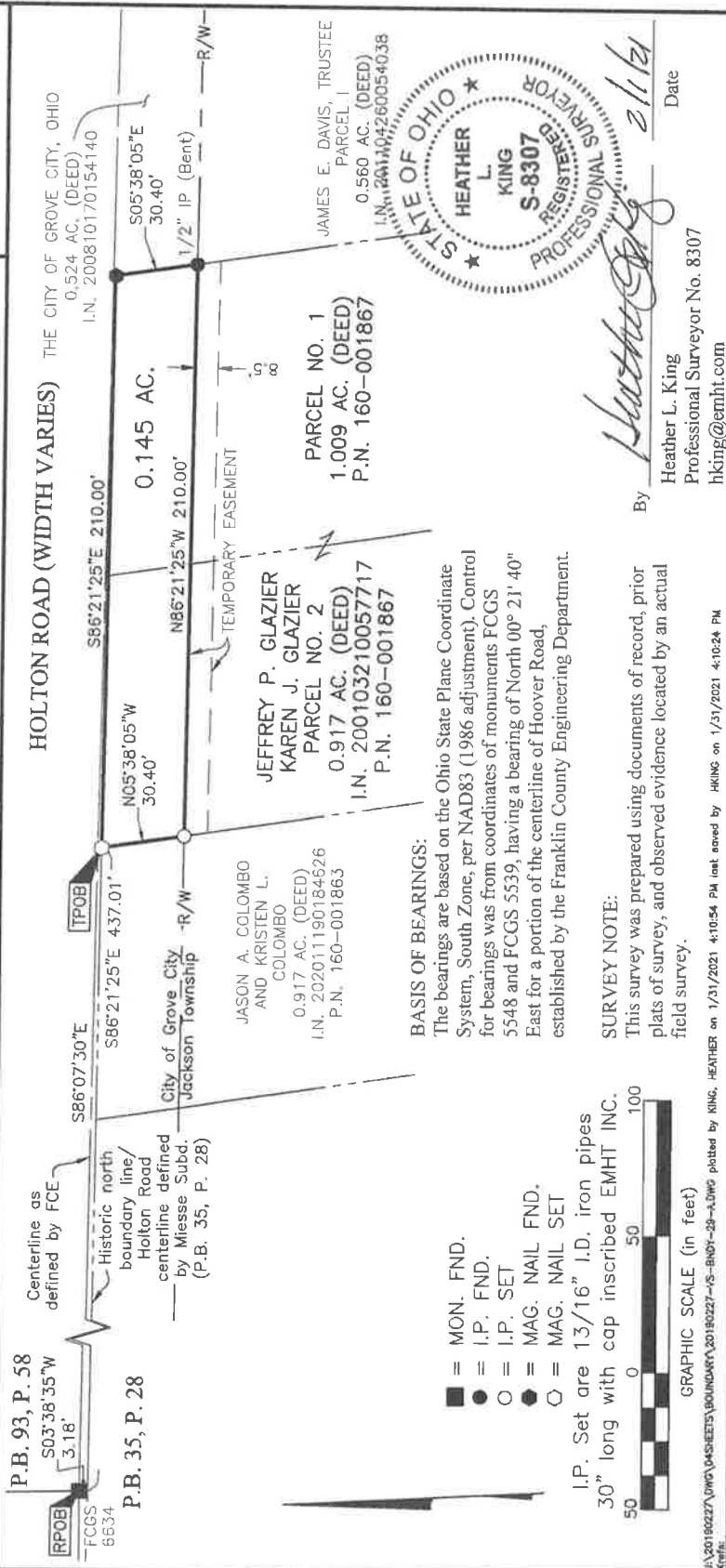
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

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

Date: January 25, 2021

Scale: $1'' = 50'$

Job No: 2019-0227



0.145 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 1.009 acre tract conveyed as Parcel No. 1 and that 0.917 acre tract conveyed as Parcel No. 2 to Jeffrey P. Glazier and Karen J. Glazier by deed of record in Instrument Number 200103210057717, (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 6634 found at an angle point in the centerline of Holton Road (width varies), at the southwesterly corner of that portion of Holton Road dedicated by Plat Book 93, Page 58;

Thence South 03° 38' 35" West, across said Holton Road, a distance of 3.18 feet to a point in the northerly line of that subdivision entitled "Miesse Subdivision", of record in Plat Book 35, Page 28;

Thence South 86° 21' 25" East, continuing across said Holton Road, with the northerly line of said "Miesse Subdivision" and that 0.917 acre tract Charles F. Williams and Imogene Williams by deed of record in Instrument Number 200101260017141, a distance of 437.01 feet to a magnetic nail set at the common corner of said Parcel No. 2 and said 0.917 acre Williams tract, being the TRUE POINT OF BEGINNING;

Thence South 86° 21' 25" East, continuing across said Holton Road, with the northerly line of said Parcel Nos. 2 and 1, a distance of 210.00 feet to a magnetic nail found at the common corner of said Parcel No. 1 and that 0.524 acre tract conveyed to The City of Grove City, Ohio by deed of record in Instrument Number 200810170154140;

Thence South 05° 38' 05" East, continuing across said Holton Road, with the line common to said Parcel No. 1 and said 0.524 acre tract, a distance of 30.40 feet to a 1/2 inch iron pipe (bent) found in the southerly right-of-way line of said Holton Road, at the common corner of said 0.524 acre tract and that 0.560 acre tract conveyed as Parcel I to James E. Davis, Trustee by deed of record in Instrument Number 201104260054038;

Thence North 86° 21' 25" West, across said Parcel Nos. 1 and 2, with the southerly right-of-way line of said Holton Road, a distance of 210.00 feet to an iron pin set in the line common to said Parcel No. 2 and said 0.917 acre Williams tract;

Thence North 05° 38' 05" West, across said Holton Road, with the line common to said Parcel No. 2 and said 0.917 acre Williams tract, a distance of 30.40 feet to the TRUE POINT OF BEGINNING, containing 0.145 acre, more or less, and 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

0.145 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.

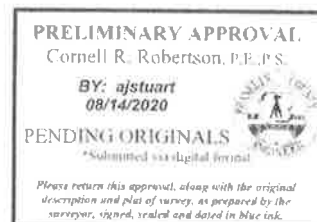


EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

2/1/21
Date

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Date: 04/11/23
Introduced By: Ms. Houk
Committee: Service
Originated By: Ms. Fitz.
Approved: Ms. Houk
Emergency: 30 Days:
Current Expense:

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

RESOLUTION NO. CR-23-23

A RESOLUTION TO AUTHORIZE PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR ROAD SALT

WHEREAS, the City of Grove City, Ohio, County of Franklin, (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's annual winter road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision's electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, April 29, by 5:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email:

Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

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

SECTION 1. This participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract.

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

Passed:

Effective:

Attest:

I Certify that this
resolution is correct as to form.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, Clerk of Council

Stephen J. Smith, Director of Law

Date: 3/28/23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-14-23
1st Reading: 04-03-23
Public Notice: 04-04-23
2nd Reading: 04-17-23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-14-23

AN ORDINANCE TO APPROPRIATE \$479,300.00 FROM THE LOCAL FISCAL RECOVERY FUND FOR THE CURRENT EXPENSE OF ENGINEERING SERVICES FOR THE COLUMBUS STREET WET WEATHER SANITARY RELIEF SEWER AND STORM RELIEF SEWER

WHEREAS, the City of Grove City is planning to make capital improvements to the Columbus Street Corridor; and

WHEREAS, C-73-21 designated funding in the amount of \$3.9 million of the American Recovery Plan Act funds to be used for improvements to the City's Storm Sewer System; and

WHEREAS, on February 3, 2022, EMH&T submitted the *West Water Run and Grove City Creek Stormwater Master Plan* to the City; and

WHEREAS, the Columbus Street Wet Weather Sanitary Relief Sewer and Storm Relief Sewer Project would help address stormwater issues in the West Water Run and Grove City Creek watersheds; and

WHEREAS, this project includes improvements to benefit Security Drive & LaRosa Drive, Kingston Avenue, and Sawyer Court stormwater system as identified in the Master Plan; and

WHEREAS, C-27-22 authorized Preliminary Engineering Services for the Columbus Street Relief Sewer project; and

WHEREAS, CR-54-22 authorized an application for capital infrastructure improvement program funding from the Ohio Public Works Commission, which resulted in a recommended awarded a loan of \$878,359.55 and a grant of \$2,621,080.88; and

WHEREAS, a Water Pollution Control Loan Fund request has been secured through the Ohio Environment Protection Agency in the amount of \$3,225,000.00; and

WHEREAS, the City would like to authorize EMH&T to complete final engineering plans for the said improvements; and

WHEREAS, the Columbus Street Wet Weather Sanitary Relief Sewer and Storm Relief Sewer Project herein above described is considered to be a priority need for the community;

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

SECTION 1. There is hereby appropriated \$479,300.00 from the unappropriated monies of the Local Fiscal Recovery Fund to account number 141000.541000 for the current expense of engineering services for the Columbus Street Wet Weather Sanitary Relief Sewer and Storm Relief Sewer.

SECTION 2. This Ordinance shall take effect and be in force from and after 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

I certify that there is money in the treasury, or is in
the process of collection, to pay the within ordinance

Michael A. Turner, Director of Finance

Date: 03-28-23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Sponsor: Mr. Berry
Emergency: 30 Days:
Current Expense:

No.: C-15-23
1st Reading: 04/03/23
Public Notice: 04/04/23
2nd Reading: 04/17/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-15-23

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AMENDING THE CURRENT AGREEMENT WITH THE FRATERNAL ORDER OF POLICE/OHIO LABOR COUNCIL, INC., POLICE DISPATCHERS

WHEREAS, on January 1, 2021, the City entered into an agreement with the dispatchers labor representative, the Fraternal Order of Police/Ohio Labor Council, Inc.; and

WHEREAS, the current three (3) year agreement is effective from January 1, 2021, and expires December 31, 2023; and

WHEREAS, pursuant to Section 29.3 of that agreement, the City and the Dispatchers seek to modify that agreement as outlined in the written Memorandum of Understanding attached hereto as "Exhibit A",

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 sign the attached "Exhibit A", being an amendment to the current collective bargaining agreement between the City and the Dispatchers.

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-15-23
Exhibit 'A'

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into between the City of Grove City, Ohio (Employer) and the FOP, Ohio Labor Council (Union) (dispatch bargaining unit) for the purpose of increasing wages for bargaining unit members as addressed in the Collective Bargaining Agreement (CBA) between them covering the term January 1, 2021, to December 31, 2023, in SERB case number 2020-MED-09-1027 and negotiating a successor collective bargaining agreement.

The parties agree:

1. that the Contract referenced above is incorporated into this Memorandum of Understanding as if fully rewritten.
2. that all articles and sections of the Contract not specifically modified and amended by this MOU as stated below, including all other sections of Article 13, shall continue in full force and effect until the expiration of the Agreement and until a successor agreement has been negotiated between the parties.
3. Article 13 shall be amended to include wage increases, effective as soon as practicable after the Effective Date of this MOU.

	2020	2021	2022	2023	2023+	2024	2025	2026
	Increase %	<u>3.00%</u>	<u>2.75%</u>	<u>2.75%</u>	<u>8.75%</u>	<u>3.0%</u>	<u>3.0%</u>	<u>3.0%</u>
Dispatcher								
Probation	\$21.73	\$22.38	\$23.00	\$23.63	<u>\$25.70</u>	<u>\$26.47</u>	<u>\$27.26</u>	<u>\$28.08</u>
Step 1	\$22.85	\$23.54	\$24.18	\$24.85	<u>\$27.02</u>	<u>\$27.84</u>	<u>\$28.67</u>	<u>\$29.53</u>
Step 2	\$25.12	\$25.87	\$26.59	\$27.32	<u>\$29.71</u>	<u>\$30.60</u>	<u>\$31.52</u>	<u>\$32.47</u>
Step 3	\$26.88	\$27.69	\$28.45	\$29.23	<u>\$31.79</u>	<u>\$32.74</u>	<u>\$33.72</u>	<u>\$34.74</u>
Step 4	\$28.59	\$29.45	\$30.26	\$31.09	<u>\$33.81</u>	<u>\$34.82</u>	<u>\$35.87</u>	<u>\$36.95</u>
Step 5	\$30.30	\$31.21	\$32.07	\$32.95	<u>\$35.83</u>	<u>\$36.91</u>	<u>\$38.02</u>	<u>\$39.16</u>

4. The parties agree that the Employer is offering a 2023 mid-year increase as well as successor yearly increases.
5. The parties agree to execute a successor collective bargaining agreement containing the above wage rate increases while maintaining all other articles of the contract are unchanged.
6. The parties agree that the Effective Date of this Agreement shall be the date it is signed by both a duly authorized representative of both the Employer and the Union.
7. The parties agree the effective dates of the successor collective bargaining agreement shall be January 1, 2024, to December 31, 2026,

8. The Employer and the Union agree and acknowledge that neither party has the right to use in any way whatsoever this Agreement in connection with any other issue, grievance, or arbitration between the parties except to enforce the terms of this Agreement.
9. This memorandum is agreed upon on a non-precedent setting basis to either party and shall not obligate either party to negotiate any other term or condition contained within the Collective Bargaining Agreement.

Date: _____

Date: _____

For the City of Grove City:**For the FOP, Ohio Labor Council:**
