

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

March 16, 2020

7:00 p.m.

Regular Meeting

Presentations:

LANDS: Mr. Schottke

Ordinance C-12-20 Approve the Rezoning of 0.143 acres located East of Columbus and South of Columbus from R-2 (single family detached) to U-2R (community development-residential) with no change in lot size.

Ordinance C-13-20 Approve the Planning Commission's recommendation to adopt Ordinance C-13-20 (single family residential zoning) to be effective January 1, 2020.

Ordinance C-14 2010 Approved by Special Session of the Board of Supervisors of the County of Kern, California, on September 2, 2010, at the County Administration Center, 1000 West Broadway, Suite 200, Santa Barbara, California 93101.

Additional information requested.

Conclusion CF 90-2000 is a safe and effective treatment for the management of the symptoms of CF. The results of this study suggest that CF 90-2000 is a safe and effective treatment for the management of the symptoms of CF. The results of this study suggest that CF 90-2000 is a safe and effective treatment for the management of the symptoms of CF.

On 12-1-20, the original Department of the Interior Quarry at Pinnacle located on the western corner of the tract owned by R. 104. *Postponement requested.*

SEVEN BY SEVEN

11-2. In the Agreement, the parties agree a 0.034 acre Fee Simple Right-Of-Way interest, with
 11-3. all existing access rights, and a 0.062 acre Temporary Easement
 11-4. for the use of the property owned by Diane L. Hill, Sole Trustee of the Barbara R. Grossman Trust from the
 11-5. property located at 3879 Meadow Lane, for the Public Purpose of making or
 11-6. repairing a Public Road to be open to the public at no charge.

ON FILE. Dates of: 03/02/20 Council Meeting; 03/03/20 Plan. Comm.

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: XX
Current Expense: _____

No.: C-12-20
1st Reading: 03/16/20
Public Notice: 03/17/20
2nd Reading: 04/20/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-12-20

AN ORDINANCE FOR THE REZONING OF 0.1433 ACRES LOCATED SOUTH OF COLUMBUS STREET AND EAST OF ARBUTUS AVENUE FROM R-2 TO PUD-R W/TEXT

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

WHEREAS, the Planning Commission approved the rezoning on March 03, 2020; and

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

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

SECTION 1. The following described premises are rezoned from R-2 to PUD-R with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Lots Number 50 and 51 of said City of Grove City as recorded in the *Official Records, Plat Book 1, Pages 43 and 44, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
FOR A ONE-TO-FOUR FAMILY RESIDENCE
EXHIBIT A**

EXHIBIT

ISSUED BY
STEWART TITLE GUARANTY COMPANY

C-12-B020

LEGAL DESCRIPTION

Policy No.: 959405998

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City and bounded and described as follows:

Being a part of Lots Number 50 and 51 of said City of Grove City, as the same are numbered and delineated upon the recorded plat thereof and recorded in Plat Book 1, Pages 43 and 44, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the north line of Jackson Street (formerly Jackson Alley) and the east line of Arbutus Avenue, (formerly Alley No. 2); thence with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 84.00 feet to the true place of beginning for this description;

Thence continuing with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, South 56° 00' East, a distance of 104.36 feet to a point in the east line of said Lot No. 51;

Thence with the east line of said Lot No. 51, South 33° 59' 50" West, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, North 56° 00' West, a distance of 104.36 feet to the true place of beginning for this description, containing 0.144 acres, more or less, subject, however to all easements and right-of-ways of record.

This description was prepared by Jerry A. Malott, Registered Surveyor No. 5963.

Parcel No.: 040-001137-00

Property Address: Arbutus Avenue, Grove City, Ohio 43123

040M089 11401



**Castro Home
Arbutus Avenue
0.1433 Acres, 040-001137
Application No. 202002060008
Exhibit "A"
PLANNED UNIT DEVELOPMENT---RESIDENTIAL (PUD-R)
Applicant: Patrick A Castro, Jr
Developer: Patrick A Castro, Jr
Builder: 3 Pillar Homes**

ZONING TEXT & DEVELOPMENT STANDARDS

March 3, 2020

I. Introduction

The project consists of one (1) "lot" being 0.1433 acres located on Arbutus Avenue south of Columbus Street and north of Jackson Street, PID 040-001137, and more specifically described in Exhibit "D". The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the unique context of the Town Center and establishes the necessary requirements to create a structure in character with the area.

III. Severability

All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person or circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the 0.1433 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. Conflict

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, the more restrictive requirement/standard shall apply.

VI. General Requirements

Permitted Uses

The property shall be permitted to contain one (1) single family residential structure with one (1) residential accessory dwelling unit over the garage as generally shown on Exhibit "C".

House Size

The primary dwelling unit shall be a minimum of 1600 square feet. The above-garage accessory dwelling unit shall be a minimum of 550 square feet.

Setbacks

1. Front yard setback. The front yard setback shall be a minimum of 17 feet. The front porch may encroach into the minimum front setback by five (5) feet.

2. Rear yard setback. The rear yard setback shall be a minimum of 10 feet.
3. Side yard setback. The side yard setback shall be a minimum of 6 feet.

Driveway/Service Walks

1. Driveways shall be constructed of brick, concrete, or stone. If brick or stone are utilized, colors should coordinate with the architecture of the residence.
2. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
3. Service walks shall connect the driveway to the front door of the primary residence and the rear door of the garage with access to the accessory dwelling unit.

Building

1. Architecture. The architectural style of the building will be modern farmhouse, as generally depicted in Exhibit "B".
2. Materials. Materials and colors shall be those outlined in this text, or comparable alternatives.
 - a. Siding. Siding will be Louisiana Pacific Smart Side 7" lap siding. Siding color will be Sherwin Williams – Rock Bottom (SW7062).
 - b. Trim. Trim will be Smart Trim. Trim color will be Sherwin Williams – Extra White (SW7006).
 - c. Doors. Door colors will be Sherwin Williams - Tricorn Black (SW6258).
 - d. Garage Doors. Garage door color will be Sherwin Williams – Tricorn Black (SW6258).
 - e. Porch. Porch gable color will be Sherwin Williams – Classic French Gray (SW0077). Porch posts shall be cedar. Porch post colors will be custom grey stain to be compatible the siding colors.
 - f. Water table. Water table on front facade of building and around all sides of front porch will be finished in stone or masonry compatible with the architecture and color of the building.
3. Height. The maximum building height shall be 35 feet, measured from the grade of the front elevation of the building to the maximum height of the building.
4. Roof. Roof pitches will fall within the range of 8/12 to 11/12 with the exception of the dormer roof pitch which may not be less than 5/12. The roof material will be dimensional architectural shingles.
5. Porch. The primary residence shall provide a front porch on the home. Front porch shall meet setback requirements.
6. Garage. A three-car garage shall be permitted; however no garage door shall exceed the width of two garage bays. Garage doors shall not front on Arbutus Avenue.
7. Detached structures. Detached accessory structures shall not be permitted.

Lighting

Exterior building lighting shall be decorative coach style lights, in character with fixtures generally found in the Town Center area, at the front entrance, rear entrance, and garage doors.

Landscaping

1. Unless otherwise required below, landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
2. Landscaping beds, shall be installed at the base of the home and porch on all sides where visible from the public right-of-way. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.
3. Two (2) medium or small species, 2-inch minimum caliper trees shall be planted in the front yard of the home, generally located on either side of the front porch.
4. Lot shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

Fencing

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

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: XX
Current Expense: _____

No.: C-13-20
1st Reading: 03/16/20
Public Notice: 03/17/20
2nd Reading: 04/20/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-13-20

AN ORDINANCE FOR THE REZONING OF 0.2482 ACRES LOCATED AT 4094 BROADWAY FROM R-2 TO C-2

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

WHEREAS, the Planning Commission approved the rezoning on March 03, 2020; and

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

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

SECTION 1. The following described premises are rezoned from R-2 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 63 acre First Parcel conveyed to the Kimberly Wemlinger Chaffin Trust, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

File No.: 76284-OH

C-13-2020

GENERAL WARRANTY DEED

Leannah M. Brown, Grantor, married, for valuable consideration paid, grants with general warranty covenants to **The Kimberly Wemlinger Chaffin Trust, Grantee**, whose tax mailing address is:

the following REAL PROPERTY:

Situated in the County of Franklin in the State of Ohio, and in the City of Grove City of Grove City and bounded and described as follows:

Being part of Survey No. 1383 located in Grove City, Jackson Township Franklin County, Ohio.

Beginning at an iron pin in the East line of Broadway at the Northwest corner of a tract of land belonging to Joslyn Steele; thence North along the East line of Broadway 46.50 feet to an iron pin in said line; thence East on a line parallel to the North line of said Joslyn Steele tract 230.70 feet, more or less, to an iron pin in the West line of a 16 foot alley; thence South along said alley 46.50 feet to an iron pin in the North east corner of a tract of land owned by the Grantor herein; thence West along the North line of said Grantors tract of land and the North line of Joslyn Steele Tract 231 feet, more or less, to the place of beginning. Also the one-half interest in a well situated upon the lot adjoining the above on the North is to go to the Grantee herein.

Parcel Number: 040-000883-00

Prior Instrument No.: 198604240090179

Property Address: 4094 Broadway, Grove City, OH 43123

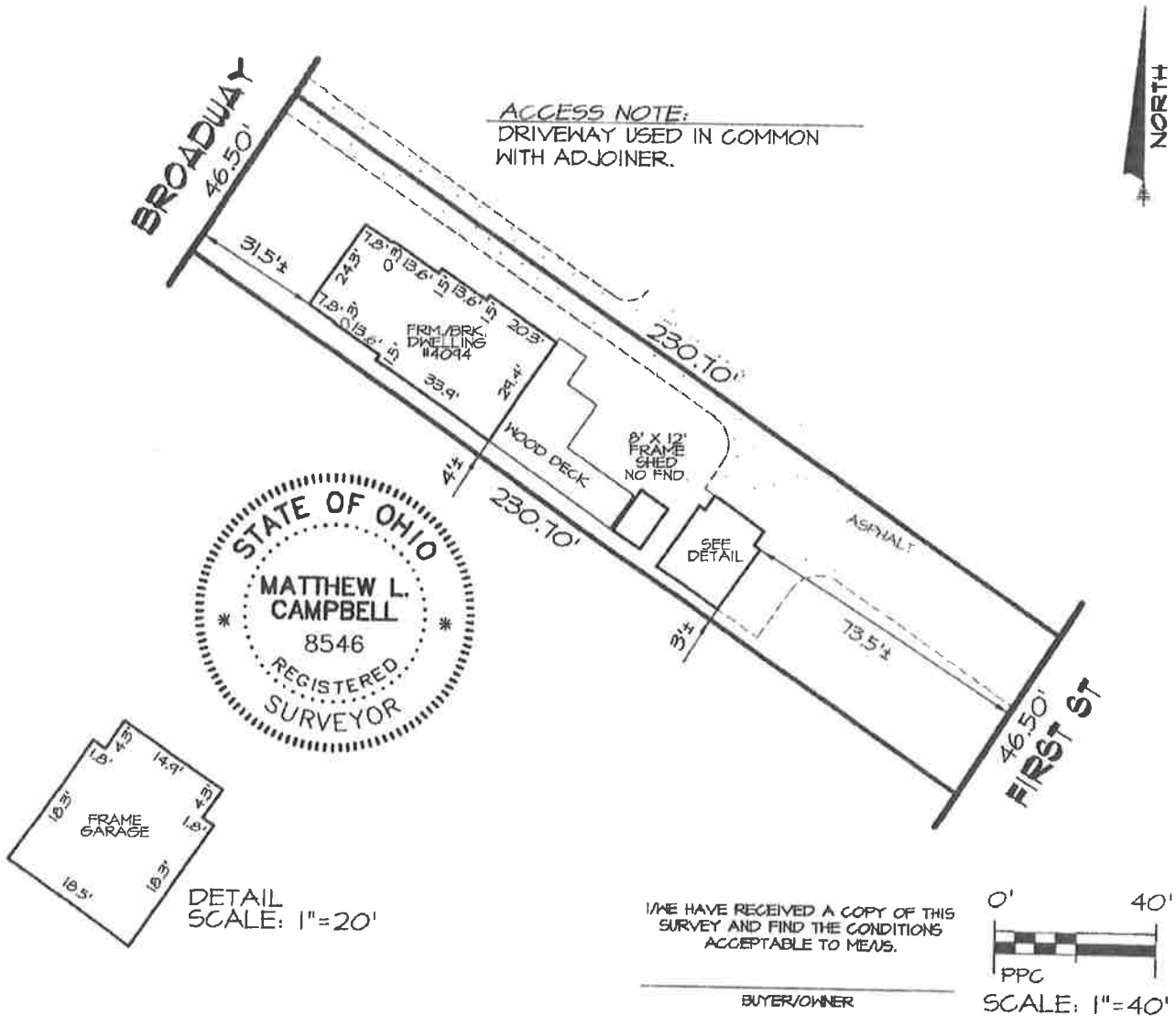
John Brown, spouse of **Leannah M. Brown** hereby releases all rights of dower herein.



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Address 4094 Broadway

State of Ohio, County of Franklin

City of Grove City, Ohio

New Owner Leannah M Brown

Client Order No. 76284-OH

Date September 26, 2019

Present Owner Leannah M Brown

C & A Order No.
CO160335

This is to certify to Bridge Title and Escrow Services, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-14-20
1st Reading: 03/16/20
Public Notice: 3/17/20
2nd Reading: 04/06/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-14-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR STORAGE FOR KIRK WILLIAMS LOCATED AT 2734 HOME ROAD

WHEREAS, Kirk Williams, applicant, has submitted a request for a Special Use Permit for outdoor storage located at 2734 Home Road; and

WHEREAS, on March 03, 2020, 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)Ar is hereby issued to Kirk Williams, located at 2734 Home Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-08-20
1st Reading: 03/16/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-08-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR KIRK WILLIAMS LOCATED AT 2734 HOME ROAD

WHEREAS, on March 03, 2020, the Planning Commission recommended approval of the Development Plan for Kirk Williams, with the following deviations and stipulations:

1. A deviation shall be granted to allow the applicant to not include parking islands, peninsulas, and associated landscaping as required by Section 1136.06(d) of the City Code within the proposed storage area;
2. Six foot (6') evergreen trees or an adequate alternative shall be installed between the existing parking lot that is to the east of the existing building and the proposed fencing that is along the west side of the proposed storage lot. These trees or plantings shall be spaced appropriately to screen the fence and the proposed outdoor storage lot;
3. The applicant shall work with the Development Department and Urban Forester related to providing screening along the eastern property line in compliance with Section 1136.06(b);
4. Where a chain-link fence is installed, applicant must reduce the height to five feet (5') to meet Code (1137.05[©]) or obtain approval from the Board of Zoning Appeals for a variance allowing a six-foot (6') chain-link fence.

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

SECTION 1. This Council hereby approves the Development Plan for Kirk Williams, located at 2734 Home Road, contingent upon the deviation and stipulations set by Planning Commission.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

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: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-09-20
1st Reading: 03/16/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-09-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BROADWAY PROFESSIONAL PARK LOCATED AT THE NORTHWEST CORNER OF FARMBANK WAY AND BARHOLM DRIVE

WHEREAS, on March 03, 2020, the Planning Commission recommended approval of the Development Plan for Broadway Professional Park, with the following deviations and stipulations:

1. A deviation shall be granted for a reduction in the number of parking spaces to permit a minimum of 53 spaces on the site;
2. The building materials shall meet the requirements of the Broadway Professional Village Zoning Text, including additional brick, stone, or cultured stone on the east elevation and adding/increasing those materials on the north and south elevations where visible from the public right-of-way, having at least 50% of the building being finished in those materials;
3. The dumpster enclosure gates shall be finished with 100% opaque, stained wood;
4. Landscaping in compliance with 1136.06(b) for truck vehicular use areas, shall be required along the north and south truck parking and loading areas.

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

SECTION 1. This Council hereby approves the Development Plan for Broadway Professional Park located at the northwest corner of Farmbank Way and Barholm Drive, contingent upon the deviation and stipulations set by Planning Commission.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

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: 03/09/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : CR-10-20
1st Reading: 03/16/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-10-20

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE QUARRY AT PINNACLE LOCATED ON THE SOUTHWEST CORNER OF WHITE ROAD AND S.R.104

WHEREAS, on March 03, the Planning Commission recommended approval of the preliminary development plan for the Quarry at Pinnacle located on the southwest corner of White Road and State Route 104 with the following stipulations:

1. Outstanding concerns including, but not limited to, the roadway network, stormwater, utilities, trail and greenway connectivity, and impacts on adjacent properties shall be further examined and addressed with the final development plan;
2. The Zoning Text provided with the preliminary development plan shall be considered only for preliminary standards, noting that a full review of any regulating text(s) for the site will occur with the rezoning and final development plan applications.

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 the the Quarry at Pinnacle located on the southwest corner of White Rd. & S.R. 104, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 03/10/20
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-11-20
1st Reading: 03/16 20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-11-20

A RESOLUTION OF INTENT TO APPROPRIATE A 0.034 ACRE FEE SIMPLE RIGHT OF WAY INTEREST, WITH RESERVATION OF ALL EXISTING ACCESS RIGHTS, AND A 0.062 ACRE TEMPORARY EASEMENT FROM DIANE L. HILL, SOLE TRUSTEE OF THE BARBARA R. GROSSMAN TRUST FROM THE PROPERTY LOCATED AT 3879 MEADOW LANE, 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, Ohio is preparing to construct the Columbus Street extension, which includes the construction of a public plaza (the "Project"); and

WHEREAS, the Project requires the City to obtain a fee simple right of way interest, with reservation of all existing access rights, and a temporary easement from Diane L. Hill, Sole Trustee of the Barbara R. Grossman Trust Dated July 19, 1991 with reservation of all existing access rights, said property interests located in the City of Grove City, County of Franklin, State of Ohio.

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

SECTION 1. Council considers it necessary and declares its intention to appropriate, for the public purpose of making or repairing a road to be open to the public at no charge, a 0.034-acre fee simple right of way interest, with reservation of all existing access rights, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. Council considers it necessary and declares its intention to appropriate, for the public purpose of making or repairing a road to be open to the public at no charge, a 0.062-acre temporary easement, as described in the attached Exhibit C and depicted in the attached Exhibit D.

SECTION 3. The City Administrator is hereby authorized to cause written notice of the passage of this resolution to be served upon the owner(s) and person(s) in possession or having an interest of record in the property described and depicted in the attached exhibits and this notice shall be served according to law.

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

Christine A. Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Passed:

Effective:

Attest:

CR-11-2020

Exhibit A

0.034 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being a part of Lot 45 of the subdivision entitled "Paul E. White's 1st Addition to Grove City, Ohio" of record in Plat Book 23, Page 11, conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of said Lot 45, common to the southeasterly corner of Lot 44 of said "Paul E. White's 1st Addition to Grove City, Ohio" subdivision, conveyed to Joyce Williams-Buckler as Parcel III by deed of record in Official Record 26136E03, in the westerly right-of-way line of Meadow Lane (50');:

Thence South 34° 05' 14" West, with the westerly right-of-way line of said Meadow Lane (50'), a distance of 37.59 feet to an iron pin set;

Thence across said Lot 45, with the arc of a curve to the left, having a central angle of 29° 16' 27", a radius of 225.00 feet, an arc length of 114.96 feet, a chord bearing of North 36° 38' 29" West and chord distance of 113.71 feet to an iron pin set in the line common to said Lots 44 and 45;

Thence South 55° 56' 46" East, with said common line, a distance of 107.34 feet to the POINT OF BEGINNING, containing 0.034 acre, more or less.

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

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).

The bearings herein 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 southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

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.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2002, June 2010, October 2013, October 2014 and November 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

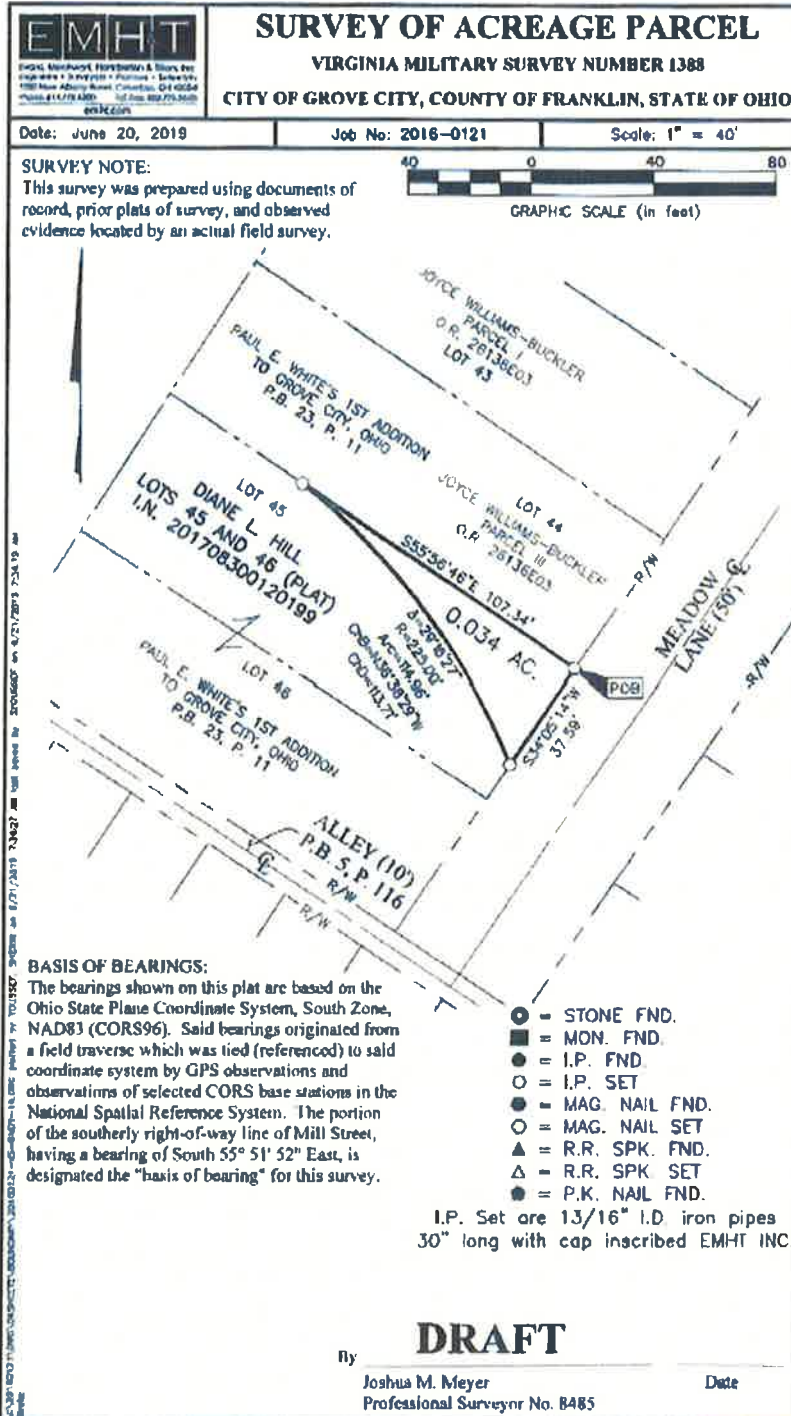
DRAFT

Joshua M. Meyer
Professional Surveyor No. 8485

Date

CR-11-2020

Exhibit B



CR-11-2020

Exhibit C

**TEMPORARY EASEMENT
0.062 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being part of Lot 45 of the subdivision entitled "Paul E. White's 1st Addition to Grove City, Ohio" of record in Plat Book 23, Page 11, conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said Lot 45, common to the southeasterly corner of Lot 44 of said "Paul E. White's 1st Addition to Grove City, Ohio", conveyed as Parcel III to Joyce Williams-Buckler by deed of record in Official Record 26136E03, in the westerly right-of-way line of Meadow Lane (50');:

Thence South 34° 05' 14" West, with the westerly right-of-way line of said Meadow Lane (50'), a distance of 37.59 feet to the TRUE POINT OF BEGINNING;

South 34° 05' 14" West, continuing with the westerly right-of-way line of said Meadow Lane (50'), a distance of 13.41 feet to the southeasterly corner of said Lot 45, common to the northeasterly corner of Lot 46 of said "Paul E. White's 1st Addition to Grove City, Ohio", conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199;

Thence North 56° 32' 46" West, with the line common to said Lots 45 and 46, a distance of 11.87 feet to a point;

Thence across said Lot 45, the following courses and distances:

North 23° 15' 51" West, a distance of 43.80 feet to a point,

North 32° 07' 39" East, a distance of 9.35 feet to a point;

North 55° 54' 31" West, a distance of 102.50 feet to a point;

South 31° 59' 15" West, a distance of 11.95 feet to a point; and

North 59° 00' 36" West, a distance of 7.50 feet to the westerly line of that tract conveyed to Baltimore and Ohio Railway by Deed Book 592, Page 1 and Deed Book 593, Page 3, now known as CSX Transportation, Inc., successor by merger, whose merger documents were recorded in Official Record 13276A16 and Official Record 13276B15, and re-recorded in Official Record 13283G13 originally conveyed to The Columbus and Cincinnati Midland Railroad Company in Deed Book 325, Page 54;

Thence North 32° 38' 48" East, with the westerly line of said CSX Transportation, Inc. tract, a distance of 30.41 feet to the northwesterly corner of said Lot 45, common to the southwesterly corner of said Lot 44;

Thence South 55° 56' 46" East, with the line common to said Lots 44 and 45, a distance of 52.04 feet to a point;

Thence across said Lot 45, with the arc of a curve to the right, having a central angle of 29° 16' 27", a radius of 225.00 feet, an arc length of 114.96 feet, a chord bearing of South 36° 38' 29" East and chord distance of 113.71 feet to the TRUE POINT OF BEGINNING, containing 0.062 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DRAFT

Joshua M. Meyer
Professional Surveyor No. #4885

Date

CR-11-2020

Exhibit D

