

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

February 02, 2015

6:00 Caucus

7:00 – Reg. Meet.

Presentations:

SERVICE: Ms. Lanese

Ordinance C-08-15 Vacate a Portion of First Street between Columbus Street and Cleveland Ave. First reading.

Resolution CR-02-15 Intent to Appropriate a Fee Simple Interest in Certain Lands for the Improvement of Orders Road.

Resolution CR-03-15 Promoting Transparency in Government by Requiring that the Audio Recordings for all regular Council Meetings be made available to the public on the City's Website.

LANDS: Ms. Klemack-McGraw

Ordinance C-07-15 Approve a Special Use Permit for a Drive-Thru for Dannette's Floral located at 3340 Broadway. Second reading and public hearing.

Ordinance C-09-15 Amend Section 1135.12(a) of the Codified Ordinances titled Nonresidential District Requirements to Expand the Central Business District. First reading.

Resolution CR-66-14 Approve the Development Plan for G. C. Dollar General located at 3065 Broadway.

ON FILE: Minutes of: Jan. 20, 2014 –Council Meeting

Date: 1/27/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-08-15
1st Reading: 02/02/15
Public Notice: 02/05/15
2nd Reading: 02/17/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-08-15

AN ORDINANCE TO VACATE A PORTION OF FIRST STREET BETWEEN COLUMBUS STREET AND CLEVELAND AVENUE

WHEREAS, on August 8, 2014 Council approved Resolution CR-42-14 which endorsed the realignment of Columbus Street and Mill Street; and

WHEREAS, the realignment of the Columbus Street and Mill Street intersection require the City to acquire public right-of-way; and

WHEREAS, in return for the vacation of this portion of First Street, a landowner has agree to donate the right-of-way necessary for the realignment of the Columbus Street and Mill Street on east side of Broadway; and

WHEREAS, when a road is vacated under Ohio law, the roadway is split and attaches to the adjoining properties and, in this case, all of the adjoining properties are owned and controlled by the landowner that is donating the right-of-way; and

WHEREAS, Council is satisfied that there is good cause for the vacation of said portion of First Street and that it will not be detrimental to the general interest of the public; and

WHEREAS, all land owners abutting the vacation of said portion of First Street have submitted written consent to this vacation, thus waiving the six week notification requirements.

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

SECTION 1. The portion of First Street depicted in Exhibit "A" and as more fully described in Exhibit "B" is hereby vacated.

SECTION 2. All existing easements are hereby expressly reserved.

SECTION 3. This Ordinance shall take effect and be in force from and after 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-08-15
Exhibit A



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 SURVEY NO. 1388

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

Date: November 10, 2014

Job No. 2014-1510

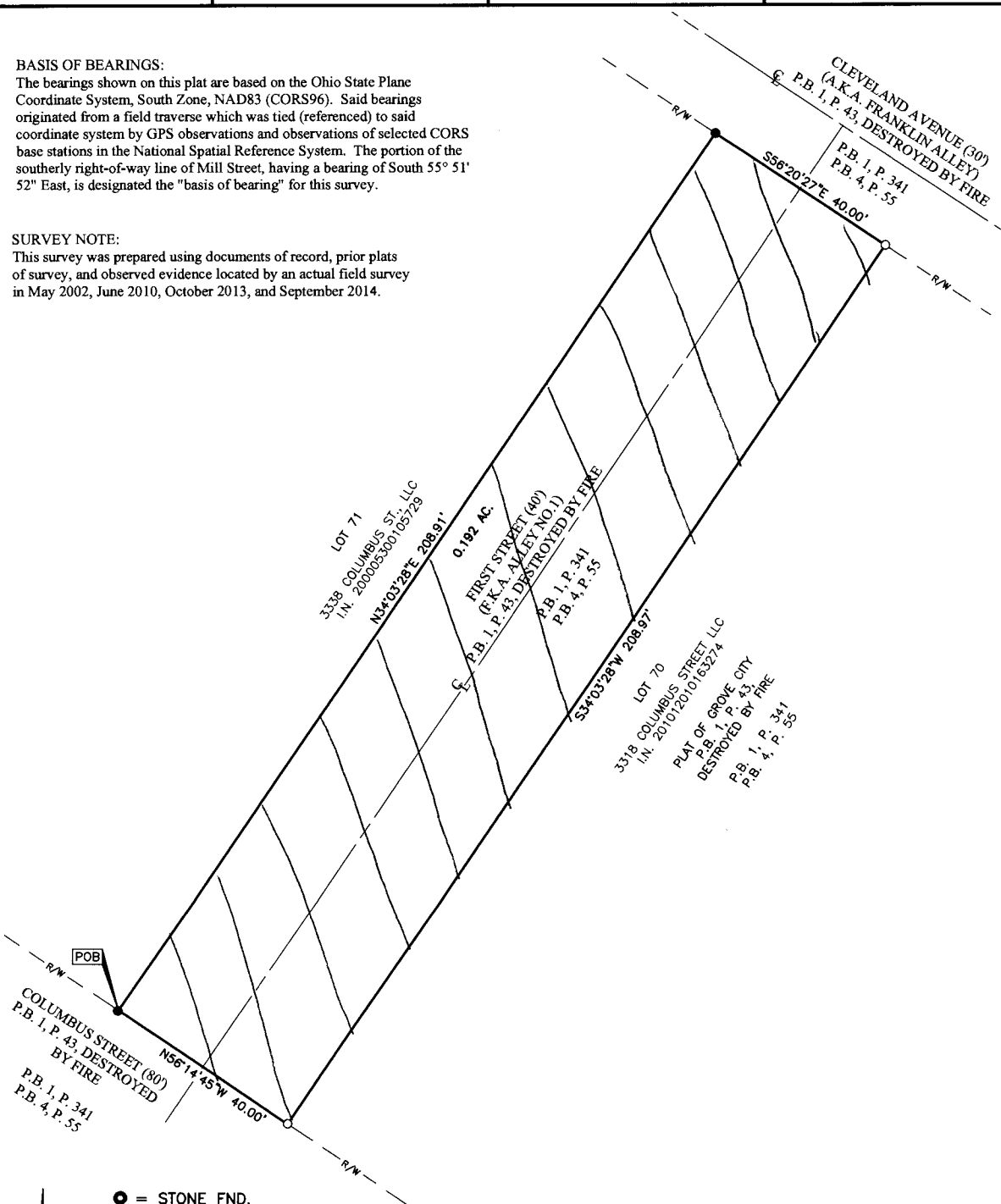
Scale: 1" = 20'

BASIS OF BEARINGS:

The bearings shown on this plat 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.

SURVEY NOTE:

This survey 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, and September 2014.



- = STONE FND.
 - = MON. FND.
 - = 3/4" I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



By Joshua M. Meyer
Professional Surveyor No. 8485

Date _____

C-08-15
Exhibit B
0.192 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being part of First Street (40 feet wide, formerly known as Alley No. 1) as shown on that subdivision entitled "Plat of Grove City", of record in Plat Book 1, Page 43, destroyed by fire, as demonstrated in Plat Book 1, Page 341 and Plat Book 4, Page 55 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a 3/4" iron pin found at the southerly corner of Lot 71 of said "Plat of Grove City", being the intersection of the northwesterly right-of-way line of said First Street with the northeasterly right-of-way line of Columbus Street (80 feet wide) as shown on said "Plat of Grove City";

Thence North 34° 03' 28" East, with said northwesterly right-of-way line, the southeasterly line of said Lot 71, a distance of 208.91 feet to a 3/4" iron pin found at the easterly corner of said Lot 71, being the intersection of said northwesterly right-of-way line with the southwesterly right-of-way line of Cleveland Avenue (30 feet wide, also known as Franklin Alley), as shown on said "Plat of Grove City";

Thence South 56° 20' 27" East, with the northeasterly terminus of said First Street, a distance of 40.00 feet to an iron pin set at the northerly corner of Lot 70 of said "Plat of Grove City";

Thence South 34° 03' 28" West, with the southeasterly right-of-way line of said First Street, the northwesterly line of said Lot 70, a distance of 208.97 feet to an iron pin set at the westerly corner of said Lot 70, being in the northeasterly right-of-way line of Columbus Street;

Thence North 56° 14' 45" West, across said First Street, a distance of 40.00 feet to the POINT OF BEGINNING containing, 0.192 acre, more or less.

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.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date

Date: 01/13/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-02-15
1st Reading: 01/20/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

Referred to 2-2-15

RESOLUTION NO. CR-02-15

**A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE
INTEREST IN CERTAIN LANDS FOR THE IMPROVEMENT OF ORDERS ROAD**

WHEREAS, on August 18, 2014 Council approved the funding for the Orders Road improvements; and

WHEREAS, the City has been unsuccessful in acquiring all the land necessary for the improvements;
and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary to exercise the right of eminent domain and declare the City's intent to appropriate property for said improvement.

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

SECTION 1. This Council hereby deems it necessary and declares its intention for the purpose of improving Orders Road to appropriate the fee simple interest in and to the premises described in Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, and DD attached hereto and made a part hereof. Said project pursuant to and in accordance with the Charter of the City of Grove City, Ohio and the Constitution and Laws of the State of Ohio.

SECTION 2. The City Administrator be and is hereby authorized to cause written notice of the passage of this resolution be given to the owners, persons in possession of, or having an interest of record in the above described premises and said notice shall be served according to law by such person designated for that purpose by the City Administrator and to make return of service of notice in the manner provided by law.

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1383

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

Date: October 3, 2014

Scale: 1" = 50'

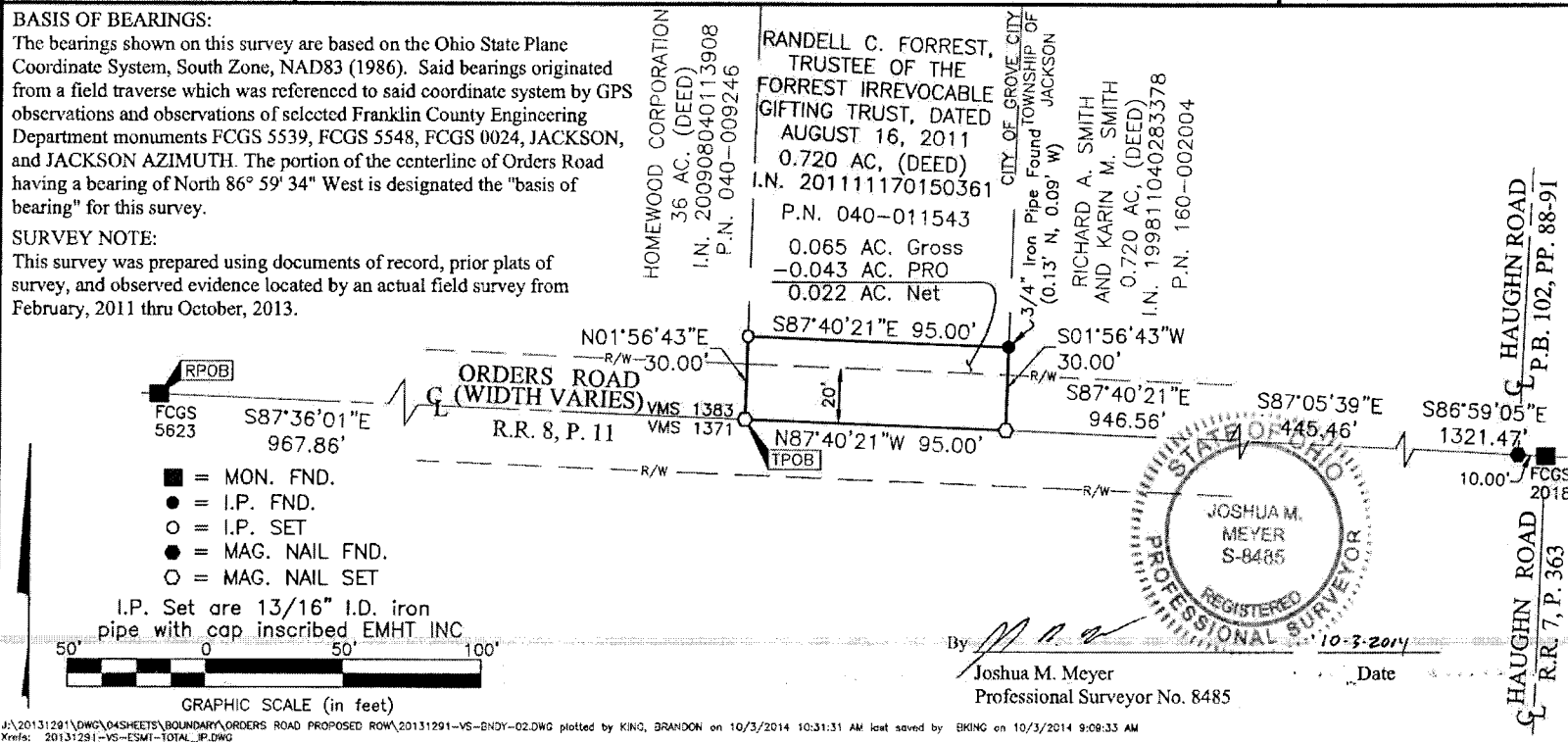
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February, 2011 thru October, 2013.



0.065 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey Number 1383 and being part of that 0.720 acre tract conveyed to Randell C. Forrest, Trustee of the Forrest Irrevocable Gifting Trust of record in Instrument Number 201111170150361 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found on a line common to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1371 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a magnetic nail set at the southeasterly corner of that 36 acre tract, conveyed to Homewood Corporation by deed of record in Instrument Number 200908040113908, and the southwesterly corner of said 0.720 acre tract at the **TRUE POINT OF BEGINNING**;

thence North 01° 56' 43" East, with the westerly line of said 0.720 acre tract and the easterly line of said 36 acre tract, a distance of 30.00 feet to an iron pin set;

thence South 87° 40' 21" East, across said Forrest tract, a distance of 95.00 feet to a 3/4 inch iron pipe found (0.13' North, 0.09' West) in the westerly line of that 0.720 acre tract conveyed to Richard A. Smith and Karin M. Smith of record in Instrument Number 199811040283378;

thence South 01° 56' 43" West, with the easterly line of said Forrest tract and the westerly line of said Smith tract, a distance of 30.00 feet to a magnetic nail set in the centerline of Orders Road, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 40' 21" East, a distance of 946.56 feet to a point; and South 87° 05' 39" East, a distance of 445.46 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet) a total distance of 1321.47 feet);

thence North 87° 40' 21" West, with said common Virginia Military Survey line and centerline, a distance of 95.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.065 acre of land, more or less, of which 0.043 acre is located within the present right-of-way occupied.

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

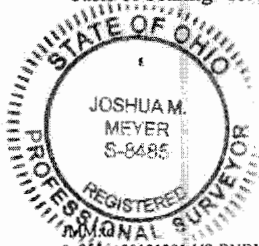
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

0-033-13
SPLIT
0.065 AC
OUT OF
(040)
011543

EVANS, MECHWART, HAMBLETON & TILTON, INC.

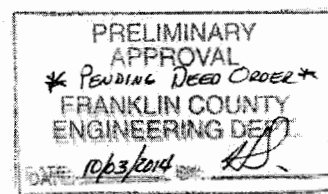


0_065ac 20131291-VS-BNDY-02.doc

Joshua M. Meyer
Registered Surveyor No. 8485

10-3-2014

Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3646

emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1383

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 3, 2014

Scale: 1" = 50'

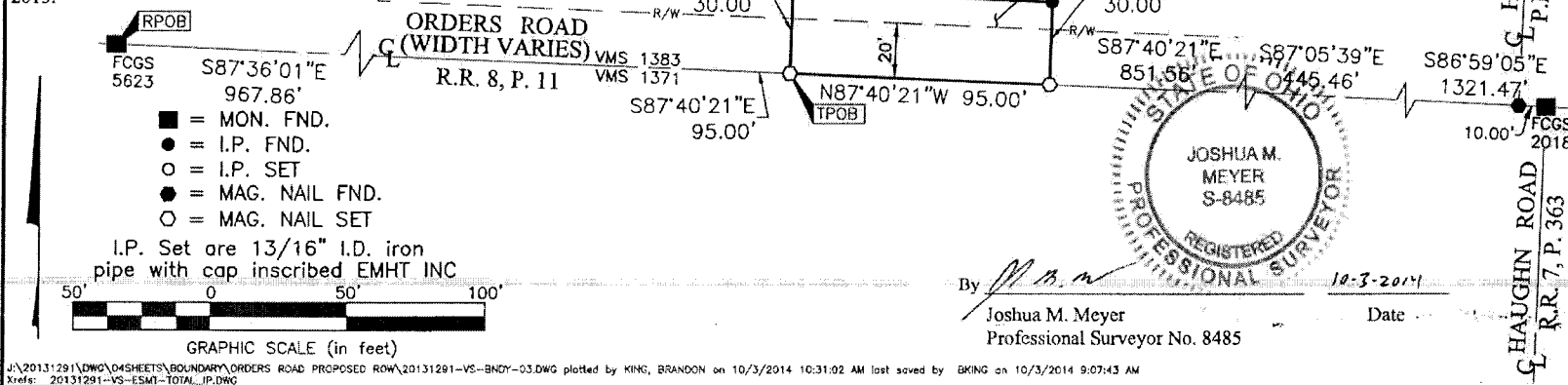
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February, 2011 thru October, 2013.



0.065 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 0.720 acre tract conveyed to Richard A. Smith and Karin M. Smith of record in Instrument Number 199811040283378 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found on a line common to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1371 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, with said common Virginia Military Survey line and centerline, a distance of 95.00 feet to magnetic nail set at the southeasterly corner of that 0.720 acre tract conveyed to Randell C. Forrest, Trustee of the Forrest Irrevocable Gifting Trust of record in Instrument Number 20111170150361, and the southwesterly corner of said Smith tract at the **TRUE POINT OF BEGINNING**;

thence North 01° 56' 43" East, with the westerly line of said Smith tract and the easterly line of said Forrest tract, a distance of 30.00 feet to a 3/4 inch iron pipe found (0.13 feet North, 0.09 feet West);

thence South 87° 40' 21" East, across said Smith tract, a distance of 95.00 feet to a 3/4 inch iron pipe found (0.03 feet South, 0.21 feet West) in the westerly line of that 0.987 acre tract conveyed to Matthew A. Watkins and Patricia A. Watkins of record in Instrument Number 200903180037902;

thence South 01° 56' 43" West, with the easterly line of said Smith tract and the westerly line of said 0.987 acre tract, a distance of 30.00 feet to a magnetic nail set in the centerline of Orders Road, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 40' 21" East, a distance of 851.56 feet to a point; and South 87° 05' 39" East, a distance of 445.46 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet) for a total distance of 1321.47 feet;

thence North 87° 40' 21" West, with said common Virginia Military Survey line and centerline, a distance of 95.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.065 acre of land, more or less, of which 0.043 acre is located within the present right-of-way occupied.

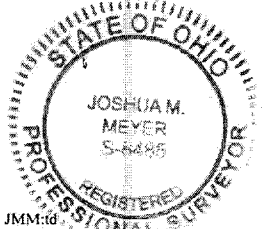
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

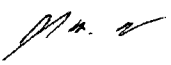
Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

0-433-B
SPLIT
0.065 AC.
OUT OF
(160)
002004



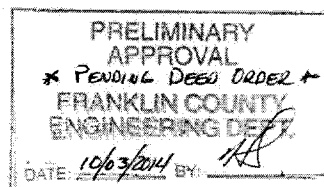
JMM:td
0_065 ac 20131291-VS-BNDY-03.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

10-3-2014

Date



EMH&T

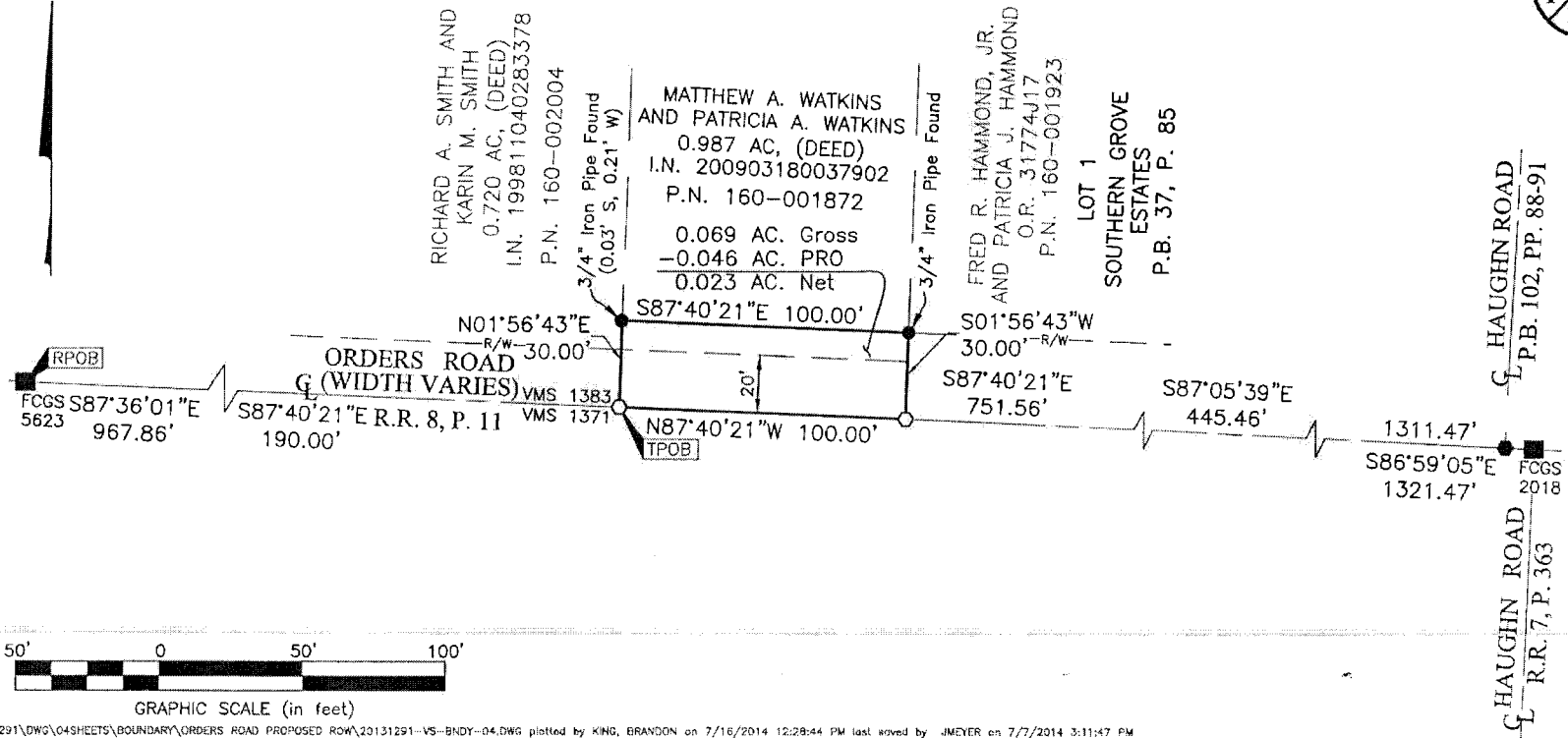
Evans, Mechwart, Hamblen & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3548
 emht.com

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291



0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 0.987 acre tract of land conveyed to Matthew A. Watkins and Patricia A. Watkins by deed of record in Instrument Number 200903180037902 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found on a common line to Virginia Military Survey number 1371 and said Virginia Military Survey number 1383 and on the centerline of Orders Road (width varies) of record in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, continuing with said common Virginia Military Survey line and centerline, a distance of 190.00 feet to a magnetic nail set at the southeasterly corner of that 0.720 acre tract of land conveyed to Richard A. Smith and Karin M. Smith by deed of record in Instrument Number 199811040283378 and the southwesterly corner of said 0.987 acre tract, being the **TRUE POINT OF BEGINNING**;

thence North 01° 56' 43" East, partly across the right-of-way of said Orders Road and with the easterly line of said 0.720 acre tract, a distance of 30.00 feet to a point referenced by a 3/4 inch iron pipe found (0.03 feet South, 0.21 feet West);

thence South 87° 40' 21" East, across said 0.987 acre tract, a distance of 100.00 feet to a 3/4 inch iron pipe found on the westerly line of Lot 1 of "Southern Grove Estates" of record in Plat Book 37, Page 85;

thence South 01° 56' 43" West, with said westerly line of said Lot 1 and partly across said right-of-way, a distance of 30.00 feet to a magnetic nail set on said centerline and common line to Virginia Military Survey number 1371 and said Virginia Military Survey number 1383 and at the southeasterly corner of said 0.987 acre tract, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 40' 21" East, a distance of 751.56 feet to a point; and South 87° 05' 39" East, a distance of 445.46 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a distance of 1321.47 feet to said Franklin County Geodetic Survey monument number 2018);

thence North 87° 40' 21" West, with said centerline and said common line to Virginia Military Survey numbers 1383 and 1371, a distance of 100.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.069 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

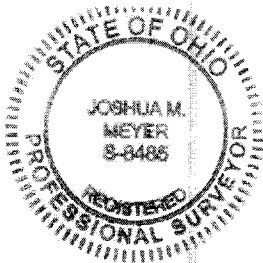
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

0.069 ACRE

-2-

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in dark ink, appearing to read "J. M. Meyer".

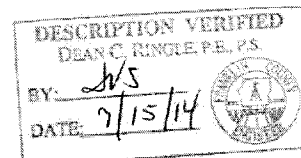
Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date

0-33-B
SPUR
0.069 AC.
OUT OF
(160)
1872

JMM:mz
0_069 ac 20131291-VS-BNDY-04.doc



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

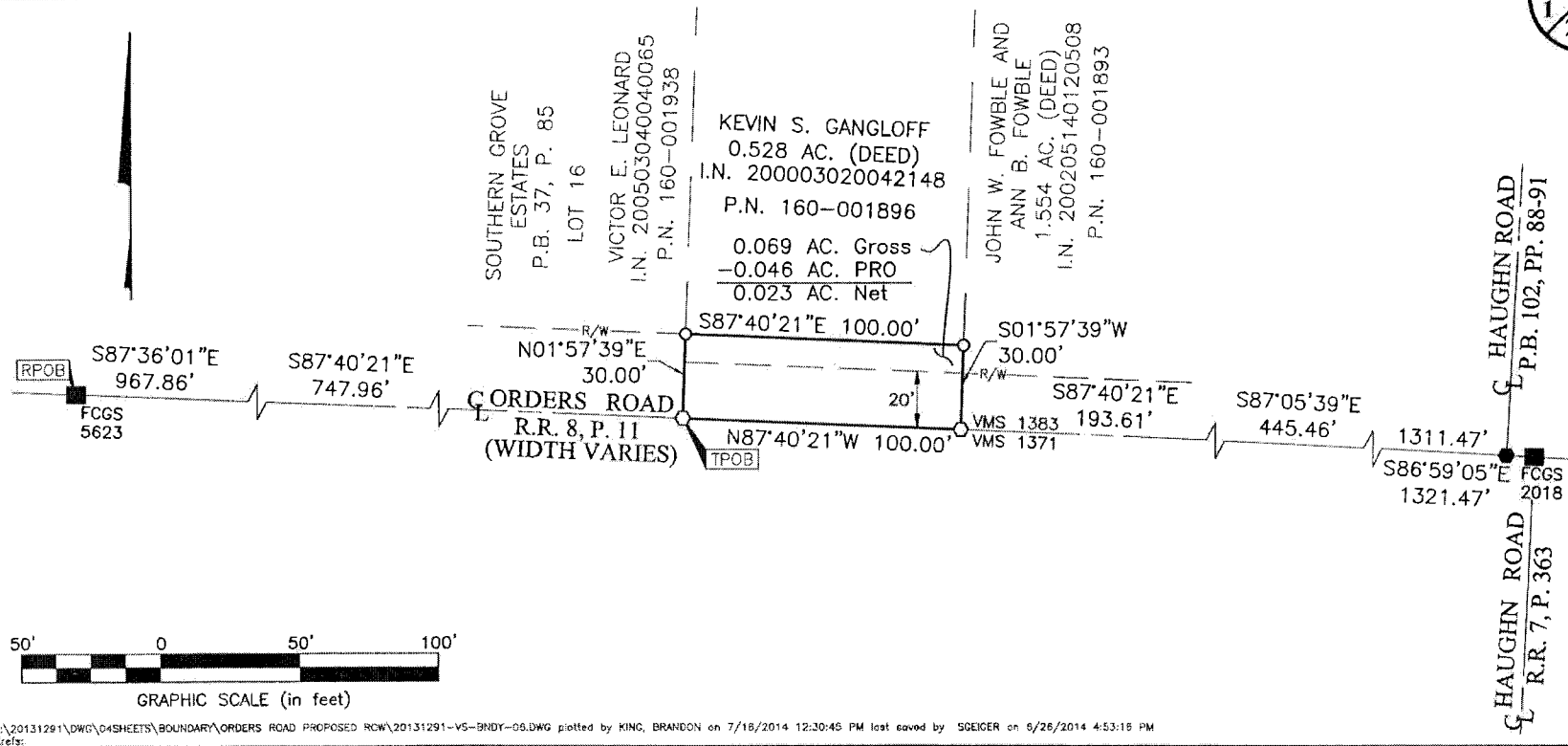
emht.com

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291



0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 0.528 acre tract of land conveyed to Kevin S. Gangloff by deed of record in Instrument Number 200003020042148 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found on a common line to Virginia Military Survey number 1371 and said Virginia Military Survey number 1383 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, continuing with said common Virginia Military Survey line and centerline, a distance of 747.96 feet to a magnetic nail set at the southeasterly corner of Lot 16 of "Southern Grove Estates", of record in Plat Book 37, Page 85, being the southwesterly corner of said 0.528 acre tract and the **TRUE POINT OF BEGINNING**;

thence North 01° 57' 39" East, partly across the right-of-way of said Orders Road and with the easterly line of said Lot 16, a distance of 30.00 feet to an iron pin set;

thence South 87° 40' 21" East, across said 0.528 acre tract, a distance of 100.00 feet to an iron pin set on the westerly line of that 1.554 acre tract of land conveyed to John W. Fowble and Ann B. Fowble by deed of record in Instrument Number 200205140120508;

thence South 01° 57' 39" West, with said westerly line and partly across said right-of-way, a distance of 30.00 feet to a magnetic nail set on said centerline and common Virginia Military Survey line, at the southwesterly corner of said 1.554 acre tract, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 40' 21" East, a distance of 193.61 feet to a point; South 87° 05' 39" East, a distance of 445.46 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a distance of 1321.47 feet to said Franklin County Geodetic Survey monument number 2018);

thence North 87° 40' 21" West, with said centerline and said common Virginia Military Survey line, a distance of 100.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.069 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

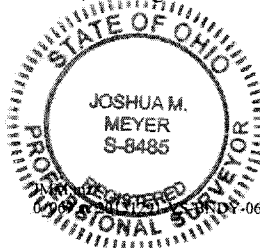
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: JWS	
DATE: 7/15/14	



0-33-B
SPLIT
0.069 AC.
OUT OF
(160)
1896

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 866.775.3448

emht.com

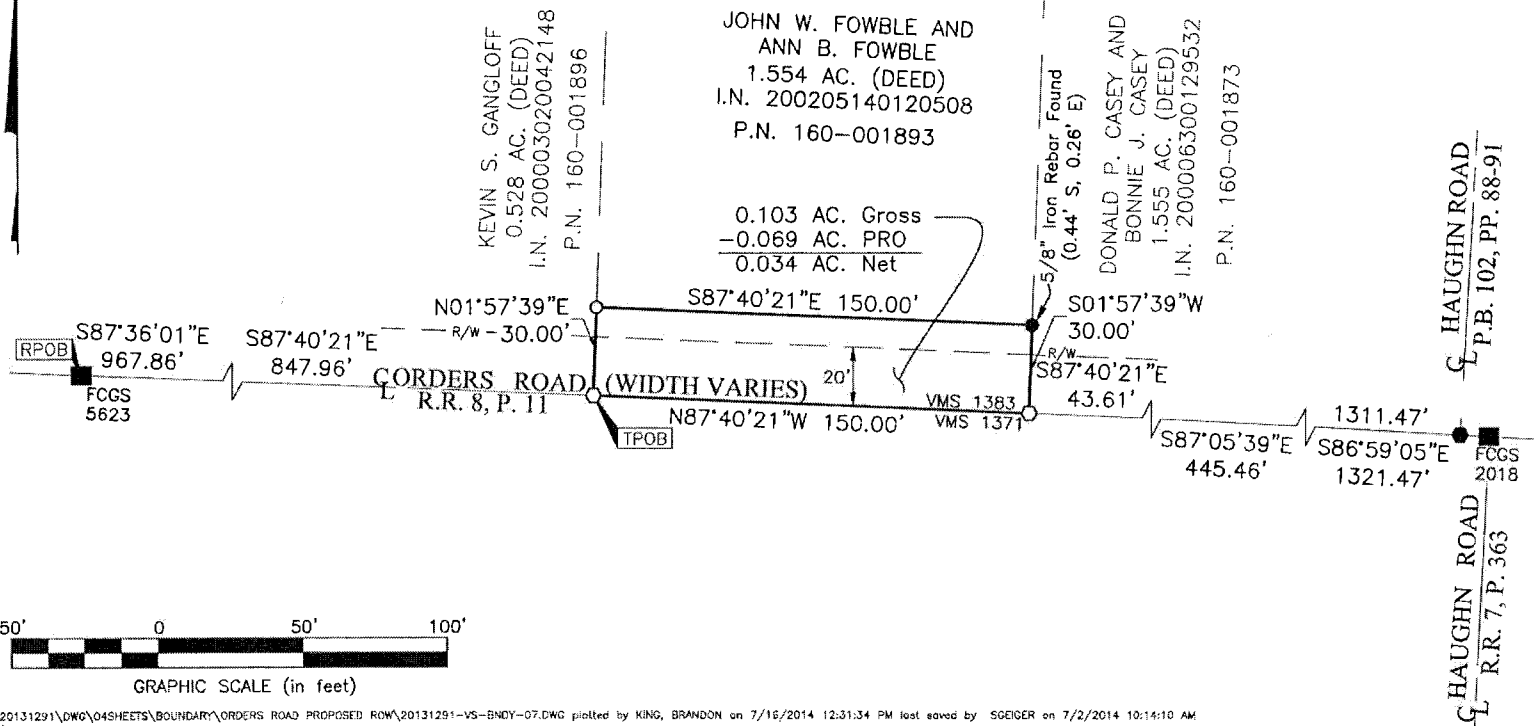
SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

1/2



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-07.DWG plotted by KING, BRANDON on 7/16/2014 12:31:34 PM last saved by SGEIGER on 7/2/2014 10:14:10 AM
 Xref:

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 1.554 acre tract of land conveyed to John W. Fowble and Ann B. Fowble by deed of record in Instrument Number 200205140120508 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found on a common line to Virginia Military Survey number 1371 and said Virginia Military Survey number 1383 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, continuing with said common Virginia Military Survey line and centerline, a distance of 847.96 feet to a magnetic nail set at the southeasterly corner of that 0.528 tract of land conveyed to Kevin S. Gangloff by deed of record in Instrument Number 200003020042148 and the southwesterly corner of said 1.554 acre tract, being the **TRUE POINT OF BEGINNING**;

thence North 01° 57' 39" East, partly across the right-of-way of said Orders Road and with the easterly line of said 0.528 acre tract, a distance of 30.00 feet to an iron pin set;

thence South 87° 40' 21" East, across said 1.554 acre tract, a distance of 150.00 feet to a 5/8 inch rebar found (0.44 feet South, 0.26 feet East) on the westerly line of that 1.555 acre tract of land conveyed to Donald P. Casey and Bonnie J. Casey by deed of record in Instrument Number 200006300129532;

thence South 01° 57' 39" West, with said westerly line and partly across said right-of-way, a distance of 30.00 feet to a magnetic nail set on said centerline and common Virginia Military Survey line and at the southwesterly corner of said 1.555 acre tract, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 40' 21" East, a distance of 43.61 feet to a point; South 87° 05' 39" East, a distance of 445.46 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a distance of 1321.47 feet to said Franklin County Geodetic Survey monument number 2018);

thence North 87° 40' 21" West, with said centerline and common Virginia Military Survey line, a distance of 150.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.103 acre of land, more or less, of which 0.069 acre is located within the present right-of-way occupied.

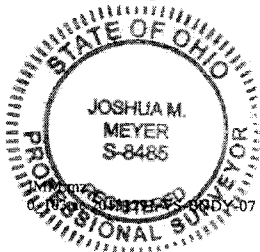
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

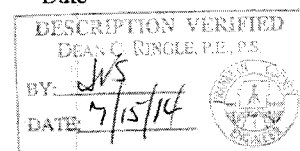
EVANS, MECHWART, HAMBLETON & TILTON, INC.



J M Meyer
Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date



0-33-B
SPLIT
0.103 AC.
OUT OF
(160)
1893

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

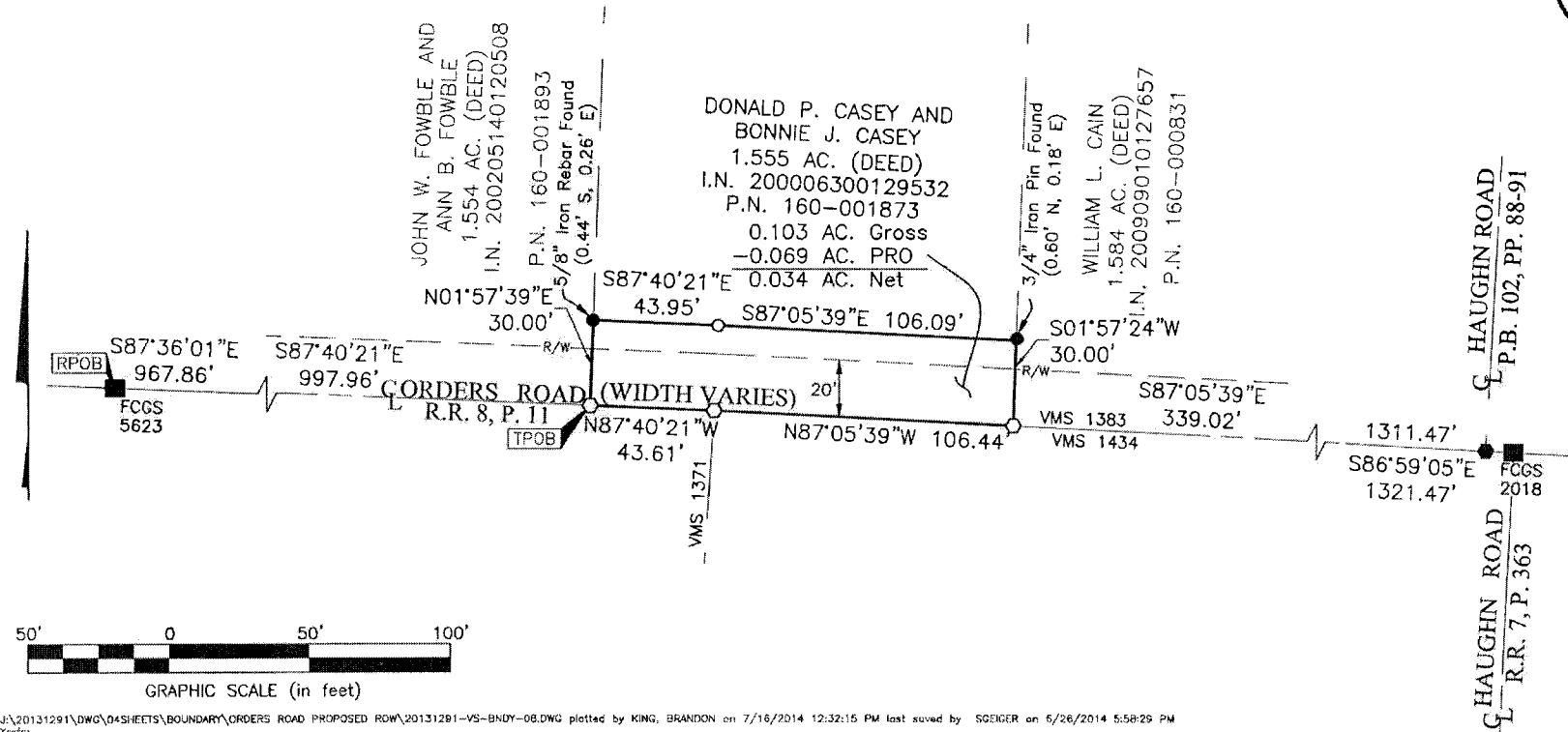
SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

1/2



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-08.DWG plotted by KING, BRANDON on 7/16/2014 12:32:15 PM last saved by SOEGER on 6/26/2014 5:58:29 PM
 Xrefs:

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 1.555 acre tract of land conveyed to Donald P. Casey and Bonnie J. Casey by deed of record in Instrument Number 200006300129532 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found on a common line to Virginia Military Survey number 1371 and said Virginia Military Survey number 1383 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, continuing with said common Virginia Military Survey line and centerline, a distance of 997.96 feet to a magnetic nail set at the southeasterly corner of that 1.554 acre tract of land conveyed to John W. Fowble and Ann B. Fowble by deed of record in Instrument Number 200205140120508 and the southwesterly corner of said 1.555 acre tract, being the **TRUE POINT OF BEGINNING**;

thence North 01° 57' 39" East, partly across the right-of-way of said Orders Road and with the easterly line of said 1.554 acre tract, a distance of 30.00 feet to a point referenced by a 5/8 inch rebar found (0.44 feet South, 0.26 feet East);

thence South 87° 40' 21" East, across said 1.555 acre tract, a distance of 43.95 feet to an iron pin set;

thence South 87° 05' 39" East, continuing across said 1.555 acre tract, a distance of 106.09 feet to a point, referenced by a 3/4 inch iron pin found (0.60 feet North, 0.18 feet East), on the westerly line of that 1.584 acre tract of land conveyed to William L. Cain by deed of record in Instrument Number 200909010127657;

thence South 01° 57' 24" West, with said westerly line and partly across said right-of-way, a distance of 30.00 feet to a magnetic nail set on said centerline and common line to Virginia Military Survey number 1434 and said Virginia Military Survey number 1383 and at the southwesterly corner of said 1.555 acre tract, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 05' 39" East, a distance of 339.02 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a distance of 1321.47 feet to said Franklin County Geodetic Survey monument number 2018);

thence North 87° 05' 39" West, with said centerline and common Virginia Military Survey line, a distance of 106.44 feet to a magnetic nail set at the common northerly corner to said Virginia Military Survey numbers 1371 and 1434;

thence North 87° 40' 21" West, with said centerline and said common line to Virginia Military Survey numbers 1383 and 1371, a distance of 43.61 feet to the **TRUE POINT OF BEGINNING** and containing 0.103 acre of land, more or less, of which 0.069 acre is located within the present right-of-way occupied.

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

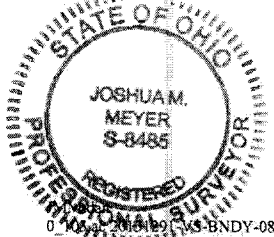
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

0.103 ACRE

-2-

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

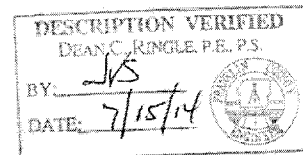


EVANS, MECHWART, HAMBLETON & TILTON, INC.

J. M. Meyer
Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date



0-33-B
split
0.103 AC.
out of
(140)
1873

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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1383

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 28, 2014

Scale: 1" = 50'

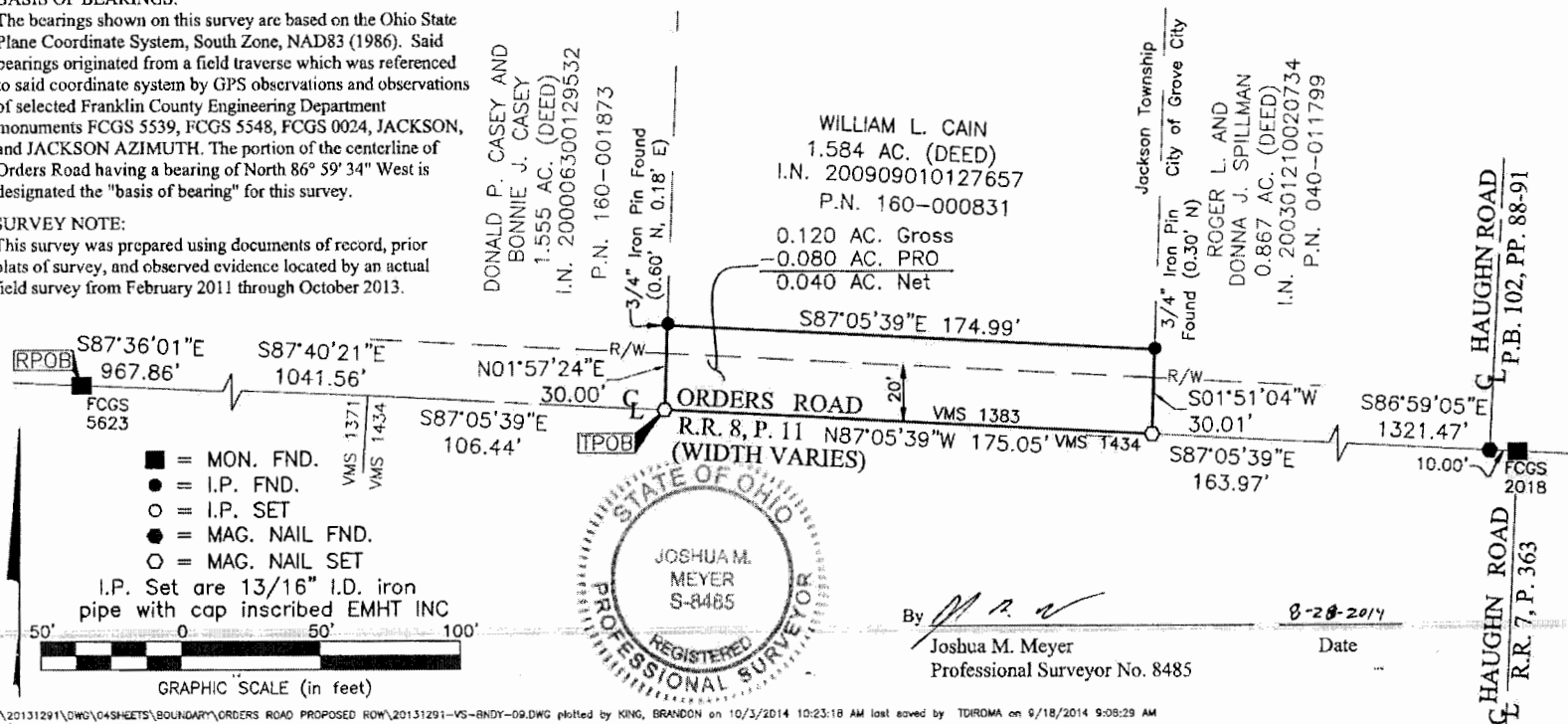
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-RNDY-09.DWG plotted by KING, BRANDON on 10/3/2014 10:23:18 AM last saved by TDIRMA on 9/18/2014 9:08:29 AM
Xrefs:

0.120 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 1.584 acre tract of land conveyed to William L. Cain by deed of record in Instrument Number 200909010127657 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found on a common line to Virginia Military Survey Number 1371 and said Virginia Military Survey Number 1383 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, continuing with said common Virginia Military Survey line and centerline, a distance of 1041.56 feet to the common northerly corner to Virginia Military Survey Numbers 1371 and 1434;

thence South 87° 05' 39" East, continuing with said centerline and a common line to said Virginia Military Survey Numbers 1383 and 1434, a distance of 106.44 feet to a magnetic nail set at the southeasterly corner of that 1.555 acre tract of land conveyed to Donald P. Casey and Bonnie J. Casey by deed of record in Instrument Number 200006300129532 and the southwesterly corner of said 1.584 acre tract, being the TRUE POINT OF BEGINNING;

thence North 01° 57' 24" East, partly across the right-of-way of said Orders Road and with the easterly line of said 1.555 acre tract, a distance of 30.00 feet to a point referenced by a 3/4 inch iron pin found (0.60 feet North, 0.18 feet East);

thence South 87° 05' 39" East, across said 1.584 acre tract, a distance of 174.99 feet to a 3/4 inch iron pin found (0.30 feet North) on the westerly line of that 0.867 acre tract of land conveyed to Roger L. and Donna J. Spillman by deed of record in Instrument Number 200301210020734;

thence South 01° 51' 04" West, with said westerly line, and partly across said right-of-way, a distance of 30.01 feet to a magnetic nail set on said centerline and common Virginia Military Survey line and at the southwesterly corner of said 0.867 acre tract, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 87° 05' 39" East, a distance of 163.97 feet to a point; and South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a distance of 1321.47 feet to said Franklin County Geodetic Survey monument number 2018);

thence North 87° 05' 39" West, with said centerline and common Virginia Military Survey line, a distance of 175.05 feet to the TRUE POINT OF BEGINNING and containing 0.120 acre of land, more or less, of which 0.080 acre is located within the present right-of-way occupied.

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

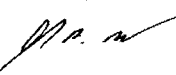
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

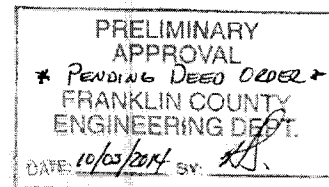
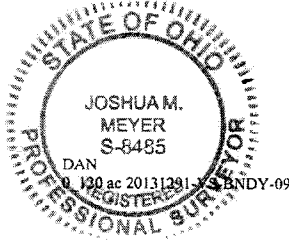
0-033-B
SPUT
0.120 AC.
OUT OF
(160)
000831

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

8-28-2014

Date



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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1383
TOWNSHIP OF JACKSON, CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 4, 2014

Scale: 1" = 50'

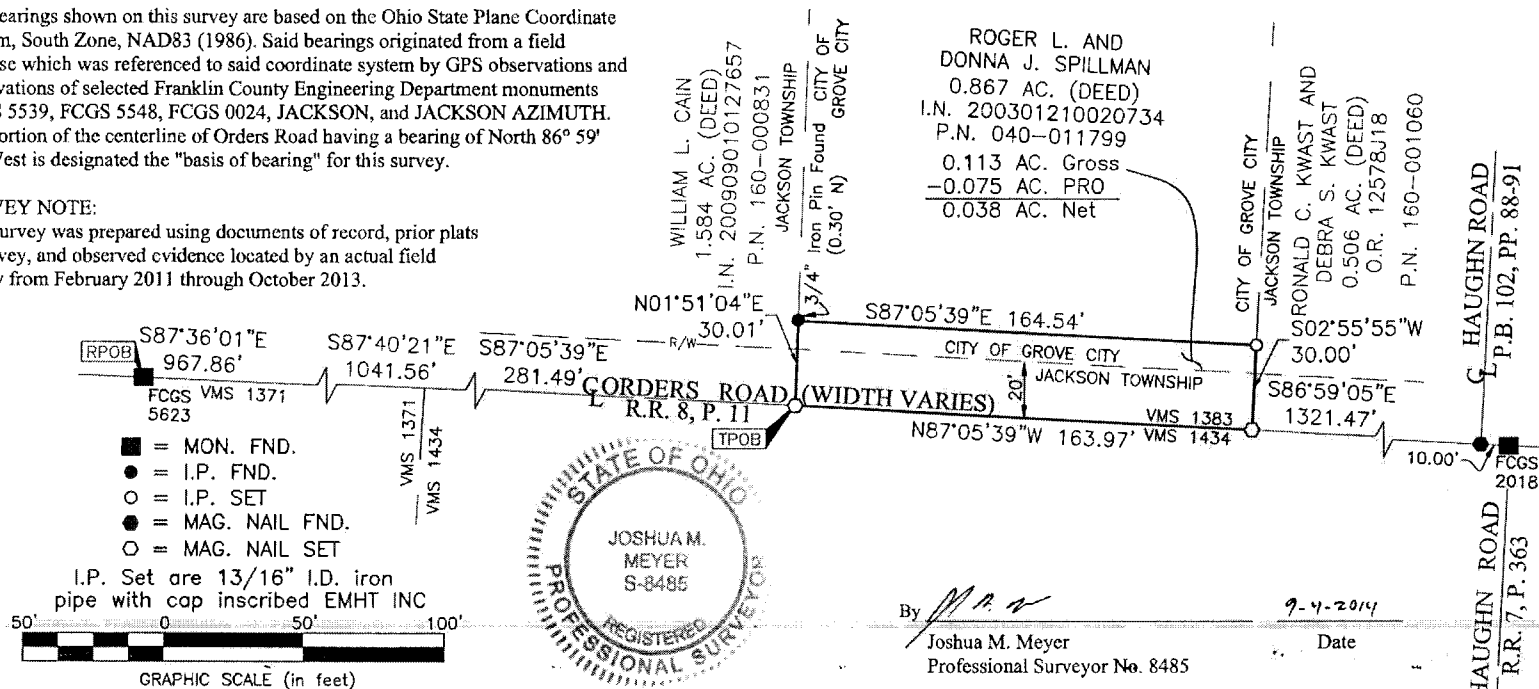
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.



0.113 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of that 0.867 acre tract conveyed to Rodger L. and Donna J. Spillman of record in Instrument Number 200301210020734 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found on a line common to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1371 and on the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11;

thence South 87° 36' 01" East, with said common Virginia Military Survey line and centerline, a distance of 967.86 feet to a point;

thence South 87° 40' 21" East, with said common Virginia Military Survey line and centerline, a distance of 1041.56 feet to a common corner to said Virginia Military Survey Number 1371 and Virginia Military Survey Number 1434;

thence South 87° 05' 39" East, continuing with the line common to Virginia Military Surveys 1383 and 1434 and said centerline, a distance of 281.49 feet to a magnetic nail set at the southeasterly corner of that 1.584 acre tract conveyed to William L. Cain of record in Instrument Number 200909010127657, and the southwesterly corner of said 0.867 tract at the **TRUE POINT OF BEGINNING**;

thence North 01° 51' 04" East, with the westerly line of said 0.867 acre tract and the easterly line of said 1.584 acre tract, a distance of 30.01 feet to a 3/4 inch iron pipe found (0.30' North);

thence South 87° 05' 39" East, across said 0.867 acre tract, a distance of 164.54 feet to an iron pin set in the westerly line of that 0.506 acre tract conveyed to Ronald C. Kwast and Debra S. Kwast of record in Official Record 12578J18;

thence South 02° 55' 55" West, with the easterly line of said 0.867 acre tract and the westerly line of said 0.506 acre tract, a distance of 30.00 feet to a magnetic nail set in the centerline of Orders Road, said magnetic nail set being referenced by Franklin County Geodetic Survey monument number 2018 found at a centerline intersection of said Orders Road with Haughn Road, of record Road Record 7, Page 363, the following courses and distances along the centerline of said Orders Road (South 86° 59' 05" East (passing a magnetic nail found at a centerline intersection of said Orders Road and Haughn Road, as shown in Plat Book 102, Pages 88 through 91, at a distance of 1311.47 feet), a total distance of 1321.47 feet);

thence North 87° 05' 39" West, with said common Virginia Military Survey line and centerline, a distance of 163.97 feet to the **TRUE POINT OF BEGINNING**, containing 0.113 acre of land, more or less, of which 0.075 acre is located within the present right-of-way occupied.

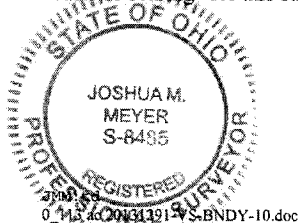
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

0-033-B
SPUT
0.113 AC.
(040)
011799

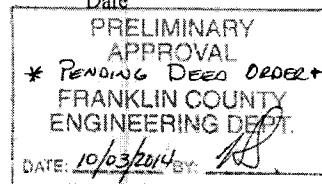


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Registered Surveyor No. 8485

9-4-2014

Date



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

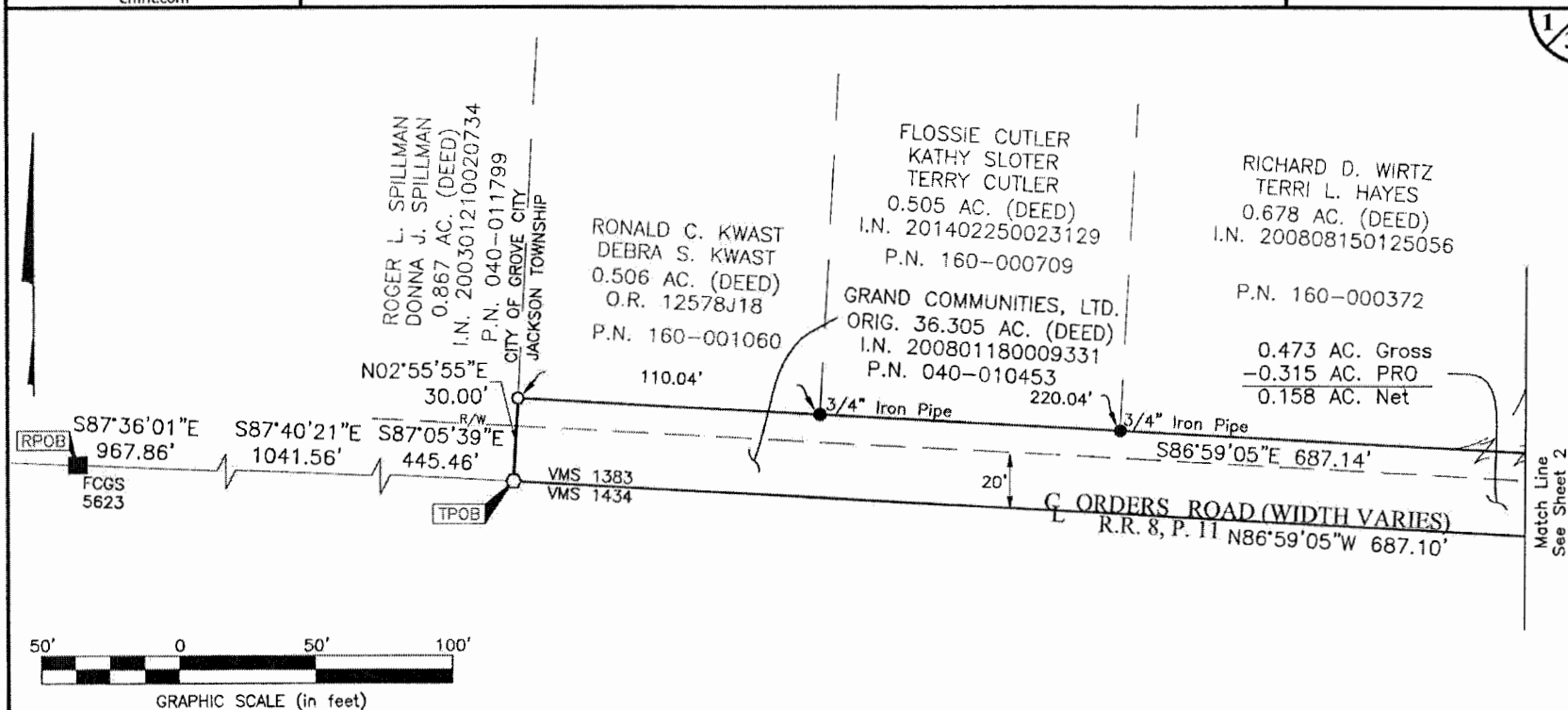
emht.com

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-11.DWG plotted by KING, BRANDON on 7/16/2014 12:33:17 PM last saved by SGEIGER on 6/27/2014 11:33:12 AM
Xrefs:



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 SURVEY 1383

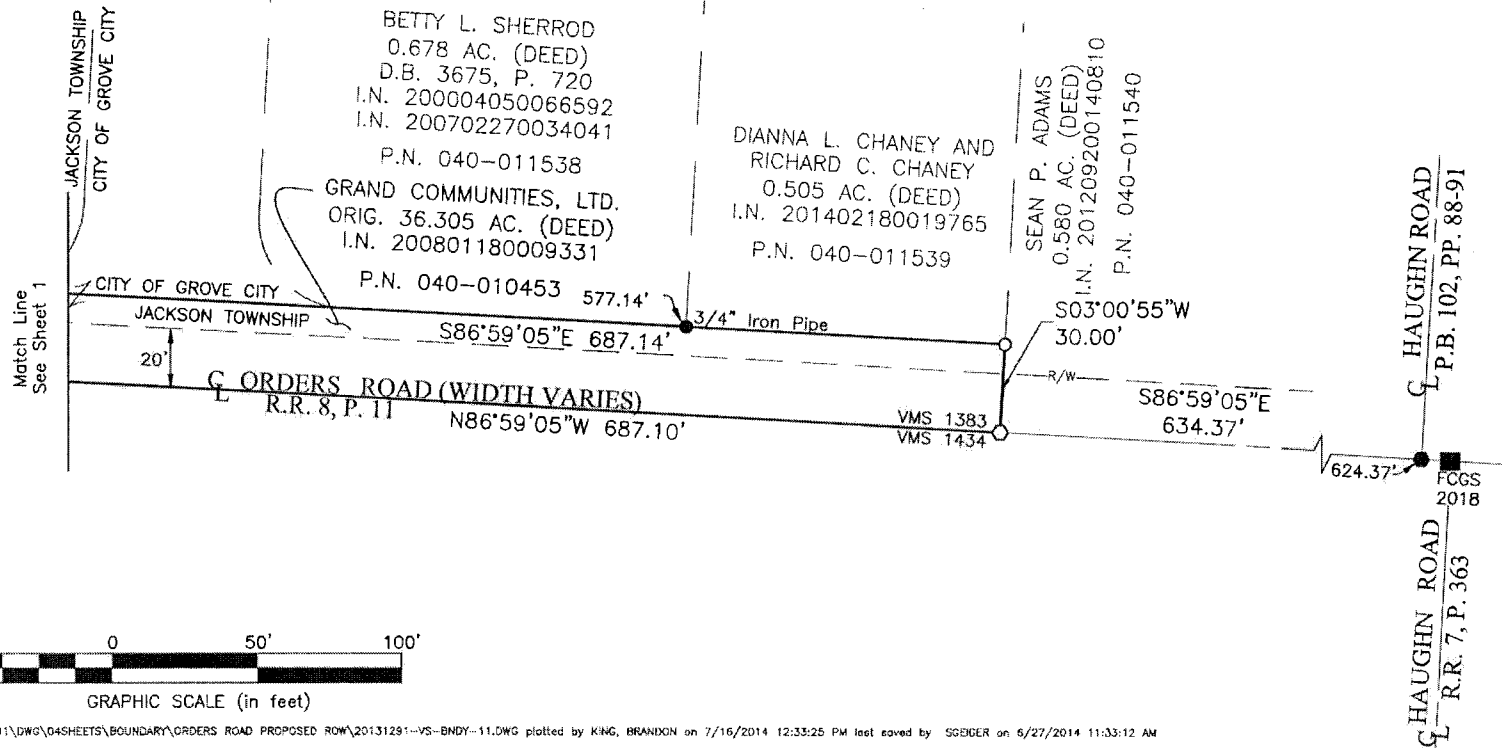
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

2/3



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-11.DWG plotted by KING, BRANDON on 7/16/2014 12:33:25 PM last saved by SGBER on 6/27/2014 11:33:12 AM
Xrefs:

0.473 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 1383 of the Virginia Military District, being a part of the remainder of the 36.305 acre tract conveyed to Grand Communities, Ltd. by deed of record in Instrument Number 200801180009331 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 5623 found marking an angle point in the centerline of Orders Road (right-of-way width varies) as demonstrated in Road Record 8, Page 11;

thence with the centerline of Orders Road, the following courses:

South 87° 36' 01" East, a distance of 967.86 feet, to a point;

South 87° 40' 21" East, a distance of 1041.56 feet, to a point;

South 87° 05' 39" East, a distance of 445.46 feet, to a magnetic nail set at the southeasterly corner of the 0.867 acre tract conveyed to Roger L. Spillman and Donna J. Spillman by deed of record in Instrument Number 200301210020734 and a southwesterly corner of said remainder tract, being the **TRUE POINT OF BEGINNING**;

thence North 02° 55' 55" East, with the line common to said 0.867 acre tract and said remainder tract, a distance of 30.00 feet, to an iron pin set at the southwesterly corner of the 0.506 acre tract conveyed to Ronald C. Kwast and Debra S. Kwast by deed of record in Official Record 12578J18 and a northwesterly corner of said remainder tract;

thence South 86° 59' 05" East, with the southerly line of said 0.506 acre tract, the southerly line of the 0.505 acre tract conveyed to Flossie Cutler, Kathy Slotter, and Terry Cutler by deed of record in Instrument Number 201402250023129, the southerly line of the 0.678 acre tract conveyed to Richard D. Wirtz and Terri L. Hayes by deed of record in Instrument Number 200808150125056, across said remainder tract, and with the southerly line of the 0.678 acre tract conveyed to Betty L. Sherrod by deeds of record in Deed Book 3675, Page 720, Instrument Number 200004050066592, and Instrument Number 200702270034041 and the southerly line of the 0.505 acre tract conveyed to Dianna L. Chaney and Richard C. Chaney by deed of record in Instrument Number 201402180019765, a distance of 687.14 feet, to an iron pin set at a common corner of said Chaney 0.505 acre tract and said remainder tract and in the westerly line of the 0.580 acre tract conveyed to Sean P. Adams by deed of record in Instrument Number 201209200140810;

thence South 03° 00' 55" West, with a line common to said 0.580 acre tract and said remainder tract, a distance of 30.00 feet, to an magnetic nail set at a common corner thereof and in the centerline of Orders Road, (being North 86° 59' 05" West, with said centerline (passing a magnetic nail found marking the centerline intersection of Orders Road with Haughn Road north as shown on Plat Book 102, Pages 88-91 at 624.37 feet), a distance of 634.37 feet, from Franklin County Geodetic Survey monument number 2018 found marking the centerline intersection of Orders Road with Haughn Road south (right-of-way width varies) as demonstrated in Road Record 7, Page 363);

thence North 86° 59' 05" West, with said centerline and the southerly line of said remainder tract, a distance of 687.10 feet, to the **TRUE POINT OF BEGINNING**, containing 0.473 acres, more or less, of which 0.315 acre is within the present roadway occupied, from Auditor's Parcel Number 040-010453.

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.

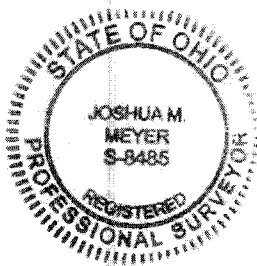
0.473 ACRE

-2-

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013 by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



J. M. Meyer

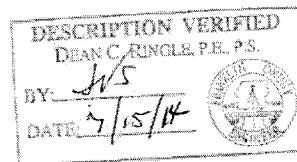
Joshua M. Meyer
Professional Surveyor No. 8485

7-14-2014

Date

0-33-B
SPLIT
0.473 AC.
OUT OF
(040)
10453

JMM:sg
0_473 ac 20131291-VS-BNDY-11.doc



EMHT

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

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: July 14, 2014

Scale: 1" = 50'

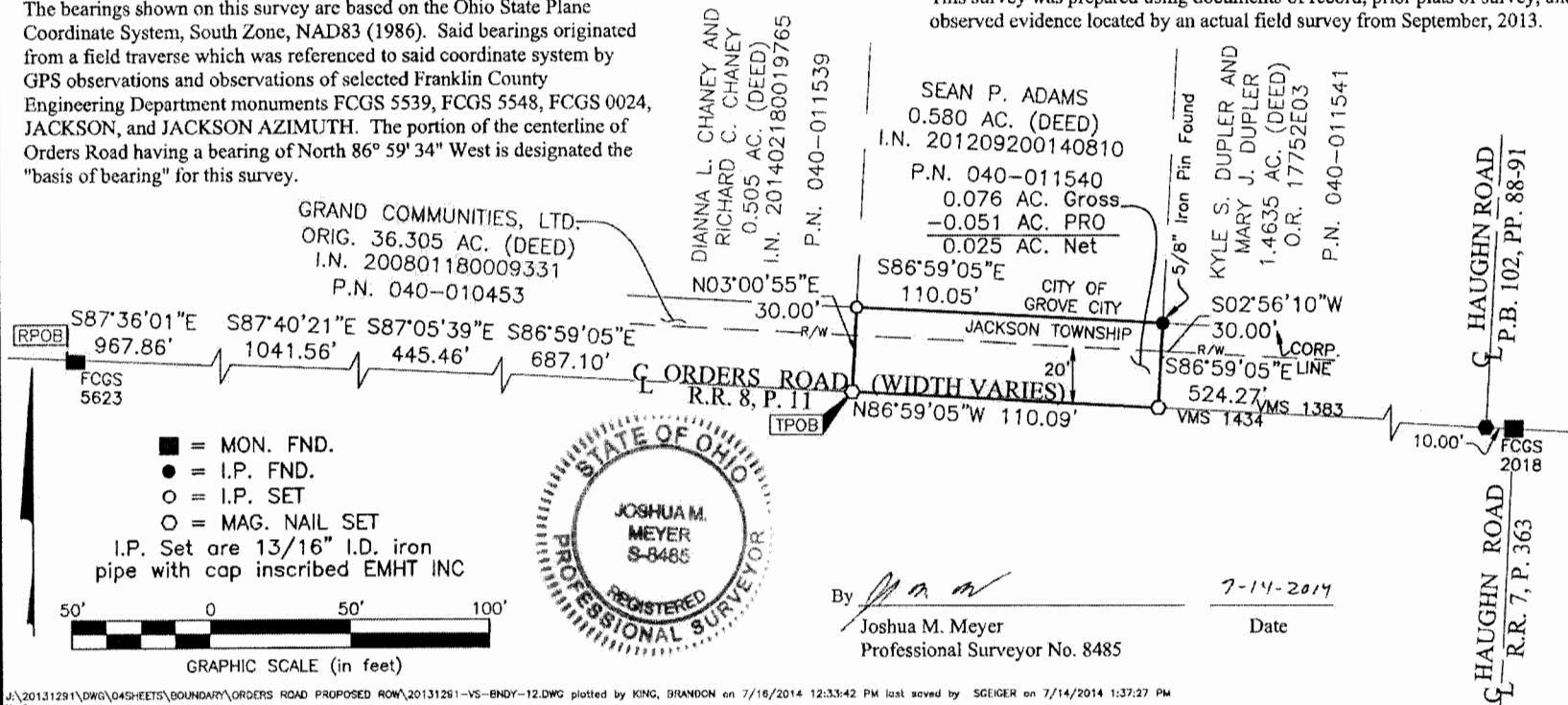
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from September, 2013.



0.076 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being a part of that 0.580 acre tract conveyed to Sean P. Adams by deed of record in Instrument Number 201209200140810 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found marking an angle point in the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11 and in the southerly line of said Survey Number 1383;

Thence with the centerline of Orders Road and said southerly Virginia Military Survey, the following courses and distances:

South 87° 36' 01" East, a distance of 967.86 feet, to a point;

South 87° 40' 21" East, a distance of 1041.56 feet, to a point;

South 87° 05' 39" East, a distance of 445.46 feet, to a point; and

South 86° 59' 05" East, a distance of 687.10 feet, to a magnetic nail set at the southeasterly corner of the remainder of that 36.305 acre tract conveyed to Grand Communities, Ltd. by deed of record in Instrument Number 200801180009331 and the southwesterly corner of said 0.580 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence North 03° 00' 55" East, with the line common to said remainder tract and said 0.580 acre tract, a distance of 30.00 feet to an iron pin set at a northeasterly corner of said remainder tract and the southeasterly corner of that 0.505 acre tract conveyed to Dianna L. Chaney and Richard C. Chaney by deed of record in Instrument Number 201402180019765;

Thence South 86° 59' 05" East, across said 0.580 acre tract, a distance of 110.05 feet to a 5/8 inch iron pin found in the westerly line of that 1.4635 acre tract conveyed to Kyle S. Dupler and Mary J. Dupler by deed of record in Official Record 17752E03;

Thence South 02° 56' 10" West, with the line common to said 0.580 and 1.4635 acre tracts, a distance of 30.00 feet to a magnetic nail set at a common corner of said 0.580 and 1.4635 acre tracts and in the centerline of said Orders Road, (being North 86° 59' 05" West, with said centerline (passing a magnetic nail found marking the centerline intersection of Orders Road with Haughn Road north as shown on Plat Book 102, Pages 88-91 at 10.00 feet), a distance of 524.27 feet, from Franklin County Geodetic Survey monument number 2018 found marking the centerline intersection of Orders Road with Haughn Road south (right-of-way width varies) as demonstrated in Road Record 7, Page 363);

Thence North 86° 59' 05" West, with said centerline, being the line common to Virginia Military Survey 1434 and said Virginia Military Survey 1383, a distance of 110.09 feet to the **TRUE POINT OF BEGINNING**, and containing 0.076 acre of land, more or less, of which 0.051 acre is located within the present right-of-way occupied.

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

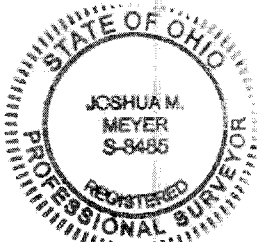
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February 2011 through October 2013.

0.076 ACRE

-2-

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.



JMM:bk
0_076 ac 20131291-VS-BNDY-12.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

JMM
Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date

0-33-B
SPLIT
0.076 AC.
OUT OF
(040)
11540

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <i>L/S</i>	
DATE: <i>7/15/14</i>	

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

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

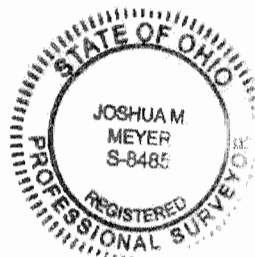
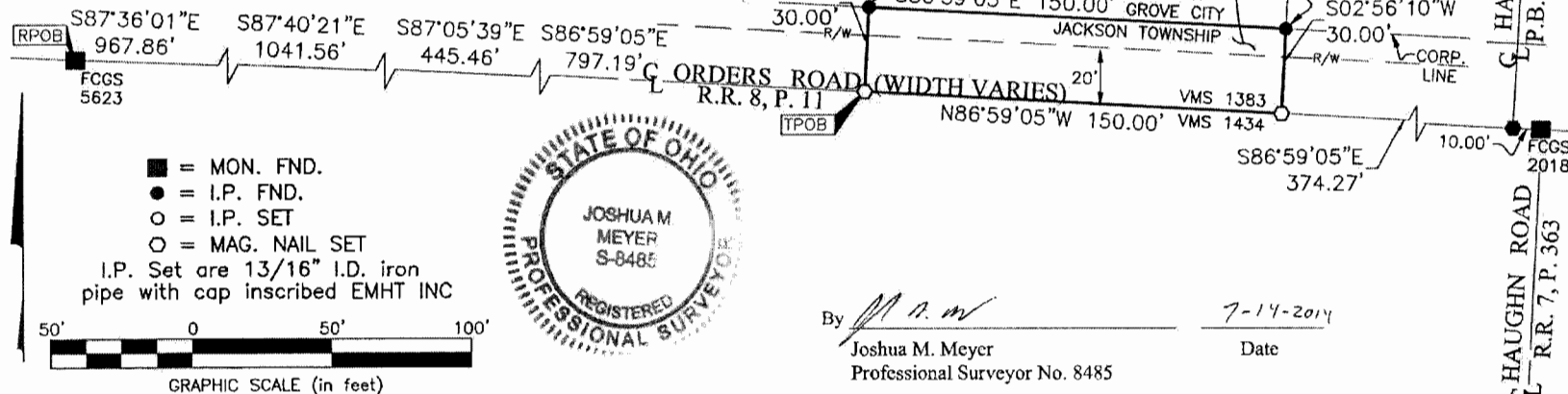
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from September, 2013.



By

Joshua M. Meyer
Professional Surveyor No. 8485

7-14-2014

Date

0.103 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being a part of that 1.4635 acre tract conveyed to Kyle S. Dupler and Mary J. Dupler by deed of record in Official Record 17752E03 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found marking an angle point in the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11 and in the southerly line of said Survey Number 1383;

Thence with the centerline of Orders Road and said southerly Virginia Military Survey, the following courses and distances:

South 87° 36' 01" East, a distance of 967.86 feet, to a point;

South 87° 40' 21" East, a distance of 1041.56 feet, to a point;

South 87° 05' 39" East, a distance of 445.46 feet, to a point; and

South 86° 59' 05" East, a distance of 797.19 feet, to a magnetic nail set at the southeasterly corner of that 0.580 acre tract conveyed to Sean P. Adams by deed of record in Instrument Number 201209200140810, the southwesterly corner of said 1.4635 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence North 02° 56' 10" East, with the line common to said 0.580 and 1.4635 acre tracts, a distance of 30.00 feet to a 5/8 inch iron pin found;

Thence South 86° 59' 05" East, across said 1.4635 acre tract, a distance of 150.00 feet to a point (reference a 3/4 inch iron pin capped "6065" found 0.30 feet south and 0.14 feet east) in the westerly line of that 1.951 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200105040097323;

Thence South 02° 56' 10" West, with the line common to said 1.4635 and 1.951 acre tracts, a distance of 30.00 feet to a magnetic nail set at a common corner of said 1.4635 and 1.951 acre tracts and in the centerline of said Orders Road, (being North 86° 59' 05" West, with said centerline (passing a magnetic nail found marking the centerline intersection of Orders Road with Haughn Road north as shown on Plat Book 102, Pages 88-91 at 10.00 feet), a distance of 374.27 feet, from Franklin County Geodetic Survey monument number 2018 found marking the centerline intersection of Orders Road with Haughn Road south (right-of-way width varies) as demonstrated in Road Record 7, Page 363);

Thence North 86° 59' 05" West, with said centerline, being the line common to Virginia Military Survey 1434 and said Virginia Military Survey 1383, a distance of 150.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.103 acre of land, more or less, of which 0.069 acre is located within the present right-of-way occupied.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February 2011 through October 2013.

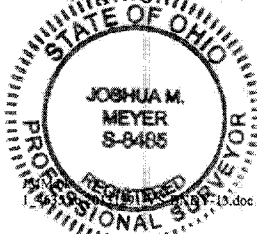
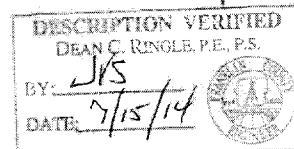
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Registered Surveyor No. 8485

Date



EMH&T

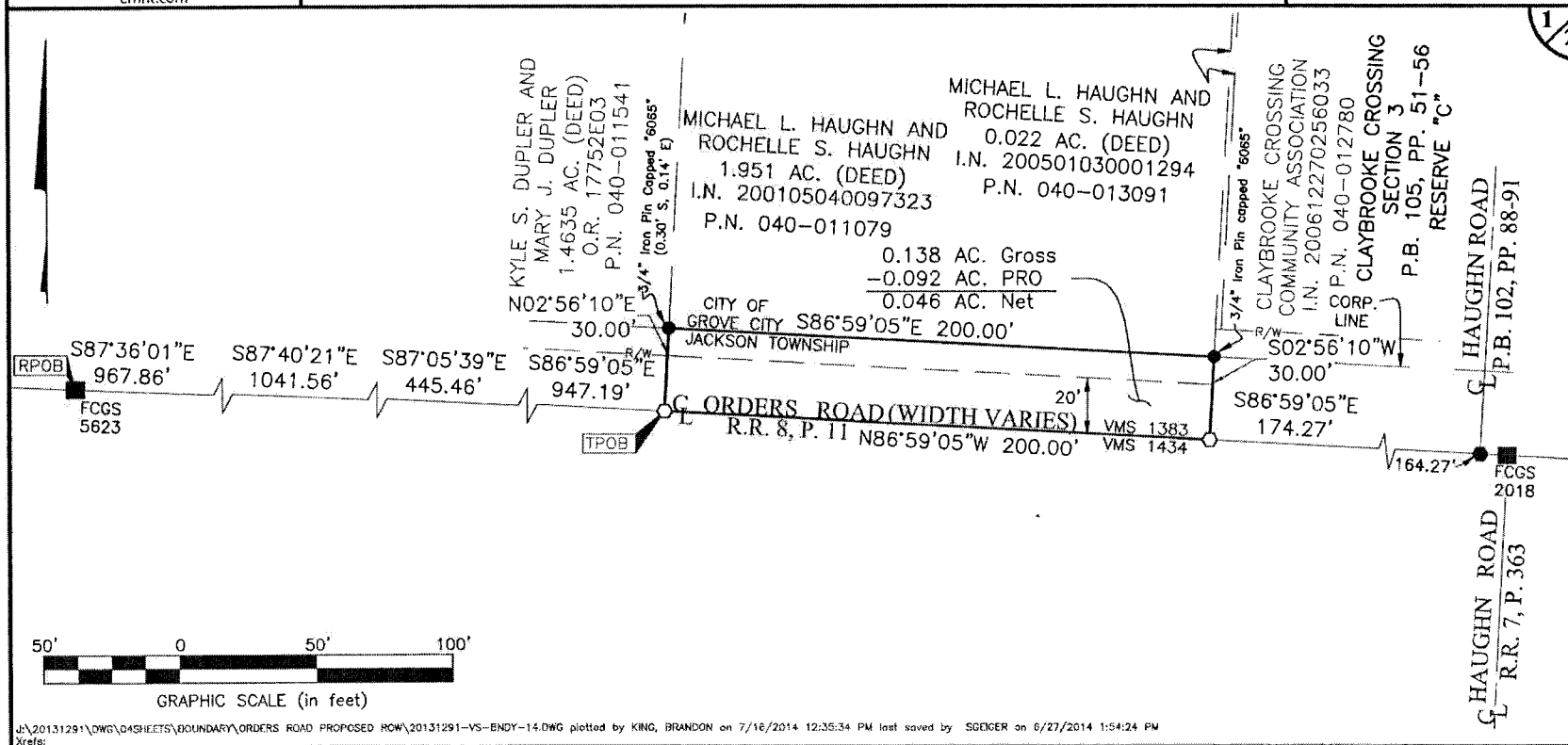
Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3646
 emht.com

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291



0.138 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being a part of that 1.951 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200105040097323 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 5623 found marking an angle point in the centerline of Orders Road (width varies) as dedicated in Road Record 8, Page 11 and the southerly line of said Survey Number 1383;

Thence with the centerline of Orders Road and said southerly Virginia Military Survey line, the following courses and distances:

South 87° 36' 01" East, a distance of 967.86 feet, to a point;

South 87° 40' 21" East, a distance of 1041.56 feet, to a point;

South 87° 05' 39" East, a distance of 445.46 feet, to a point; and

South 86° 59' 05" East, a distance of 947.19 feet, to a magnetic nail set at the southeasterly corner of that 1.4635 acre tract conveyed to Kyle S. Dupler and Mary J. Dupler by deed of record in Official Record 17752E03 and the southwesterly corner of said 1.951 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence North 02° 56' 10" East, with the line common to said 1.4635 acre and 1.951 acre tracts, a distance of 30.00 feet to a point, reference a 3/4 inch iron pin capped "6065" found 0.30 feet south and 0.14 feet east;

Thence South 86° 59' 05" East, across said 1.951 acre tract, a distance of 200.00 feet to a 3/4 inch iron pin capped "6065" found in the easterly line thereof and a westerly line of that subdivision entitled "Claybrooke Crossing Section 1" of record in Plat Book 102, Page 88;

Thence South 02° 56' 10" West, with the line common to said 1.951 acre tract and said subdivision, a distance of 30.00 feet to a magnetic nail set at a common corner of said 1.951 acre tract and said subdivision and in the centerline of said Orders Road, (being North 86° 59' 05" West, with said centerline (passing a magnetic nail found marking the centerline intersection of Orders Road with Haughn Road north as shown on Plat Book 102, Pages 88-91 at 164.27 feet), a distance of 174.27 feet, from Franklin County Geodetic Survey monument number 2018 found marking the centerline intersection of Orders Road with Haughn Road south (right-of-way width varies) as demonstrated in Road Record 7, Page 363);

Thence North 86° 59' 05" West, with said centerline, being the line common to Virginia Military Survey 1434 and said Virginia Military Survey 1383, a distance of 200.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.138 acre of land, more or less, of which 0.092 acre is located within the present right-of-way occupied.

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

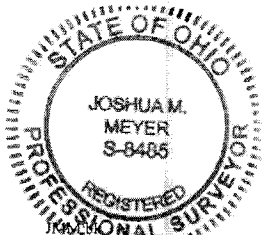
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T from February, 2011 through October, 2013.

0.138 ACRE

-2-

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.



0_138 AC 2014 VS-BNDY-14.doc

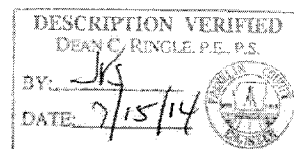
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in dark ink, appearing to read "J. M. Meyer".

Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date 0-33-B
SPLIT
0.138 AC.
OUT OF
(040)
11079



EXHIBIT

M

mbls

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

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1383****CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: Junr 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

1/2

MICHAEL L. HAUGHN AND
 ROCHELLE S. HAUGHN
 0.022 AC. (DEED)
 I.N. 200501030001294
 P.N. 040-013091

CLAYBROOKE CROSSING
 SECTION 3
 P.B. 105, PP. 54-56
 RESERVE "C"

MICHAEL L. HAUGHN AND
 ROCHELLE S. HAUGHN
 1.951 AC. (DEED)
 I.N. 200105040097323
 P.N. 040-011079

CLAYBROOKE CROSSING
 COMMUNITY ASSOCIATION
 I.N. 200612270256033
 P.N. 040-012780

N02°56'10"E
 39.98'
 0.002 AC.

S86°59'34"E
 2.00'
 S02°56'10"W
 39.98'
 N86°59'05"W
 2.00'

N02°56'10"E
 40.00'
 R/W

TPOB

3/4" Iron Pipe
 Capped "EMHT"
 3/4" Iron Pipe
 Capped "6065"

S87°36'01"E 967.86'
 S87°40'21"E 1041.56'
 S87°05'39"E 445.46'

FCGS
 5623

ORDERS ROAD
 S86°59'05"E R.R. 8, P. 11
 1147.19'

(WIDTH VARIES) VMS 1383
 VMS 1464

N86°59'05"W 174.27'

CHAUGHN ROAD
 R.R. 7, P. 363

CHAUGHN ROAD
 P.B. 102, PP. 88-91

FCGS
 2018

RPOB



GRAPHIC SCALE (in feet)

J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-16.DWG plotted by KING, BRANDON on 7/16/2014 12:38:59 PM last saved by SGEIGER on 5/27/2014 12:38:37 PM
 Xrefs:

0.002 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey Number 1383 and being a part of that 0.022 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200501030001294 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 2018 found in intersection of the centerlines of Orders Road (width varies) as dedicated in Road Record 8, Page 11, with Haughn Road as dedicated in Road Record 7, Page 363;

Thence North 86° 59' 05" West, with the centerline of said Orders Road, a distance of 174.27 feet, to the southeasterly corner of the 1.951 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200105040097323;

Thence North 02° 56' 10" East, with the easterly line of said 1.951 acre tract (passing a 3/4 inch iron pipe capped "6065" at 30.00 feet), a total distance of 40.00 feet, to an iron pin set at the southwesterly corner of said 0.022 acre tract, being the **TRUE POINT OF BEGINNING**;

Thence North 02° 56' 10" East, with the line common to said 1.951 acre and 0.022 acre tracts, a distance of 39.98 feet to an iron pin set;

Thence South 86° 59' 34" East, across said 0.022 acre tract, a distance of 2.00 feet to an iron pin set in an easterly line thereof and a westerly line of Reserve "C" of that subdivision plat entitled "Claybrooke Crossing Section 3" of record in Plat Book 105, Page 54 conveyed to Claybrooke Crossing Community Association by deed of record in Instrument Number 200612270256033;

Thence South 02° 56' 10" West, with the line common to said 0.022 acre tract and said Reserve "C", a distance of 39.98 feet to a 3/4 inch iron pipe capped "EMHT" found at a common corner thereof in the northerly right-of-way line of Orders Road;

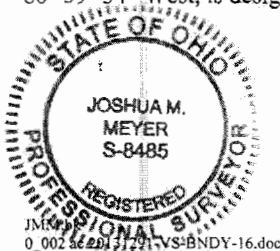
Thence North 86° 59' 05" West, with the southerly line of said 0.022 acre tract and said northerly right-of-way line, a distance of 2.00 feet to the **TRUE POINT OF BEGINNING**, and containing 0.002 acre of land, more or less.

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

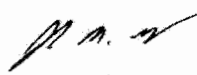
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February 2011 through October 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

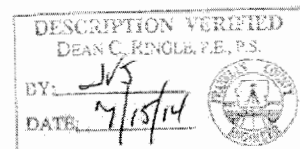


EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date



EMHT

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

EXHIBIT

N

Labels

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY 1383

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

Date: June 27, 2014

Scale: 1" = 50'

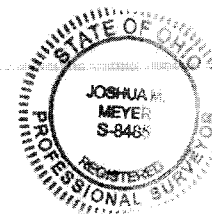
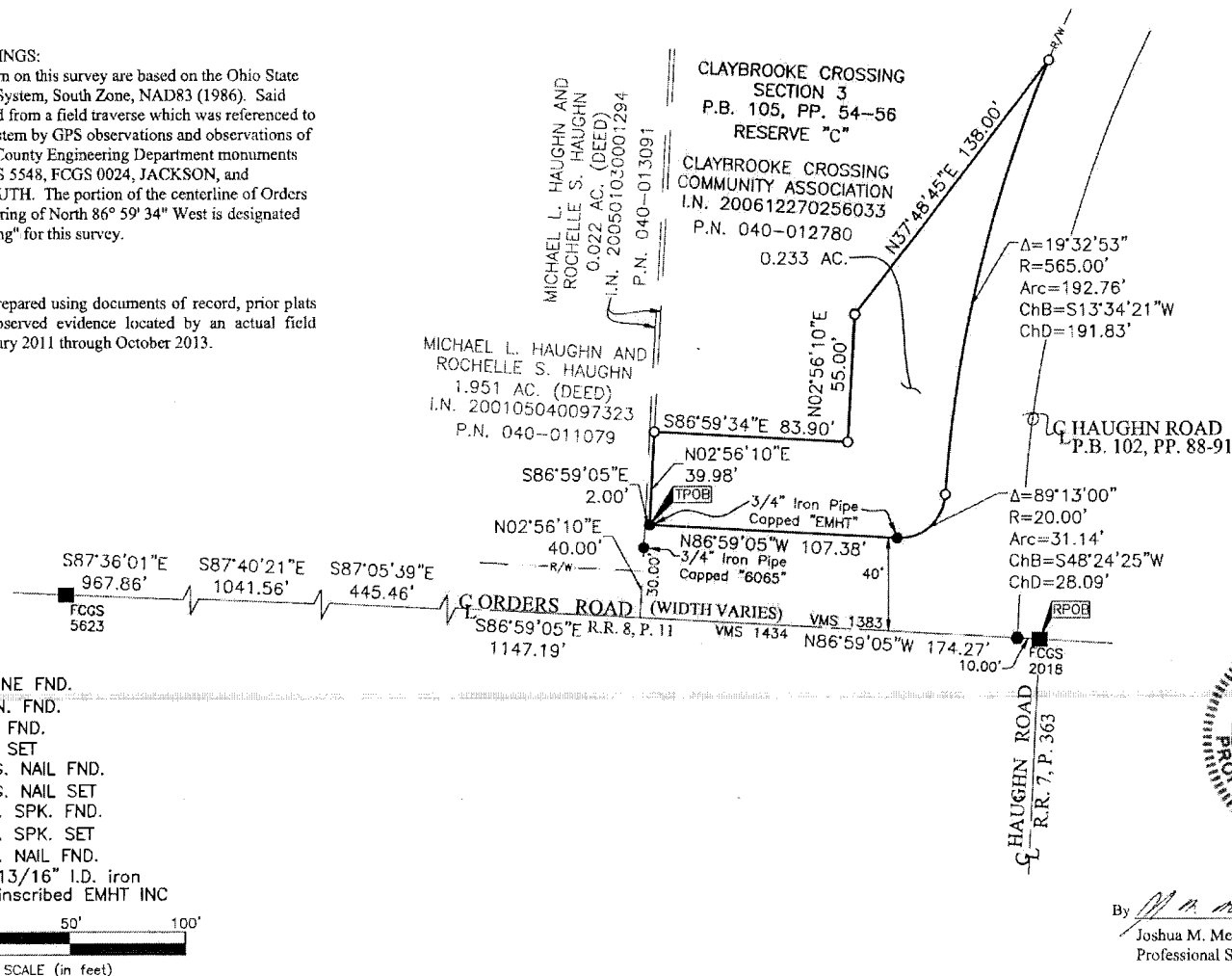
Job No. 2013-1291

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485

7-14-2014
Date

0.233 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being a part of Reserve "C" of that subdivision plat entitled "Claybrooke Crossing Section 3" of record in Plat Book 105, Page 54, conveyed to Claybrooke Crossing Community Association by deed of record in Instrument Number 200612270256033 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 2018 found marking the centerline intersection of Orders Road (width varies) as dedicated in Road Record 8, Page 11 with Haughn Road as dedicated in Road Record 7, Page 363 and in the southerly line of said Survey Number 1383;

Thence North 86° 59' 05" West, with the centerline of said Orders Road and said southerly Virginia Military Survey, a distance of 174.27 feet, to the southeasterly corner of the 1.951 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200501030001294;

Thence North 02° 56' 10" East, with the easterly line of said 1.951 acre tract (passing a 3/4 inch iron pipe capped "6065" at 30.00 feet), a total distance of 40.00 feet to a southwesterly corner of that 0.022 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument number 200501030001294;

Thence South 86° 59' 05" East, with a southerly line of said 0.022 acre tract and the northerly right-of-way line of Orders Road, a distance of 2.00 feet to a 3/4 inch iron pipe capped "EMHT" found at the southeasterly corner of said 0.022 acre tract and the southwesterly corner of said Reserve "C", being the **TRUE POINT OF BEGINNING**;

Thence North 02° 56' 10" East, with the line common to said 0.022 acre tract and said Reserve "C", a distance of 39.98 feet to an iron pin set;

Thence across said Reserve "C", the following courses and distances:

South 86° 59' 34" East, a distance of 83.90 feet to an iron pin set;

North 02° 56' 10" East, a distance of 55.00 feet to an iron pin set; and

North 37° 48' 45" East, a distance of 138.00 feet, to an iron pin set on a curve in the easterly line of said Reserve "C" and the westerly right-of-way line of Haughn Road;

Thence with the perimeter of said Reserve "C", said westerly right-of-way line, and said northerly right-of-way line, the following courses and distances:

with the arc of a curve to the left, having a central angle of 19° 32' 53", a radius of 565.00 feet, an arc length of 192.76 feet, a chord bearing of South 13° 34' 21" West and chord distance of 191.83 feet, to an iron pin set on a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 89° 13' 00", a radius of 20.00 feet, an arc length of 31.14 feet, a chord bearing of South 48° 24' 25" West and chord distance of 28.09 feet, to a 3/4 inch iron pipe capped "EMHT" found at a point of tangency;

North 86° 59' 05" West, a distance of 107.38 feet, to the **TRUE POINT OF BEGINNING**, containing 0.233 acre, more or less.

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

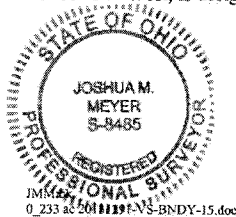
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

0.233 ACRE

-2-

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North $86^{\circ} 59' 34''$ West, is designated the "basis of bearing" for this survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

J. M. Meyer
Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date

M-86-J
SPLIT
0.233 AC.
OUT OF
(040)
12780



000000



J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED RCW\20131291-VS-BNDY-29.DWG plotted by KING, BRANDON on 7/16/2014 12:43:31 PM last saved by SGEIGER on 7/14/2014 1:06:05 PM
Xref(s):

0.048 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383 and being part of Reserve "A" of that subdivision entitled "Claybrooke Crossing Section 1" of record in Plat Book 102, Page 88, conveyed to Claybrooke Crossing Community Association by deed of record in Instrument Number 200612270256038 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 2018 found on a line common to Virginia Military Survey number 1383 and said Virginia Military Survey number 1434 and on the centerline of Orders Road (width varies) as dedicated in Road Record 7, Page 363 and Record 8, Page 11;

thence South $86^{\circ} 59' 34''$ East, with said common Virginia Military Survey line and centerline, a distance of 80.00 feet to a point;

thence North $03^{\circ} 00' 26''$ East, across the right-of-way of said Orders Road, a distance of 40.00 feet to an iron pin set in the northerly right-of-way line of Orders Road, at a southeasterly corner of said Reserve "A" and a southwesterly corner of Orders Frontage Road of record in Plat Book 103, Page 91, being the **TRUE POINT OF BEGINNING**;

thence with the perimeter of said Reserve "A", with said northerly right-of-way line, and with the easterly right-of-way line of Haughn Road (width varies) of record in Plat Book 102, Page 88, the following courses and distances:

North $86^{\circ} 59' 34''$ West, a distance of 34.93 feet, to an iron pin set on a point of curvature;

with the arc of a curve to the right, having a central angle of $90^{\circ} 58' 25''$, a radius of 20.00 feet, an arc length of 31.75 feet, a chord bearing of North $41^{\circ} 30' 41''$ West and chord distance of 28.52 feet, to an iron pin set at a point of compound curvature; and

with the arc of a curve to the right, having a central angle of $02^{\circ} 16' 38''$, a radius of 495.00 feet, an arc length of 19.67 feet, a chord bearing of North $05^{\circ} 07' 10''$ East and chord distance of 19.67 feet, to an iron pin set;

thence South $86^{\circ} 59' 34''$ East, across said Reserve "A", a distance of 54.20 feet, to a 1" solid iron pin capped "EMHT" found in an easterly line of said Reserve "A", a southwesterly corner of Lot 117 of that subdivision entitled "Claybrooke Crossing Section 4" of record in Plat Book 103, Page 91, conveyed to Jonathan W. Elam and Julie M. Elam by deed of record in Instrument Number 200501060004211, and the northwesterly corner of Orders Frontage Road;

thence South $03^{\circ} 00' 26''$ West, with the line common to said Reserve "A" and Orders Frontage Road, of record in Plat Book 103, Page 91, a distance of 40.00 feet, to the **TRUE POINT OF BEGINNING**, containing 0.048 acre, more or less.

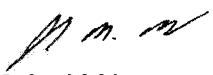
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

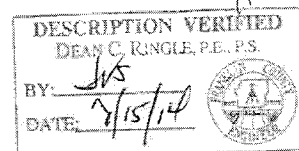
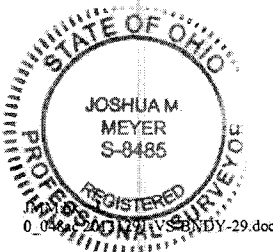
Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North $86^{\circ} 59' 34''$ West, is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date



0.095 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey Number 1383 and being part of Reserve "A" of that subdivision entitled "Claybrooke Crossing Section 1" of record in Plat Book 102, Pages 88-91, as conveyed to Claybrooke Crossing Community Association by deed of record in Instrument Number 200612270256038 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 930.00 feet to a point in the southeasterly corner of that 0.585 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200510250224243;

thence North 03° 00' 26" East, with the easterly line of said 0.585 acre tract, across the right-of-way of said Orders Road, a distance of 40.00 feet to an iron pin set at the southwesterly corner of said Reserve "A", being the **TRUE POINT OF BEGINNING**;

thence North 03° 00' 26" East, with the westerly line of said Reserve "A", the easterly terminus said Orders Frontage Road, a distance of 40.00 feet to a solid 1" Iron Pin Capped "EMHT" previously set at a southeasterly corner of Lot 126 of that subdivision entitled "Claybrooke Crossing Section 4" of record in Plat Book 103, Pages 91-92;

thence South 86° 59' 34" East, across said Reserve "A" a distance of 106.02 feet to an iron pin set in the westerly right-of-way line of Old Haughn Road (width varies) of record in Road Record 7, Page 363;

thence South 02° 57' 51" West, and with said westerly right-of-way line, a distance of 19.98 feet to an iron pin set at a point of curvature;

thence continuing with said westerly right-of-way line, with the arc of said curve to the right, having a central angle of 90° 02' 35", a radius of 20.00 feet, an arc length of 31.43 feet, a chord bearing and distance of South 47° 59' 08" West, 28.29 feet to an iron pin set;

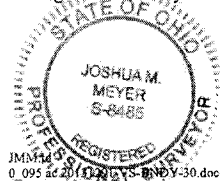
thence North 86° 59' 34" West, with the southerly line of said Reserve "A", with the northerly right-of-way line of said Orders Road, a distance of 86.03 feet to the **TRUE POINT OF BEGINNING**, containing 0.095 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

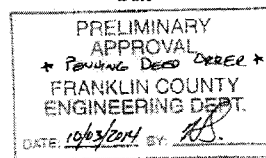


EVANS, MECHWART, HAMBLETON & TILTON, INC.

JMM
Joshua M. Meyer
Registered Surveyor No. 8485

9-4-2014

Date



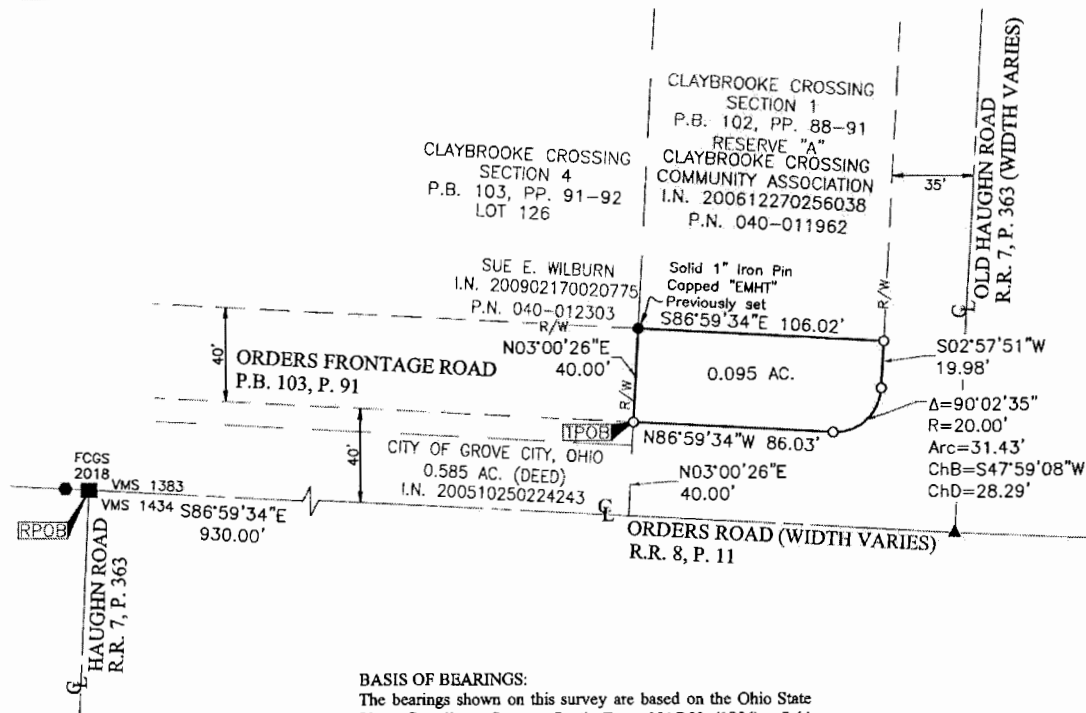
M-086-J
SPLIT
0.095 AC.
OUT OF
(040)
01196Z



Date: September 4, 2014

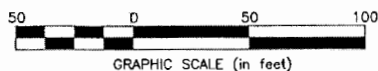
Scale: 1" = 50'

Job No. 2013-1291



- = STONE FND.
 ■ = MON. FND.
 ● = I.P. FND.
 ◊ = I.P. SET
 ● = MAG. NAIL FND.
 ◊ = MAG. NAIL SET
 ▲ = R.R. SPK. FND.
 ▲ = R.R. SPK. SET
 ★ = P.K. NAIL FND.

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

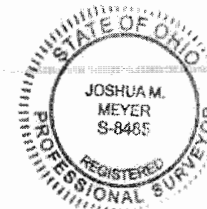


BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 thru October 2013.



By Joshua M. Meyer
Professional Surveyor No. 8485

9-4-2014

Date _____



Evans, Mechord, 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

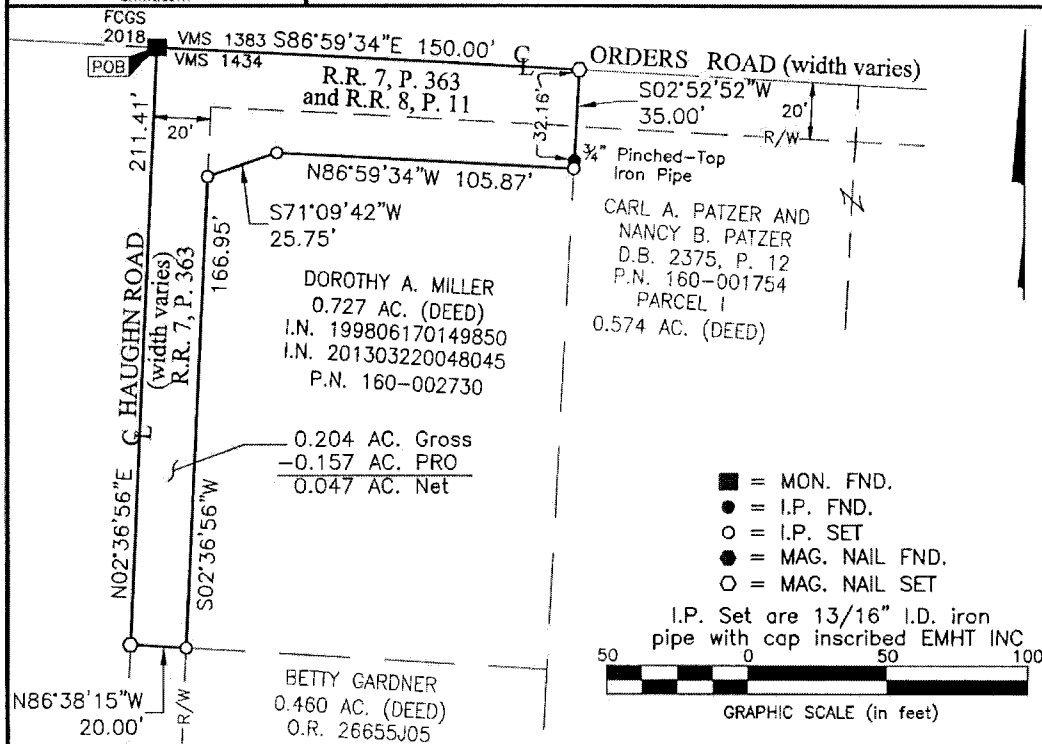
VIRGINIA MILITARY SURVEY NO. 1434

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 12, 2014

Scale: 1" = 50'

Job No. 2013-1291

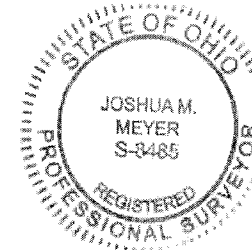


BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 thru October 2013.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485

9-12-2014

Date

0.204 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.727 acre tract conveyed to Dorothy A. Miller by deeds of record in Instrument Numbers 199806170149850 and 201303220048045 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING at Franklin County Geodetic Survey monument number 2018 found on a line common to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434, at the northwesterly corner of said 0.727 acre tract, at the centerline intersection of Orders Road (width varies) as dedicated in Road Record 7, Page 363 and Road Record 8, Page 11 and Haughn Road (width varies) as dedicated in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, the northerly line of said 0.727 acre tract, a distance of 150.00 feet to a magnetic nail set at the northwesterly corner of that 0.574 acre tract, labeled Parcel I, conveyed to Carl A. Patzer and Nancy B. Patzer by deed of record in Deed Book 2375, Page 12, and the northeasterly corner of said 0.727 tract;

thence South 02° 52' 52" West, with the easterly line of said 0.727 acre tract and the westerly line of said 0.574 acre tract (passing a 3/4 inch pinched-top iron pipe at 32.16 feet), a total distance of 35.00 feet to an iron pin set;

thence North 86° 59' 34" West, across said 0.727 acre tract, a distance of 105.87 feet to an iron pin set;

thence South 71° 09' 42" West, continuing across said 0.727 acre tract, a distance of 25.75 feet to an iron pin set in the easterly right-of-way line of said Haughn Road;

thence South 02° 36' 56" West, continuing across said 0.727 acre tract, with the easterly right-of-way line of said Haughn Road, a distance of 166.95 to an iron pin set in the line common to said 0.727 acre tract and that 0.460 acre tract conveyed to Betty Gardner by deed of record in Official Record 26655J05;

thence North 86° 38' 15" West, with said common line, across said right-of-way, a distance of 20.00 feet to a magnetic nail set in the centerline of said Haughn Road;

thence North 02° 36' 56" East, with said Haughn Road centerline, the westerly line of said 0.727 acre tract, a distance of 211.41 feet to the **POINT OF BEGINNING**, containing 0.204 acre of land, more or less, of which 0.157 acre is located within the present right-of-way occupied.

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

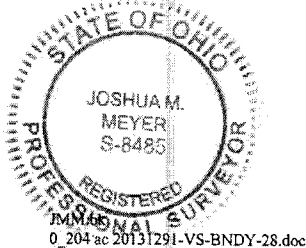
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

0-033-F
SPLIT
0.204 AC.
OUT OF
(160)
002730

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Registered Surveyor No. 8485

9-12-2014

Date

PRELIMINARY APPROVAL	
+ PENDING DEED ORDER*	
FRANKLIN COUNTY ENGINEERING DEPT.	
DATE: 10/6/2014	BY: [Signature]

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

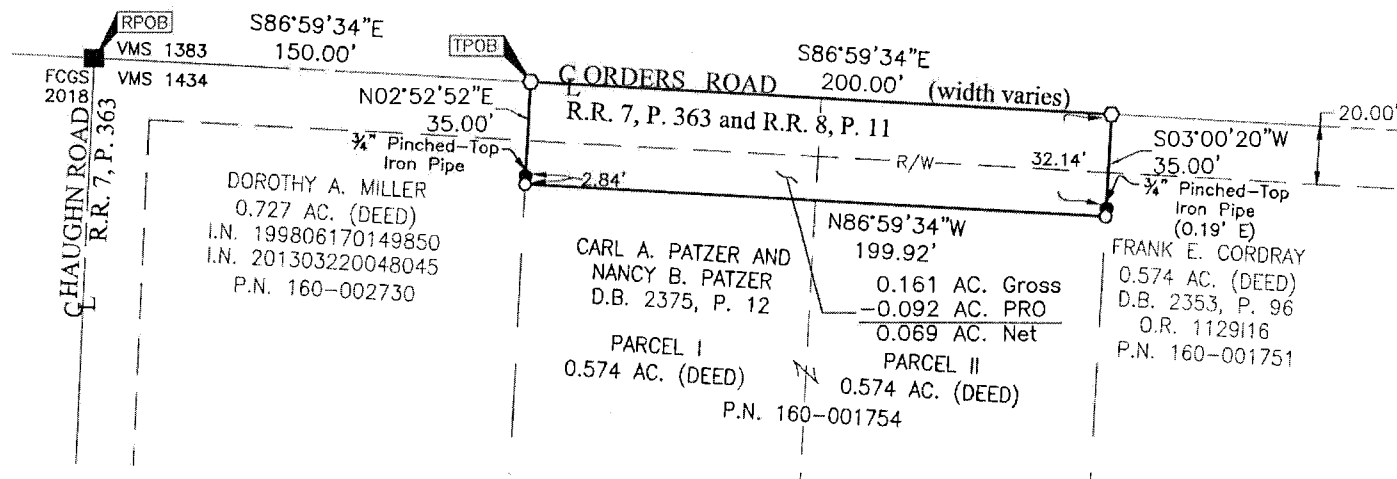
SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1434****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

1/2



GRAPHIC SCALE (in feet)

J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-27.DWG plotted by KING, BRANDON on 7/16/2014 12:42:34 PM last saved by SGEIGER on 7/2/2014 10:04:59 AM
 Xrefs:

0.161 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of those two 0.574 acre tracts, labeled as Parcel I and Parcel II, conveyed to Carl A. Patzer and Nancy B. Patzer by deed of record in Deed Book 2375, Page 12 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 2018 found on a line common to Virginia Military Survey number 1383 and said Virginia Military Survey number 1434 and on the centerline of Orders Road (width varies) as dedicated in Road Record 7, Page 363 and Record 8, Page 11;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 150.00 feet to a magnetic nail set at the northeasterly corner of that 0.727 acre tract conveyed to Dorothy A. Miller by deeds of record in Instrument Numbers 199806170149850 and 201303220048045 and the northwesterly corner of said Parcel I, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, continuing with said common Virginia Military Survey line and said centerline, a distance of 200.00 feet to a magnetic nail set at the northeasterly corner of said Parcel II and the northwesterly corner of that 0.574 acre tract conveyed to Frank E. Cordray by deed of record in Deed Book 2353, Page 96 and Official Record 1129116;

thence South 03° 00' 20" West, with the easterly line of said Parcel II and the westerly line of said Cordray tract (passing a 3/4 inch pinched-top iron pipe at 32.16 feet and 0.19 feet east perpendicularly), a total distance of 35.00 feet to an iron pin set;

thence North 86° 59' 34" West, across said Parcels I and II, a distance of 199.92 feet to an iron pin set in the westerly line of said Parcel I and the easterly line of said 0.727 acre tract;

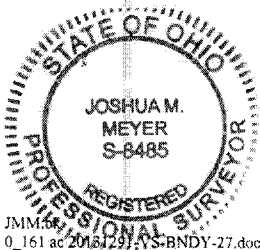
thence North 02° 52' 52" East, with the line common to said Parcel I and said 0.727 acre tract, and partly across said southerly right-of-way, (passing a 3/4 inch pinched-top iron pipe at 2.84) a total distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.161 acre of land, more or less, of which 0.092 acre is located within the present right-of-way occupied.

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

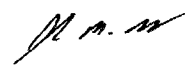
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

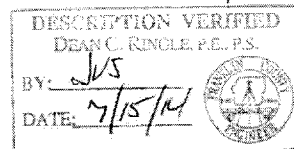


EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date



EMH&T

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

emht.com

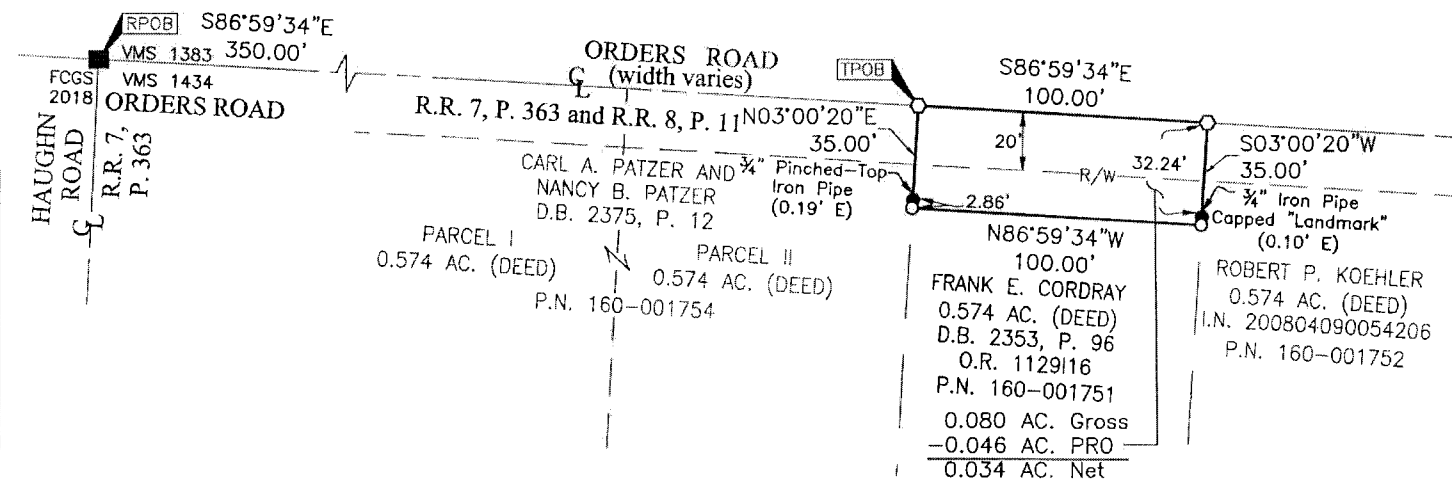
SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY 1434****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: June 27, 2014

Scale: 1" = 50'

Job No. 2013-1291

1/2



GRAPHIC SCALE (in feet)

J:\20131291\DWG\04SHEETS\BOUNDARY\ORDERS ROAD PROPOSED ROW\20131291-VS-BNDY-26.DWG plotted by KING, BRANDON on 7/16/2014 12:41:38 PM last saved by JMEYER on 7/7/2014 3:18:49 PM
 Xrefs:

0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.574 acre tract conveyed to Frank E. Cordray by deed of record in Deed Book 2353, Page 96 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 2018 found on a line common to Virginia Military Survey number 1383 and said Virginia Military Survey number 1434 and on the centerline of Orders Road (width varies) as dedicated in Road Record 7, Page 363 and Record 8, Page 11;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 350.00 feet to a magnetic nail set at the northeasterly corner of that 0.574 acre tract conveyed as Parcel II to Carl A. Patzer and Nancy B. Patzer by deed of record in Deed Book 2375, Page 12, and the northwesterly corner of said Cordray tract, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, continuing with said common Virginia Military Survey line and said centerline, a distance of 100.00 feet to a magnetic nail set at the northeasterly corner of said Cordray tract and the northwesterly corner of the 0.574 acre tract conveyed to Robert P. Koehler by deed of record in Instrument Number 200804090054206;

thence South 03° 00' 20" West, with the easterly line of said Cordray tract and the westerly line of said Koehler tract (passing a 3/4 inch iron pipe capped "Landmark" at 32.24 feet and 0.10 feet east perpendicularly), a total distance of 35.00 feet to an iron pin set;

thence North 86° 59' 34" West, across said Cordray tract, a distance of 100.00 feet to an iron pin set in the westerly line of said Cordray tract and the easterly line of said Patzer tract;

thence North 03° 00' 20" East, with the line common to said Patzer and Cordray tracts (passing a 3/4 inch pinched-top iron pipe at 2.86 feet and 0.19 feet east perpendicularly), a total distance of 35.00 feet to the TRUE POINT OF BEGINNING and containing 0.080 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

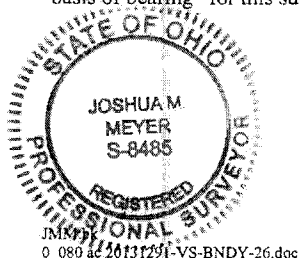
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

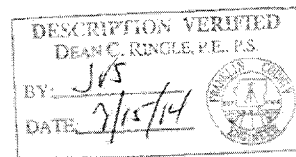


Joshua M. Meyer
Registered Surveyor No. 8485

7-14-2014

Date

0-33-F
SPLIT
0.080 AC.
OUT OF
(160)
1751



EMHT

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

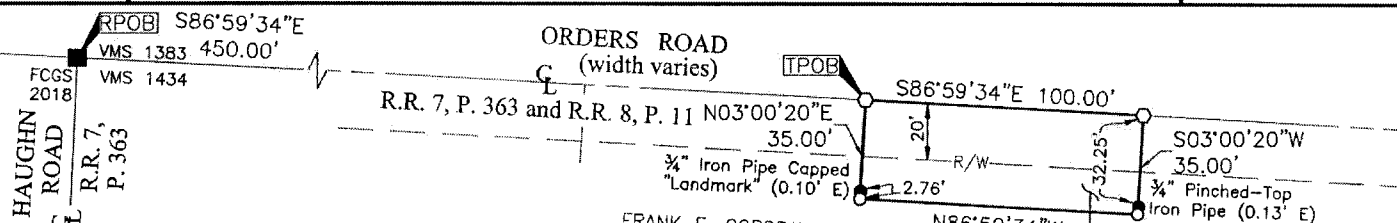
emht.com

SURVEY OF ACREAGE PARCEL**VIRGINIA MILITARY SURVEY NO. 1434****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: August 29, 2014

Scale: 1" = 50'

Job No. 2013-1291

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

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

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

50 0 50 100

GRAPHIC SCALE (in feet)

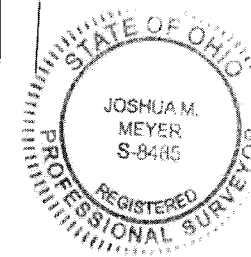
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.

FRANK E. CORDRAY
 0.574 AC. (DEED)
 D.B. 2353, P. 96
 O.R. 1123/16
 P.N. 160-001751

N86°59'34"W
 100.00'
 ROBERT P. KOEHLER
 0.574 AC. (DEED)
 I.N. 200804090054206
 P.N. 160-001752
 0.080 AC. Gross
 -0.046 AC. PRO
 0.034 AC. Net

BANK OF AMERICA N.A.
 0.574 AC.
 I.N. 201404280051710
 P.N. 160-001753



By *[Signature]*
 Joshua M. Meyer
 Professional Surveyor No. 8485

8-29-2014

Date

0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.574 acre tract of land conveyed to Robert P. Koehler by deed of record in Instrument Number 200804090054206 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 450.00 feet to a magnetic nail set at a northwesterly corner of said 0.574 acre tract, a northeasterly corner of that 0.574 acre tract conveyed to Frank E. Cordray by deeds of record in Deed Book 2353, Page 96 and Official Record 1123116, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, with said common Virginia Military Survey line, and centerline, a distance of 100.00 feet to a magnetic nail set on said centerline and said common Virginia Military Survey line, a northwesterly corner of that tract conveyed to Bank of America N.A. by deed of record in Instrument Number 201404280051710;

thence South 03° 00' 20" West, with the westerly line of said Bank of America tract and partly across said right-of-way, (passing a 3/4 inch pinched top Iron Pipe 0.13' East, found at 32.25 feet), a distance of 35.00 feet, to an iron pin set;

thence North 86° 59' 34" West, across said 0.574 acre tract, a distance of 100.00 feet to an iron pin set in the easterly line of said Cordray tract;

thence North 03° 00' 20" East, with the westerly line of said Koehler tract, the easterly line of said Cordray tract, (passing a 3/4 inch iron pipe capped "Landmark" 0.10 feet East, found at 2.76 feet) a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.080 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

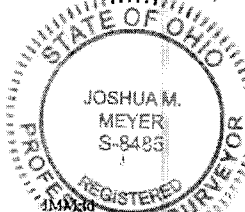
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

0-033-F
SPLIT
0.080 AC.
OUT OF
(160)
001752

EVANS, MECHWART, HAMBLETON & TILTON, INC.



[Signature]
Joshua M. Meyer
Registered Surveyor No. 8485

8-29-2014

Date

PRELIMINARY APPROVAL * PENDING DEED ORDER * FRANKLIN COUNTY ENGINEERING DEPT. DATE: 10/03/2014 BY: <i>[Signature]</i>
--

0_080 AC 201291-VS-BNDY-25.doc

EMH&T

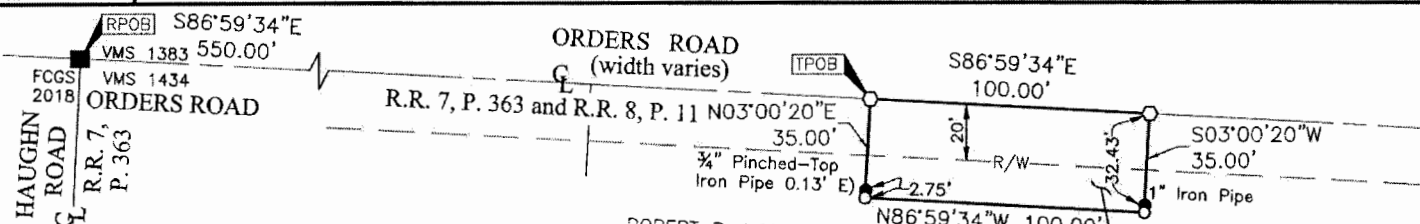
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF-ACREAGE PARCEL**VIRGINIA MILITARY SURVEY NO. 1434****TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: August 29, 2014

Scale: 1" = 50'

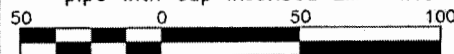
Job No. 2013-1291

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

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

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



GRAPHIC SCALE (in feet)

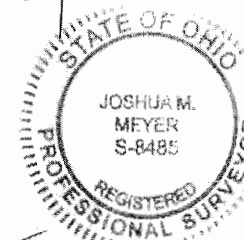
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.

ROBERT P. KOEHLER
0.574 AC. (DEED)
I.N. 200804090054206
P.N. 160-001752

N86°59'34"W 100.00'
0.080 AC. Gross
-0.046 AC. PRO
0.034 AC. Net
BANK OF AMERICA N.A.
0.574 AC.
I.N. 201404280051710
P.N. 160-001753

DONALD G. DRUMMOND AND
MARIE K. DRUMMOND
0.574 AC. (DEED)
I.N. 199912100304385
P.N. 160-001786



By *[Signature]*
Joshua M. Meyer
Professional Surveyor No. 8485

8-29-2014
Date

0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that tract of land conveyed to Bank of America N.A. by deed of record in Instrument Number 201404280051710 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 550.00 feet to a magnetic nail set at a northwesterly corner of said Bank of America tract, a northeasterly corner of that 0.574 acre tract conveyed to Robert P. Koehler by deed of record in Instrument Number 200804090054206, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, with said common Virginia Military Survey line, and centerline, a distance of 100.00 feet to a magnetic nail set on said centerline and said common Virginia Military Survey line, a northwesterly corner of that 0.574 acre tract conveyed to Donald G. Drummond and Marie K. Drummond by deed of record in Instrument Number 199912100304385;

thence South 03° 00' 20" West, with the westerly line of said Drummond tract and partly across said right-of-way, (passing a 1 inch Iron Pipe Found at 32.43 feet), a distance of 35.00 feet, to an iron pin set;

thence North 86° 59' 34" West, across said Bank of America tract, a distance of 100.00 feet to an iron pin set in the easterly line of said Koehler tract;

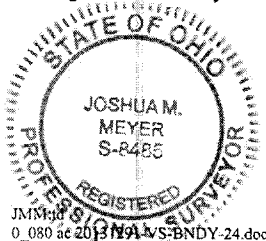
thence North 03° 00' 20" East, with the westerly line of said Bank of America tract, the easterly line of said Koehler tract, (passing a 3/4 inch pinched top iron pipe found 0.13 feet east at 2.75 feet) a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.080 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

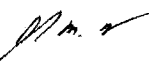
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

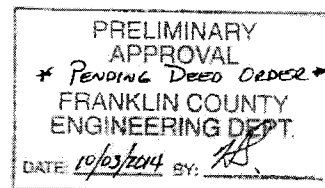


EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

8-29-2014

Date



0-033-F
SPLIT
0.080 AC
OUT OF
(160)
001753

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

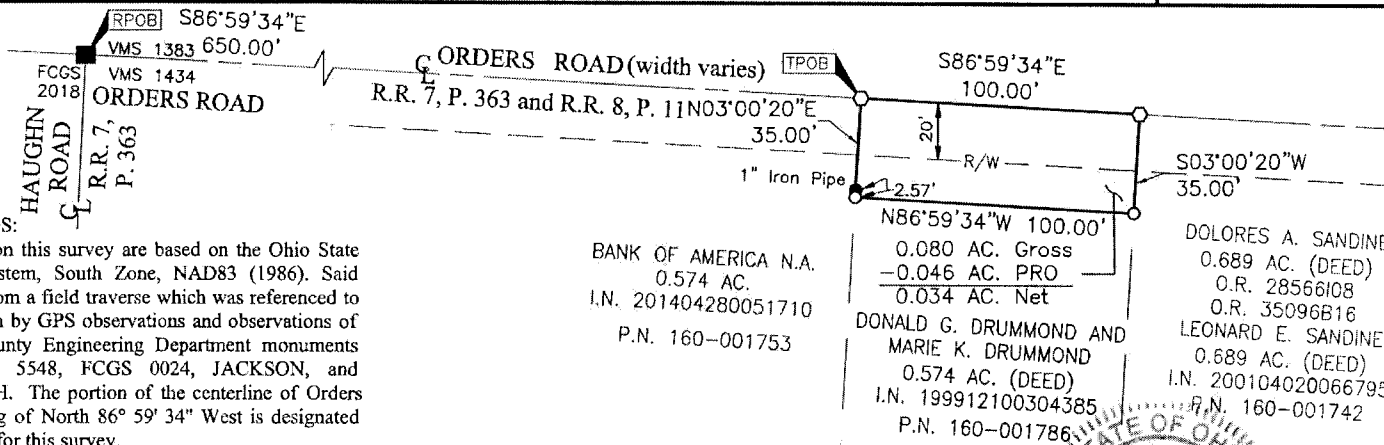
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 29, 2014

Scale: 1" = 50'

Job No. 2013-1291

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

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

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



GRAPHIC SCALE (in feet)

SURVEY NOTE:

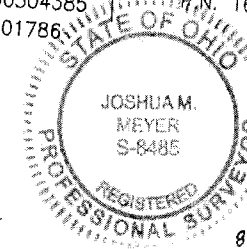
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.

By

Joshua M. Meyer
 Professional Surveyor No. 8485

8-29-2014

Date



0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.574 acre tract of land conveyed to conveyed to Donald G. Drummond and Marie K. Drummond by deed of record in Instrument Number 199912100304385 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 650.00 feet to a magnetic nail set at a northwesterly corner of said Drummond tract, a northeasterly corner of that 0.574 acre tract conveyed to Bank of American N.A. by deed of record in Instrument Number 201404280051710, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, with said common Virginia Military Survey line, and centerline, a distance of 100.00 feet to a magnetic nail set on said centerline and common Virginia Military Survey line, a northwesterly corner of that 0.689 acre tract conveyed to Dolores A. Sandine by deeds of record in Official Records 28566108 and 35096B16 and Leonard E. Sandine by deed of record in Instrument Number 200104020066795;

thence South 03° 00' 20" West, with the westerly line of said Sandine tract and partly across said right-of-way, a distance of 35.00 feet, to an iron pin set;

thence North 86° 59' 34" West, across said 0.574 acre tract, a distance of 100.00 feet to an iron pin set in the easterly line of said Bank of America tract;

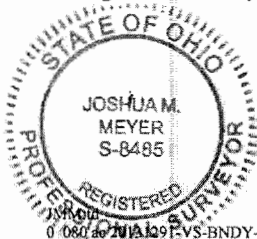
thence North 03° 00' 20" East, with the easterly line of said Bank of America tract, the westerly line of said Drummond tract, (passing a 1 inch iron pipe found at 2.57 feet) a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.080 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.



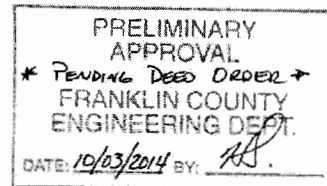
0_080_007114129-FVS-BNDY-23.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

J M M
Joshua M. Meyer
Registered Surveyor No. 8485

8-29-2014

Date



0-033-F
SPUT
0.080AC.
OUT OF
(160)

001786

EMHT

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

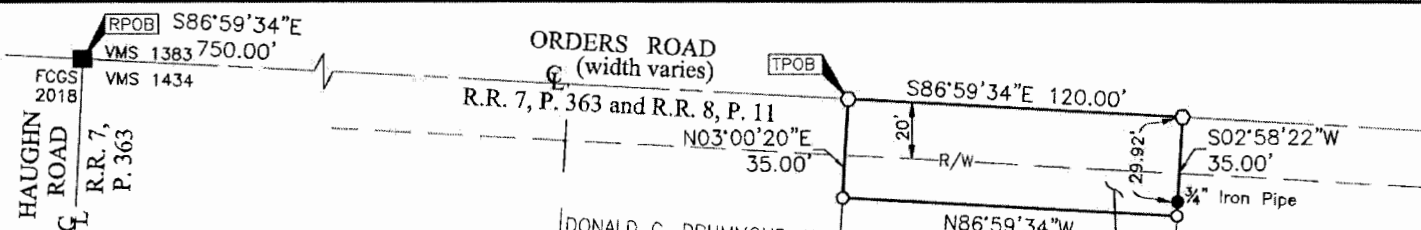
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 29, 2014

Scale: 1" = 50'

Job No. 2013-1291

**BASIS OF BEARINGS:**

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

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

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



GRAPHIC SCALE (in feet)

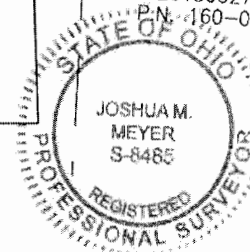
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.

DONALD G. DRUMMOND AND
 MARIE K. DRUMMOND
 0.574 AC. (DEED)
 I.N. 199912100304385
 P.N. 160-001786

N86°59'34"W
 120.02'
 DOLORES A. SANDINE
 0.689 AC. (DEED)
 O.R. 28566108
 O.R. 35096B16
 LEONARD E. SANDINE
 0.689 AC. (DEED)
 I.N. 200104020066795
 P.N. 160-001742
 0.096 AC. Gross
 -0.055 AC. PRO
 0.041 AC. Net

RICHARD L. GREENWAY
 JAYNE R. GREENWAY
 0.803 AC. (DEED)
 I.N. 201303270050839
 P.N. 160-001787



By *[Signature]*
 Joshua M. Meyer
 Professional Surveyor No. 8485

8-29-2014
 Date

0.096 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.689 acre tract of land conveyed to Dolores A. Sandine by deeds of record in Official Records 28566108 and 35096B16 and Leonard E. Sandine by deed of record in Instrument Number 200104020066795 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South 86° 59' 34" East, with said common Virginia Military Survey line and centerline, a distance of 750.00 feet to a magnetic nail set at a northwesterly corner of said 0.689 acre tract, a northeasterly corner of that 0.574 acre tract conveyed to Donald G. Drummond and Marie K. Drummond by deed of record in Instrument Number 199912100304385, being the **TRUE POINT OF BEGINNING**;

thence South 86° 59' 34" East, with said common Virginia Military Survey line, and centerline, a distance of 120.00 feet to a magnetic nail set on said centerline and common Virginia Military Survey line, a northwesterly corner of that 0.803 acre tract conveyed to Richard L. Greenway and Jayne R. Greenway by deed of record in Instrument Number 201303270050839;

thence South 02° 58' 22" West, with said westerly line of said 0.803 acre tract and partly across said right-of-way, (passing a 3/4 inch iron pipe found at 29.92 feet), a distance of 35.00 feet, to an iron pin set;

thence North 86° 59' 34" West, across said 0.689 acre tract, a distance of 120.02 feet to an iron pin set in the easterly line of said 0.574 acre tract;

thence North 03° 00' 20" East, with the easterly line of said 0.574 acre tract, the westerly line of said 0.689 acre tract, a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.096 acre of land, more or less, of which 0.055 acre is located within the present right-of-way occupied.

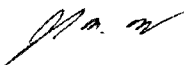
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.

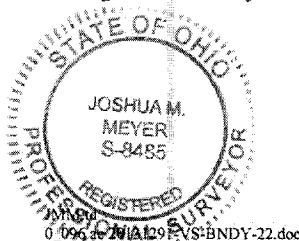
EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

8-29-2014

Date

PRELIMINARY APPROVAL * Pending Permit Order to FRANKLIN COUNTY ENGINEERING DEPT. DATE: 10/03/2014 BY: 
--



0-033-F
SPLIT
0.096 AC.
OUT OF
(160)
001742



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

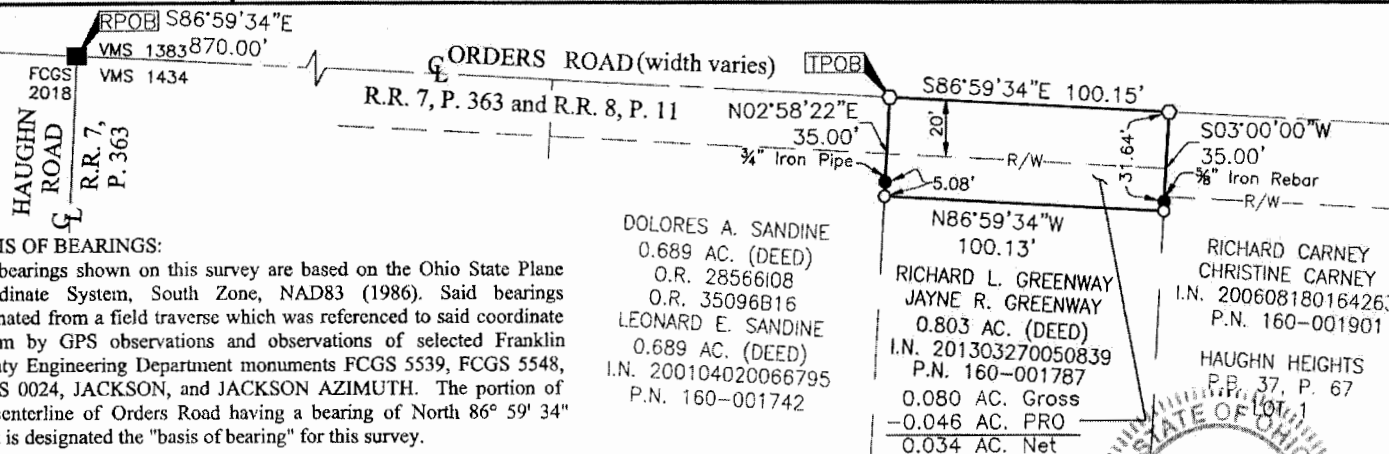
VIRGINIA MILITARY SURVEY NO. 1434

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 29, 2014

Scale: 1" = 50'

Job No. 2013-1291



BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON, and JACKSON AZIMUTH. The portion of the centerline of Orders Road having a bearing of North 86° 59' 34" West is designated the "basis of bearing" for this survey.

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

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



GRAPHIC SCALE (in feet)

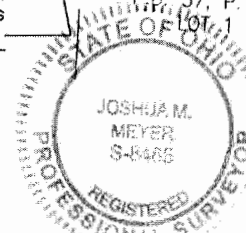
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey from February 2011 through October 2013.

DOLORES A. SANDINE
0.689 AC. (DEED)
O.R. 28566108
O.R. 35096816
LEONARD E. SANDINE
0.689 AC. (DEED)
I.N. 200104020066795
P.N. 160-001742

RICHARD L. GREENWAY
JAYNE R. GREENWAY
0.803 AC. (DEED)
I.N. 201303270050839
P.N. 160-001787
0.080 AC. Gross
-0.046 AC. PRO
0.034 AC. Net

RICHARD CARNEY
CHRISTINE CARNEY
I.N. 200608180164263
P.N. 160-001901
HAUGHN HEIGHTS
P.P. 37, P. 67



By *J. M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485

8-29-2014

Date

0.080 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.803 acre tract of land conveyed to Richard L. Greenway and Jayne R. Greenway by deed of record in Instrument Number 201303270050839 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a common line to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 and on the centerline intersection of Orders Road (width varies) of record in Road Record 8, Page 11 and Haughn Road of record in Road Record 7, Page 363;

thence South $86^{\circ} 59' 34''$ East, with said common Virginia Military Survey line and centerline, a distance of 870.00 feet to a magnetic nail set at a northwesterly corner of said 0.803 acre tract, a northeasterly corner of that 0.689 acre tract conveyed to Dolores A. Sandine by deeds of record in Official Record 28566108 and Official Record 35096B16 and conveyed to Leonard E. Sandine by deed of record in Instrument Number 200104020066795, being the **TRUE POINT OF BEGINNING**;

thence South $86^{\circ} 59' 34''$ East, with said common Virginia Military Survey line, and centerline, a distance of 100.15 feet to a magnetic nail set on said centerline and common Virginia Military Survey line, a northwesterly corner of that subdivision entitled "Haughn Heights" of record in Plat Book 37, Page 67;

thence South $03^{\circ} 00' 00''$ West, with said westerly line and partly across said right-of-way, (passing a 5/8 inch Iron Rebar Found at 31.64 feet), a distance of 35.00 feet, to an iron pin set;

thence North $86^{\circ} 59' 34''$ West, across said 0.803 acre tract, a distance of 100.13 feet to an iron pin set in the easterly line of said 0.689 acre tract;

thence North $02^{\circ} 58' 22''$ East, with the westerly line of said 0.803 acre tract, the easterly line of said 0.689 acre tract, (passing a 3/4 inch iron pipe found at 5.08 feet) a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.080 acre of land, more or less, of which 0.046 acre is located within the present right-of-way occupied.

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

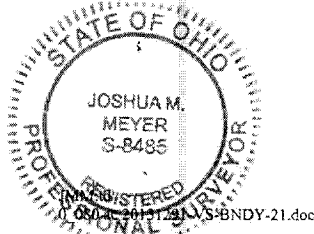
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

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.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North $86^{\circ} 59' 34''$ West, is designated the "basis of bearing" for this survey.

0-033-F
SPLIT
0.080 AC
OUT OF
(160)
001787

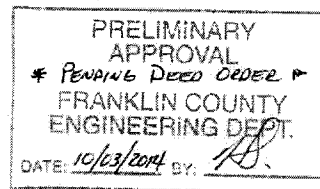
EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Registered Surveyor No. 8485

8-29-2014

Date



EXHIBIT

X

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Toll Free: 800.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

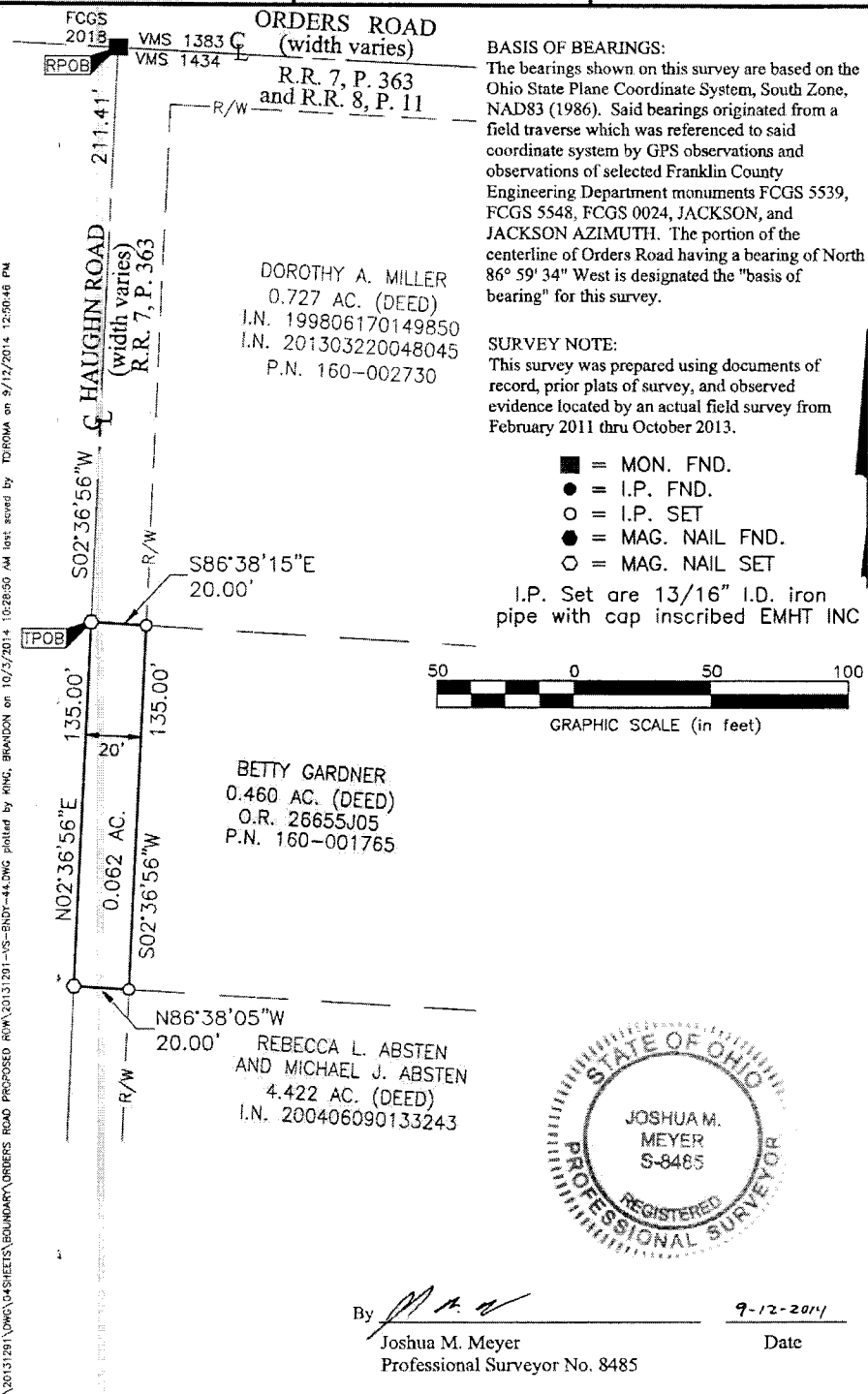
VIRGINIA MILITARY SURVEY NO. 1434

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 12, 2014

Job No. 2013-1291

Scale: 1" = 50'



0.062 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1434 and being part of that 0.460 acre tract conveyed to Betty Gardner by deed of record in Official Record 26655J05 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 2018 found on a line common to Virginia Military Survey Number 1383 and said Virginia Military Survey Number 1434 at the centerline intersection of Orders Road (width varies) as dedicated in Road Record 7, Page 363 and Road Record 8, Page 11 and Haughn Road (width varies) as dedicated in Road Record 7, Page 363;

thence South 02° 36' 56" West, with the centerline of said Haughn Road, the westerly line of that 0.727 acre tract conveyed to Dorothy A. Miller by deeds of record in Instrument Number 199806170149850 and Instrument Number 201303220048045, a distance of 211.41 feet to a magnetic nail set at the corner common to said 0.460 acre tract and said 0.727 acre tract, being the **TRUE POINT OF BEGINNING**;

thence South 86° 38' 15" East, across the right-of-way, with the northerly line of said 0.460 acre tract, the southerly line of said 0.727 acre tract, a distance of 20.00 feet to an iron pin set in the east right-of-way line of Haughn Road;

thence South 02° 36' 56" West, with the easterly right-of-way line of said Haughn Road, a distance of 135.00 feet to an iron pin set in the northerly line of that 4.422 acre tract conveyed to Rebecca L. Absten and Michael J. Absten by deed of record in Instrument Number 200406090133243;

thence North 86° 38' 05" West, across said right-of-way, with the line common to said 0.460 acre tract and said 4.422 acre tract, a distance of 20.00 feet to a magnetic nail set in the centerline of said Haughn Road;

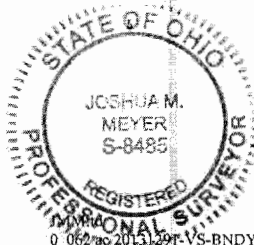
thence North 02° 36' 56" East, with said Haughn Road centerline, the westerly line of said 0.460 acre tract, a distance of 135.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.062 acre of land, more or less.

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

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey by EMH&T from February, 2011 through October, 2013.

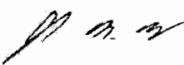
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCGS 5539, FCGS 5548, FCGS 0024, JACKSON and JACKSON AZIMUTH. The portion of the centerline of Orders Road, having a bearing of North 86° 59' 34" West, is designated the "basis of bearing" for this survey.



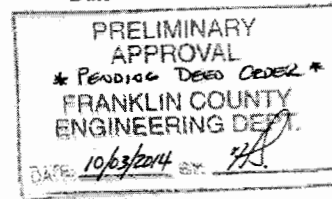
0_062/ao 20131229-VS-BNDY-44.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Registered Surveyor No. 8485

7-12-2014

Date



0-#33-F
SPLIT
0.062 AC.
OUT OF
(160)
001765

EXHIBIT

Y



Evans, Mechwart, Hamilton & 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

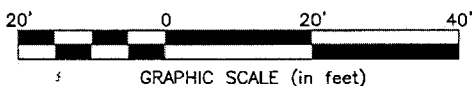
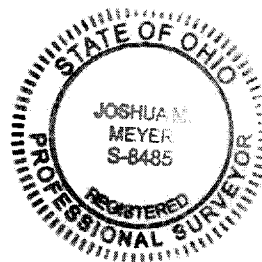
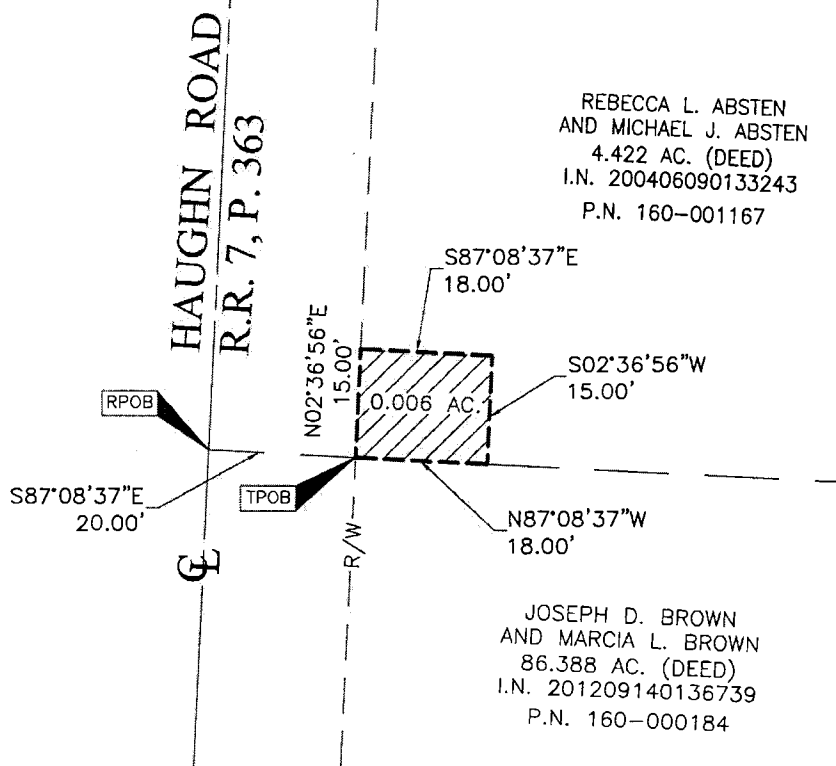
VIRGINIA MILITARY SURVEY 1434

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 16, 2014

Job No. 2013-1291

Scale: 1" = 20'



GRAPHIC SCALE (in feet)

By

Joshua M. Meyer
Professional Surveyor No. 8485

5-16-2014

Date

I:\2013\1291\DWG\04SHEETS\EASEMENTS\20131291-VS-ESMT-STRM_001187.DWG plotted by MEYER, JOSH on 5/16/2014 10:20:14 AM last saved by JMEYER on 5/16/2014 10:20:07 AM
 Xrefs:

**DRAINAGE EASEMENT
0.006 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 1434 of the Virginia Military District, being on, over and across the 4.422 acre tract conveyed to Rebecca L. Absten and Michael J. Absten by deed of record in Instrument Number 200406090133243 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING, FOR REFERENCE, at a southwesterly corner of said 4.422 acre tract in the centerline of Haughn Road;

thence South 87° 08' 37" East, with southerly line of said 4.422 acre tract, a distance of 20.00 feet, to the easterly right-of-way line of Haughn Road, being the **TRUE POINT OF BEGINNING**;

thence North 02° 36' 56" East, across said remainder tract with said easterly right-of-way line, a distance of 15.00 feet, to a point;

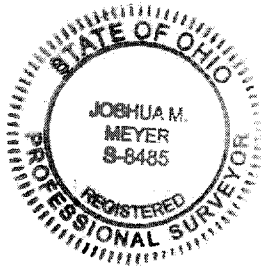
thence across said remainder tract, the following courses:

South 87° 08' 37" East, a distance of 18.00 feet, to a point;

South 02° 36' 56" West, a distance of 15.00 feet, to said southerly line;

thence North 87° 08' 37" West, with said southerly line, a distance of 18.00 feet, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, from Auditor's Parcel Number 160-001167.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



A handwritten signature in dark ink, appearing to read "J. M. Meyer".

Joshua M. Meyer
Professional Surveyor No. 8485

5-16-2014

Date



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

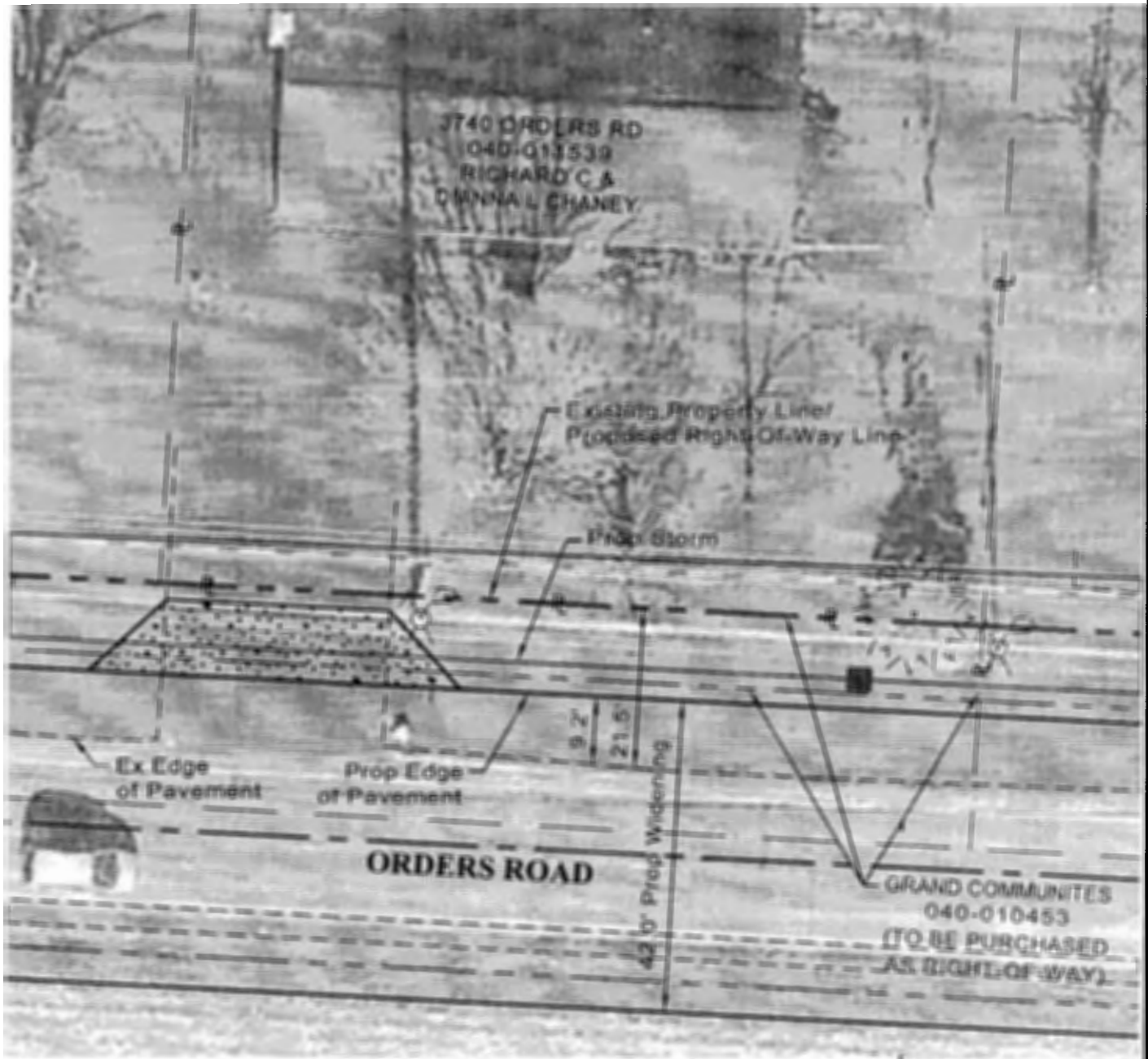
CITY OF GROVE CITY, OHIO
ROADWAY IMPROVEMENT PROJECT
FOR

ORDERS ROAD
PROPOSED R/W & EASEMENT EXHIBIT
NO. 31 - 3740 ORDERS RD

DATE: October, 2014

JOB NO. 20131291

SCALE: As Noted



LEGEND

- — — — — Existing Right-Of-Way Line
- — — — — Proposed Right-Of-Way Line
- — — — — Proposed Work Agreement Line
- Acquisition - Existing Roadway Easement
- Acquisition - Proposed Right-Of-Way

GRAPHIC SCALE



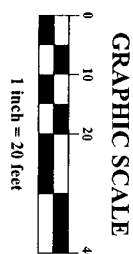
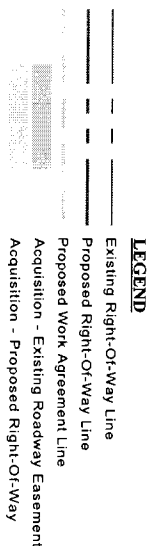
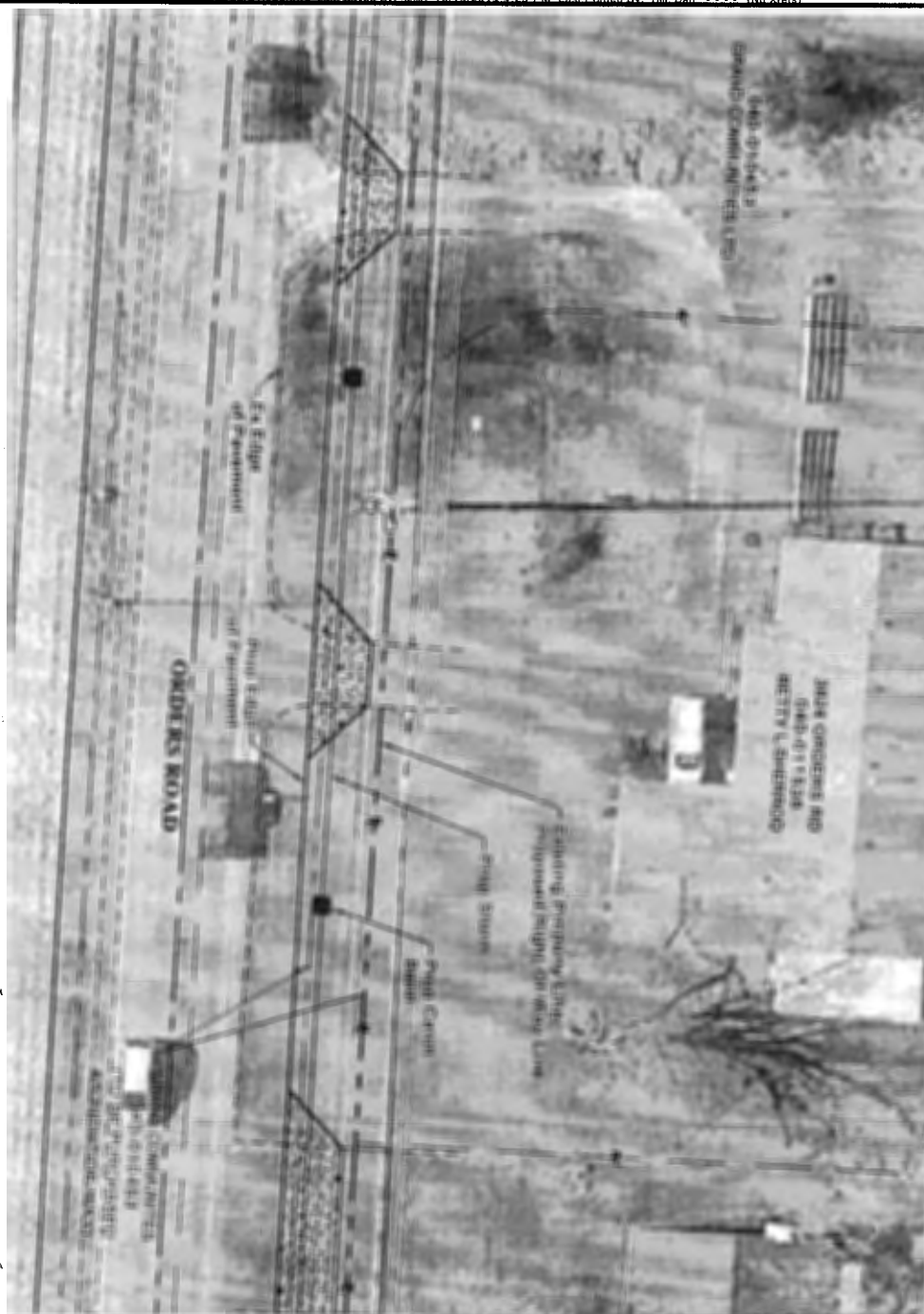
1 inch = 20 feet

EXHIBIT

tabbles

AA

s:\Exhibits\Property Acquisition\Exhibits\3824 Orders Road.dwg Last Saved By: dhill 10/13/2014 4:23 PM Last Printed By: Hill, Dan (No Xrefs)



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

CITY OF GROVE CITY, OHIO
 ROADWAY IMPROVEMENT PROJECT
 FOR
ORDERS ROAD
PROPOSED R/W & EASEMENT EXHIBIT
NO. 34 - 3824 ORDERS RD

DATE: October, 2014

JOB NO. 20131291

SCALE: As Noted



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

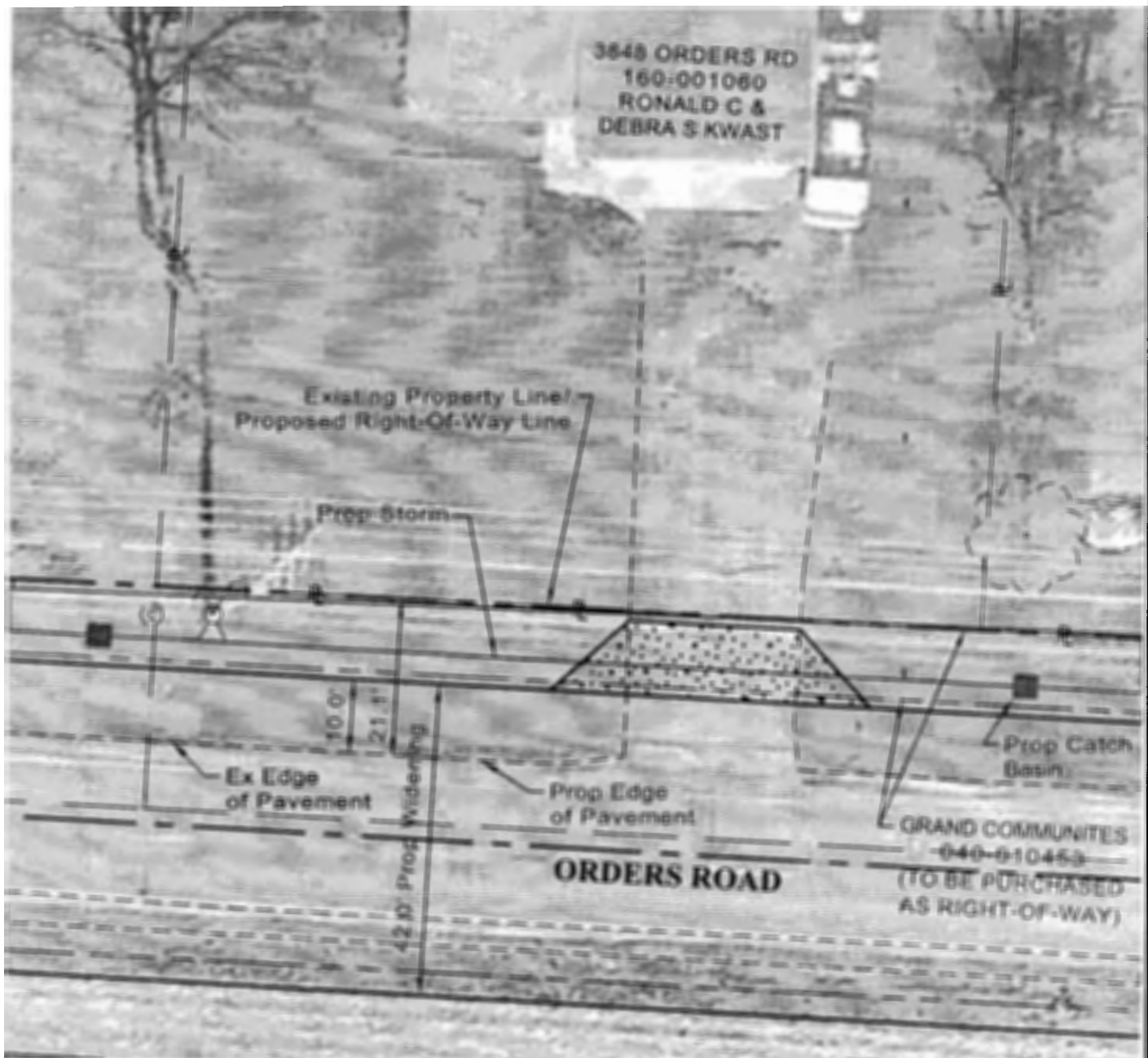
CITY OF GROVE CITY, OHIO
ROADWAY IMPROVEMENT PROJECT
FOR

ORDERS ROAD
PROPOSED R/W & EASEMENT EXHIBIT
NO. 35 - 3848 ORDERS RD

DATE: October, 2014

JOB NO. 20131291

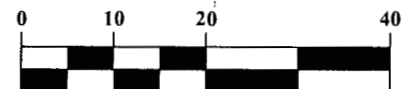
SCALE: As Noted



LEGEND

- — — Existing Right-Of-Way Line
- — — Proposed Right-Of-Way Line
- — — Proposed Work Agreement Line
- Acquisition - Existing Roadway Easement
- Acquisition - Proposed Right-Of-Way

GRAPHIC SCALE



1 inch = 20 feet

EXHIBIT

CC

tabbies



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

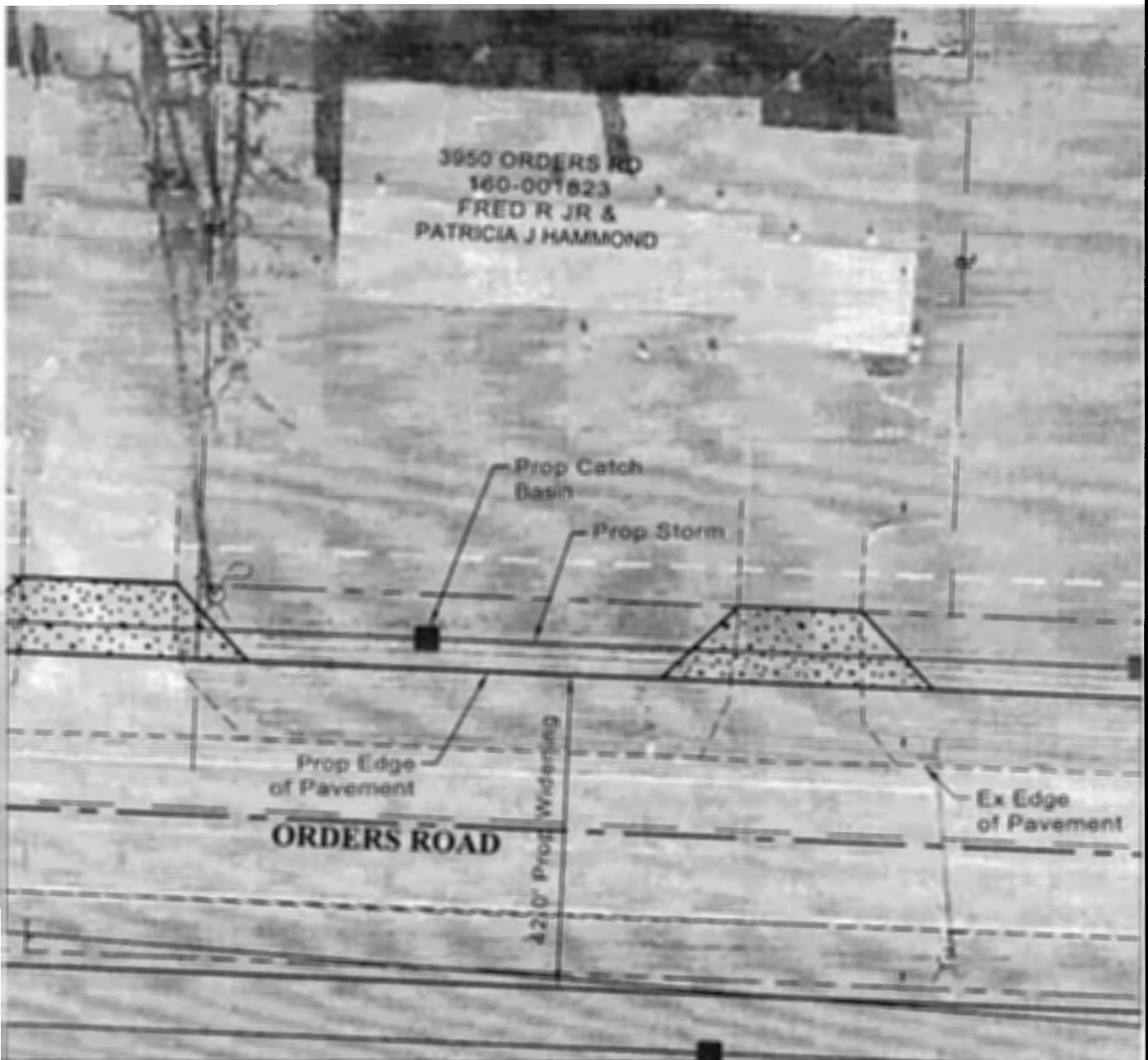
CITY OF GROVE CITY, OHIO
ROADWAY IMPROVEMENT PROJECT
FOR

ORDERS ROAD
PROPOSED R/W & EASEMENT EXHIBIT
NO. 37 - 3950 ORDERS RD

DATE: October, 2014

JOB NO. 20131291

SCALE: As Noted

**LEGEND**

- — — — — Existing Right-Of-Way Line
- — — — — Proposed Right-Of-Way Line
- — — — — Proposed Work Agreement Line
- Acquisition - Existing Roadway Easement
- Acquisition - Proposed Right-Of-Way

GRAPHIC SCALE

1 inch = 20 feet



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

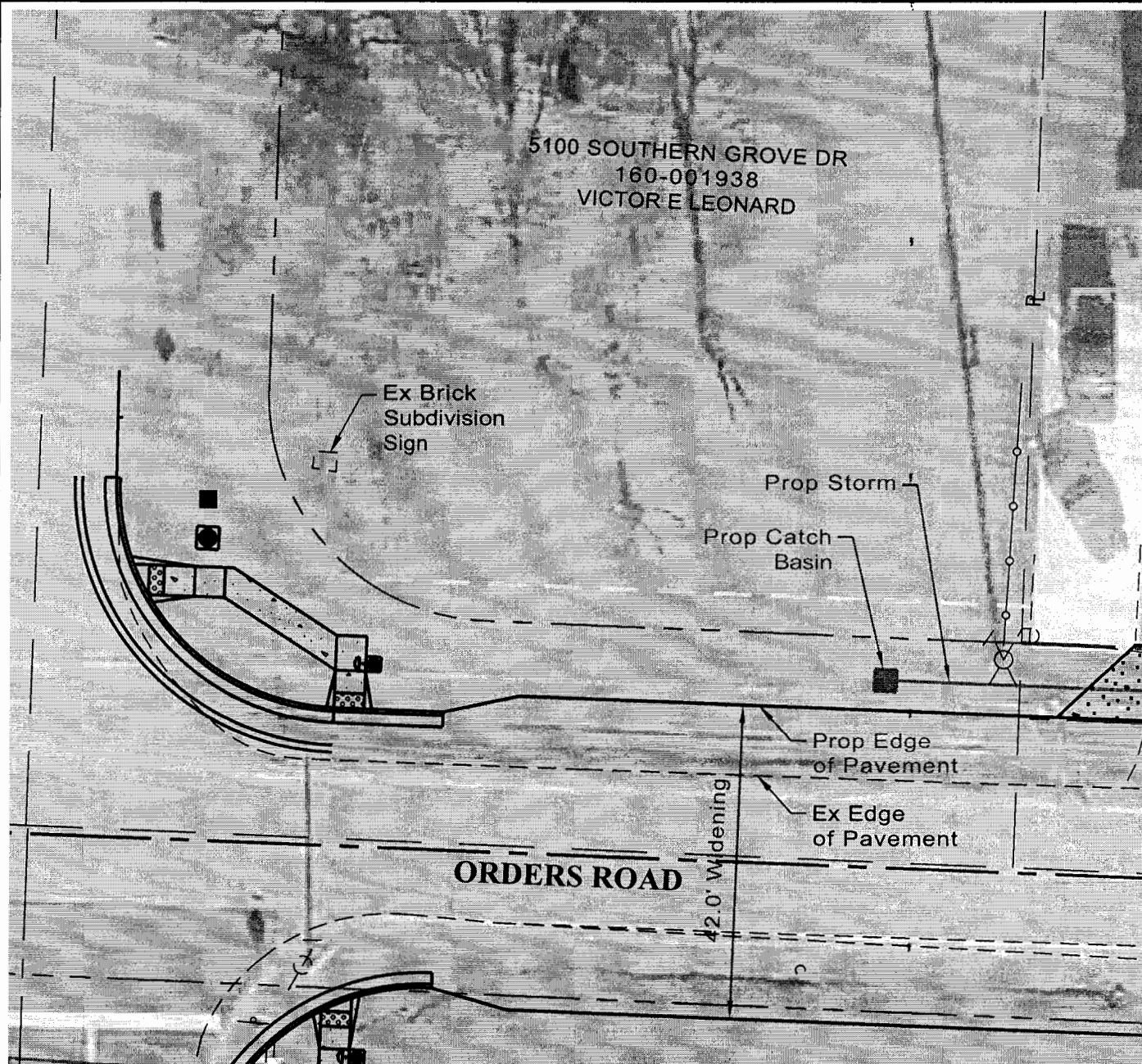
CITY OF GROVE CITY, OHIO
ROADWAY IMPROVEMENT PROJECT
FOR

ORDERS ROAD
PROPOSED R/W & EASEMENT EXHIBIT
NO. 38 - 5100 SOUTHERN GROVE DR

DATE: October, 2014

JOB NO. 20131291

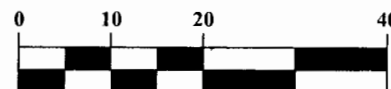
SCALE: As Noted



LEGEND

- Existing Right-Of-Way Line
- Proposed Right-Of-Way Line
- Proposed Work Agreement Line
- Acquisition - Existing Roadway Easement
- Acquisition - Proposed Right-Of-Way

GRAPHIC SCALE



1 inch = 20 feet

Date: 01/26/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Ms. Lanese
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-03-15
1st Reading: 02/02/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-03-15

A RESOLUTION PROMOTING TRANSPARENCY IN GOVERNMENT BY REQUIRING THAT THE AUDIO RECORDINGS FOR ALL REGULAR COUNCIL MEETINGS BE MADE AVAILABLE TO THE PUBLIC ON THE CITY'S WEBSITE

WHEREAS, the City records all of its Council regular meetings and these recordings are used to prepare the official minutes for the meeting; and

WHEREAS, while these recordings are not the official minutes, they do contain valuable information that would provide insight into the City's decision making process; and

WHEREAS, the City and this Council believe that greater transparency in the decision making process will encourage more public participation and strengthen the public trust.

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

SECTION 1. This Council hereby requires that audio recordings taken for all regular Council meetings be maintained in a manner that is consistent with the City's retention schedule and be made available to the public on the City's website.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 01/13/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-07-15
1st Reading: 01/20/15
Public Notice: 1/22/15
2nd Reading: 02/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-07-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE THRU FOR DANNETTE'S FLORAL LOCATED AT 3340 BROADWAY

WHEREAS, Dannette's Floral, applicant, has submitted a request for a Special Use Permit for a Drive Thru located at 3340 Broadway; and

WHEREAS, on January 06, 2015, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The Special Use Permit shall only be effective for a flower shop drive-thru;
2. A "No Left Turn" sign shall be installed at the curb cut on Broadway.

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)A1j is hereby issued to the Dannette's Floral located at 3340 Broadway, contingent upon the stipulations set by Planning Commission.

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: 01-28-15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No.: C-09-15
1st Reading: 02/02/15
Public Notice: 02/05/15
2nd Reading: 02/17/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-09-15

AN ORDINANCE TO AMEND SECTION 1135.12 OF THE CODIFIED ORDINANCES TITLED NONRESIDENTIAL DISTRICT REQUIREMENTS TO EXPAND THE BOUNDARIES OF THE CENTRAL BUSINESS DISTRICT

WHEREAS, to encourage economic development in the Town Center area, the City is interested in expanding the boundaries of the Central Business District; and

WHEREAS, the expansion of the Central Business District is being done in conjunction with the other improvements occurring in the Town Center area.

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

SECTION 1. Section 1135.12(a) is hereby amended, in part, as follows:

Being in the City of Grove City, County of Franklin, State of Ohio, and beginning at the point of intersection of the south right-of-way line of ~~the alley north of Park Street (known as Jackson Street St.)~~ and the west right-of-way line of Third Street, said point being the point of beginning; thence and proceeding southwesterly along the west right-of-way line of Third Street to its intersection with the north right-of-way line of Park Street; thence northwesterly along ~~the~~ said north right-of-way line to its intersection with the west right-of-way line of First Street; thence southwesterly along ~~the~~ said west right-of-way line to its intersection with the north right-of-way line of Civic Place; thence northwesterly along ~~the~~ said north right-of-way line and its extension northwesterly to its intersection with the west right-of-way line of ~~South~~ Broadway; thence southwesterly along the said west right-of-way line to its intersection with the southeasterly extension of the north right-of-way line of the east-west portion of Franklin Street; thence northwesterly along the said extension and along the said north right-of-way line to its intersection with the east right-of-way line of the north-south portion of Franklin Street north of the east-west portion of Franklin Street; thence northeasterly along said east right-of-way line to its intersection with the south right-of-way line of Grove City Road; thence easterly ~~east~~ along said south right-of-way line to its intersection with the southwesterly extension of ~~the~~ east right-of-way line of the first alley west of Broadway between Park Street and Grove City Road; thence northeasterly along said southwesterly extension and along said east right-of-way line and its extension northeasterly extensions to its intersection with the north right-of-way line of Park Street; thence northwesterly along said north right-of-way line to its intersection with the west line of lot number 9 (being the fifth lot east of the railroad) of the A.G. Grant Addition, said line also being the east line of lot number 10; thence northeasterly along said lot line to its intersection with the south right-of-way line of the alley north of Park Street; thence southeasterly along said south right-of-way line to its intersection with the southwesterly extension of the west right-of-way line of the first alley east of the railroad between the alley north of Park Street and Grant Avenue; thence northeasterly along said west right-of-way extension and along said west right-of-way line to its intersection with the north right-of-way line of Mill Street; thence northwesterly along said north right-of-way line and said right-of-way line extended to its intersection with the west line of lot number 18 of the Geo. H. Gantz Addition, said line also being the east line of lot number 19; thence northeasterly along

said lot line to its intersection with the south right-of-way line of the first alley north of Mill Street; thence southeasterly along said south right-of-way line and partially along the north line of lot number
~~line to its intersection with the north lot line of lot 18, being the lot north of the railroad spur and Mill Street~~
~~(never dedicated) and west of said alley; thence northwesterly along lot 18 to its intersection with the~~
~~southwesterly extension of the east right-of-way line of Meadow Lane; thence northeasterly along said east~~
~~right-of-way~~ line extension and along said east right-of-way line to its intersection with the south lot line of
the second lot south of White Place, said point being approximately 150 feet south of White Place; thence
southeasterly along said south ~~side~~ lot line to the southeast corner east end of the lot; thence northeasterly
along the east line of said ~~the~~ lot to a point approximately 110 feet south of White Place said point being the
southwest corner of a lot facing White Place; thence southeasterly along the south line of said ~~the~~ lot and its
extension southeasterly to a point approximately 130 feet the west of Broadway said point being the
southwest corner of a lot line of the lots facing North Broadway; thence northeasterly along the west lines of
said lot three courses to the northwest corner of said lot; thence southeasterly along the north line of said
lot to the southwest corner of the lot at the southwest corner of Broadway and White Place; thence
northeasterly along the west line of said corner lot to ~~to its intersection with the south right-of-way line of~~
White Place; thence southeasterly along said south right-of-way line to its intersection with the west right-of-
way line of ~~North~~ Broadway; thence southeasterly to the southwest corner of the fifth ~~second~~ lot south of
Reserve "A" in the Glenn L. Lotz Grove City Addition, said point being in ~~which faces the east side of North~~
~~Broadway, said line appearing to be also the southeasterly extension of the south right-of-way line of White~~
~~Place, thence southeasterly along said lot line to the southeast corner of said lot; thence southwesterly to the~~
~~intersection of the south right-of-way line of Cleveland Avenue east of North Broadway; thence southeasterly~~
along and the south west right-of-way line of said lot and its extension southeasterly to its apparent
intersection with First Street, said line appearing to be the northeasterly extension of the west right-of-way line
of First Street; thence southwesterly along said west right-of-way extension to a point on the south right-of-
way line of Cleveland Avenue; thence southeasterly along said south right-of-way line to a point on the
west right-of-way line of Arbutus Avenue; thence southwesterly along said west right-of-way line to a
point on the north right-of-way line of Columbus Street; thence northwesterly along said north right-of-
way line to a point on the west right-of-way line of First Street; thence southwesterly along said west right-
of-way line to its intersection with the south right-of-way line of Jackson ~~the alley north of Park Street;~~ thence
southeasterly along said south right-of-way line to its intersection with the west right-of-way line of Third
Street; said intersection point being the point of beginning. All lands, parcels, tracts or lots within the area
bounded by the above ~~said~~ description shall be classified for ~~the CBD~~ Central Business District (CBD) use.

SECTION 2. Council hereby approves the map, attached hereto as Exhibit A, as the boundaries for the Central Business District.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

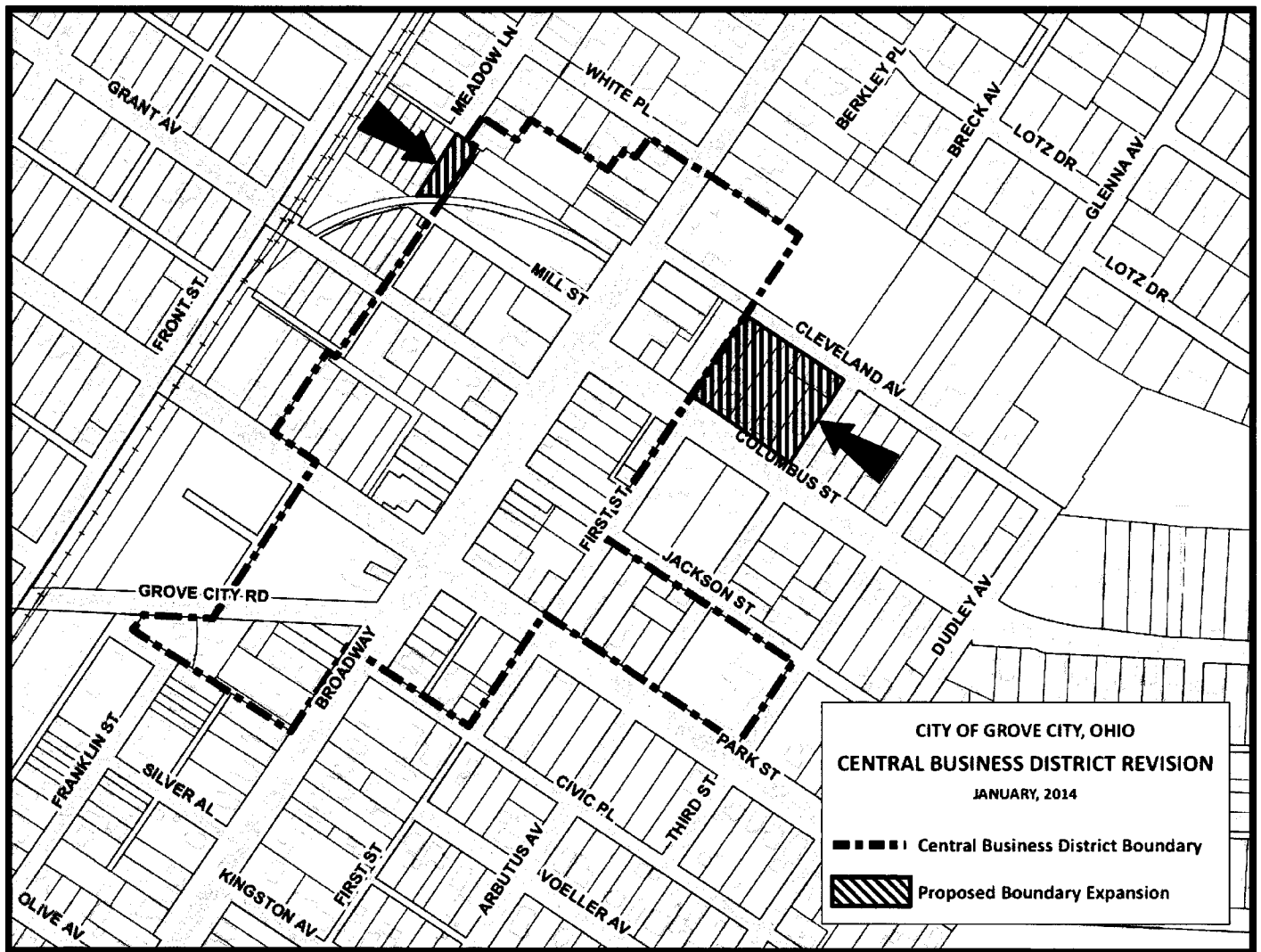
Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A



Date: 11/11/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-66-14
1st Reading: 11/17/14
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

Postponed to 12/01 12/15 01/05 1/20 2/2
RESOLUTION NO. CR-66-14

**A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR
GROVE CITY DOLLAR GENERAL LOCATED AT 3065 BROADWAY**

WHEREAS, on November 04, 2014, the Planning Commission recommended approval of the Development Plan for Grove City Dollar General with the following stipulations:

1. A deviation shall be granted to allow the parking lot to contain 16 fewer parking spaces than required by Code;
2. The dumpster screening shall be finished in brick to match the primary structure;
3. An exterior finish schedule shall be submitted with details for all proposed exterior finishes;
4. All curbing shall be 18" straight curbing;
5. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties;
6. A landscape peninsula shall be installed at the southern terminus of the parking row adjacent to the building entrance sidewalk;
7. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329;
8. The applicant shall work with the Urban Forester to relocate some of the evergreen trees proposed along the rear of the property to the front, and placed appropriately to be most compatible with the City's newly installed entrance features.

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 Grove City Dollar General located at 3065 Broadway, contingent upon the 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.

Ted A. Berry, President of Council

Richard L. Stage, Mayor