

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

January 03, 2022

6:00 p.m.

Organizational Meeting

Call to Order

Appointment of Council President

Appointment of Clerk of Council

Seating Arrangement

Assignment of Committees

Declare Clerk of Council Designee for Council on Open Records Certification

Acceptance of Rules of Council

Adjournment

Regular Meeting

Call to Order: President; Roll Call: Clerk of Council; Approval of 12/20/21 Minutes;
Welcome & Reading of Agenda: President

LANDS:	<u>Ordinance C-70-21</u>	Authorize the City Administrator to enter into Community Reinvestment Area Agreements to expand CRA #1. Second reading and public hearing.
	<u>Ordinance C-77-21</u>	Accept the Plat of Beulah Park, Subarea G. Second reading and public hearing.
	<u>Ordinance C-01-22</u>	Accept the Annexation of 0.523+ acres located South of White Road and East of Hunting Creek Dr. to the City of Grove City. First reading.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 12/20/21 Council Meeting

Date: 11-30-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-70-21
1st Reading: 12/06/21
Public Notice: 12/07/21
2nd Reading: 12/20/21
Passed: _____ Rejected: Postponed
Codified: _____ Code No: _____
Passage Publication: to 01/03/22

ORDINANCE C-70-21

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO COMMUNITY REINVESTMENT AREA AGREEMENTS TO EXPAND CRA #1

WHEREAS, the City of Grove City has historically encouraged the development of commercial and industrial structures within its boundaries, which development has resulted in the creation and retention of employment opportunities in the City; and

WHEREAS, to encourage such economic development, Council adopted Ordinance No. C-18-83 on April 18, 1983, designating the area specified in the Ordinance as Community Reinvestment Area #1 pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 as those sections provided prior to July 1, 1994 (the "Pre-1994 CRA Act") and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures within the boundaries of Community Reinvestment Area #1 in accordance with the Pre-1994 CRA Act; and

WHEREAS, the City can make one final expansion to Community Reinvestment Area #1 by adding additional acreage to this incentive district under the Pre-1994 CRA designation; and

WHEREAS, the City believes that due to the real and perceived impacts on properties located in proximity to the landfill, it is necessary to provide economic incentives in order to encourage desirable development in this geographical area of the City; and

WHEREAS, the First Baptist Church of Grove City, Buckeye Ranch Holding LLC, Zuber Crossing LLC and Richard T. Barbee Jr. (Collectively the "Properties") are the owners of properties that are located in the City that abut the existing CRA #1 boundaries; and

WHEREAS, in order to encourage the type of development likely to create jobs and income tax revenues for the City, the Properties desire to execute a Community Reinvestment Area/New Community Authority Agreement to provide for the successful future development of the Property, which development will create and preserve employment opportunities in the City and will benefit the citizens of the City of Grove City.

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

SECTION 1. City Council hereby authorizes the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with the First Baptist Church of Grove City, substantially in the form attached as Exhibit A, for the purpose of including the Property into Community Reinvestment Area #1.

SECTION 2. City Council hereby authorizes the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Buckeye Ranch Holding LLC,

substantially in the form attached as Exhibit B, for the purpose of including the Property into Community Reinvestment Area #1.

SECTION 3. City Council hereby authorizes the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Zuber Crossing LLC, substantially in the form attached as Exhibit C, for the purpose of including the Property into Community Reinvestment Area #1.

SECTION 4. City Council hereby authorizes the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Richard T. Barbee Jr., substantially in the form attached as Exhibit D, for the purpose of including the Property into Community Reinvestment Area #1.

SECTION 5. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-70-21

COMMUNITY REINVESTMENT AREA/ NEW COMMUNITY AUTHORITY AGREEMENT

This Community Reinvestment Area/New Community Authority Agreement (the "Agreement") is made and entered into the ____ day of _____, 2021 (the "Effective Date") by and between the City of Grove City, Ohio (the "City") and The First Baptist Church of Grove City, an Ohio not-for-profit corporation (the "Property Owner").

I. Background

- A. Property Owner is the owner of property consisting of approximately ninety-five (95) acres of land located in the City of Grove City, the depiction of which is attached hereto as **Exhibit "1"** (the "Property"). A legal description of the Property will be provided prior to closing.
- B. The Property Owner desires that the City expand the boundary of the existing pre-1994 Community Reinvestment Area # 1 (the "CRA") to include the Property in order for the Property to be eligible for a property tax exemption as set forth in the Terms and Conditions portion of this Agreement.
- C. The City desires to expand the boundaries of the CRA to include the Property, subject to the Terms and Conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises herein contained, the sufficiency of which are acknowledged by the parties hereto, the City and Property Owner agree as follows:

II. Terms and Conditions

- A. Background. The above Background is incorporated into the Terms and Conditions as if fully written herein.
- B. CRA Expansion. Upon Property Owner's execution of this Agreement, the City shall proceed with the expansion of the CRA to include the Property. Property Owner acknowledges that the expansion of the CRA includes multiple parcels of property, including parcels that will have to be annexed into the City. For that reason, the expansion of the CRA may take up to one (1) year or longer to complete.
- C. New Community Authority. In consideration of, and as a contingency to, the City's expansion of the CRA to include the Property, Property Owner agrees to petition, after the successful expansion of the CRA, along with other property owners, for the establishment of a New Community Authority under Chapter 349 of the Ohio Revised Code (the "NCA") for the purpose of causing the property owners within the expanded CRA area to pay a community development charge equal to the following percentages of the real estate taxes that would have been due but for the tax abatement created by the CRA: (i) for industrial uses, property owner shall pay an NCA charge of fifteen percent (15%); (ii) for office uses,

property owners shall pay an NCA charge of fifty percent (50%); and (iii) for all other uses, property owner shall pay an NCA of one hundred percent (100%), unless otherwise agreed to by the City. The proceeds of the NCA charge will be paid to the Community Authority that will use the funds for future public infrastructure benefiting the CRA expanded area. The net affect of the NCA charge is that the properties within the CRA expanded area, including the Property, will receive a, effective eighty-five percent (85%) for industrial uses and fifty percent (50%) for office uses, real property tax abatement on the increased valuation of the Property attributable to new construction. If Property Owner fails to sign the NCA petition, the Property will be removed from the expanded CRA.

- D. Termination. Unless otherwise extended by the City, this Agreement shall terminate two (2) years after the Effective Date if the CRA has not been expanded to include the Property.
- E. Condition Precedent. Property Owner and the City acknowledge and agree that this Agreement is not effective until authorized to be executed by formal action of the City Council and shall take effect upon such approval and execution. Property Owner and the City also acknowledge that any action on the expansion of the CRA must be approved by the City Council.
- F. Miscellaneous.
1. Intent of Parties. This Agreement shall be binding upon the parties hereto and their respective successors and/or assigns, and by execution hereof, all parties represent that they are duly authorized to sign the Agreement.
 2. Cancellation. This Agreement may be cancelled or otherwise terminated by mutual written agreement of the Property Owner and City or pursuant to the terms of this Agreement as to conflict in law, impractically, and/or acts of God.
 3. Remedies. Except as otherwise limited by ORC Chapter 2744 as to action for or against the City, the parties hereto shall be afforded and do possess the right to seek every remedy available at law or in equity provided for under the laws of the State of Ohio as pertains to the terms and conditions, duties, obligations, privileges, and rights of this Agreement and the enforcement thereof.
 4. Assignment of Agreement. The parties agree that Property Owner may transfer all or any portion of the Property and assign this Agreement (as it relates to that portion of the Property) to any individual, corporation, limited liability company, partnership, limited partnership, trust or any other person without the consent of the City.
 5. Addresses for Notices. Notice to the parties as required or provided for herein shall be in writing and shall be deemed if given or sent by national courier service or certified/registered U.S. Mail, to all parties of this Agreement, or such other method as mutually agreeable:

If to Property Owner: First Baptist Church of Grove City
3301 Orders Road
Grove City, Ohio 43123

If to City: City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn: City Administrator

6. Relative Rights. The rights and obligations of the parties hereunder shall be subject to the terms and conditions hereof, and will inure to the benefit of, and be binding on, the respective successors and assigns.
7. Entire Agreement Merger Clause; Statement of Incorporation. It is agreed that the Agreement merges all of the oral negotiations, representations, discussions and understandings between the parties, their legal counsel, agents and representatives. This Agreement contains the entire Agreement of the parties with respect to its subject matter. All documents related to this Agreement and/or attached hereto as exhibits or addendums shall be incorporated into this Agreement by reference as if fully set out at length herein.
8. Modifications or Amendment of Agreement. No modifications, amendments, alterations, or additions shall be made to this Agreement except in a writing signed by Property Owner and City.
9. Executed Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
10. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement.
11. Survival of Representations and Warranties. All representations and warranties of the parties in this Agreement shall survive the execution and delivery of this Agreement.
12. Time. Time shall be of the essence in doing and performing all things to be done under the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the dates set forth below. This Agreement shall be effective on the date last executed.

Property Owner

by: Robert A. Hohn
Robert Hohn
Chairman of the First Baptist
Church Trustees
Date: 2/24/2021

City of Grove City

by: _____
Charles W. Boso, Jr.
City Administrator
Date: _____

Approved as to Form:

Stephen J. Smith, Law Director

per authority granted by

Ordinance No.: _____

Passed _____, 202_.

Exhibit “1”

EXHIBIT 1



Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

FIRST BAPTIST CHURCH OF GROVE CITY

- Existing CRA Boundary
- Proposed CRA Addition

1 inch = 750 feet



CRA #1 EXPANSION AGREEMENT

THIS CRA #1 EXPANSION AGREEMENT (the "Agreement") is entered into as of this day of _____, 2021 (the "Effective Date") by and between the **CITY OF GROVE CITY, OHIO**, an Ohio municipal corporation having an address for purposes hereof at 4035 Broadway, Grove City, OH 43123 (the "City"), and **BUCKEYE RANCH HOLDINGS LLC**, an Ohio limited liability company having an address for purposes hereof at c/o Wills Creek, 580 N. Fourth Street, Suite 120-B, Columbus, Ohio 43215 (together with its affiliates, the "BRH").

I. RECITALS

A. The City desires that properties located generally along London-Groveport Road and impacted by the landfill operations of the Solid Waste Authority of Central Ohio, be developed for industrial and business uses.

B. In order to incentivize the industrial and business development of such properties, the City is prepared to expand "CRA #1", the existing community reinvestment area, which was created prior to July 1, 1994, and which provides for a 15-year, 100% exemption of the improvements constructed on properties included within the reinvestment area from real property taxation pursuant to applicable provisions of the Ohio Revised Code.

C. Because there are statutory limits on the number of times CRA #1 can be expanded by the City, the City desires to include as many properties as possible in the last and final expansion of CRA #1 as a "Pre-1994 CRA".

D. A significant property that the City desires to include in CRA #1 is a property consisting of 295.7± acres of land located generally east of State Route 62 and north of London-Groveport Road, the legal description of which is attached hereto as Exhibit A (the "Annexation Property").

E. BRH has negotiated with owners of the Annexation Property and is prepared to initiate the annexation of the Annexation Property into the City of Grove City subject to the terms set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises herein contained the sufficiency of which are acknowledged by the parties hereto, the City and BRH hereby agree as follows:

II. TERMS AND CONDITION

1. Recitals. The above Recitals are incorporated into the Terms and Conditions as if fully written herein.

2. BRH's Obligations.

(a) File Annexation: BRH shall cause the filing of the petition for annexation of the Annexation Property (the "Annexation Petition") with the Board of

County Commissioners for the County (the "County") not later than 30 calendar days after the Effective Date of this Agreement and to prosecute the annexation of the Property to completion. The City and BRH acknowledge and agree that, pursuant to that certain annexation agreement between the City and the owner of the Annexation Property, as authorized pursuant to Ordinance C-58-20, passed on November 16, 2020, once the Annexation Petition is filed with the County, it may not be withdrawn by BRH or by the owner of the Annexation Property.

- (b) Recreation Development Fees; Open Space and/or Parkland Dedication Requirements. BRH shall comply with City Code Section 1101.09, as that Section reads on the Effective Date of this Agreement.

3. City's Obligations. Not later than 30 days after the completion of the annexation of the Annexation Property to the City of Grove City, the City agrees to introduce as a first reading the ordinance expanding the CRA #1 (the "Expansion Ordinance") to include BRH's property consisting of approximately 28± acres of real property more particularly described in Exhibit B, attached hereto (the "Property"). Following the expansion of CRA #1 to include the Property, BRH shall prepare, execute, and file, within the time periods set forth in the Ohio Revised Code, such applications, documents, and other information with appropriate officials of the State, the City, or other public body as may be required to implement the exemption from real property taxation in accordance with the provisions of the CRA #1 (the "CRA #1 Exemption"). The City shall participate in such preparation and filing by BRH, including, without limitation, executing such applications and documents as may be appropriate in assisting BRH in obtaining such exemptions. The City and BRH shall perform such acts as are reasonably necessary or appropriate to affect, claim, preserve, and maintain the exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions. The City agrees to execute all documents and enter into any agreements that may be reasonably necessary to establish and maintain the CRA #1 Exemption with respect to the Property. The failure of the City to expand the CRA #1 to include the Property, for any reason, except for BRH's actions or inactions in performing BRH's obligations under this Agreement, within 60 days of the first reading of the Expansion Ordinance shall be a breach of this Agreement by the City.

Notwithstanding anything to the contrary contained herein, the "Property" to be added to CRA #1 does not include the two outparcels along Hoover Road (and identified as Franklin County Parcel ID Nos. 040-016670 (1.5± acres) and 040-016671 (1.4± acres)).

4. Notices. Any notice or consent required or permitted to be given by or on behalf of either party to the other shall be given by mailing such notice or consent by United States certified or registered mail, postage prepaid and return receipt requested, or via a reputable express overnight mail service which provides proof of delivery addressed to the parties as set forth below or at such other address as may be specified from time to time in writing delivered to the other party. Notices shall be effective upon receipt or refusal, as the case may be.

(g) Authority. Each party to this Agreement hereby represents and warrants that it is executing this Agreement with the full and proper authority and that the parties whose names appear hereon are duly authorized and empowered to make and execute this Agreement and that this Agreement is supported by consideration.

The City is a municipal corporation and political subdivision of the State of Ohio and is entitled to all of the immunities and defenses provided by law. Furthermore, no covenant, obligation or agreement of the City contained in this Agreement shall be deemed to be a covenant, obligation or agreement of any present or future council member, officer, agent or employee of the City in other than their official capacity and neither the council members of the City approving this Agreement nor any officer or employee of the City executing this Agreement shall be liable personally by reason of the covenants, obligations or agreements of the City contained in this Agreement.

(h) Assignment. This Agreement shall be binding on the parties hereto and their respective successors and assigns.

(i) Counterparts. This Agreement may be executed in counterpart, and in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement.

(j) Governing Law; Venue. This Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Ohio, without regard to its conflict of law provisions that would cause the application of the laws of another jurisdiction.

(k) Further Actions. The City and BRH agree to execute such additional documents, and take such further actions, as may reasonably be required to carry out the provisions and intent of this Agreement.

[Signatures Follow on the Next Page]

The City has caused this Agreement to be duly executed by Charles W. Boso, Jr., its City Administrator, as authorized by Ordinance No. C- -21, and BRH Ventures, LLC has caused this Agreement to be duly executed by, all as of the date first above written.

CITY OF GROVE CITY, OHIO

By: _____
Charles W. Boso, Jr.
City Administrator

BUCKEYE RANCH HOLDING, LLC, an
Ohio limited liability company

By: BBR VENTURES, LLC, an Ohio limited
liability company, its sole member

By: WC Investors I, LLC, an Ohio limited
liability company, its Managing Member

By: _____
James D. Schrim, III
Manager

Approved as to form:

Signature Date
Stephen J. Smith Law Director

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, a Notary Public in and for said County and State, personally appeared the above named City of Grove City, Ohio by Charles W. Boso, Jr. its City Administrator, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said city, and the free act and deed of him personally as such City Administrator.

This is an acknowledgement certificate. No oath of affirmation was administered to the signer in connection with this notarial act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 2021.

Notary Public

FISCAL OFFICER'S CERTIFICATE

The undersigned, Finance Director of the City of Grove City, Ohio (the "City") under the foregoing Agreement, certifies hereby that the monies required to meet the obligations of the City during the year 2021 under the foregoing Agreement have been appropriated lawfully for that purpose, and are in the Treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with O.R.C. Sections 5705.41 and 5705.44.

Dated: _____, 2021

Finance Director
City of Grove City, Ohio

EXHIBIT A

DESCRIPTION OF ANNEXATION PROPERTY

RECEIVED

JUN 22 2021

Franklin County Engineer
Cornell K. Robertson, P.L., P.S.

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL K. ROBERTSON, P.L., P.S.
FRANKLIN COUNTY ENGINEER

By MS Date 6/22/21

PROPOSED ANNEXATION OF 295.7 +/- ACRES FROM JACKSON TOWNSHIP AND PLEASANT TOWNSHIP TO THE CITY OF GROVE CITY

Situate in the State of Ohio, County of Franklin, Township of Jackson, being in Virginia Military Survey Numbers 1371 and 6178, being all of Tracts I and III, and the part of Tract IV which lies in Virginia Military Survey 1371, as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated October 23, 2001 in Instrument number 200111140263753, also being all of the 68.146 acre tract as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust, Dated October 23, 2001, and Louise Crago and Laura J. Sidner (formerly known as Laura Vitrano), Successor Co-Trustees of the Virgil H. Sidner Trust, Dated October 23, 2001, of record in Instrument Number 202105140086478, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at the intersection of the centerline of right-of-way of London Groveport Road (S.R. 665) (60') and centerline of right-of-way of Harrisburg Pike (U.S. 62 & S.R. 3) (80'), also being the southwesterly corner of said 68.146 acre tract, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the centerline of right-of-way of said Harrisburg Pike and along the westerly line of said 68.146 acre tract and said Tract 1, North 32°44'07" East, 3113.7 feet to a point, being the northwesterly corner of said Tract 1;

Thence across said Harrisburg Pike right-of-way, along the northerly line of said Tract I, across the existing corporation line of Pleasant Township and Jackson Township, South 87°41'32" East, 3598.5 feet to a point, being the northeasterly corner of said Tract I;

Thence along the easterly lines of said Tract I and said Tract III, and across said London Groveport Road right-of-way, along the existing City of Grove City corporation line as established Ordinance Number C-32-13 as recorded in Instrument Number 201307010110206, South 02°49'10" West, 3124.9 feet to a point, being the southeasterly corner of said Tract III, also being the centerline of right-of-way of said London Groveport Road;

Thence along the southerly line of said Tract III, said Tract IV, said 68.146 acre tract, and along the centerline of right-of-way of said London Groveport Road, North 82°48'30" West, 5166.3 feet to the **POINT OF BEGINNING, containing 295.7 acres, more or less in the proposed annexation.**

The total acreage of the combined boundary described herein contains a net acreage of 295.7 acres, being 68.1 acres out of PID 230-003408-00 (68.1 acres total from Pleasant Township), being 75.0 acres out of PID 160-000085-00, being 76.0 acres out of PID 160-000120-00, and being 76.6 acres out of PID 160-000304 (227.6 acres total from Jackson Township).

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

Total perimeter of annexation is 15,003 feet of which 3,125 feet is contiguous with the City of Grove City by Ordinance Number C-32-13, giving 21% perimeter contiguity.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. in October of 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

EXHIBIT B

DESCRIPTION OF PROPERTY

LEGEND

Right-of-Way
Existing Property Line
Proposed Property Line
Measured bearing and distance
Point of Commencement
Point of Beginning

S88°05'11"E
20.33'

POC
POB

QUALITY BAKERY COMPANY (27.855%)
Inst. No. 199804030079186
T. MARZETTI COMPANY (72.155%)
Inst. No. 199804030079184
Remainder of Lot 3
Pd. No. 040-009550

BUCKEYE RANCH HOLDINGS, LLC
85.573 Acres (Deed)
Pd. No. 040-004874
Inst. No. 202009210142192

S87°12'59"E 1417.87'

OVERALL PARCEL
28.202 ACRES

BUCKEYE RANCH HOLDINGS, LLC
22.300 Acres (Deed)
Pd. No. 040-008058
Inst. No. 201912200171556

7.136 Acres (Deed)
Inst. No. 201912200171556

GC SUMMIT PARTNERS LLC
22.400 Acres (Deed)
Pd. No. 040-015064
Inst. No. 201308060133655

N87°17'36"W 1765.83'

THE KROGER CO.
16.110 Acres
Pd. No. 040-010042
Inst. No. 201212210197648

E. P. FERRIS
AND ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
WWW.EPFERRIS.COM

Consulting Civil Engineers and Surveyors

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1392.40'	03°39'45"	89.00'	S04°45'28"W	88.99'

LINE TABLE

LINE	LENGTH	BEARING
L1	265.00'	S02°43'29"W
L2	7.50'	S02°55'35"W

N02°43'29"E
265.00'

BUCKEYE RANCH HOLDINGS, LLC
2.500 Acres (Deed)
Pd. No. 040-016111
Inst. No. 201912200171556

N87°04'25"W
360.00'

CITY OF GROVE
CITY
0.221 Acres (Deed)
O.R. 28297 A09
S87°17'36"E
350.00'

POB
28.202 AC.

N87°17'36"W
42.84'

GROVE CITY, OH BBR DEVELOPMENT NCA SITE BBR VENTURES, LLC EXHIBIT B SITE DESCRIPTION		DATE: 01/14/21
JOB NO: 1163.002	DRAWN BY: JEC	
CHECKED BY: MJA	APPROVED BY: MJA	
1 OF 2		



SCALE IN FEET

P.O.C.
28.202 AC.

FOGS 0024
RESET

HOVER ROAD
(VARIES)
(PUBLIC ROADWAY)

GATEWAY BUSINESS PARK
P.B. 86 PG. 4

**COMMUNITY REINVESTMENT AREA/
NEW COMMUNITY AUTHORITY AGREEMENT**

This Community Reinvestment Area/New Community Authority Agreement (the "Agreement") is made and entered into the 30th day of Nov, 2020 (the "Effective Date") by and between the City of Grove City, Ohio (the "City") and Zuber Crossing (the "Property Owner").

I. Background

- A. Property Owner is the owner of property consisting of approximately 81.40 () acres of land located in the City of Grove City, the legal description of which is attached hereto as **Exhibit "1"** (the "Property").
- B. The Property Owner desires that the City expand the boundary of the existing pre-1994 Community Reinvestment Area # _____ (the "CRA") to include the Property in order for the Property to be eligible for a property tax exemption as set forth in the Terms and Conditions portion of this Agreement.
- C. The City desires to expand the boundaries of the CRA to include the Property, subject to the Terms and Conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises herein contained, the sufficiency of which are acknowledged by the parties hereto, the City and Property Owner agree as follows:

II. Terms and Conditions

- A. Background. The above Background is incorporated into the Terms and Conditions as if fully written herein.
- B. CRA Expansion. Upon Property Owner's execution of this Agreement, the City shall proceed with the expansion of the CRA to include the Property. Property Owner acknowledges that the expansion of the CRA includes multiple parcels of property, including parcels that will have to be annexed into the City. For that reason, the expansion of the CRA may take up to one (1) year or longer to complete.
- C. New Community Authority. In consideration of, and as a contingency to, the City's expansion of the CRA to include the Property, Property Owner agrees to petition, after the successful expansion of the CRA, along with other property owners, for the establishment of a New Community Authority under Chapter 349 of the Ohio Revised Code (the "NCA") for the purpose of causing the property owners within the expanded CRA area to pay a community development charge equal to the following percentages of the real estate taxes that would have been due but for the tax abatement created by the CRA: (i) for industrial uses, property owner shall pay an NCA charge of fifteen percent (15%); (ii) for office uses, property owners shall pay an NCA charge of fifty percent

(50%); and (iii) for all other uses, property owner shall pay an NCA of one hundred percent (100%), unless otherwise agreed to by the City. The proceeds of the NCA charge will be paid to the Community Authority that will use the funds for future public infrastructure benefiting the CRA expanded area. The net affect of the NCA charge is that the properties within the CRA expanded area, including the Property, will receive a, effective eighty-five percent (85%) for industrial uses and fifty percent (50%) for office uses, real property tax abatement on the increased valuation of the Property attributable to new construction. If Property Owner fails to sign the NCA petition, the Property will be removed from the expanded CRA.

- D. Termination. Unless otherwise extended by the City, this Agreement shall terminate two (2) years after the Effective Date if the CRA has not been expanded to include the Property.
- E. Condition Precedent. Property Owner and the City acknowledge and agree that this Agreement is not effective until authorized to be executed by formal action of the City Council and shall take effect upon such approval and execution. Property Owner and the City also acknowledge that any action on the expansion of the CRA, must be approved by the City Council.
- F. Miscellaneous.
1. Intent of Parties. This Agreement shall be binding upon the parties hereto and their respective successors and/or assigns, and by execution hereof, all parties represent that they are duly authorized to sign the Agreement.
 2. Cancellation. This Agreement may be cancelled or otherwise terminated by mutual written agreement of the Property Owner and City or pursuant to the terms of this Agreement as to conflict in law, impractically, and/or acts of God.
 3. Remedies. Except as otherwise limited by ORC Chapter 2744 as to action for or against the City, the parties hereto shall be afforded and do possess the right to seek every remedy available at law or in equity provided for under the laws of the State of Ohio as pertains to the terms and conditions, duties, obligations, privileges, and rights of this Agreement and the enforcement thereof.
 4. Assignment of Agreement. The parties agree that Property Owner may transfer all or any portion of the Property and assign this Agreement (as it relates to that portion of the Property) to any individual, corporation, limited liability company, partnership, limited partnership, trust or any other person without the consent of the City.
 5. Addresses for Notices. Notice to the parties as required or provided for herein shall be in writing and shall be deemed if given or sent by national courier service or certified/registered U.S. Mail, to all parties of this Agreement, or such other method as mutually agreeable:

If to Property Owner: John Vlastos
10085 Wellington Blvd
Powell, Ohio 43065

If to City: City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn: City Administrator

6. Relative Rights. The rights and obligations of the parties hereunder shall be subject to the terms and conditions hereof, and will inure to the benefit of, and be binding on, the respective successors and assigns.
7. Entire Agreement Merger Clause: Statement of Incorporation. It is agreed that the Agreement merges all of the oral negotiations, representations, discussions and understandings between the parties, their legal counsel, agents and representatives. This Agreement contains the entire Agreement of the parties with respect to its subject matter. All documents related to this Agreement and/or attached hereto as exhibits or addendums shall be incorporated into this Agreement by reference as if fully set out at length herein.
8. Modifications or Amendment of Agreement. No modifications, amendments, alterations, or additions shall be made to this Agreement except in a writing signed by Property Owner and City.
9. Executed Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
10. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement.
11. Survival of Representations and Warranties. All representations and warranties of the parties in this Agreement shall survive the execution and delivery of this Agreement.
12. Time. Time shall be of the essence in doing and performing all things to be done under the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the dates set forth below. This Agreement shall be effective on the date last executed.

Property Owner

by: Zuber Crossing
John Vlastos

City of Grove City

by: _____

Date: _____

Approved as to Form:

Stephen J. Smith, Law Director

Date: _____

per authority granted by

Ordinance No.: _____

Passed _____, 2020.

EXHIBIT 1



Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

ZUBER CROSSING LLC

- Existing CRA Boundary
- Proposed CRA Addition

1 inch = 750 feet



**COMMUNITY REINVESTMENT AREA/
NEW COMMUNITY AUTHORITY AGREEMENT**

This Community Reinvestment Area/New Community Authority Agreement (the "Agreement") is made and entered into the 16 day of March, 2021 (the "Effective Date") by and between the City of Grove City, Ohio (the "City") and T. Richard Barbee, Junior (the "Property Owner").

I. Background

- A. Property Owner is the owner of property consisting of approximately thirty-four (34) acres of land located in the City of Grove City, the depiction of which is attached hereto as **Exhibit "1"** (the "Property"). A legal description of the Property will be provided prior to closing.
- B. The Property Owner desires that the City expand the boundary of the existing pre-1994 Community Reinvestment Area # (the "CRA") to include the Property in order for the Property to be eligible for a property tax exemption as set forth in the Terms and Conditions portion of this Agreement.
- C. The City desires to expand the boundaries of the CRA to include the Property, subject to the Terms and Conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises herein contained, the sufficiency of which are acknowledged by the parties hereto, the City and Property Owner agree as follows:

II. Terms and Conditions

- A. Background. The above Background is incorporated into the Terms and Conditions as if fully written herein.
- B. CRA Expansion. Upon Property Owner's execution of this Agreement, the City shall proceed with the expansion of the CRA to include the Property. Property Owner acknowledges that the expansion of the CRA includes multiple parcels of property, including parcels that will have to be annexed into the City. For that reason, the expansion of the CRA may take up to one (1) year or longer to complete.
- C. New Community Authority. In consideration of, and as a contingency to, the City's expansion of the CRA to include the Property, Property Owner agrees to petition, after the successful expansion of the CRA, along with other property owners, for the establishment of a New Community Authority under Chapter 349 of the Ohio Revised Code (the "NCA") for the purpose of causing the property owners within the expanded CRA area to pay a community development charge equal to the following percentages of the real estate taxes that would have been due but for the tax abatement created by the CRA: (i) for industrial uses, property owner shall pay an NCA charge of fifteen percent

(15%); (ii) for office uses, property owners shall pay an NCA charge of fifty percent (50%); and (iii) for all other uses, property owner shall pay an NCA of one hundred percent (100%), unless otherwise agreed to by the City. The proceeds of the NCA charge will be paid to the Community Authority that will use the funds for future public infrastructure benefiting the CRA expanded area. The net affect of the NCA charge is that the properties within the CRA expanded area, including the Property, will receive a, effective eighty-five percent (85%) for industrial uses and fifty percent (50%) for office uses, real property tax abatement on the increased valuation of the Property attributable to new construction. If Property Owner fails to sign the NCA petition, the Property will be removed from the expanded CRA.

D. Termination. Unless otherwise extended by the City, this Agreement shall terminate two (2) years after the Effective Date if the CRA has not been expanded to include the Property.

E. Condition Precedent. Property Owner and the City acknowledge and agree that this Agreement is not effective until authorized to be executed by formal action of the City Council and shall take effect upon such approval and execution. Property Owner and the City also acknowledge that any action on the expansion of the CRA must be approved by the City Council.

F. Miscellaneous.

1. Intent of Parties. This Agreement shall be binding upon the parties hereto and their respective successors and/or assigns, and by execution hereof, all parties represent that they are duly authorized to sign the Agreement.
2. Cancellation. This Agreement may be cancelled or otherwise terminated by mutual written agreement of the Property Owner and City or pursuant to the terms of this Agreement as to conflict in law, impractically, and/or acts of God.
3. Remedies. Except as otherwise limited by ORC Chapter 2744 as to action for or against the City, the parties hereto shall be afforded and do possess the right to seek every remedy available at law or in equity provided for under the laws of the State of Ohio as pertains to the terms and conditions, duties, obligations, privileges, and rights of this Agreement and the enforcement thereof.
4. Assignment of Agreement. The parties agree that Property Owner may transfer all or any portion of the Property and assign this Agreement (as it relates to that portion of the Property) to any individual, corporation, limited liability company, partnership, limited partnership, trust or any other person without the consent of the City.
5. Addresses for Notices. Notice to the parties as required or provided for herein shall be in writing and shall be deemed if given or sent by national courier service or certified/registered U.S. Mail, to all parties of this Agreement, or such other method as mutually agreeable:

If to Property Owner: T. Richard Barbee, Junior
6950 Borror Road
Orient, Ohio 43146

If to City: City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn: City Administrator

6. Relative Rights. The rights and obligations of the parties hereunder shall be subject to the terms and conditions hereof, and will inure to the benefit of, and be binding on, the respective successors and assigns.
7. Entire Agreement Merger Clause: Statement of Incorporation. It is agreed that the Agreement merges all of the oral negotiations, representations, discussions and understandings between the parties, their legal counsel, agents and representatives. This Agreement contains the entire Agreement of the parties with respect to its subject matter. All documents related to this Agreement and/or attached hereto as exhibits or addendums shall be incorporated into this Agreement by reference as if fully set out at length herein.
8. Modifications or Amendment of Agreement. No modifications, amendments, alterations, or additions shall be made to this Agreement except in a writing signed by Property Owner and City.
9. Executed Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.
10. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement.
11. Survival of Representations and Warranties. All representations and warranties of the parties in this Agreement shall survive the execution and delivery of this Agreement.
12. Time. Time shall be of the essence in doing and performing all things to be done under the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the dates set forth below. This Agreement shall be effective on the date last executed.

Property Owner

by: Richard Barber Jr.

Date: March 16, 2021

Approved as to Form:

Stephen J. Smith, Law Director

City of Grove City

by: _____

Date: _____

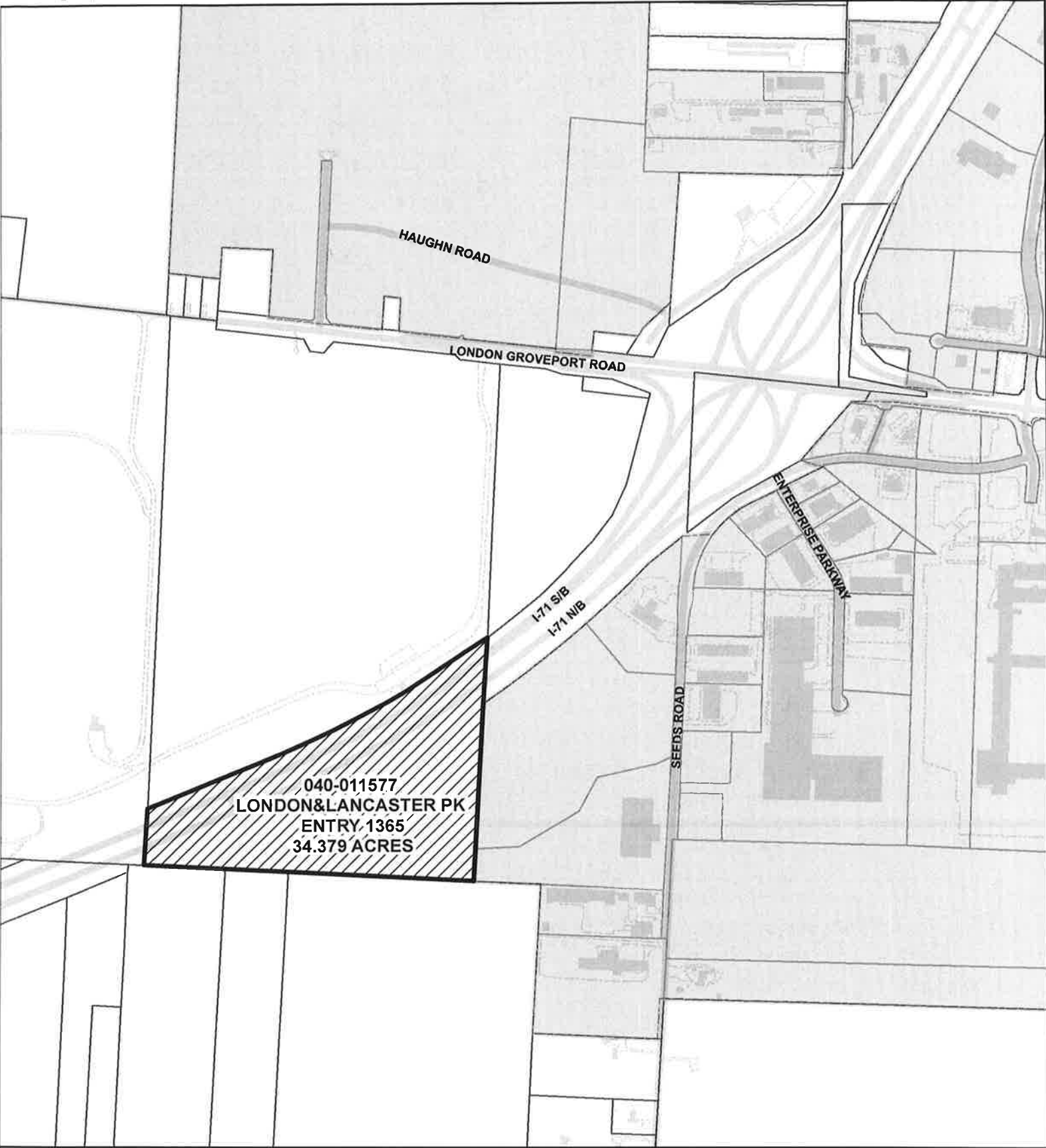
per authority granted by

Ordinance No.: _____

Passed _____, 202_.

Exhibit “1”
(Depiction of Property)

EXHIBIT 1



Disclaimer

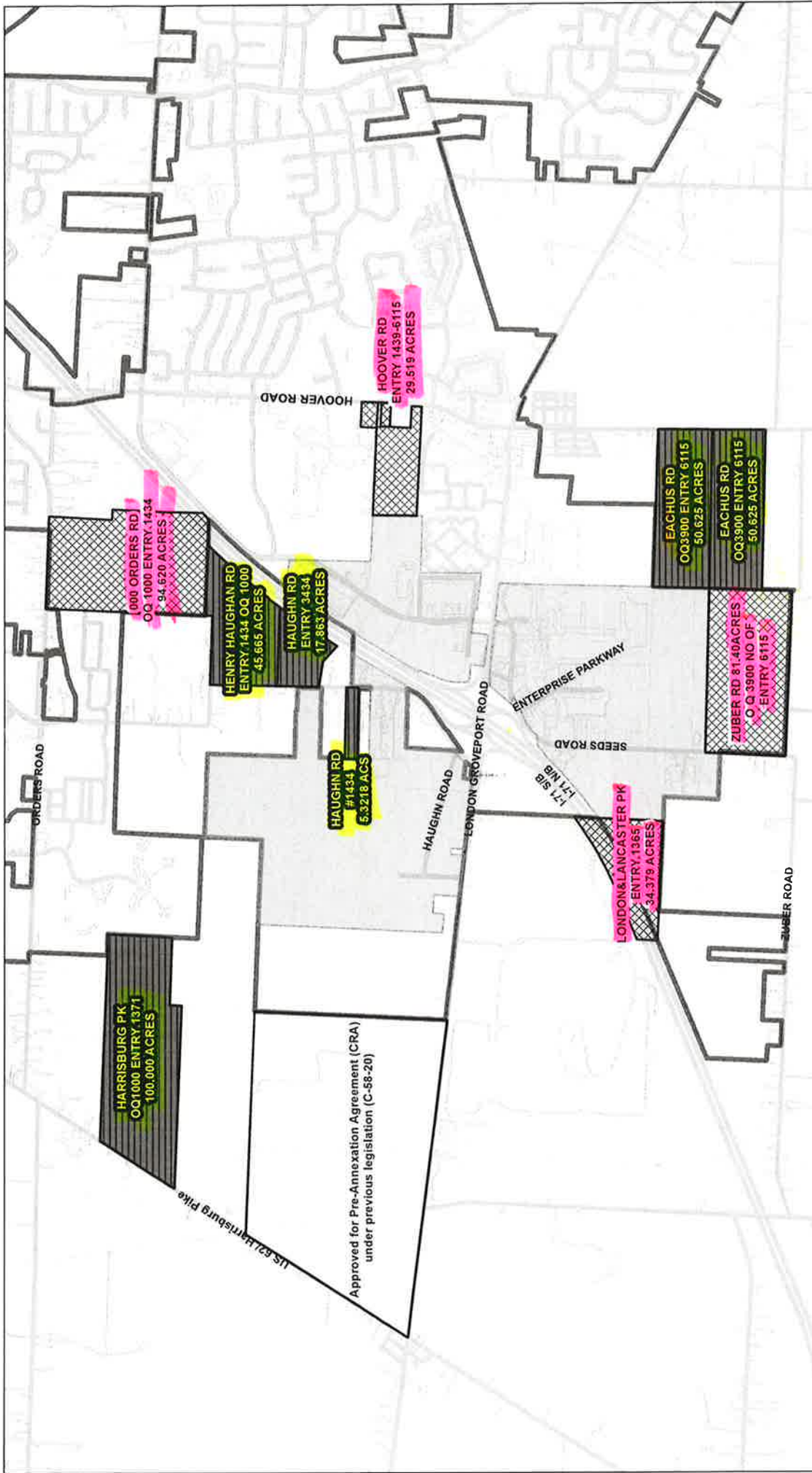
The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

BARBEE T RICHARD JR

-  Proposed CRA Addition
-  Existing CRA Boundary

1 inch = 750 feet





Disclaimer Annexations and Community Reinvestment Area Expansion*

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but it is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

*For Legal Descriptions and Surveys of Properties shown in this exhibit, see Ordinances C-70-21 and C-71-21

Date: 12/13/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-77-21
1st Reading: 12/20/21
Public Notice: 12/21/22
2nd Reading: 02/03/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-77-21

AN ORDINANCE TO ACCEPT THE PLAT OF BEULAH PARK, SUBAREA G

WHEREAS, Beulah Park, Subarea G, a re-subdivision containing portions of lots 32 – 33, and 36; all of lots 30 – 31 and 34 – 35, and apportion of an Alley; portion of lot 21, all of lots 22 – 21, and portions of an Alley; portions of Lot 60, the 8' reserve, all of Lots 81 – 90, a portion of Grant Ave., and Alleys; all of Reserve "A", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Beulah Park, Subarea G, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1388, containing 10.955 acres of land, more or less. Said 10.955 acres being part of the original 13.148 acre tract and the 0.053 acre tract of land conveyed to BP TH LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/28/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-01-22
1st Reading: 01/03/22
Public Notice: 01/04/22
2nd Reading: 01/18/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-01-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.523+ ACRES LOCATED SOUTH OF WHITE ROAD AND EAST OF HUNTING CREEK IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.523+ acres, more or less, in Jackson Township was duly filed by Kristina M. Scott; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on October 05, 2021; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on October 22, 2021.

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

SECTION 1. The proposed annexation, as applied for in the petition of Kristina M. Scott, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on September 14, 2021 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on October 05, 2021, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 6840. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

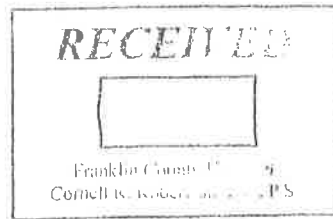
SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

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

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

President of Council

Passed:



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By AS Date 08/06/2021

C-01-22
Exhibit A

Description of a 0.523± acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being all of a 0.523± acre tract of land as conveyed to Kristina M Scott by Instr.202105130085542 and being more particularly described for annexation purposes as follows:

BEGINNING for the same at the northeast corner of Lot 29 of Briarwood Hills Subdivision No. 4 (P.B. 42, Pg.129), being at the westerly line of land conveyed to Beautiful Savior Evangelical Lutheran Church (D.B. 3601 Pg. 319), also being at an existing City of Grove City corporation line as established by Ordinance Number C-38-00 (Instr.200005240102319), and also being the southeast corner of said Scott;

thence N 83°59' W a distance of 103.85 feet, leaving said corporation line, along the northerly line of Lot 29 as well as the northerly line of Lot 30 of said Briarwood Hills Subdivision, being the southerly line of said Scott, to the easterly line of land conveyed to Eleanor J Sanders (Instr.201501300012666), being the southwest corner of said Scott;

thence N 04°11'15" E a distance of 220.00 feet along the easterly line of said Sanders and the westerly line of said Scott to the southerly line of a 0.125-acre tract conveyed to the City of Grove City (Instr.201403050026592), being the northwest corner of Scott at the southerly right-of-way of White Road and the City of Grove City corporation line as established by Ordinance Number C-18-14;

thence southeasterly a distance of 54.82 feet along said right-of-way and corporation line to a slight angle point therein;

thence southeasterly a distance of 47.94 feet continuing with said right-of-way and corporation line to the aforesaid westerly line of Beautiful Savior Evangelical Lutheran Church and the aforesaid City of Grove City corporation line (Ord. C-38-00), being the northeast corner of said Scott;

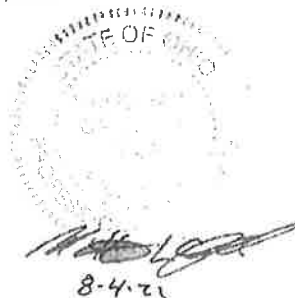
thence S 04°02' W a distance of 220.55 feet with said corporation line along the westerly line of Beautiful Savior Evangelical Lutheran Church and the easterly line of said Scott to the POINT OF BEGINNING, containing approximately 0.523± acres of land, more or less.

The total length of the annexation perimeter is 647.16± feet, of which 323.31± feet is contiguous with existing City of Grove City Corporation lines, resulting in 50% perimeter contiguity.

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

The above description was prepared by Matthew I. Campbell, P.S. 8546 of Campbell and Associates, Inc. in June of 2021 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: VL White Road, Grove City, Ohio 43123
Franklin County Parcel No.: 160-000325-00



C-01-22

ANNEXATION PLAT

PROPOSED ANNEXATION OF 0.523± AC. IN VMS 6840 FROM JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

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

ADDRESS OF SUBJECT PROPERTY:

VL WHITE ROAD, GROVE CITY, OHIO 43123

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

TOTAL PERIMETER OF ANNEXATION IS 647.16± OF WHICH 323.31± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50% PERIMETER CONTIGUITY.



SCALE: 1"=40'

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

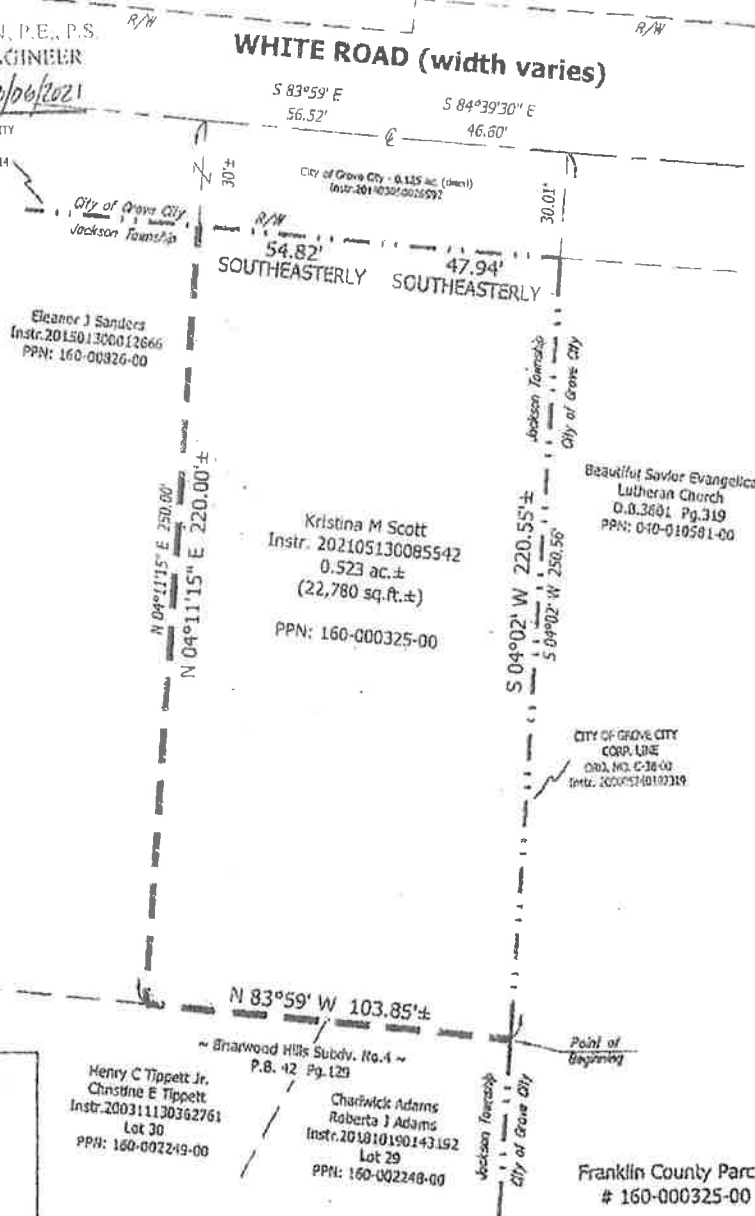
By

Date 02/06/2021

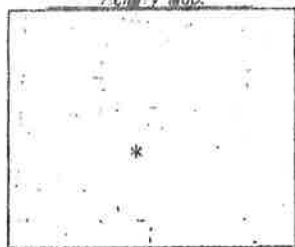
CITY OF GROVE CITY
CORP. LINE
ORD. NO. C-18-14
Instr. N/A



WHITE ROAD (width varies)



VICINITY MAP:



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

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

8-4-21
DATE

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