



GROVE CITY, OHIO - CITY COUNCIL Agenda

September 2, 2025

5:30 PM

Regular Meeting

Call to Order - Roll Call - Charter Review - Approval of Minutes - Welcome & Reading of Agenda

SERVICE:

- | | |
|----------------------------|--|
| <u>Resolution CR-35-25</u> | Intent to Appropriate Property and Easements for Improvements to Jackson Pike to install a Shared Use Path to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the Project Corridor. |
| <u>Resolution CR-36-25</u> | Intent to Appropriate Property for Improvements to the Jackson Pike/Hawthorne Parkway Intersection and related Improvements for the Public Purpose of making or repairing a public road to be open to the public at no charge. |
| <u>Resolution CR-37-25</u> | Intent to Appropriate Property and Easements for Improvements to North Meadows Drive and the Southwest Area Overpass Project and related improvements for the public purpose of making or repairing a public road to be open to the public at no charge. |

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-34-25</u> | Appropriate \$75,000.00 from the General Fund for the Current Expense of the Southwestern City School District Adult HUB Training Program. Second reading and public hearing. |
| <u>Resolution CR-38-25</u> | Supporting the Expenditure in an amount not to exceed \$4,500,000.00 to support the Broadway Live Project. |

PARKS:

- | | |
|----------------------------|--|
| <u>Resolution CR-32-25</u> | Approval by Council to invest Staff Time and to expend Financial Resources at Brookpark Middle School. |
|----------------------------|--|

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

Bicycle Task Force Report

ON FILE

Minutes of: 08-18-25

Date: 08-25-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-35-25
1st Reading: 09/02/25
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-35-25

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR IMPROVEMENTS TO THE JACKSON PIKE TO INSTALL A SHARED USE PATH TO SUPPORT SAFE VEHICULAR, PEDESTRIAN AND BICYCLE TRAFFIC IN CONJUNCTION WITH DEVELOPMENT ALONG THE PROJECT CORRIDOR

WHEREAS, the City of Grove City is planning to make improvements to the Jackson Pike and Hawthorne Parkway intersection including adding a shared use path; and

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

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

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

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from multiple property owners for the public purpose of the Project; and

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

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

SECTION 1. This Council considers it necessary and declares its intent to appropriate, for the public purpose of installing a shared use path, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties are described and depicted in the attached Exhibit A.

SECTION 2. The City, through its designated representatives, is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owners and persons in possession or having an interest of record in the property described and depicted in the attached Exhibit A, and this notice shall be served according to law.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

CR-35-25
Exhibit A
PATH EASEMENT
1.123 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 338.82 feet to a railroad spike found at the southwesterly corner of said 75.626 acre tract and the northwesterly corner of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said 75.626 and 2.000 acre tracts and across said Jackson Pike, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 75.626 acre tract and with said easterly right-of-way line, (passing a concrete monument found at a distance of 1255.84 feet) a total distance of 1632.27 feet to an iron pin set;

Thence South 86° 17' 30" East, crossing said 75.626 acre tract, a distance of 30.00 feet to an iron pin set;

Thence South 03° 42' 30" West, continuing across said 75.626 acre tract, a distance of 1627.65 feet to an iron pin set in the line common to said 75.626 and 2.000 acre tracts;

Thence South 84° 56' 35" West, with said common line, a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 1.123 acres, more or less.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

July 15, 2025

Date

**PATH EASEMENT
0.069 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to the southwesterly corner of said 2.000 acre tract and the northwesterly corner of said "Scioto Meadows Section 1 Part 2",

Thence North 84° 56' 35" East, with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2" and crossing said Jackson Pike, a distance of 30.35 feet to an iron pin set in the easterly right-of-way line thereof and the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2", being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to a 3/4 inch iron pipe found in the line common to said 2.000 acre tract and that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, with said common line, a distance of 15.18 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set in the line common to said 2.000 acre tract and said Reserve "A";

Thence South 84° 56' 35" West, with said common line, a distance of 15.18 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



SURVEY NO. 1105

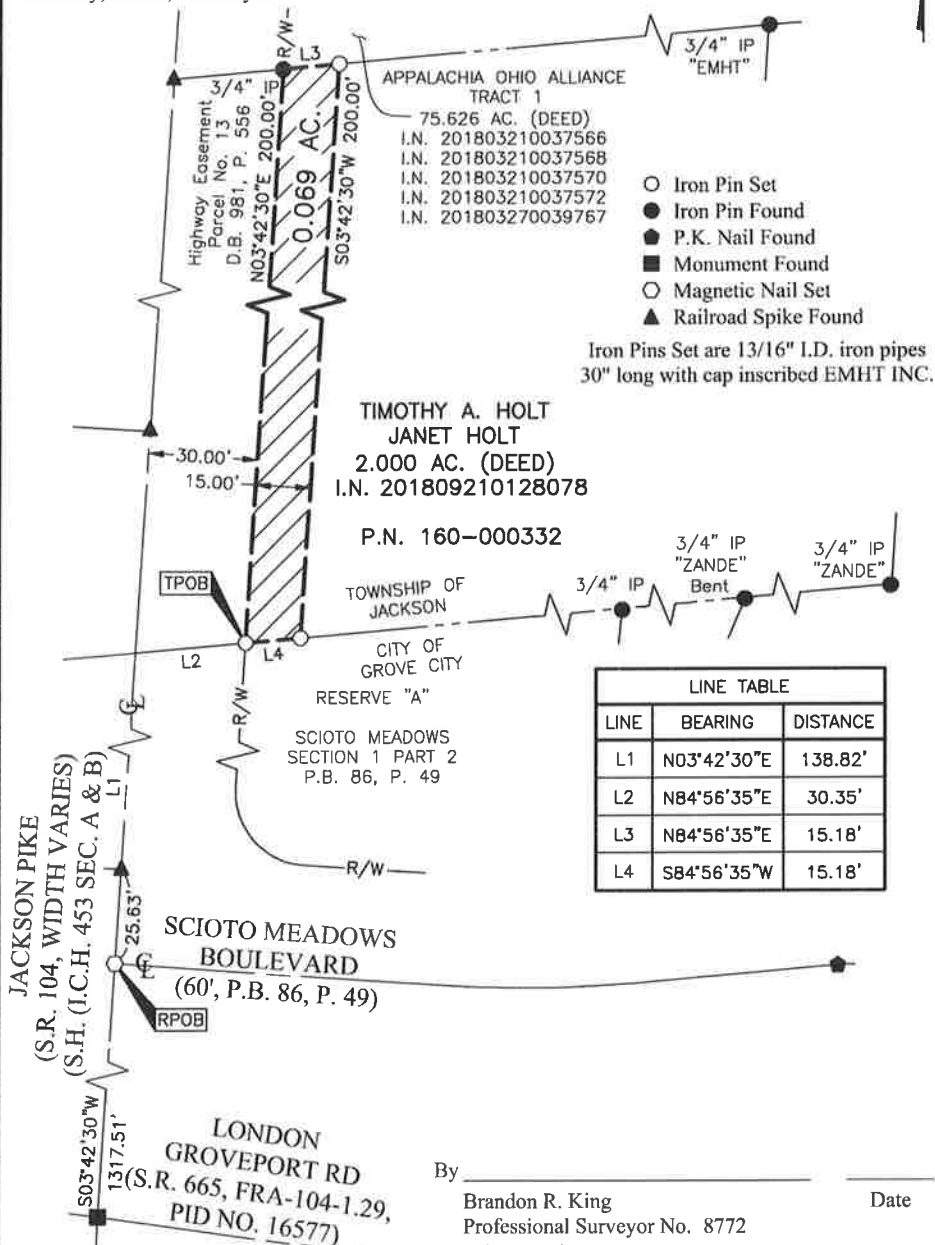
VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 21, 2024	Scale:	1" = 40'	Job No:	2024-0104	Sheet No:	1 of 1
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The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.



I:\20240104\DWG\OCS-EETS\EASEMENTS\20240104-15-ESMT-SWLK-01.DWG plotted by KING, BRANDON on 6/21/2024 1:12:16 PM last saved by KING on 6/21/2024 10:27:55 AM

0.138 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to a magnetic nail set at the southwesterly corner of said 2.000 acre tract, the northwesterly corner of said "Scioto Meadows Section 1 Part 2", and in the easterly line of that 2.077 acre tract conveyed to Ronnie E. Glenn and Brenda L. Glenn, Co-Trustees of the Glenn Family Revocable Living Trust, UAD July 17, 2014 by deed of record in Instrument Number 201408210109747, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the easterly lines of said 2.077 acre tract and that 2.084 acre tract conveyed to Jerry L. Williams and Bonnie L. Williams by deed of record in Official Record 11326C19, and the westerly line of said 2.000 acre tract, (passing a railroad spike found at a distance of 60.71 feet) a total distance of 200.00 feet to a railroad spike found at the northwesterly corner of said 2.000 acre tract and the southwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, crossing said Jackson Pike and with the line common to said 2.000 and 75.626 acre tracts, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set at the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2";

Thence South 84° 56' 35" West, crossing said Jackson Pike and with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2", a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, all of which lies within Auditor's Parcel Number 160-000332 and the present roadway occupied.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hombleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43264
Phone: 614-778-6800 Toll Free: 888-778-3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

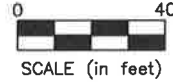
Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

BASIS OF BEARINGS:

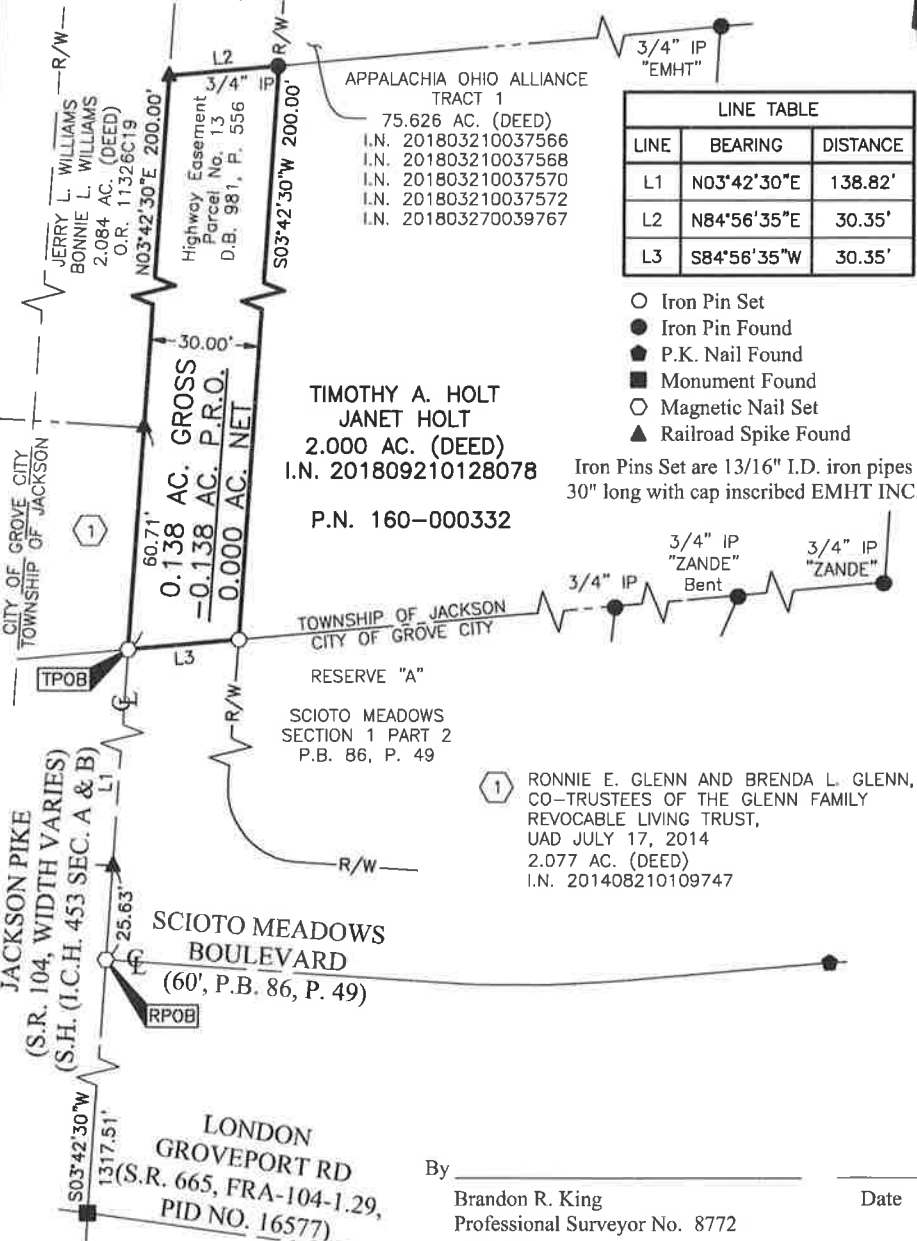
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SURVEY NOTE:

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SCALE (in feet)



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

**PATH EASEMENT
0.070 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1105, being on, over, and across Reserve "A" of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of said Reserve "A", being in the easterly right-of-way line of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and in the southerly line of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said Reserve "A" and said 2.000 acre tract, a distance of 17.62 feet to an iron pin set on the arc of a curve;

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

With the arc of a curve to the left, having a central angle of 60° 01' 15", a radius of 71.00 feet, an arc length of 74.38 feet, a chord bearing of South 32° 29' 33" East and chord distance of 71.02 feet to an iron pin set at a point of tangency;

South 62° 30' 10" East, a distance of 55.92 feet to an iron pin set at a point of curvature;
and

With the arc of a curve to the right, having a central angle of 56° 23' 35", a radius of 39.00 feet, an arc length of 38.39 feet, a chord bearing of South 34° 18' 23" East and chord distance of 36.85 feet to an iron pin set in the northerly right-of-way of Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence South 85° 03' 15" West, with said northerly right-of-way, a distance of 18.01 feet to an iron pin set on the arc of a curve;

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

With the arc of a curve to the left, having a central angle of 55° 23' 41", a radius of 21.00 feet, an arc length of 20.30 feet, a chord bearing of North 34° 48' 20" West and chord distance of 19.52 feet to an iron pin set at a point of tangency;

North 62° 30' 10" West, a distance of 55.92 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 57° 36' 51", a radius of 89.00 feet, an arc length of 89.49 feet, a chord bearing of North 33° 41' 45" West and chord distance of 85.77 feet to an iron pin set; and

North 03° 42' 30" East, a distance of 2.96 feet to the POINT OF BEGINNING, containing 0.070 acre, more or less.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

0.070 ACRE

- 2 -

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:nd
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PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

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

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

BASIS OF BEARINGS:

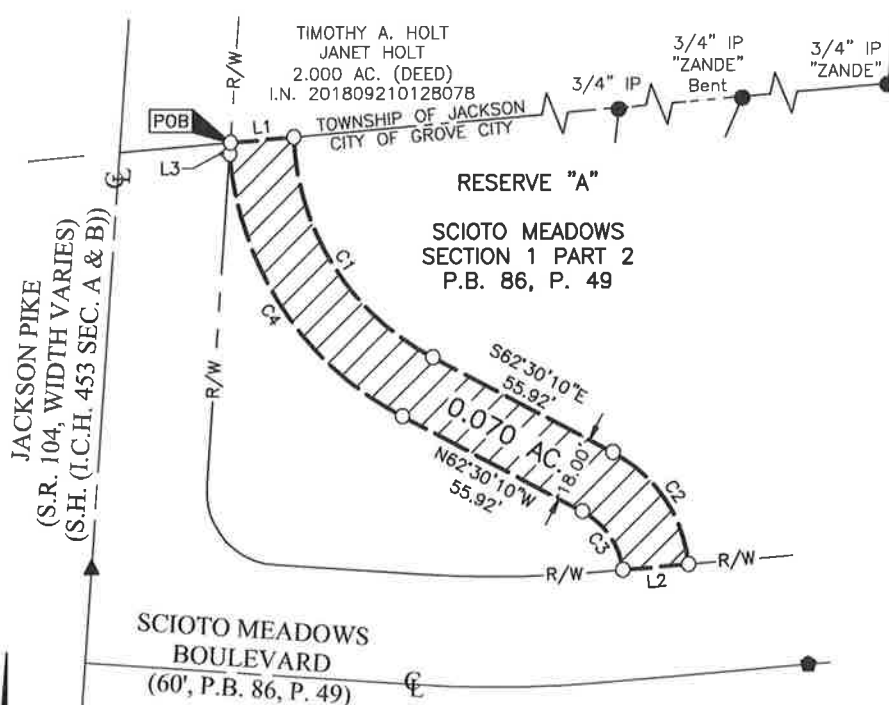
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SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

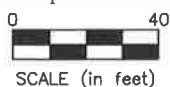
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°56'35"E	17.62'
L2	S85°03'15"W	18.01'
L3	N03°42'30"E	2.96'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	60°01'15"	71.00'	74.38'	S32°29'33"E	71.02'
C2	56°23'35"	39.00'	38.39'	S34°18'23"E	36.85'
C3	55°23'41"	21.00'	20.30'	N34°48'20"W	19.52'
C4	57°36'51"	89.00'	89.49'	N33°41'45"W	85.77'



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

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



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

J:\2024\0104\DWG\ASHEETS\EASEMENTS\20240104-15-ESMT-SMLX-04.DWG plotted by KING, BRANDON on 6/21/2024 9:25:01 AM last saved by KING on 6/21/2024 8:28:59 AM

**PATH EASEMENT
0.021 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 75.626 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 5/8 inch iron rebar capped "MW Clark Assoc" found in the easterly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 1.520 acre tract and with said easterly right-of-way line, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 acre tract and that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence South 86° 13' 26" East, with said common line, a distance of 30.00 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 1.520 acre tract, a distance of 30.00 feet to an iron pin set in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500, Toll Free: 888.775.3448
emht.com

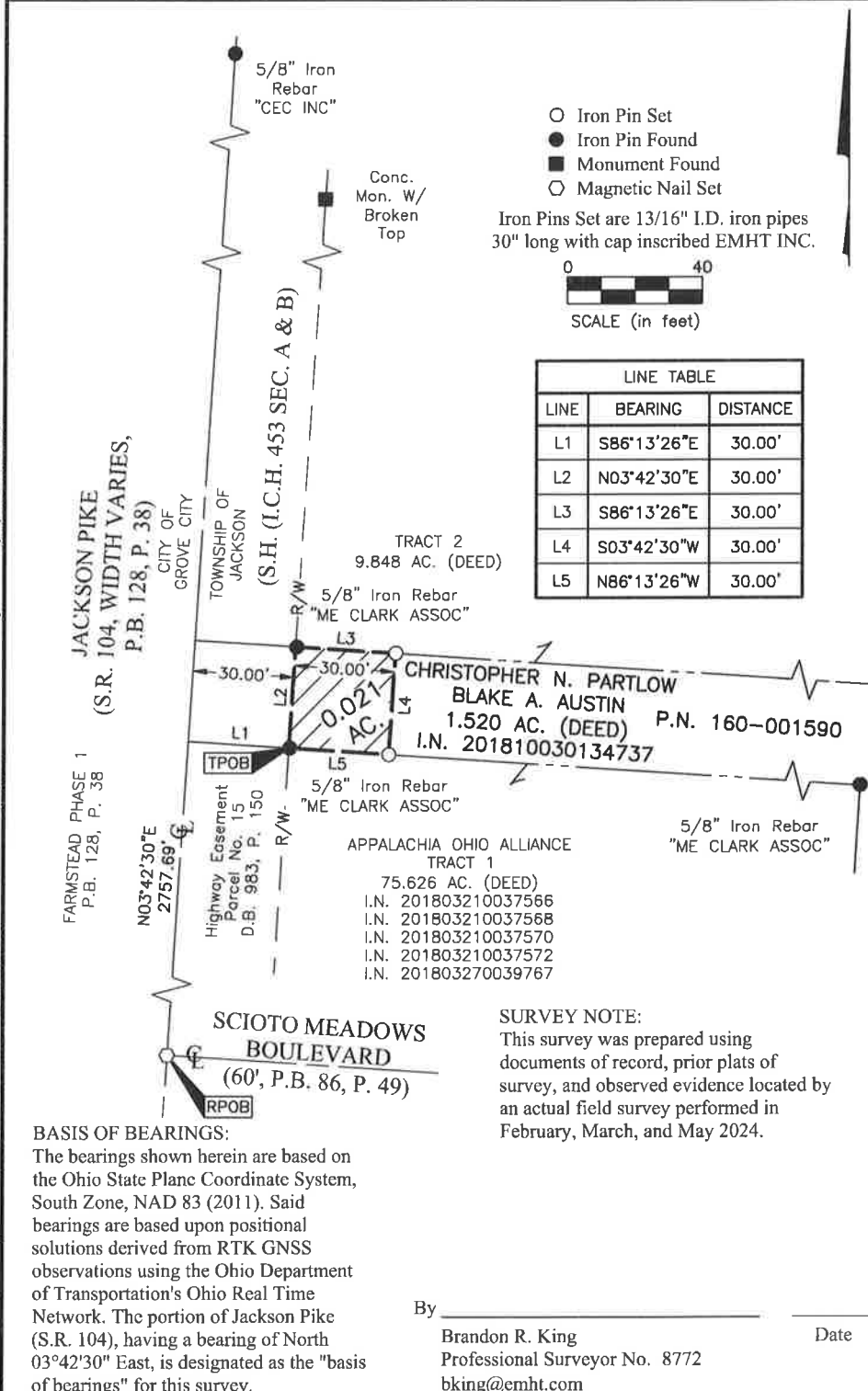
PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1



0.021 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to a magnetic nail set at the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said 1.520 acre tract and the southwesterly corner of that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deed of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572 and 201803270039767;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 9.848 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 3/4 inch iron rebar capped "ME Clark Assoc" found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 1.520 acre tract, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line and crossing said Jackson Pike, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less, all of which is located within Auditor's Parcel Number 160-001590 and the present roadway occupied.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hamblen & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Toll Free: 888.775.3648
emht.com

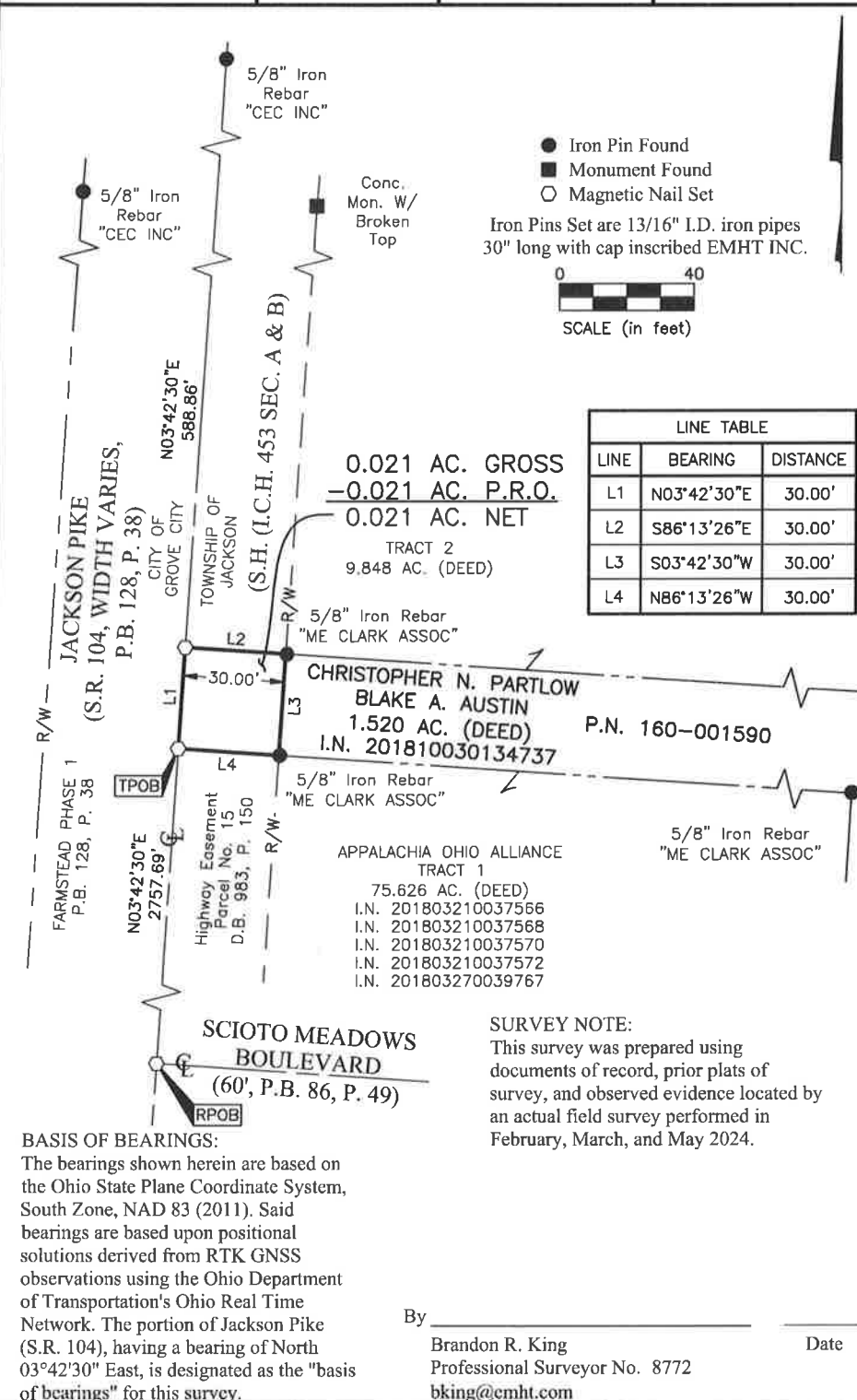
SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1



Date: 08-25-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-36-25
1st Reading: 09/02/25
Public Notice: 0 / /25
2nd Reading: 0 / /25
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-36-25

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY FOR IMPROVEMENTS TO THE JACKSON PIKE/HAWTHORNE PARKWAY INTERSECTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN TO THE PUBLIC AT NO CHARGE

WHEREAS, the City of Grove City is planning to make improvements to the Jackson Pike and Hawthorne Parkway intersection including adding a traffic signal; and

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

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

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

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

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

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

SECTION 1. This Council considers it necessary and declares its intent to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property from the property owner identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. The property interests needed from the property owner and property are described and depicted in the attached Exhibit A.

SECTION 2. The City, through its designated representatives, is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owners and persons in possession or having an interest of record in the property described and depicted in the attached Exhibit A, and this notice shall be served according to law.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law



SURVEY NO. 1105
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Sheet No: 3 of 3



Page 19 of 57

0.190 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, and being part of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, (passing railroad spikes found at a distances of 25.63 feet, 199.53 feet, 338.82 feet, 608.80 feet and 813.79 feet) a total distance of 1975.72 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the westerly line of said 75.626 acre tract, and the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, a distance of 137.84 feet to a magnetic nail set;

Thence across said 75.626 acre tract, the following courses and distances:

South 86° 17' 30" East, a distance of 60.00 feet to an iron pin set;

South 03° 42' 30" West, a distance of 137.84 feet to an iron pin set; and

North 86° 17' 30" West, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.190 acres, more or less, all of which is located within Auditor's Parcel Number 160-000297 and of which 0.095 acre is located in the present roadway occupied.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

July 29, 2025

Brandon R. King
Professional Surveyor No. 8772

Date

Date: 08-26-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-37-25
1st Reading: 09/02/25
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-37-25

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR IMPROVEMENTS TO NORTH MEADOWS DRIVE AND THE SOUTHWEST AREA OVERPASS PROJECT AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN TO THE PUBLIC AT NO CHARGE

WHEREAS, the City of Grove City is responsible for the construction and maintenance of public infrastructure for the purpose of promoting prosperity, health, safety, and welfare of the general public; and

WHEREAS, the City of Grove City is planning to make improvements to North Meadows Drive and install the Southwest Area Overpass (“Project”) that will establish significant thoroughfare connectivity between Interstate 71 and the proposed Southwest Regional Medical and Innovation Gateway; and

WHEREAS, the Project will establish significant thoroughfare connectivity between Interstate 71 and the proposed Southwest Regional Medical and Innovation Gateway; and

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

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

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

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

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

SECTION 1. This Council considers it necessary and declares its intent to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. The property interests needed from the property owners and properties are described and depicted in the attached Exhibit A.

SECTION 2. The City, through its designated representatives, is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owners and persons in possession or having

an interest of record in the properties described and depicted in the attached Exhibit A, and this notice shall be served according to law.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/27/2025 11:49:36 AM

PENDING ORIGINALS

Submitted via digital format

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

0.201 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 6 of the subdivision entitled "Gateway Business Park", of record in Plat Book 86, Page 4, said Lot 6 being conveyed to Exeter 5701 Meadows, L.P. by deed of record in Instrument Number 202312110128539 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the southeasterly corner of Lot 2 of the subdivision entitled "Mount Carmel Health system Grove City Hospital", of record in Plat Book 121, Page 46, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201304110060273, in the westerly right-of-way line of North Meadows Drive (Variable width);

Thence North 81° 53' 57" West, with the northerly line of said 0.028 acre tract and the southerly line of said Lot 2, a distance of 15.11 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence with said westerly right of way line and the westerly line of said 0.028 acre tract the following courses and distances:

South 01° 06' 52" West, a distance of 82.98 feet to an iron pin set; and

South 88° 53' 08" East, a distance of 15.00 feet to an iron pin set;

Thence South 01° 06' 52" West, with said westerly right-of-way line and the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201301220010812, a distance of 30.33 feet to an iron pin set;

Thence crossing said Lot 6 the following courses and distances:

North 47° 41' 41" West, a distance of 120.35 feet to an iron pin set;

North 85° 52' 18" West, a distance of 60.69 feet to an iron pin set;

North 00° 00' 52" East, a distance of 28.00 feet to an iron pin set; and

North 40° 18' 51" West, a distance of 29.32 feet to an iron pin set in the southerly line of said Lot 2;

Thence South 81° 53' 57" East, with said southerly line, a distance of 157.28 feet to the TRUE POINT OF BEGINNING, containing 0.201 acre of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25

Date



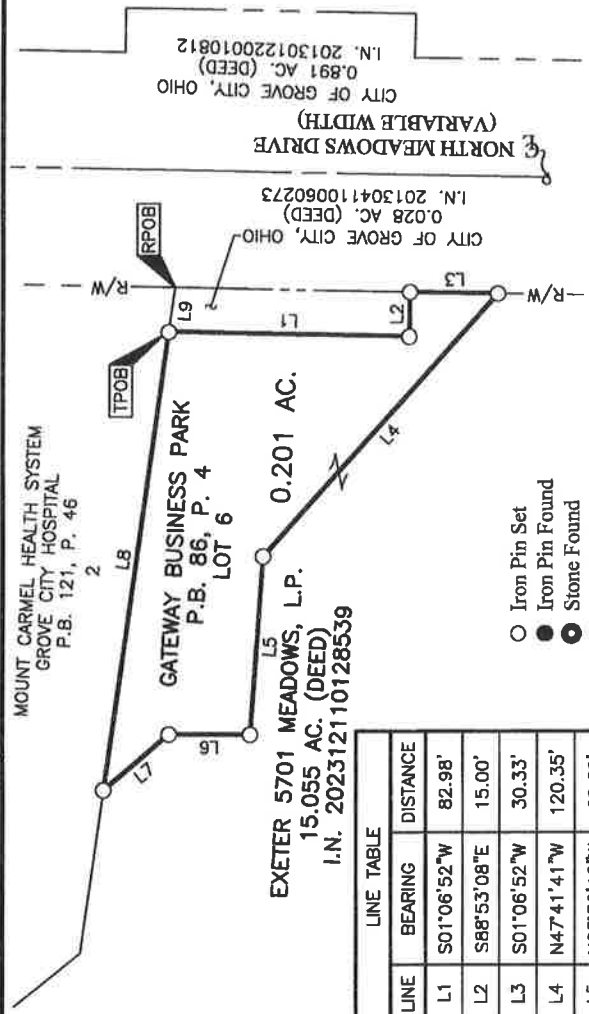
Evans, Mechwart, Hambleton & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614/753-6000 Fax: 614/753-3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434

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

Date: February 27, 2025
Scale: 1" = 50'
Job No: 2024-0061
Sheet No: 1 of 1



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

LINE	BEARING	DISTANCE
L1	S01°06'52"W	82.98'
L2	S88°53'08"E	15.00'
L3	S01°06'52"W	30.33'
L4	N47°41'41"W	120.35'
L5	N85°52'18"W	60.69'
L6	N00°00'52"E	28.00'
L7	N40°18'51"W	29.32'
L8	S81°53'57"E	157.28'
L9	N81°53'57"W	15.11'

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

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

By Matthew A. Kirk 27 Feb 25 Date
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:37:46 AM

PENDING ORIGINALS

Submitted via digital format



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

0.080 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of the right-of-way of Mount Carmel Lane as dedicated on the subdivision plat entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at a permanent marker set at the centerline intersection of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and North Meadows Drive (Instrument Number 201303200046817, 80' wide);

Thence South 88° 53' 10" East, with the centerline of said Mount Carmel Lane, a distance of 148.28 feet to a point;

Thence North 01° 06' 50" East, crossing the right of way of said Mount Carmel Lane, a distance of 30.00 feet to an iron pin set in the northerly right of way line of said Mount Carmel Lane, the TRUE POINT OF BEGINNING for this description;

Thence with said northerly right-of-way line the following courses and distances:

South 88° 53' 10" East, a distance of 24.08 feet to a permanent marker set;

With the arc of a curve to the left, having a central angle of 14° 24' 06", a radius of 480.00 feet, an arc length of 120.65 feet, a chord bearing of North 83° 54' 47" East and chord distance of 120.33 feet to an iron pin set;

Thence crossing the right-of-way of said Mount Carmel Lane the following courses and distances:

With the arc of a curve to the left, having a central angle of 07° 39' 52", a radius of 354.50 feet, an arc length of 47.42 feet, a chord bearing of South 59° 46' 53" West and chord distance of 47.39 feet to an iron pin set;

South 55° 56' 57" West, a distance of 52.77 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 83° 34' 08", a radius of 26.50 feet, an arc length of 38.65 feet, a chord bearing of North 82° 15' 58" West and chord distance of 35.32 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of 13° 57' 01", a radius of 179.50 feet, an arc length of 43.70 feet, a chord bearing of North 33° 30' 25" West and chord distance of 43.60 feet to the TRUE POINT OF BEGINNING, containing 0.080 acre of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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. Permanent markers set, where indicated, are 1 inch solid iron pins with aluminum cap stamped EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25
Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.4900 Toll Free: 888.775.3448

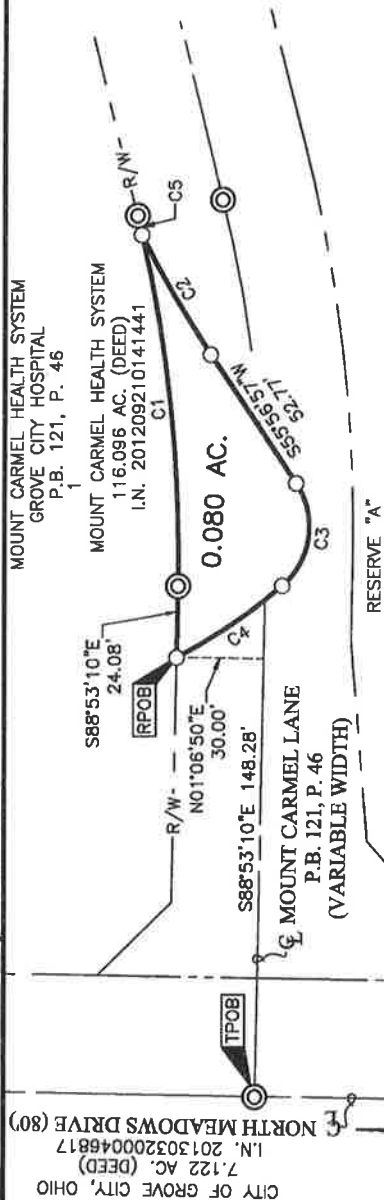
emht.com

RIGHT-OF-WAY VACATION

VIRGINIA MILITARY SURVEY NO. 1434

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

Date: February 27, 2025
Scale: 1" = 50'
Job No: 2024-0061
Sheet No: 1 of 1



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

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap stamped EMHT INC.
Permanent Markers set are one-inch
solid iron pins with aluminum cap
stamped EMHT INC.

0 50
SCALE (in feet)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	14°24'06"	480.00'	120.65'	N83°54'47"E	120.33'
C2	7°39'52"	354.50'	47.42'	N59°46'53"E	47.39'
C3	8°34'08"	26.50'	38.65'	N82°15'58"W	35.32'
C4	1°57'01"	179.50'	43.70'	N33°30'25"W	43.60'
C5	0°35'54"	480.00'	5.01'	S76°24'47"W	5.01'

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.



By Matthew A. Kirk 27 Feb 25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:32:01 AM

PENDING ORIGINALS

Submitted via digital format

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

0.507 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 2 of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 2 being conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201801290011136 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the southeasterly corner of said Lot 2, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201304110060273, in the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, in the westerly right-of-way line of North Meadows Drive (80' wide);

Thence North 01° 06' 52" East, with the westerly line of said 0.891 acre tract, the westerly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200046817, and said westerly right-of-way line, passing a 3/4" iron pin found at 123.96 feet, a total distance of 146.31 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said Lot 2 the following courses and distances:

With the arc of a curve to the left, having a central angle of 06° 53' 18", a radius of 1090.50 feet, an arc length of 131.11 feet, a chord bearing of North 44° 47' 51" West and chord distance of 131.03 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 20° 33' 54", a radius of 700.00 feet, an arc length of 251.25 feet, a chord bearing of North 18° 11' 53" East and chord distance of 249.90 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of 15° 49' 50", a radius of 610.00 feet, an arc length of 168.54 feet, a chord bearing of North 15° 49' 50" East and chord distance of 168.00 feet to an iron pin set in the easterly right-of-way line of Interstate 71 (FRA-62-2.12, variable width);

Thence with said easterly right-of-way line and with the arc of a curve to the right, having a central angle of 00° 54' 30", a radius of 11704.30 feet, an arc length of 185.54 feet, a chord bearing of North 41° 44' 14" East and chord distance of 185.53 feet to an iron pin set in the westerly right-of-way line of said North Meadows Drive;

Thence with said westerly right-of-way line the following courses and distances:

With the arc of a curve to the left, having a central angle of 41° 04' 35", a radius of 580.00 feet, an arc length of 415.81 feet, a chord bearing of South 21° 39' 09" West and chord distance of 406.96 feet to an iron pin set; and

South 01° 06' 52" West, a distance of 252.26 feet to the TRUE POINT OF BEGINNING, containing 0.507 acre of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

24 FEB 25

Date

2.480 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Lot 2 of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 2 being conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201801290011136 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of said Lot 2, a northeasterly corner of that 0.028 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201304110060273, the westerly line of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 2013012200100812, in the westerly right-of-way line of North Meadows Drive (Variable width);

Thence North $81^{\circ} 53' 57''$ West, with the northerly line of said 0.028 acre tract and the northerly line of Lot 6 of the subdivision entitled "Gateway Business Park", of record in Plat Book 86, Page 4, passing an iron pin set at 15.11 feet, a total distance of 228.35 feet to a $3/4''$ iron pin found;

Thence North $38^{\circ} 51' 36''$ West, with said northerly line, a distance of 136.30 feet to a $3/4''$ iron pin found;

Thence North $87^{\circ} 22' 44''$ West, with said northerly line, a distance of 66.67 feet to a $3/4''$ iron pin with cap stamped "7385" found in the easterly right-of-way line of Interstate 71 (FRA-62-2.12, variable width);

Thence with said easterly right-of-way line and with the arc of a curve to the right, having a central angle of $03^{\circ} 09' 44''$, a radius of 11704.30 feet, an arc length of 645.98 feet, a chord bearing of North $39^{\circ} 42' 07''$ East and chord distance of 645.89 feet to an iron pin set;

Thence crossing said Lot 2 the following courses and distances:

With the arc of a curve to the left, having a central angle of $15^{\circ} 49' 50''$, a radius of 610.00 feet, an arc length of 168.54 feet, a chord bearing of South $15^{\circ} 49' 50''$ West and chord distance of 168.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $20^{\circ} 33' 54''$, a radius of 700.00 feet, an arc length of 251.25 feet, a chord bearing of South $18^{\circ} 11' 53''$ West and chord distance of 249.90 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $06^{\circ} 53' 18''$, a radius of 1090.50 feet, an arc length of 131.11 feet, a chord bearing of South $44^{\circ} 47' 51''$ East and chord distance of 131.03 feet to an iron pin set in the westerly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817, in the westerly right-of-way line of said North Meadows Drive;

Thence South $01^{\circ} 06' 52''$ West, with said westerly right-of-way line, passing a $3/4''$ iron pin found at 22.35 feet, a total distance of 146.31 feet to the POINT OF BEGINNING, containing 2.480 acres of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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.

2.480 ACRES

-2-

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk

24 FEB 25

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK: jmm
2_480 ac. 20240061BNDY_01



PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:23:03 AM

PENDING ORIGINALS

*Submitted via digital format

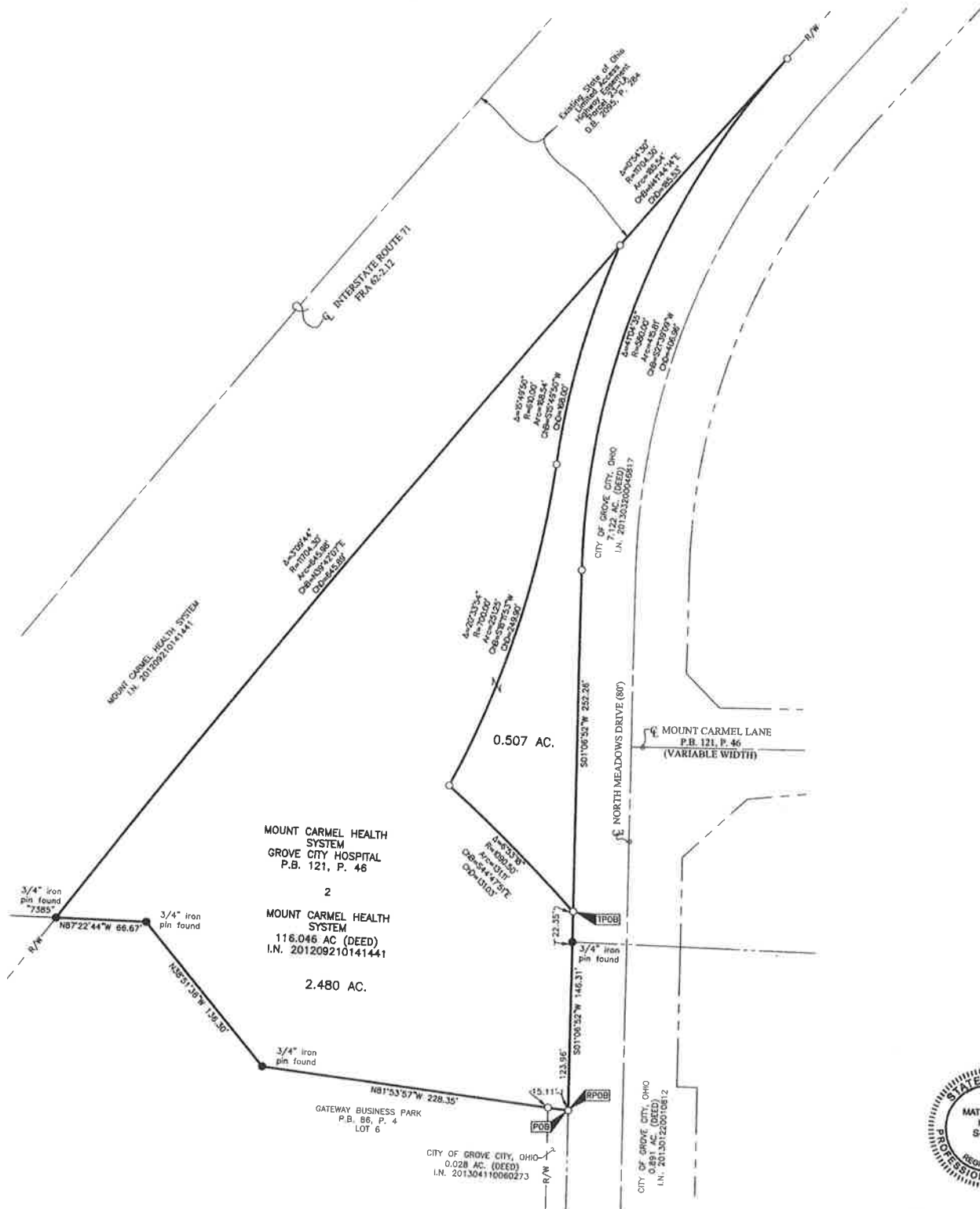


Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NO. 1434

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

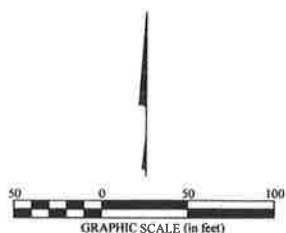


By Matthew A. Kirk Date 24 Feb 25
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:
 Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

- Iron Pin Set
 - Iron Pin Found
 - Stone Found
 - P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



EMHT Evans, Mechwart, Hornblaton & Tibon, Inc. Engineers • Surveyors • Planners • Scientists 4500 New Albany Road, Columbus, OH 43264 Phone: 614.775.4000 Toll Free: 888.775.5448 emht.com		Date: February 24, 2025
Scale: 1" = 50'		Job No: 20240061
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

0.052 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Lot 1 of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 1 being conveyed to Mount Carmel Health System by deed of record in Instrument Number 201209210141441 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING, for reference, at an iron pin set at the intersection of the northerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and the easterly right-of-way line of North Meadows Drive (80' wide), in the easterly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817;

Thence with said northerly right-of-way line the following courses and distances:

South 43° 53' 09" East, a distance of 35.36 feet to an iron pin set;

South 88° 53' 10" East, a distance of 107.35 feet to a permanent marker set; and

With the arc of a curve to the left, having a central angle of 14° 24' 06", a radius of 480.00 feet, an arc length of 120.65 feet, a chord bearing of North 83° 54' 47" East and chord distance of 120.33 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said Lot 1 the following courses and distances:

With the arc of a curve to the right, having a central angle of 12° 19' 52", a radius of 354.50 feet, an arc length of 76.30 feet, a chord bearing of North 69° 46' 45" East and chord distance of 76.15 feet to an iron pin set;

North 75° 56' 41" East, a distance of 50.23 feet to an iron pin set; and

North 77° 33' 28" East, a distance of 290.64 feet to an iron pin set in said northerly right-of-way line;

Thence with said northerly right-of-way line the following courses and distances:

With the arc of a curve to the right, having a central angle of 04° 08' 23", a radius of 480.00 feet, an arc length of 34.68 feet, a chord bearing of South 74° 02' 38" West and chord distance of 34.67 feet to a permanent marker set;

South 76° 06' 50" West, a distance of 376.80 feet to a permanent marker set; and

With the arc of a curve to the right, having a central angle of 00° 35' 54", a radius of 480.00 feet, an arc length of 5.01 feet, a chord bearing of South 76° 24' 47" West and chord distance of 5.01 feet to the TRUE POINT OF BEGINNING, containing 0.052 acre of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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. Permanent markers set, where indicated, are 1 inch solid iron pins with aluminum cap stamped EMHT INC.

0.052 ACRE

-2-

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

27 Feb 25

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK: jmm
0_295 ac. 20240061BNDY_02



PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:38:00 AM

PENDING ORIGINALS

*Submitted via digital format



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

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:29:22 AM

PENDING ORIGINALS

*Submitted via digital format

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



0.590 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Lot 1 of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Lot 1 being conveyed to Mount Carmel Health System by deed of record in Instrument Number 201209210141441 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the intersection of the northerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width) and the easterly right-of-way line of North Meadows Drive (80' wide), in the easterly line of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201303200046817;

Thence with said easterly line and easterly right-of-way line the following courses and distances:

North 01° 06' 52" East, a distance of 75.06 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 41° 04' 37", a radius of 500.00 feet, an arc length of 358.46 feet, a chord bearing of North 21° 39' 10" East and chord distance of 350.84 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 00° 36' 17", a radius of 11624.30 feet, an arc length of 122.70 feet, a chord bearing of North 42° 29' 37" East and chord distance of 122.70 feet to an iron pin set;

Thence crossing said Lot 1 the following courses and distances:

South 41° 49' 07" West, a distance of 16.28 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 58° 30' 33", a radius of 501.00 feet, an arc length of 511.61 feet, a chord bearing of South 12° 33' 50" West and chord distance of 489.67 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of 09° 50' 28", a radius of 179.50 feet, an arc length of 30.83 feet, a chord bearing of South 21° 36' 40" East and chord distance of 30.79 feet to an iron pin set in the northerly right-of-way line of said Mount Carmel Lane;

Thence with said northerly right-of-way line the following courses and distances:

North 88° 53' 10" West, a distance of 83.28 feet to an iron pin set; and

North 43° 53' 09" West, a distance of 35.36 feet to the POINT OF BEGINNING, containing 0.590 acre of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed in June, 2011.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

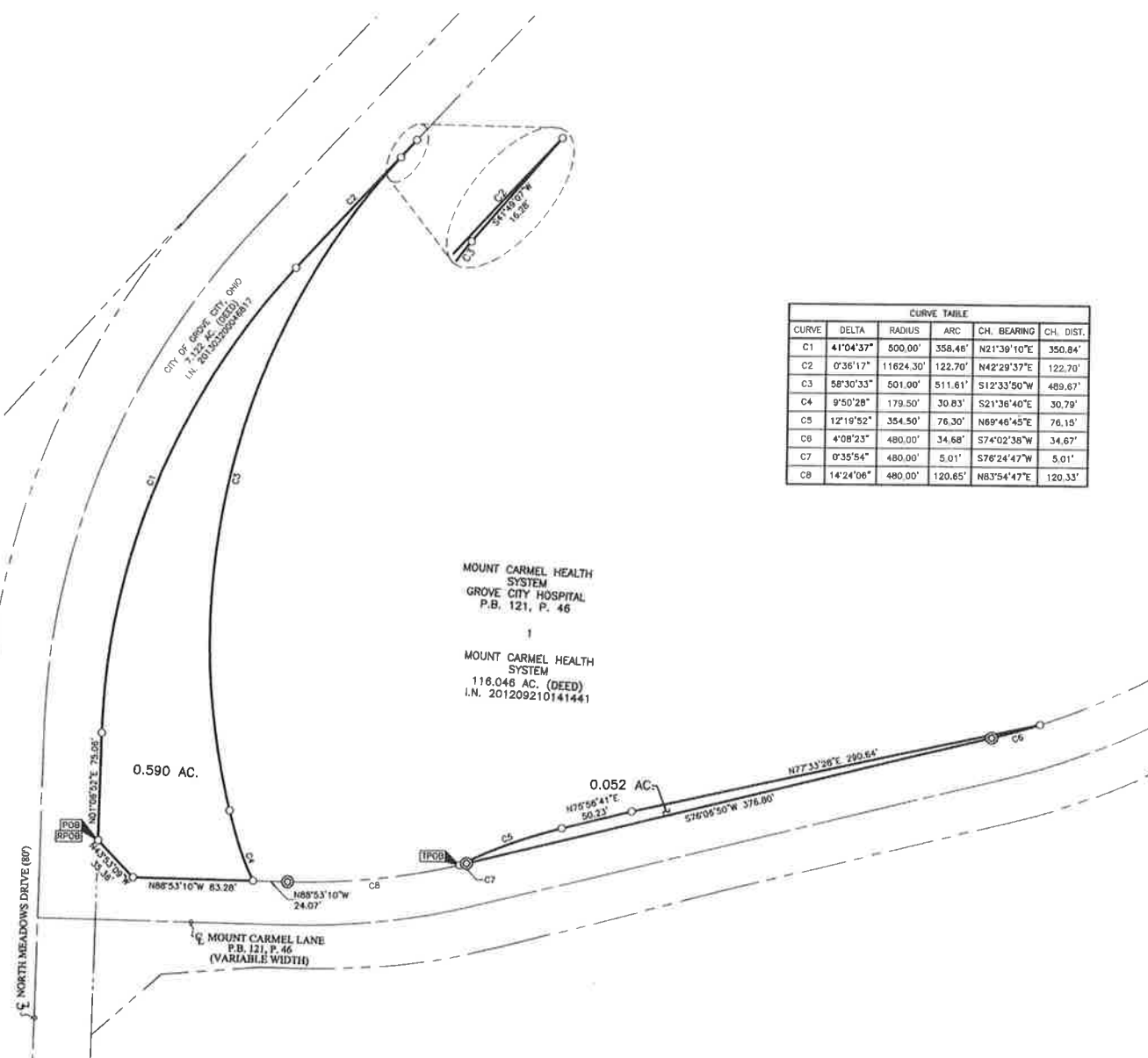
Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25
Date

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NO. 1434

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



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	41°04'37"	500.00'	358.46'	N21°39'10"E	350.84'
C2	0°36'17"	11624.30'	122.70'	N42°29'37"E	122.70'
C3	58°30'33"	501.00'	511.61'	S12°33'50"W	489.67'
C4	9°50'28"	179.50'	30.83'	S21°36'40"E	30.79'
C5	12°19'52"	354.50'	76.30'	N89°46'45"E	76.15'
C6	4°08'23"	480.00'	34.68'	S74°02'38"W	34.67'
C7	0°35'54"	480.00'	5.01'	S76°24'47"W	5.01'
C8	14°24'06"	480.00'	120.65'	N83°54'47"E	120.33'

MOUNT CARMEL HEALTH
SYSTEM
GROVE CITY HOSPITAL
P.B. 121, P. 46

MOUNT CARMEL HEALTH
SYSTEM
116.046 AC. (DEED)
I.N. 201209210141441

0.590 AC.

0.052 AC.



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

Iron Pins Set are 13/16" LD, iron pipes
30" long with cap stamped EMHT INC.
Permanent Markers set are one-inch
solid iron pins with aluminum cap
stamped EMHT INC.

SURVEY NOTE:
This survey was prepared using
documents of record, prior plats of
survey, and observed evidence located
by an actual field survey performed in
June, 2011.

BASIS OF BEARINGS:
Bearings are based on the Ohio State
Plane Coordinate System, South Zone,
NAD83 (1986). The bearing of South
88° 53' 10" East, assigned to the
centerline of Mount Carmel Lane, is
designated the basis of bearing for this
survey.

By Matthew A. Kirk Date Feb 27, 2025
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

EMHT Evans, Mechwart, Hombelton & Tison, Inc. Engineers • Surveyors • Planners • Scientists 8300 New Albany Road, Columbus, OH 43264 Phone: 614.772.6800 Fax: 614.772.6400 emht.com	Date: February 27, 2025
	Scale: 1" = 50'
	Job No: 2024-0061
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

Job Title / 20240061-VS-BNDY-02

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:30:02 AM

PENDING ORIGINALS

*Submitted via digital format



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

4.338 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of that 82.1825 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc by deed of record in Instrument Number 201906240075600 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southwesterly corner of Reserve "A" of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, the southeasterly corner of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200048617, the northeasterly corner of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, in the easterly right-of-way line of North Meadows Drive (Variable width);

Thence South 87° 22' 44" East, with the southerly line of said Reserve "A", a distance of 273.49 feet to an iron pin set;

Thence crossing said 82.1825 acre tract the following courses and distances:

South 33° 35' 55" East, a distance of 46.22 feet to an iron pin set;

South 56° 24' 05" West, a distance of 28.27 feet to an iron pin set;

South 14° 58' 01" East, a distance of 19.81 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 32° 45' 43", a radius of 244.50 feet, an arc length of 139.81 feet, a chord bearing of South 09° 35' 54" East and chord distance of 137.91 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 22° 01' 02", a radius of 264.50 feet, an arc length of 101.64 feet, a chord bearing of South 17° 47' 28" West and chord distance of 101.02 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 09° 30' 06", a radius of 779.00 feet, an arc length of 129.19 feet, a chord bearing of South 24° 02' 56" West and chord distance of 129.04 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 64° 53' 45", a radius of 61.00 feet, an arc length of 69.09 feet, a chord bearing of South 13° 08' 59" East and chord distance of 65.46 feet to an iron pin set;

South 44° 24' 08" West, a distance of 1.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 45° 35' 52", a radius of 258.00 feet, an arc length of 205.32 feet, a chord bearing of South 22° 47' 56" East and chord distance of 199.95 feet to an iron pin set;

South 00° 00' 00" East, a distance of 130.20 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of South 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 262° 33' 45", a radius of 61.00 feet, an arc length of 279.54 feet, a chord bearing of North 90° 00' 00" West and chord distance of 91.68 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of North 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

North 00° 00' 00" East, a distance of 109.36 feet to an iron pin set;

4.338 ACRES

-2-

With the arc of a curve to the left, having a central angle of $31^{\circ} 12' 07''$, a radius of 163.21 feet, an arc length of 88.88 feet, a chord bearing of North $19^{\circ} 09' 19''$ West and chord distance of 87.79 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $15^{\circ} 23' 58''$, a radius of 482.00 feet, an arc length of 129.55 feet, a chord bearing of North $41^{\circ} 43' 05''$ West and chord distance of 129.16 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $41^{\circ} 12' 26''$, a radius of 30.00 feet, an arc length of 21.58 feet, a chord bearing of North $70^{\circ} 01' 17''$ West and chord distance of 21.11 feet to an iron pin set;

South $89^{\circ} 22' 30''$ West, a distance of 52.32 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 05' 24''$, a radius of 88.00 feet, an arc length of 46.21 feet, a chord bearing of South $74^{\circ} 19' 48''$ West and chord distance of 45.69 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of $13^{\circ} 21' 21''$, a radius of 500.00 feet, an arc length of 116.55 feet, a chord bearing of South $52^{\circ} 36' 25''$ West and chord distance of 116.29 feet to an iron pin set in the easterly line of that 0.488 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201304110060273 in the easterly right of way line of said North Meadows Drive;

Thence with said easterly right of way line the following courses and distances:

North $01^{\circ} 06' 52''$ East, a distance of 43.58 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 27' 01''$, a radius of 580.00 feet, an arc length of 308.25 feet, a chord bearing of North $16^{\circ} 20' 22''$ East and chord distance of 304.63 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 63.54 feet to an iron pin set;

South $88^{\circ} 53' 08''$ East, a distance of 15.00 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 100.00 feet to an iron pin set;

North $88^{\circ} 53' 08''$ West, a distance of 15.00 feet to an iron pin set; and

North $01^{\circ} 06' 52''$ East, a distance of 103.00 feet to the POINT OF BEGINNING, containing 4.338 acres of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed June, 2011.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South $88^{\circ} 53' 10''$ East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 Feb 25
Date

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434

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

MOUNT CARMEL HEALTH SYSTEM
GROVE CITY HOSPITAL
P.B. 121, P. 48

RESERVE "A"

CITY OF GROVE CITY, OHIO
I.N. 201801290011136

CITY OF GROVE CITY, OHIO
7.122 AC. (DEED)
I.N. 201303200046817

THE BUCKEYE RANCH
FOUNDATION, INC.
82.1825 AC. (DEED)
I.N. 201906240075600

4.338 AC.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	32°45'43"	244.50'	139.81'	S09°35'54"E	137.91'
C2	22°01'02"	264.50'	101.64'	S17°47'28"W	101.02'
C3	9°30'08"	779.00'	129.19'	S24°02'58"W	129.04'
C4	64°53'45"	61.00'	69.09'	S13°08'59"E	65.46'
C5	45°35'52"	258.00'	205.32'	S22°47'58"E	199.85'
C6	41°16'53"	23.50'	16.83'	S20°38'26"E	16.57'
C7	282°33'45"	61.00'	279.54'	N90°00'00"W	91.68'
C8	41°16'53"	23.50'	16.83'	N20°38'26"E	16.57'
C9	31°12'07"	163.21'	88.88'	N19°08'19"W	87.79'
C10	15°23'58"	482.00'	129.55'	N41°43'05"W	129.16'
C11	41°12'28"	30.00'	21.58'	N70°01'17"W	21.11'
C12	30°05'24"	88.00'	46.21'	S74°19'48"W	45.69'
C13	13°21'21"	500.00'	116.55'	S52°36'25"W	116.29'
C14	30°27'01"	580.00'	308.25'	N16°20'22"E	304.63'

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

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

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



By Matthew A. Kirk 2/27/25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

EMHT Evans, Mechwart, Hambleton & Tibon, Inc. Engineers • Surveyors • Planners • Scientists 5800 New Albany Road, Columbus, OH 43264 Phone: 614.775.4800 Toll Free: 888.775.3468 emht.com		Date:	February 27, 2025
		Scale:	1" = 50'
		Job No:	2024-0061
		Sheet:	1 of 1
REVISIONS			
MARK	DATE	DESCRIPTION	

Job Title / 20240061-VS-BNDY-05



PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/28/2025 9:30:02 AM

PENDING ORIGINALS

*Submitted via digital format



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

4.338 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of that 82.1825 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc by deed of record in Instrument Number 201906240075600 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southwesterly corner of Reserve "A" of the subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, the southeasterly corner of that 7.122 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201303200048617, the northeasterly corner of that 0.891 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument number 201301220010812, in the easterly right-of-way line of North Meadows Drive (Variable width);

Thence South 87° 22' 44" East, with the southerly line of said Reserve "A", a distance of 273.49 feet to an iron pin set;

Thence crossing said 82.1825 acre tract the following courses and distances:

South 33° 35' 55" East, a distance of 46.22 feet to an iron pin set;

South 56° 24' 05" West, a distance of 28.27 feet to an iron pin set;

South 14° 58' 01" East, a distance of 19.81 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 32° 45' 43", a radius of 244.50 feet, an arc length of 139.81 feet, a chord bearing of South 09° 35' 54" East and chord distance of 137.91 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 22° 01' 02", a radius of 264.50 feet, an arc length of 101.64 feet, a chord bearing of South 17° 47' 28" West and chord distance of 101.02 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 09° 30' 06", a radius of 779.00 feet, an arc length of 129.19 feet, a chord bearing of South 24° 02' 56" West and chord distance of 129.04 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 64° 53' 45", a radius of 61.00 feet, an arc length of 69.09 feet, a chord bearing of South 13° 08' 59" East and chord distance of 65.46 feet to an iron pin set;

South 44° 24' 08" West, a distance of 1.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 45° 35' 52", a radius of 258.00 feet, an arc length of 205.32 feet, a chord bearing of South 22° 47' 56" East and chord distance of 199.95 feet to an iron pin set;

South 00° 00' 00" East, a distance of 130.20 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of South 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 262° 33' 45", a radius of 61.00 feet, an arc length of 279.54 feet, a chord bearing of North 90° 00' 00" West and chord distance of 91.68 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 41° 16' 53", a radius of 23.50 feet, an arc length of 16.93 feet, a chord bearing of North 20° 38' 26" East and chord distance of 16.57 feet to an iron pin set;

North 00° 00' 00" East, a distance of 109.36 feet to an iron pin set;

4.338 ACRES

-2-

With the arc of a curve to the left, having a central angle of $31^{\circ} 12' 07''$, a radius of 163.21 feet, an arc length of 88.88 feet, a chord bearing of North $19^{\circ} 09' 19''$ West and chord distance of 87.79 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $15^{\circ} 23' 58''$, a radius of 482.00 feet, an arc length of 129.55 feet, a chord bearing of North $41^{\circ} 43' 05''$ West and chord distance of 129.16 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $41^{\circ} 12' 26''$, a radius of 30.00 feet, an arc length of 21.58 feet, a chord bearing of North $70^{\circ} 01' 17''$ West and chord distance of 21.11 feet to an iron pin set;

South $89^{\circ} 22' 30''$ West, a distance of 52.32 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 05' 24''$, a radius of 88.00 feet, an arc length of 46.21 feet, a chord bearing of South $74^{\circ} 19' 48''$ West and chord distance of 45.69 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of $13^{\circ} 21' 21''$, a radius of 500.00 feet, an arc length of 116.55 feet, a chord bearing of South $52^{\circ} 36' 25''$ West and chord distance of 116.29 feet to an iron pin set in the easterly line of that 0.488 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201304110060273 in the easterly right of way line of said North Meadows Drive;

Thence with said easterly right of way line the following courses and distances:

North $01^{\circ} 06' 52''$ East, a distance of 43.58 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $30^{\circ} 27' 01''$, a radius of 580.00 feet, an arc length of 308.25 feet, a chord bearing of North $16^{\circ} 20' 22''$ East and chord distance of 304.63 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 63.54 feet to an iron pin set;

South $88^{\circ} 53' 08''$ East, a distance of 15.00 feet to an iron pin set;

North $01^{\circ} 06' 52''$ East, a distance of 100.00 feet to an iron pin set;

North $88^{\circ} 53' 08''$ West, a distance of 15.00 feet to an iron pin set; and

North $01^{\circ} 06' 52''$ East, a distance of 103.00 feet to the POINT OF BEGINNING, containing 4.338 acres of land, more or less.

Subject, however, to all legal rights-of-ways 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 by a field survey performed June, 2011.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South $88^{\circ} 53' 10''$ East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearings for this description.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

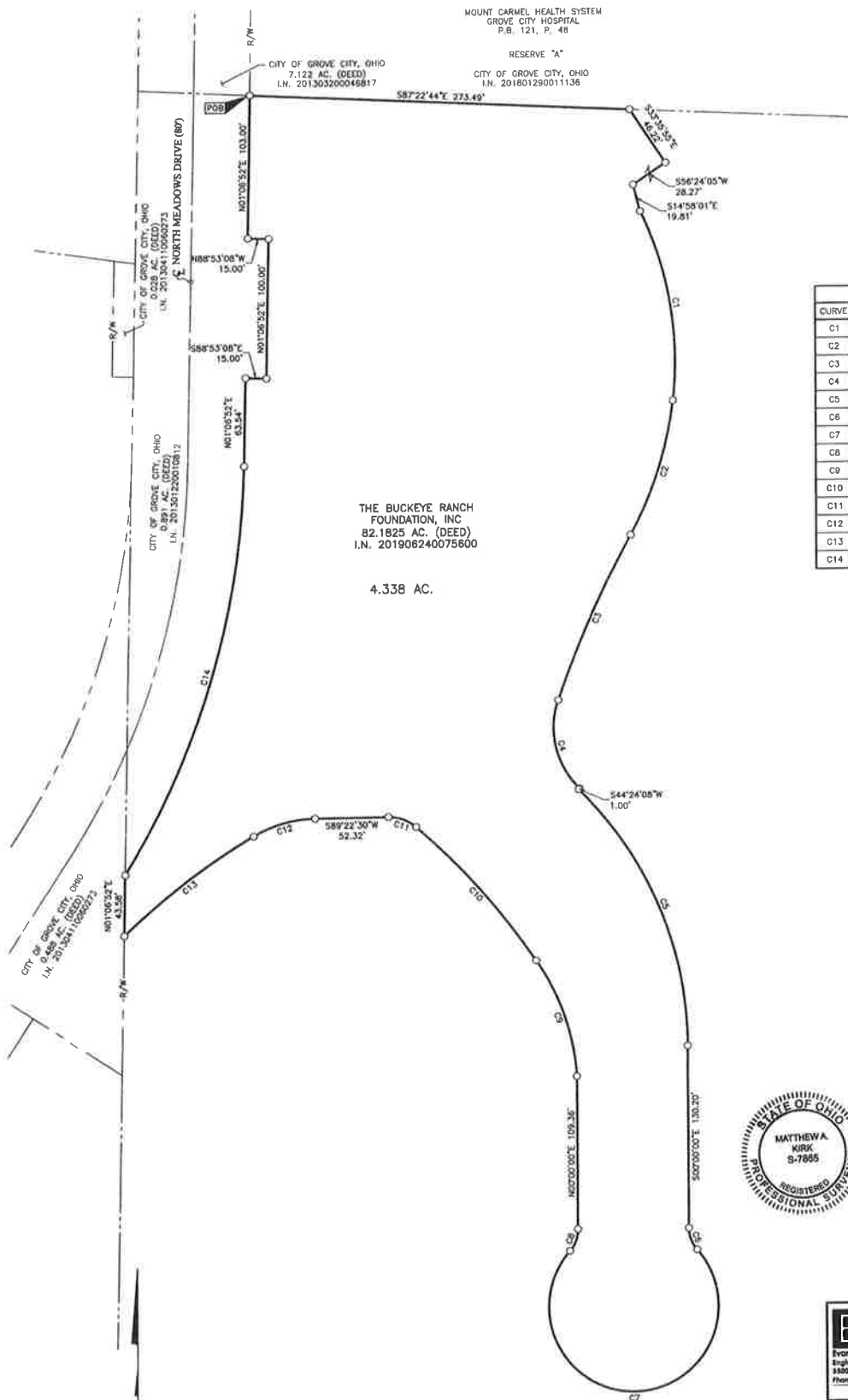
Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

27 FEB 25
Date

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434

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



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	32°45'43"	244.50'	139.81'	S09°35'54"E	137.91'
C2	22°01'02"	264.50'	101.64'	S17°47'28"W	101.02'
C3	9°30'06"	779.00'	129.19'	S24°02'58"W	129.04'
C4	64°53'45"	81.00'	69.09'	S13°08'59"E	65.46'
C5	45°35'52"	258.00'	205.32'	S22°47'56"E	199.95'
C6	41°16'53"	23.50'	16.93'	S20°38'28"E	16.57'
C7	282°33'45"	61.00'	279.54'	N80°00'00"W	91.68'
C8	41°16'53"	23.50'	16.93'	N20°38'28"E	16.57'
C9	31°12'07"	163.21'	88.88'	N19°09'19"W	87.79'
C10	15°23'58"	482.00'	129.55'	N41°43'05"W	129.16'
C11	41°12'26"	30.00'	21.58'	N70°01'17"W	21.11'
C12	30°05'24"	88.00'	46.21'	S74°19'48"W	45.69'
C13	13°21'21"	500.00'	116.55'	S52°36'25"W	116.29'
C14	30°27'01"	580.00'	308.25'	N16°20'22"E	304.83'

SURVEY NOTE:

This survey was prepared using documents of record, prior plans of survey, and observed evidence located by an actual field survey performed in June, 2011.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The bearing of South 88° 53' 10" East, assigned to the centerline of Mount Carmel Lane, is designated the basis of bearing for this survey.

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

Iron Pins Set are 1 3/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By Matthew A. Kirk 27 APR 25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

EMHT Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 4350 New Albany Road, Columbus, OH 43204 Phone: 614.778.6000 Fax: 614.778.3444 emht.com		Date:	February 27, 2025
		Scale:	1" = 50'
		Job No:	2024-0061
		Sheet:	1 of 1
REVISIONS			
MARK	DATE	DESCRIPTION	

Job Title / 20240061-VS-BNDY-45

Date: 08/12/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-34-25
Reading: 08/18/25
Public Notice: 08/19/25
2nd Reading: 09/02/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-25

AN ORDINANCE TO APPROPRIATE \$75,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF THE SOUTHWESTERN CITY SCHOOL DISTRICT ADULT HUB TRAINING PROGRAM

WHEREAS, the South-Western City School District initiated the Adult Hub Training Program in the spring of 2022; and

WHEREAS, the program gives priority to the underemployed, unemployed and those that plan to enter a profession after completion of the program; and

WHEREAS, the program currently offers courses in the fields of automotive maintenance, welding, broadband infrastructure, direct support professionals, electrical concepts, nursing assistants, and HVAC; and

WHEREAS, the program is offered at no cost to all Central Ohio participants; and

WHEREAS, the program relies upon funding from corporate donations, the City of Grove City, and the State of Ohio; and

WHEREAS, the 2025-2026 Adult Hub Training Program will receive no funding from the State of Ohio; and

WHEREAS, the City believes additional funding in the amount of \$75,000 is needed to support this program.

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

SECTION 1. There is hereby appropriated \$75,000 from the unappropriated monies of the General Fund to account number 100120.551300 for the Southwestern City School District Adult Hub Training Program.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I Certify that there is money in the treasury, or is in
the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

South-Western City Schools Adult Training Hub

Today's Purpose:

Share the background of the Adult Hub Training Program and seek funding inside the 136th Ohio General Assembly budget for our 2025-2027 programming.

Objectives:

Level set everyone's knowledge on:

- SWCSD Adult Training Hub characteristics
- Clarify successes to date
- Clarify challenges going forward and why State Funding is desired.

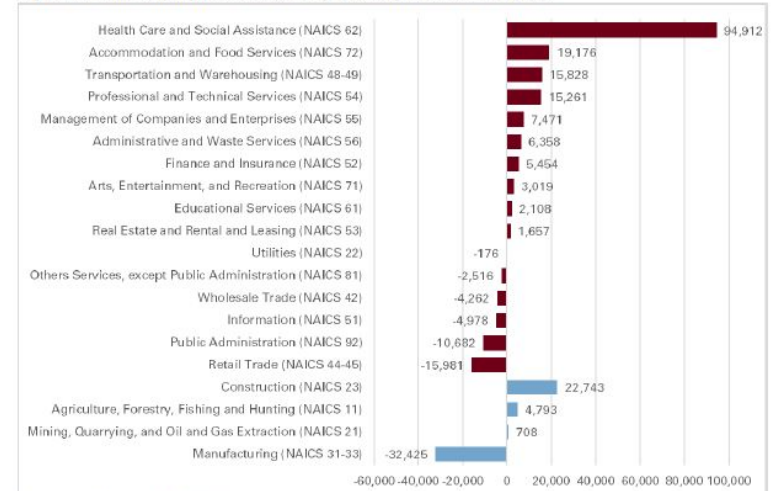


SWCSD Adult Training Hub Pipeline Creation

Program Development Questions:

- *What does the world of work look like today?*
- *What is the future of the Workforce?*
- *What is driving the change in the world of work?*
- *How do we assist our industry partners in filling the in demand jobs gap?*

Figure 6. Ohio Employment Outlook by Industry Sector, 2018-2028



Source: Ohio Bureau of Labor Market Information



SWCSD Adult Training Hub Serving the Community

Providing instruction, experiences, and skills to enter in-demand career fields

- Priority is given to the underemployed, unemployed and those that plan to enter that profession after completion of the program*
- Offered at no cost to all Central Ohio participants*
- Classes held in the evenings twice a week for approximately 15 weeks*
- Fall, Winter and Spring Sessions*



INPUT

- Programs offered to participants at zero cost to them
- Secure adequate funding
- High demand for underemployed or unemployed adults
- Obtain qualified Instructors
- Utilize existing labs at South-Western Career Academy
- Provide high quality industry credentials



PROCESS

- 10-15 week, zero cost evening adult classes held at South-Western Career Academy
- Underemployed or unemployed adults can earn high quality industry credentials and skills in high demand careers
- Utilize SWCA Building/Equipment doubling usage
- Highly qualified instructors & coordinators



OUTPUT

- Adults graduate with skills learned to obtain living wage in-demand careers
- Improve household economic stability
- Income tax for Fed, State, Local governments
- Attract commercial economic investment by developing a local capable and willing workforce

The Adult Training Hub based at the South-Western Career Academy leverages existing public assets and outside funding to offer advanced career opportunities for under-employed or unemployed adults.



Electrical Trades

- OSHA 10 Certification
- NCCER Certification
- American Heart Assoc FA/CPR
- Offered Spring 22, Spring 24, and Winter 24
- JSet industry partner

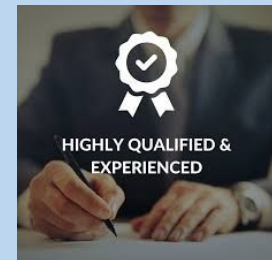


Welding and Manufacturing

- OSHA 10 Certification
- American Welding Society D9.1 Certification
- American Heart Assoc FA/CPR
- Offered Fall 22, Spring 23, Fall 23, Spring 24, Fall 24,
- Ometek & Blackburn industry partners



More than 245,000 Ohioans work in the construction industry, which equates to about one in 23 workers.



All programs are developed in collaboration with industry partners. Program instructors are highly qualified with a minimum of five years of industry experience.

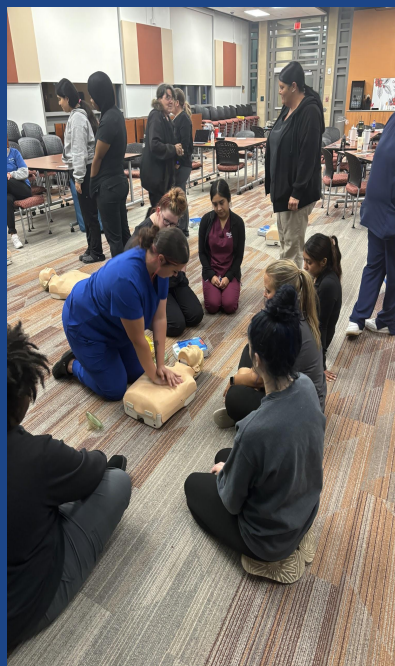


Automotive
Technology



State Tested
Nurse Assistant

- OSHA 10 Certification
- American Heart Assoc FA/CPR
- Certificate outlining skills mastered
- Offered Spring 23, Winter 24, Spring 24, Winter 24 & Spring 25
- Performance Auto industry partner



- STNA State Licensure (CNA)
- Offered Fall 22, Fall 23, Fall 24
- American Heart Assoc BLS/FA Certification
- Meadow Grove & OhioHealth industry partners



Business partnership is key as our industry partners provide qualified instructors and allow our participants to complete clinicals in their facilities

SWCSD Adult Hub Continues to Grow Opportunities

- Ohio 5G Sector Partnership Grant funded Broadband Infrastructure Training- Fall/Winter 2024
 - ◆ Broadband Equipment Installation Technician, Fiber Optic Cable Installer - Outside Plant Installations, Fiber Optic Splicing Technician Trainee, Broadband Equipment Troubleshooter & Technician
- Direct Service Professional-Spring 2025
 - ◆ DSPs support people with disabilities to participate in their community including employment
- Heating, Air and Ventilation (HVAC) Program - offering in Fall 2025



BROUGHT TO YOU BY THE OHIO 5G SECTOR PARTNERSHIP:



THE OHIO STATE UNIVERSITY



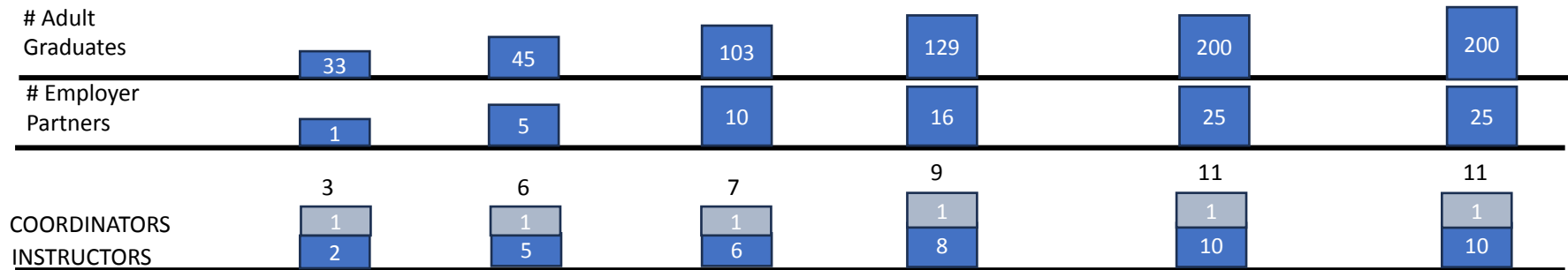
Governor's Office of
Workforce Transformation



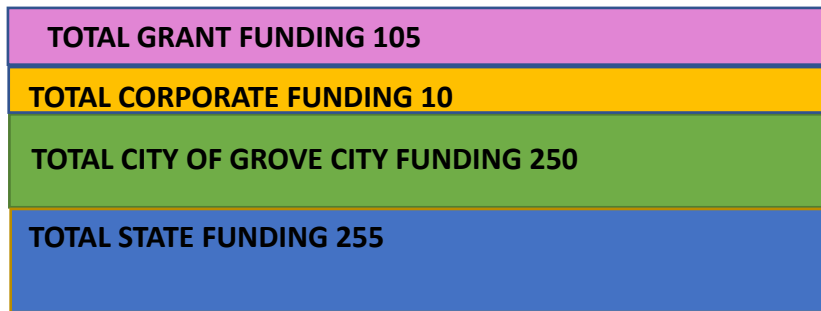
Wireless
Infrastructure
Association



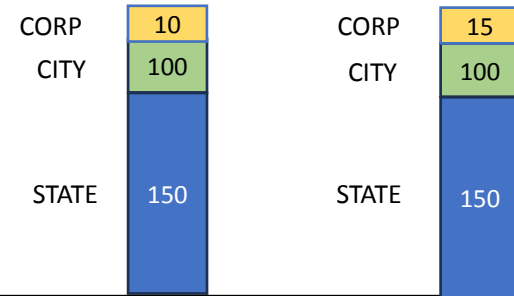
SWCSD Adult Training Hub



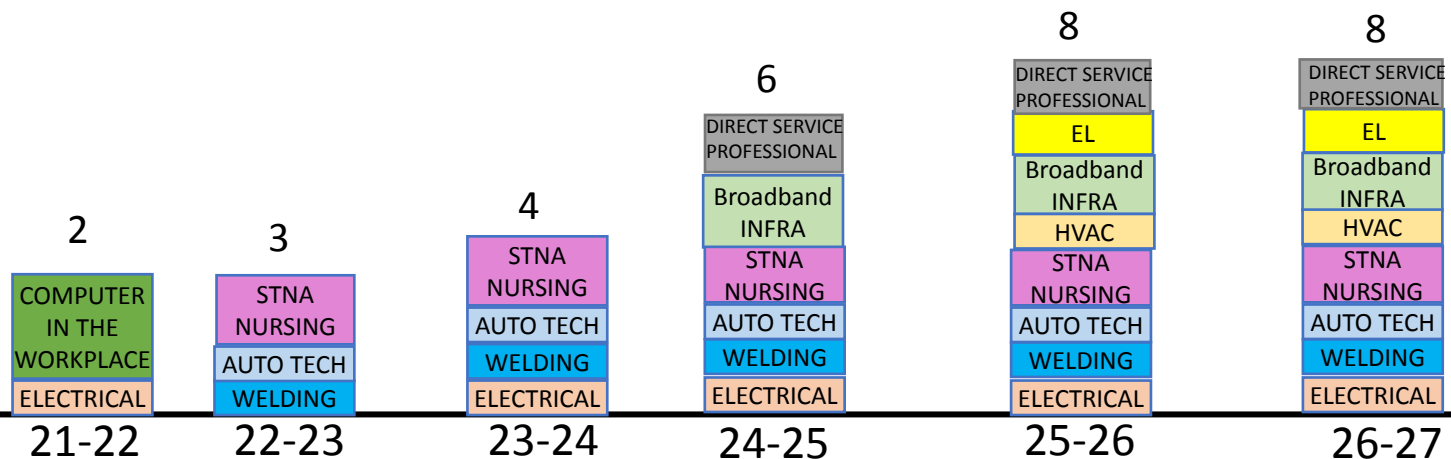
Funding Source In \$000's



FUNDING REQUESTS



Adult Programming Offered



100% of adult participants have had the opportunity to interview with employer partners resulting in multiple job offers. This results in our participants making a living wage and reducing the need for dependence on federal or state assistance. It also creates a direct pipeline of talent to assist our employers in filling the in demand job gap.

Creating a Talent Pipeline: SWCSD Adult Training Hub is a Proven Success

- Adults graduate with skills and credentials needed to obtain living wage in-demand careers
- Improve household economic stability
- Income tax for Fed, State, Local governments
- Attract commercial economic investment by developing a local capable and willing workforce

We are requesting \$150,000 each fiscal year to provide operational support for SWCSD Adult Training Hub to continue to support and grow our adult education program by funding a coordinator and instructors for our adult workforce development programming.

Thank You!



Adult
Training Hub

Date: 08-25-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-38-25
1st Reading: 09/02/25
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-38-25

A RESOLUTION SUPPORTING THE EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$4,500,000.00 TO SUPPORT THE BROADWAY LIVE PROJECT

WHEREAS, on January 21, 2025, this City Council approved the preliminary development plan for Broadway Live located North of Columbus Street and East of Broadway; and

WHEREAS, the Developer of Broadway Live has asked the City to make certain commitments to support the Project; and

WHEREAS, City Administration is willing to financially support the Broadway Live Project in an amount not to exceed \$4,500,000; and

WHEREAS, the source of the funding to be determined; and

WHEREAS, it is anticipated that parties will enter into a development agreement to outline how the public funds will be used for the Project.

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

SECTION 1. This Council agrees, in principle, to support the Broadway Live Project in an amount not to exceed \$4,500,000.00. These funds shall be used for land acquisition and public parking.

SECTION 2. This resolution 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
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 07-21-25
Introduced By: Mr. Berry
Committee: Parks
Originated By: Mayor Stage
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-32-25
1st Reading: 08/04/25
Public Notice: 0 / /25
2nd Reading: 0 / /25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-32-25

A RESOLUTION OF APPROVAL BY COUNCIL TO INVEST STAFF TIME AND TO EXPEND FINANCIAL RESOURCES AT BROOKPARK MIDDLE SCHOOL

WHEREAS, per Section 1 of Ordinance C-22-25 “The City Council hereby requires no further investment of staff time and financial resources at the Brookpark Middle School location outside of required utility bills or other contractual obligations without the approval of Council” and

WHEREAS, in order to reduce citizens from wait lists for programs and to meet the demands of the public to provide a wide variety of programs and services, the Parks and Recreation Department is seeking additional programming space; and

WHEREAS, it has become evident that the Grove City Division of Police is in need of additional training facilities and space; and

WHEREAS, the Administration does not intend to make any major modifications or relocate any operational components to Brookpark without Council approval; and

WHEREAS, the Administration is committed to finding short-term (3-5) years solutions to the lack of available programming space until a Multi-generational Community Center is operational.

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

SECTION 1. The City Council hereby approves the items requested in the Brookpark Facility – Initial Activation Plan, prepared by the Parks & Recreation Director, dated July 15, 2025 and attached hereto as Exhibit A.

SECTION 2. The City Council hereby agrees to the use of Brookpark Middle School for training and other activities approved by the Safety Director for the benefit of the Grove City Division of Police.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

I certify that this
resolution is correct as to form.

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Exhibit A: CR-32-25

Brookpark Facility – Initial Activation Plan

Facility Access

- 4 Classrooms (Evenings/Weekends Only): Available after 5 PM on weekdays and all day on weekends
- 4 Classrooms (Full Access): Available 24/7 for departmental use.
- Gymnasium: 2 pickleball courts, basketball, volleyball, and open gym activities
- **Currently only have access to two 600 sq foot rooms and one small gym space. Brookpark facility would increase the total number of spaces available from 3 to 9.**

Proposed Programs

- Classrooms: Early childhood programs, youth and adult enrichment classes, and adaptive programs
- Gymnasium: Pickleball, youth clinics, adult leagues, open gym
- Facility-Wide: ESL, cooking, financial literacy, STEM, crafts, wellness, social clubs and meeting rooms
- **Classroom size at Brookpark facility would reduce most current wait list registrations – increasing participation for same classes.**
- **In addition to proposed programs, the need for more storage space for Programming use would be eliminated with the use of the Brookpark facility.**

Staffing & Operations

- 2–3 part-time staff onsite during all hours of operation – **included in current operating budget.**
- Roles include front desk, room setup, program support, supervision, and building monitoring
- Custodial services provided by Grove City Parks Building Maintenance
- **Important to note: Staffing and operations would be captured in overall operating budgets for fiscal year 2025 and 2026 – Cost estimates below do not include staffing and operations**

Technology & Communication:

- 2 Computers (CivicRec and City access)
- 1 Desk Phone, 1 Cell Phone
- 4 Radios for staff communication
- 1 Printer

Cooling:

- 8 Waterless Portable Air Conditioning Units (for rooms up to 800–1200 sq. ft.)

Furnishings:

- Shelving and lockable storage cabinets (tables and chairs are on site)

Signage & Branding:

- Exterior directional signage to guide the public to the rear entrance
- Large outdoor building sign with Parks & Recreation branding
- Window graphics and interior branding at the entrance

Next Steps

- Prepare facility for November 2025 programming launch
- Install signage and portable cooling units
- Equip technology, storage, and communication systems
- Assign staff schedules and training
- Maintain exclusive use for departmental programming
- Initial funding will be required for equipment, signage, cooling units, and technology to ensure a successful launch

Estimated Startup Breakdown

Category	Item	Estimated Cost
Technology	2 Desktop Computers	\$3,000
Technology	1 Desk Phone	\$250
Technology	1 Cell Phone (device only)	\$500
Technology	1 printer	\$400
Technology	4 Staff Radios	\$1200
Cooling \$8,000	8 Portable Waterless AC Units	\$8,000
Signage & Branding \$2,500	Parking Lot Directional Signage	\$2,500
Signage & Branding	Large Exterior Building Sign	\$5,000
Signage & Branding	Window Graphics + interior Branding	\$1,500
Furnishings	Shelving and Lockable Storage Cabinets	\$3,000
Contingency	Misc	\$2,000
Total Estimated Setup Cost		\$27,850** in current operating budget

Future Expansion & 2026 Planning

- A studio-grade kiln will be needed to support pottery and ceramics classes. Estimated costs are as follows:

- Medium Studio Kiln: \$4,500
- Ventilation System: \$1,000
- Startup Kit & Tools: \$750
- Electrical Work & Installation: \$1,500
- An estimated **\$40,000 in more funding** is needed in 2026 to expand programming, increase community offerings, and buy new equipment to meet growing demand.

2026 Funding in total would be \$47,750