



GROVE CITY, OHIO - CITY COUNCIL Agenda

November 3, 2025

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

SERVICE:

Ordinance C-40-25

Authorizing the Appropriation of Property and Easements for the public purpose of making, repairing and improving Jackson Pike to Install a Shared Use Path and related improvements. First reading.

Ordinance C-41-25

Authorizing the Appropriation of Property and easements for the public purpose of making, repairing and improving Jackson Pike/Hawthorne Parkway Intersection and related improvements. First reading.

Ordinance C-42-25

Authorizing the Appropriation of Property and Easements from multiple properties for the public purpose of making, repairing and improving North Meadows Drive and the Southwest Area Overpass Project. First reading.

FINANCE:

Ordinance C-43-25

Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Kingston site. First reading.

Ordinance C-44-25

Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Brookpark site. First reading.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 10/20/25 & 10/27/25 Council; 10/27/25 BZA

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-40-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING JACKSON PIKE TO INSTALL A SHARED USE PATH TO SUPPORT SAFE VEHICULAR, AND RELATED IMPROVEMENTS

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 the Jackson Pike and Hawthorne Parkway intersection including adding a shared use path ("Project"); 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 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, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-35-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with bidding this Project in the proper timeline requires land acquisition be commenced.

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

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

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



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

PATH EASEMENT

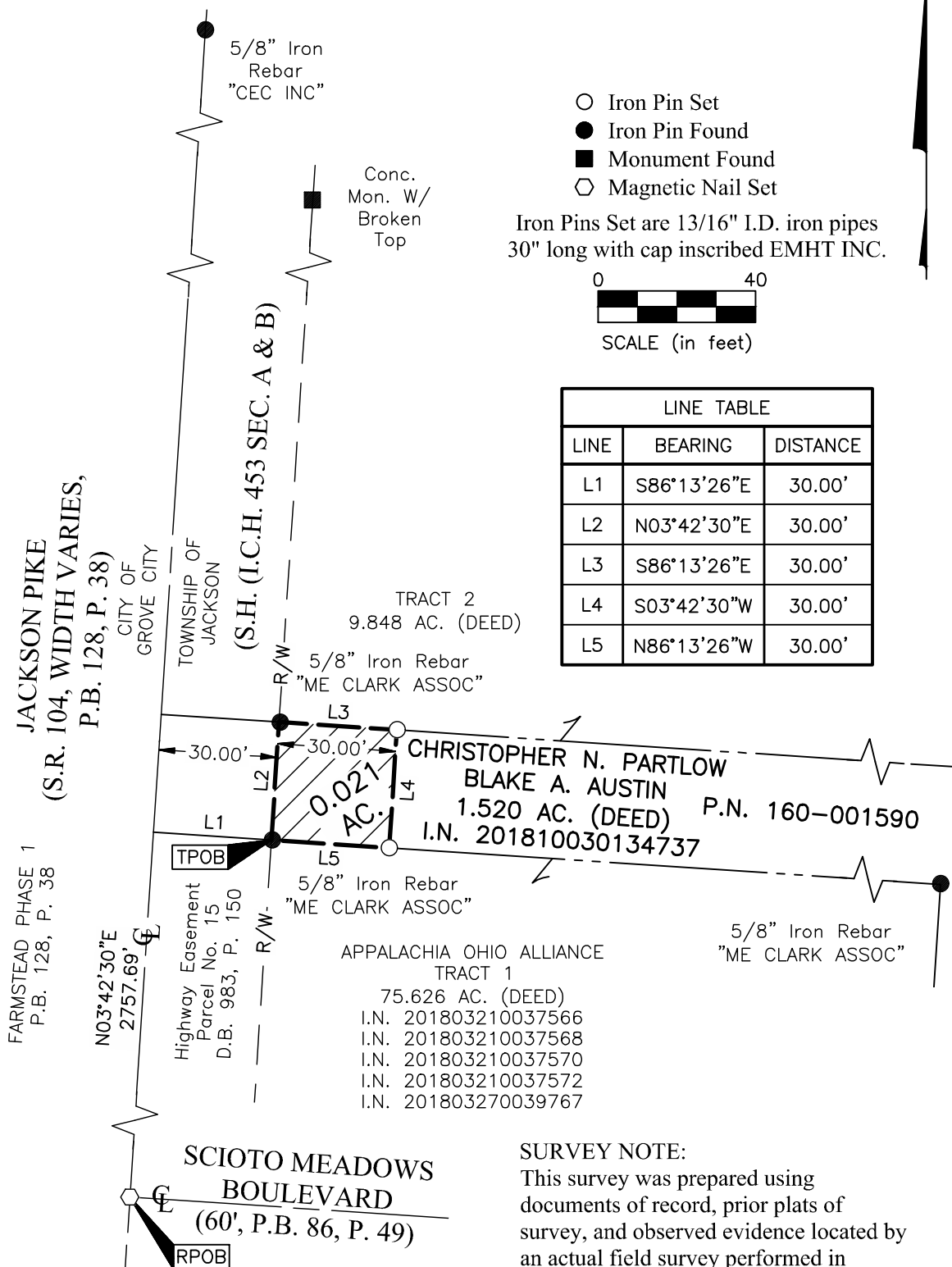
SURVEY NO. 1105

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

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-03.DWG plotted by KING, BRANDON on 6/21/2024 1:09:57 PM last saved by BKING on 6/21/2024 11:12:19 AM



BASIS OF BEARINGS:
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.

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.

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

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

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

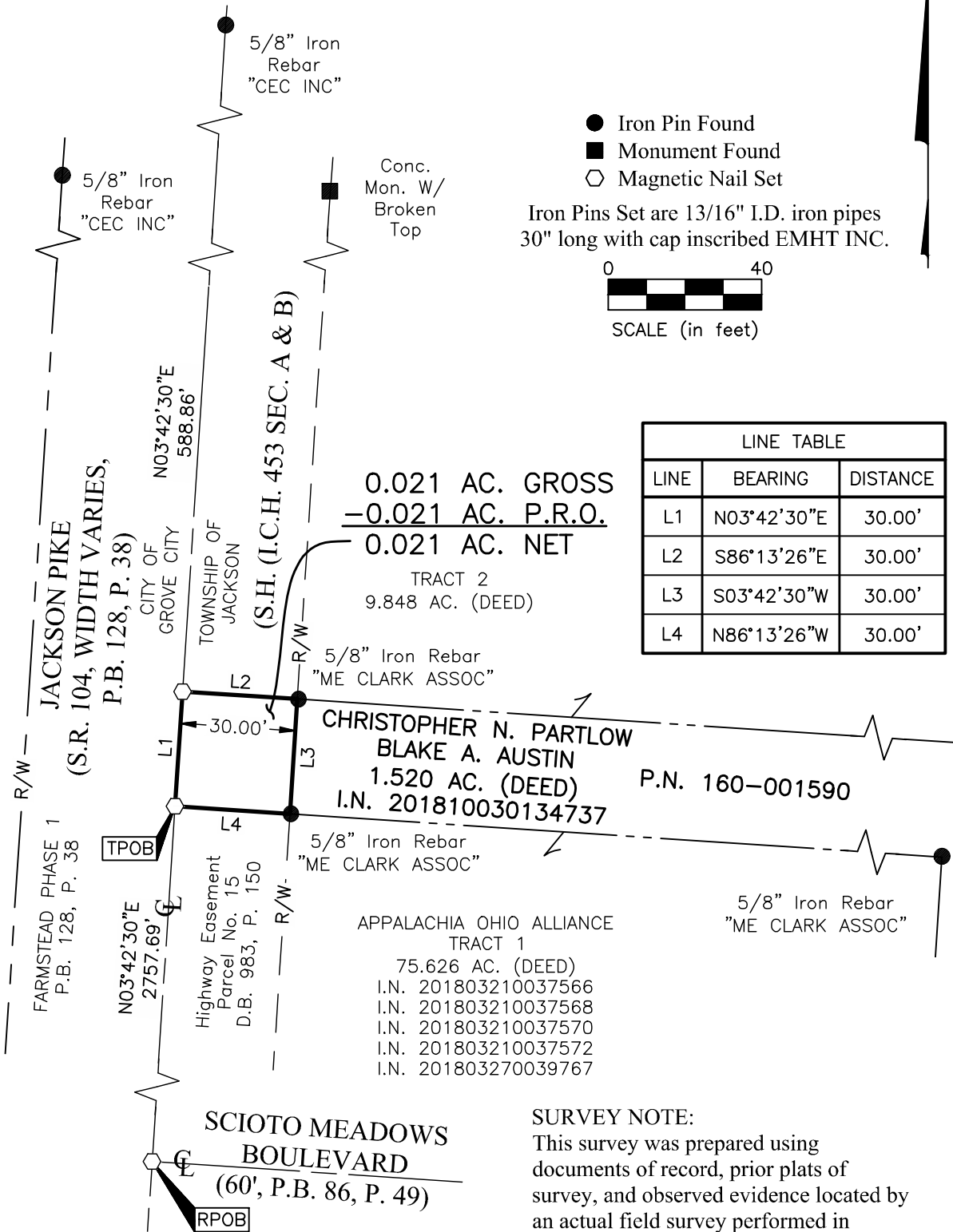
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 1 of 1



BASIS OF BEARINGS:
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.

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

J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-03.DWG plotted by KING, BRANDON on 6/21/2024 10:29:29 AM last saved by BKING on 6/21/2024 10:29:11 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



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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

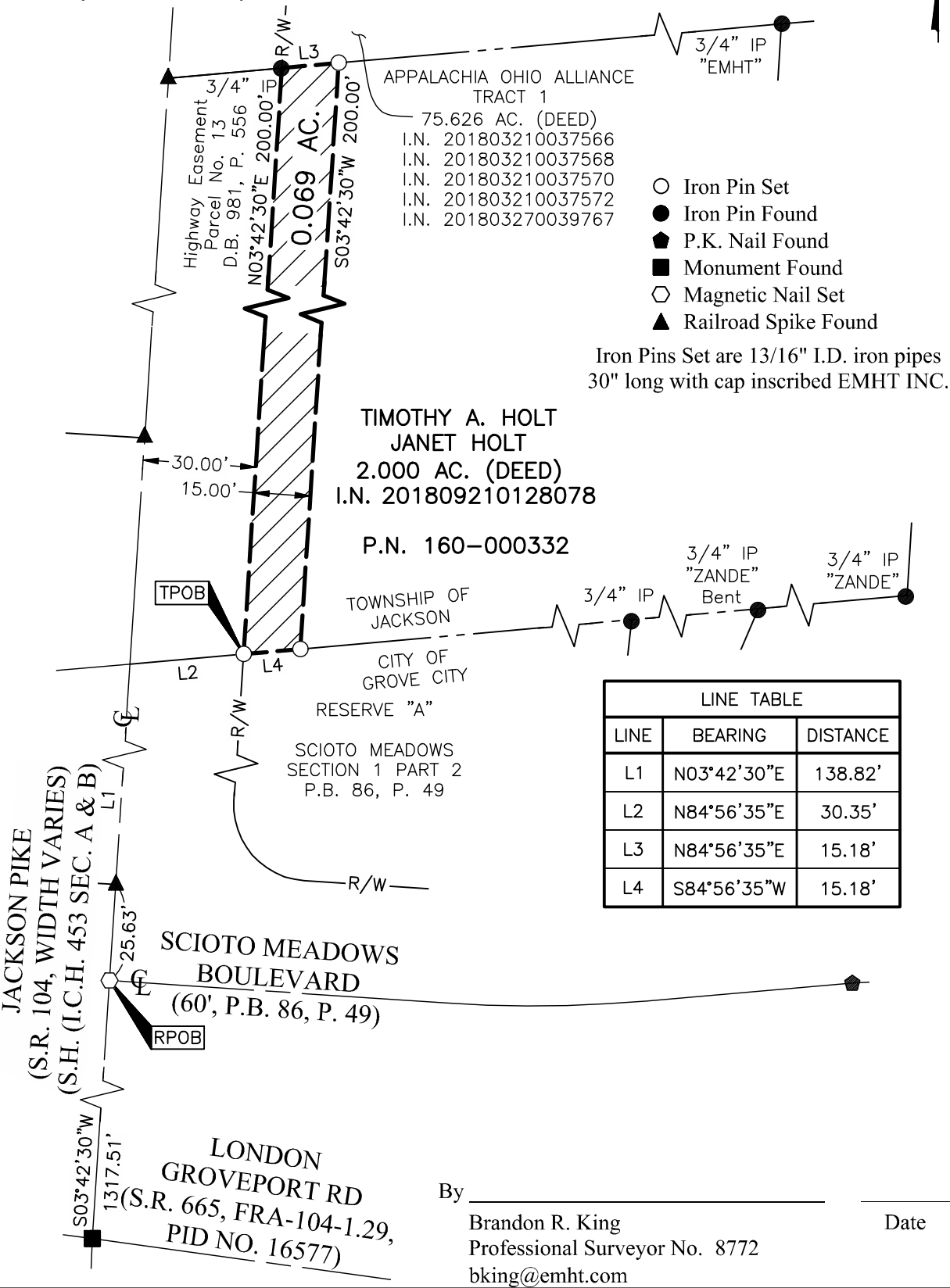
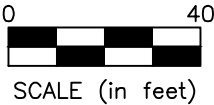
Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°42'30"E	138.82'
L2	N84°56'35"E	30.35'
L3	N84°56'35"E	15.18'
L4	S84°56'35"W	15.18'

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

J:\2024\0104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-01.DWG plotted by KING, BRANDON on 6/21/2024 1:12:16 PM last saved by BKING on 6/21/2024 10:27:55 AM

**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



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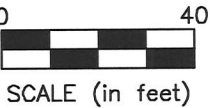
PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 15, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1



HAWTHORNE PARKWAY
(WIDTH VARIES,
P.B. 128, P. 38)

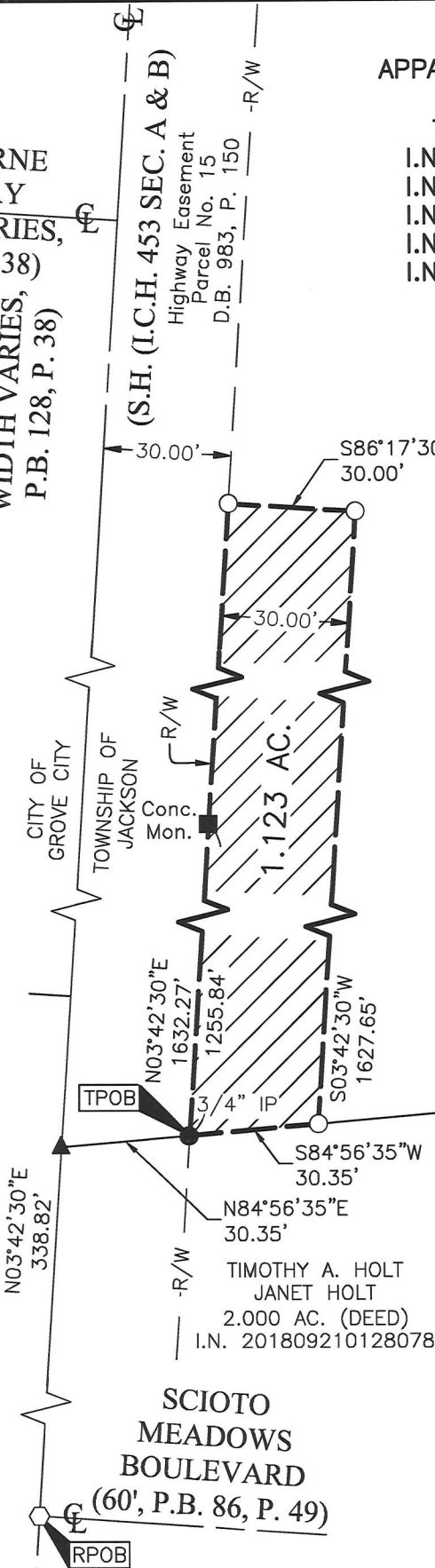
JACKSON PIKE
(S.R. 104,
WIDTH VARIES,
P.B. 128, P. 38)

(S.H. (I.C.H. 453 SEC. A & B)
Highway Easement
Parcel No. 15
D.B. 983, P. 150

APPALACHIA OHIO ALLIANCE
TRACT 1
75.626 AC. (DEED)
I.N. 201803210037566
I.N. 201803210037568
I.N. 201803210037570
I.N. 201803210037572
I.N. 201803270039767
P.N. 160-000297

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SURVEY NOTE:
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- Iron Pin Set
- Iron Pin Found
- Monument 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
Professional Surveyor No. 8772
bking@emht.com

Date
7-15-2025

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-02.DWG plotted by KING, BRANDON on 7/29/2025 1:14:57 PM last saved by BKING on 7/29/2025 1:14:20 PM

**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:

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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;

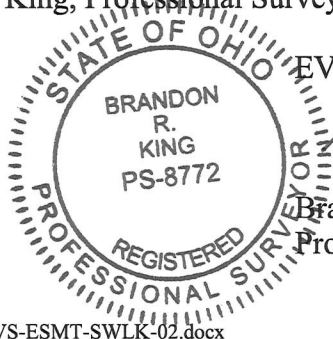
Thence South 84° 56' 35" West, with said common line, a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 1.123 acres, more or less.

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.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

July 15, 2025

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Humbleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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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

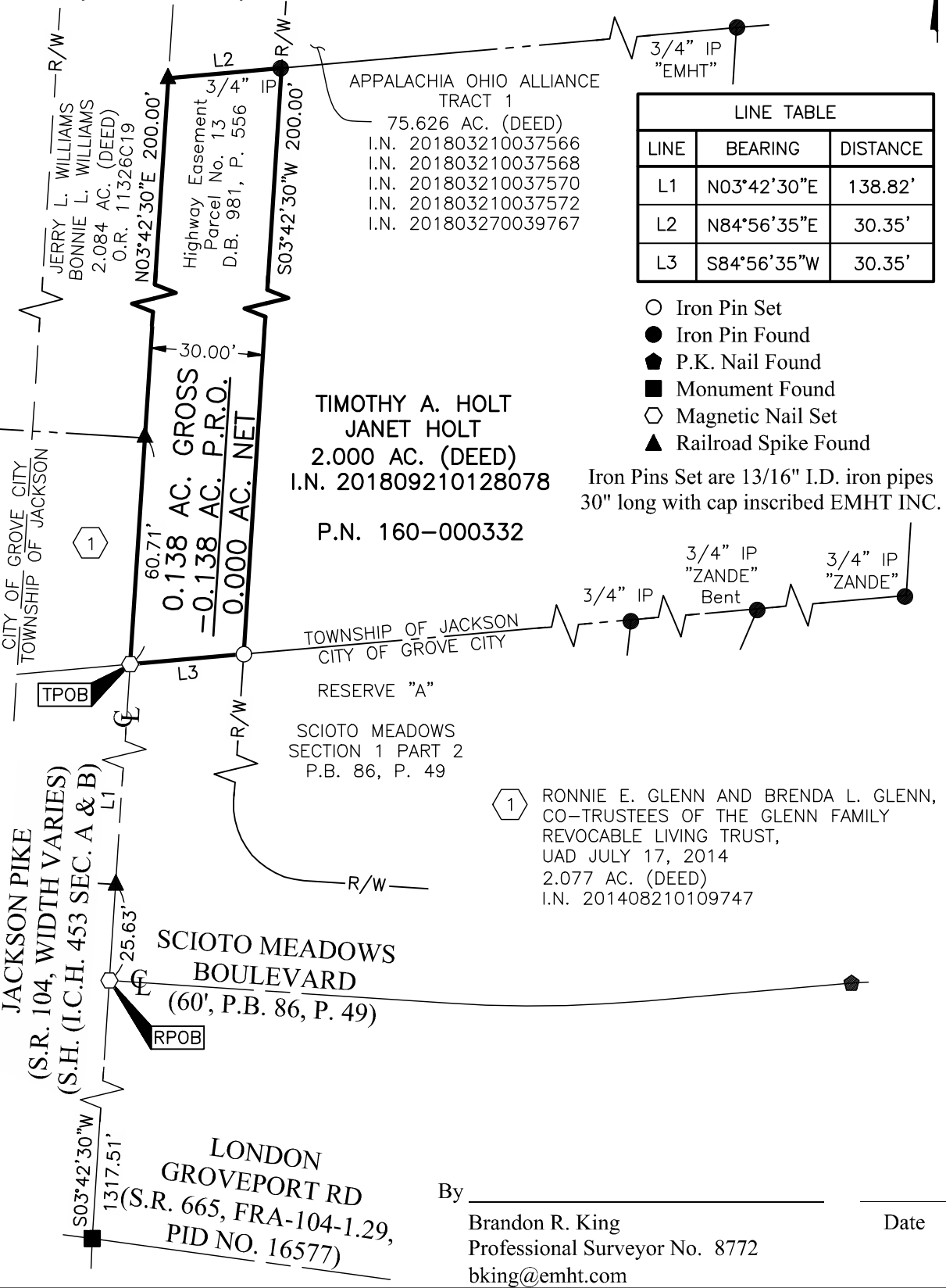
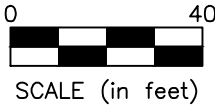
Sheet No: 1 of 1

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°42'30"E	138.82'
L2	N84°56'35"E	30.35'
L3	S84°56'35"W	30.35'

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

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

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

Date _____

J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-01.DWG plotted by KING, BRANDON on 6/21/2024 10:15:22 AM last saved by BKING on 6/20/2024 12:16:21 PM

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

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

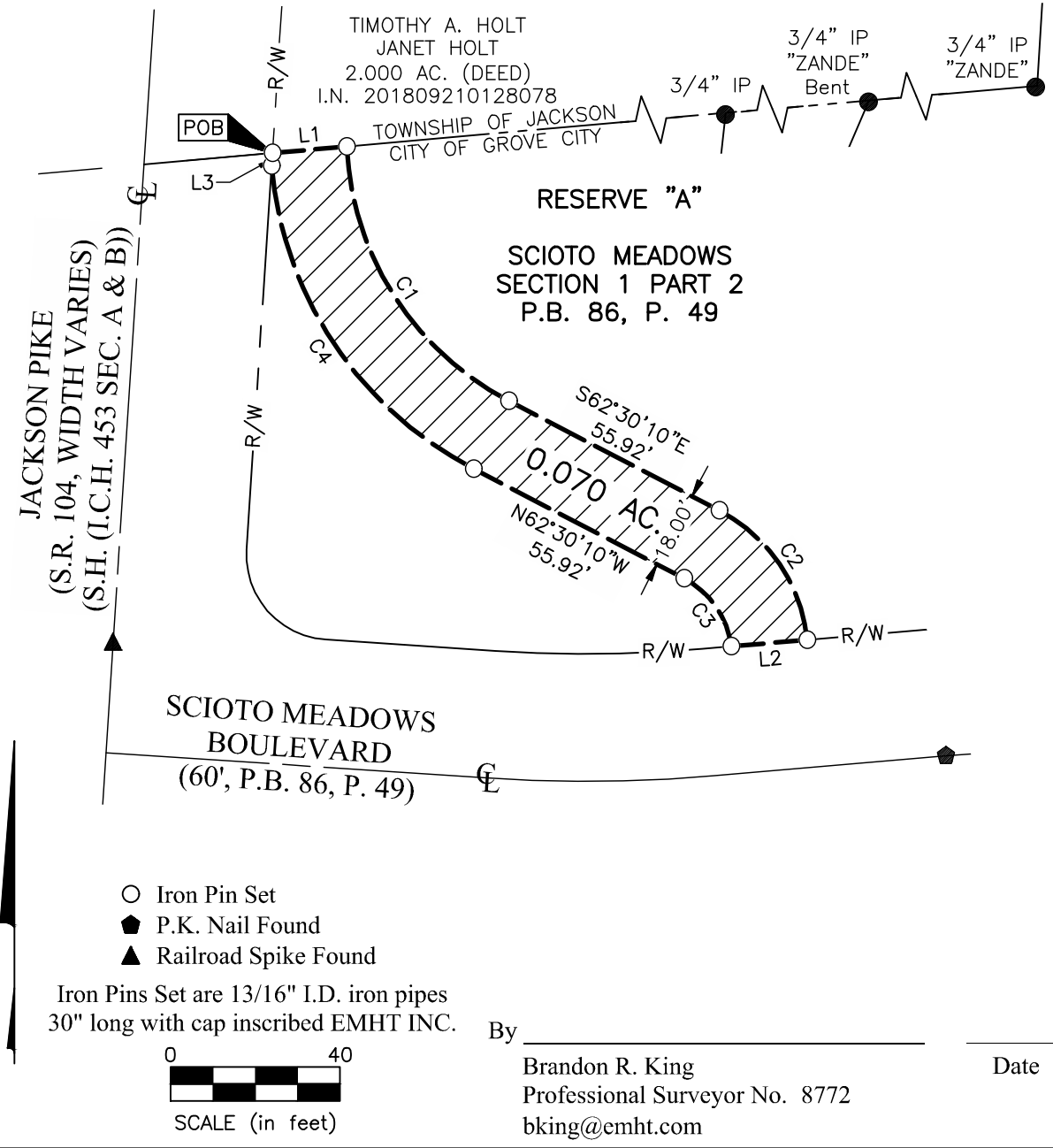
BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson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

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'

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-04.DWG plotted by KING, BRANDON on 6/21/2024 9:29:01 AM last saved by BKING on 6/21/2024 8:26:59 AM



**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	Date
Professional Surveyor No. 8772	

BRK:nd
0_070 ac 20240104-VS-ESMT-SWLK-04.docx

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-41-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING JACKSON PIKE/HAWTHORNE PARKWAY INTERSECTION AND RELATED IMPROVEMENTS

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 the Jackson Pike and Hawthorne Parkway intersection including adding a traffic signal ("Project"); 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 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, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-36-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with bidding this Project in the proper timeline requires land acquisition be commenced.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owner described 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 is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



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

SURVEY OF ACREAGE PARCEL

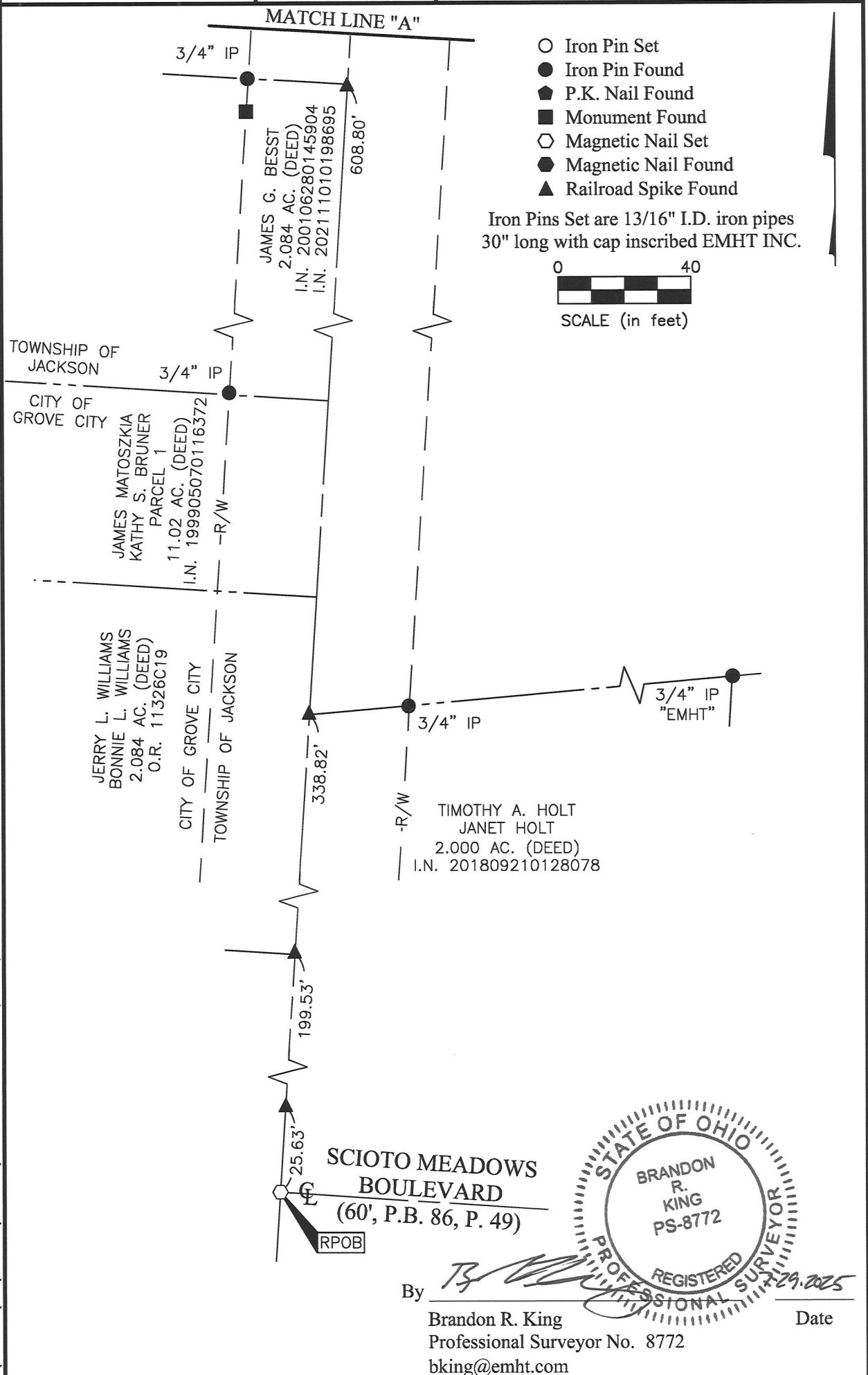
SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 3

J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:33 PM last saved by KING on 7/29/2025 12:53:37 PM





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Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

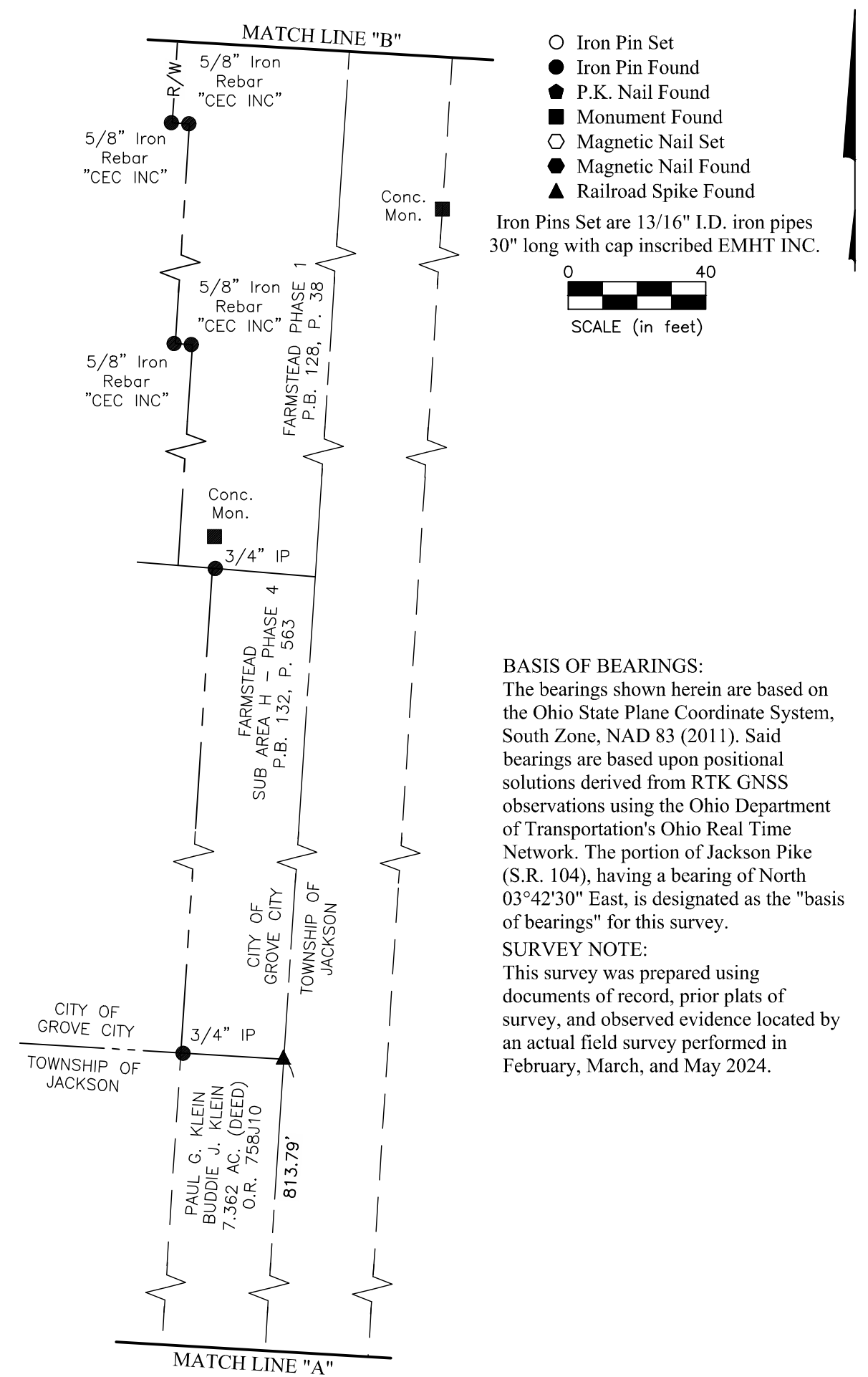
SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 2 of 3



J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:34 PM last saved by BKING on 7/29/2025 12:53:37 PM



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

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

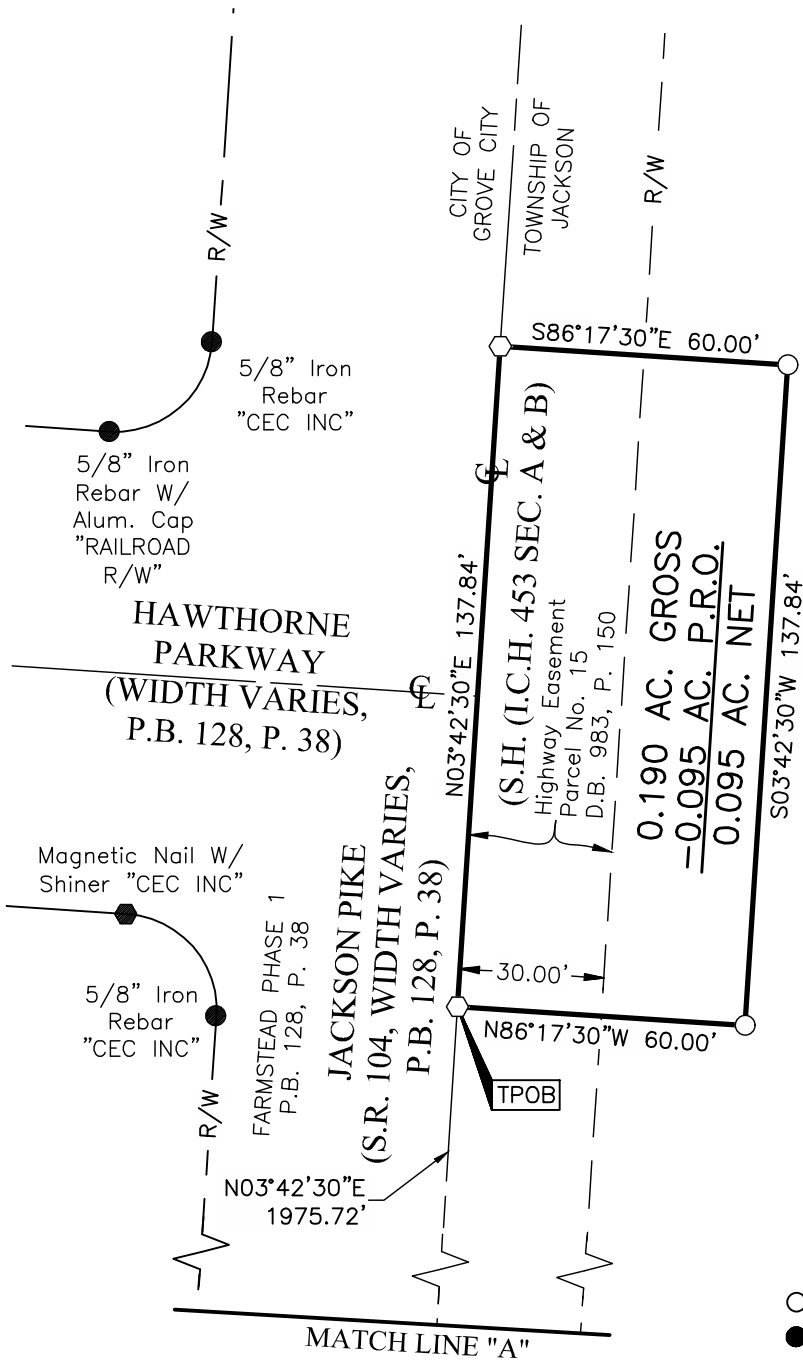
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 29, 2025

Scale: 1" = 40'

Job No: 2024-0104

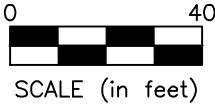
Sheet No: 3 of 3



APPALACHIA OHIO ALLIANCE
TRACT 1
75.626 AC. (DEED)
I.N. 201803210037566
I.N. 201803210037568
I.N. 201803210037570
I.N. 201803210037572
I.N. 201803270039767
P.N. 160-000297

- Iron Pin Set
- Iron Pin 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.



U:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:34 PM last saved by BKING on 7/29/2025 12:53:37 PM

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.

[Handwritten Signature]

July 29, 2025

Brandon R. King
Professional Surveyor No. 8772

Date

Date: 10-28-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: MR. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-42-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-42-25

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF PROPERTY AND EASEMENTS FROM MULTIPLE PROPERTIES FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, AND IMPROVING NORTH MEADOWS DRIVE AND THE SOUTHWEST AREA OVERPASS PROJECT

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

WHEREAS, Council has previously passed legislation for this Project by appropriating the funds for the acquisition of the various real estate interests, and Resolution No. CR-37-25 determining that the various property interests are necessary for the public purpose of proceeding with the Project; and

WHEREAS, in order to move forward with awarding the bid this Project in the proper timeline requires land acquisition be commenced.

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

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

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

PRELIMINARY APPROVAL

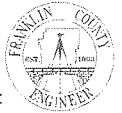
ADAM W. FOWLER, P.E., P.S.

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 $01^{\circ} 06' 52''$ 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 $\frac{3}{4}$ " 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 $06^{\circ} 53' 18''$, a radius of 1090.50 feet, an arc length of 131.11 feet, a chord bearing of North $44^{\circ} 47' 51''$ 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 $20^{\circ} 33' 54''$, a radius of 700.00 feet, an arc length of 251.25 feet, a chord bearing of North $18^{\circ} 11' 53''$ 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 $15^{\circ} 49' 50''$, a radius of 610.00 feet, an arc length of 168.54 feet, a chord bearing of North $15^{\circ} 49' 50''$ 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 $00^{\circ} 54' 30''$, a radius of 11704.30 feet, an arc length of 185.54 feet, a chord bearing of North $41^{\circ} 44' 14''$ 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 $41^{\circ} 04' 35''$, a radius of 580.00 feet, an arc length of 415.81 feet, a chord bearing of South $21^{\circ} 39' 09''$ West and chord distance of 406.96 feet to an iron pin set; and

South $01^{\circ} 06' 52''$ 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 ($\frac{13}{16}$) 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

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.

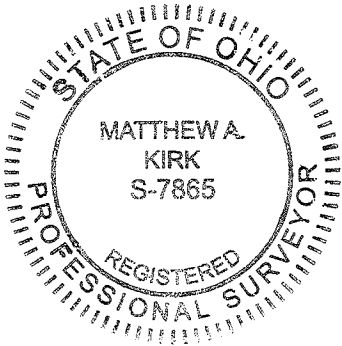
Matthew A. Kirk

24 FEB 25

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK: jrm
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

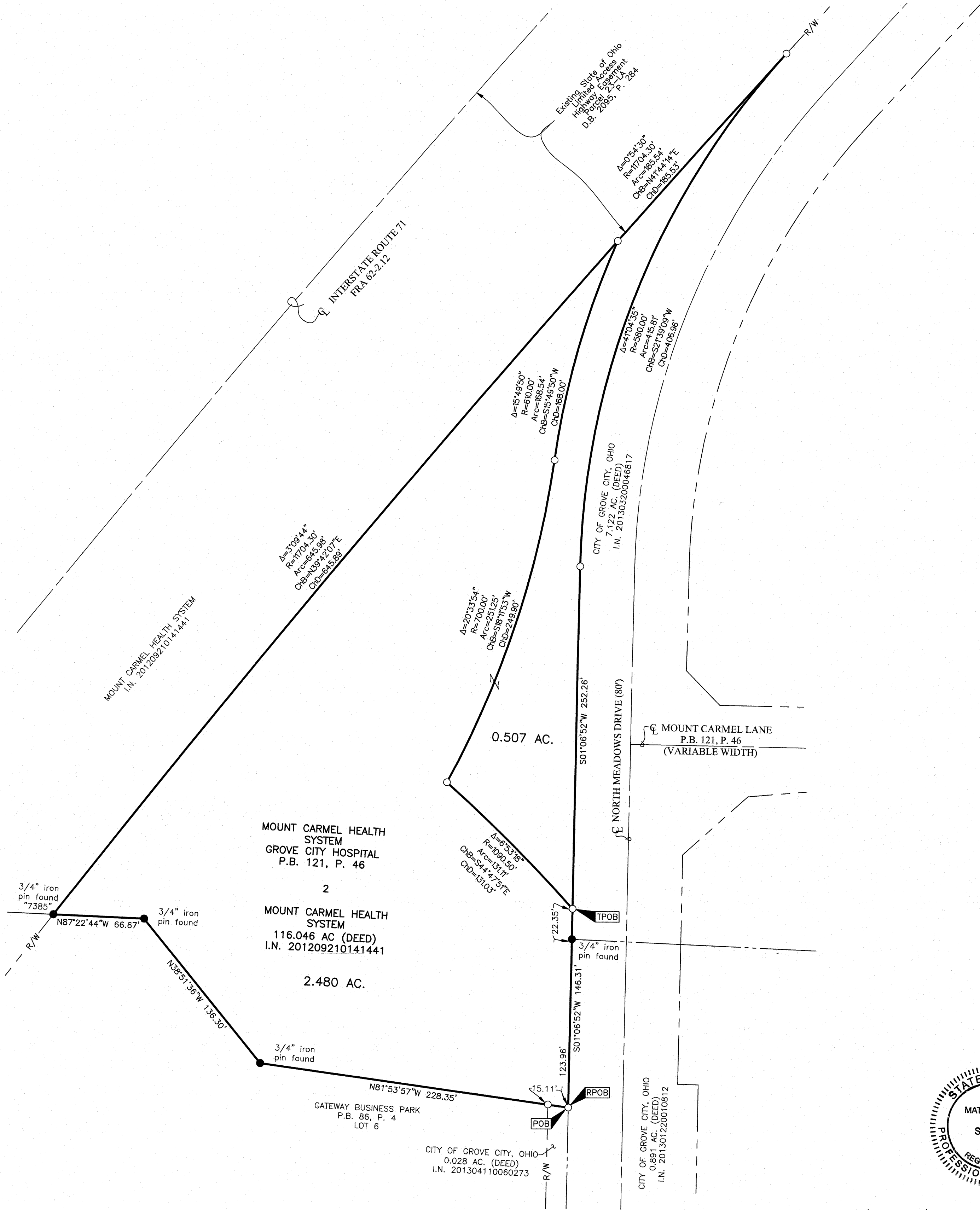


Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY SURVEY NO. 1434

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



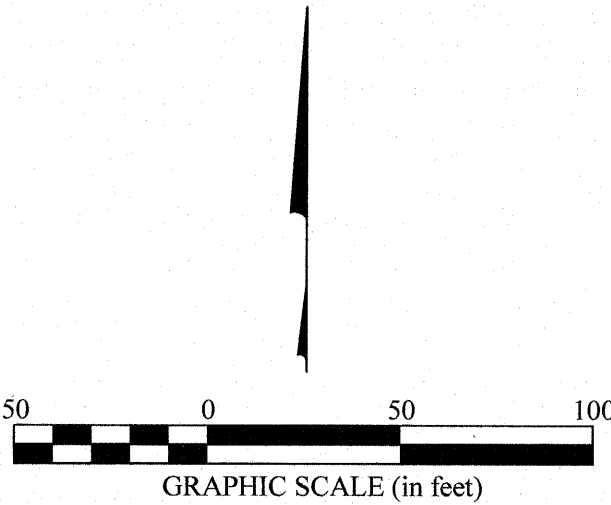
By Matthew A. Kirk Date 24 Feb 25
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

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

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.

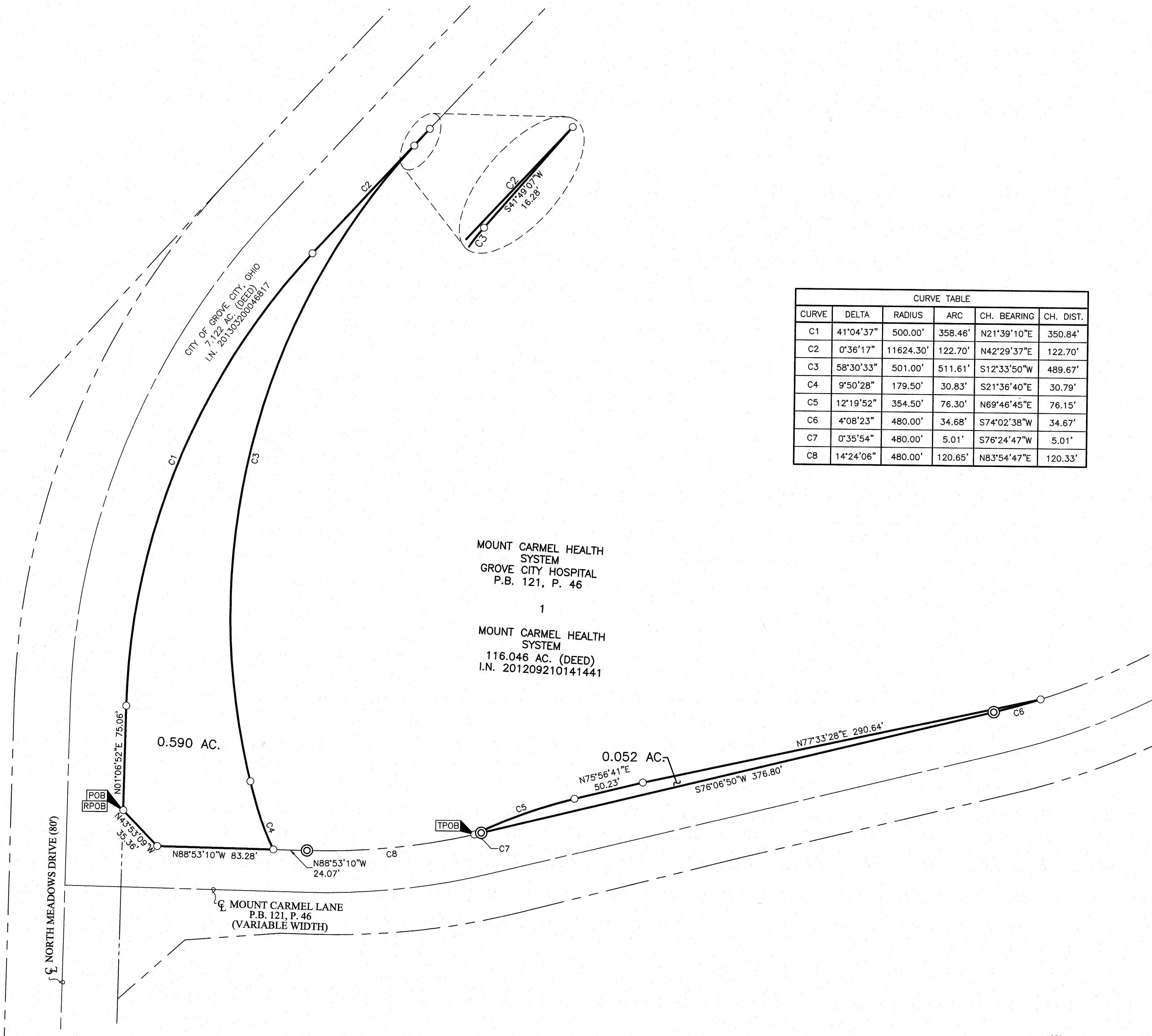
Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

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'	N69°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'

- 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.

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

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: February 27, 2025
Scale: 1" = 50'		Job No: 2024-0061
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

0.604 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 1434, being part of Reserve "A" of subdivision entitled "Mount Carmel Health System Grove City Hospital", of record in Plat Book 121, Page 46, said Reserve "A" 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 southwesterly corner of said Reserve "A", 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, the northwesterly corner of that 82.1825 acre tract conveyed to The Buckeye Ranch Foundation, Inc by deed of record in Instrument Number 201906240075600, in the easterly right-of-way line of North Meadows Drive (80' wide);

Thence North $01^{\circ} 06' 52''$ East, with the easterly line of said 7.122 acre tract and said easterly right-of-way line, a distance of 66.04 feet to an iron pin set in the southerly right-of-way line of Mount Carmel Lane (Plat Book 121, Page 46, variable width);

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

North $48^{\circ} 03' 57''$ East, a distance of 64.22 feet to an iron pin set;

North $85^{\circ} 24' 12''$ East, a distance of 68.10 feet to an iron pin set;

South $88^{\circ} 53' 10''$ East, a distance of 24.98 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $15^{\circ} 41' 55''$, a radius of 542.00 feet, an arc length of 148.50 feet, a chord bearing of North $83^{\circ} 15' 52''$ East and chord distance of 148.04 feet to an iron pin set; and

North $75^{\circ} 24' 54''$ East, a distance of 157.63 feet to an iron pin set;

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

South $73^{\circ} 34' 50''$ West, a distance of 112.85 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $29^{\circ} 57' 52''$, a radius of 281.50 feet, an arc length of 147.22 feet, a chord bearing of South $58^{\circ} 35' 54''$ West and chord distance of 145.55 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $81^{\circ} 54' 34''$, a radius of 26.50 feet, an arc length of 37.88 feet, a chord bearing of South $02^{\circ} 39' 41''$ West and chord distance of 34.74 feet to an iron pin set; and

South $38^{\circ} 17' 36''$ East, a distance of 50.28 feet to an iron pin set in the northerly line of said 82.1825 acre tract;

Thence North $87^{\circ} 22' 44''$ West, with said northerly line, a distance of 238.80 feet to the POINT OF BEGINNING, containing 0.604 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.

0.604 ACRE
-2-

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

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

MAK: jrm
0_604 ac. 20240061BNDY_04



PRELIMINARY APPROVAL

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

ajstuart

02/26/2025 9:19:45 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.



VIRGINIA MILITARY SURVEY NO. 1434

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

Date: February 24, 2024

Scale: 1" = 50'

Job No: 2024-0061

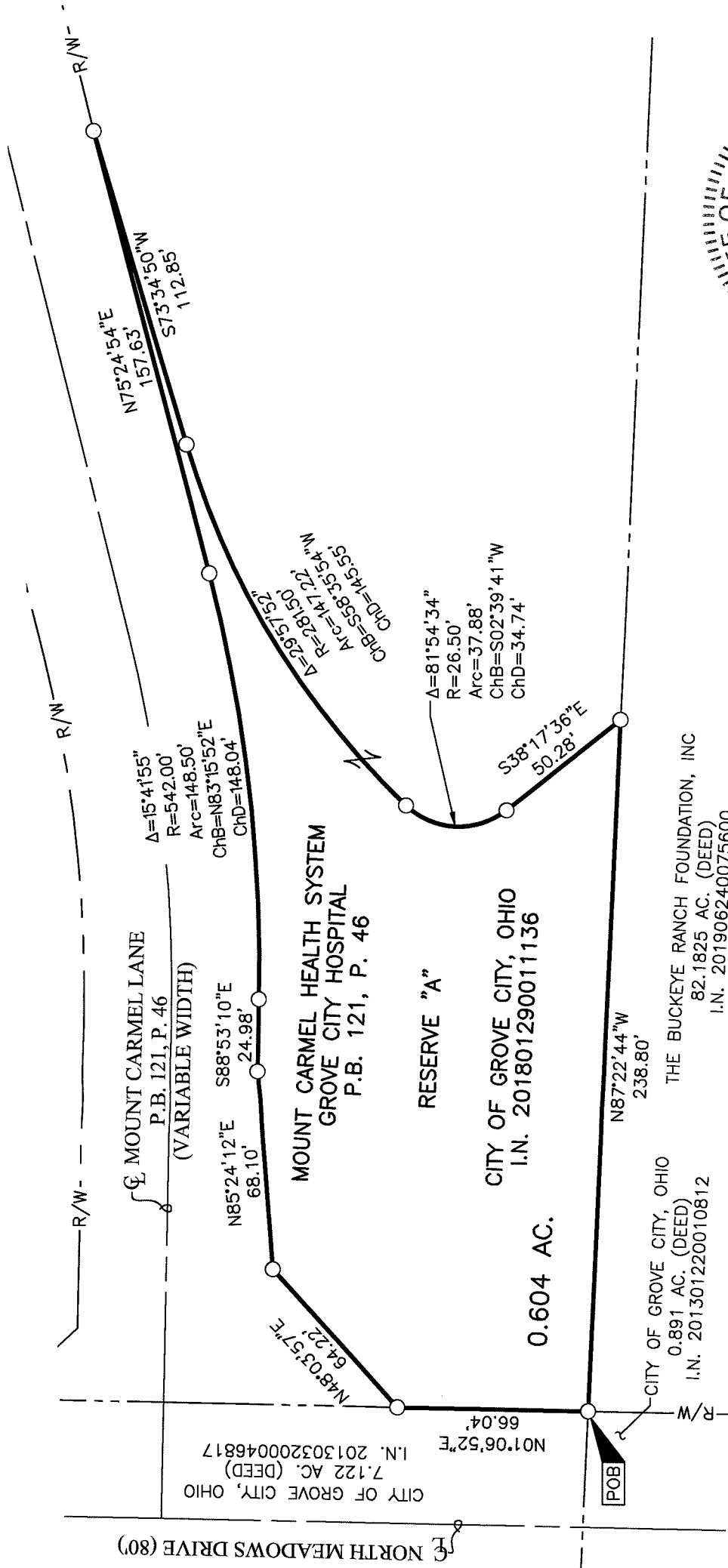
Sheet No: 1 of 1

SURVEY NOTE:

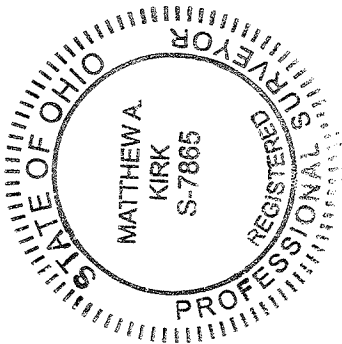
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in June, 2011.

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.



- 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 24 Feb 25
Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com



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



VIRGINIA MILITARY SURVEY NO. 1434

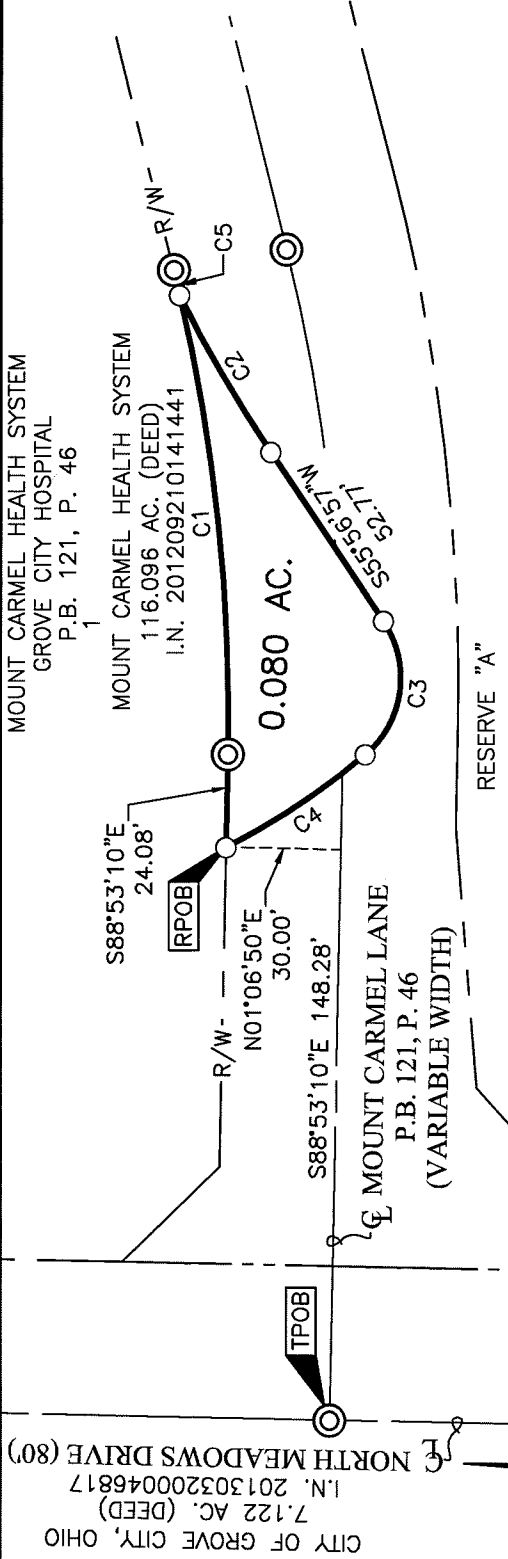
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 27, 2025

Scale: $1'' = 50'$

Job No: 2024-0061

Sheet No: 1 of 1

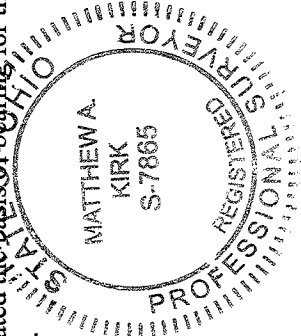


SURVEY NOTE:

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.



By Matthew A. Glick 27 Feb 25

Matthew A. Kirk
Professional Surveyor No.
mkirk@emht.com

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	83°34'08"	26.50'	38.65'	N82°15'58"W	35.32'
C4	13°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'

- 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.



**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

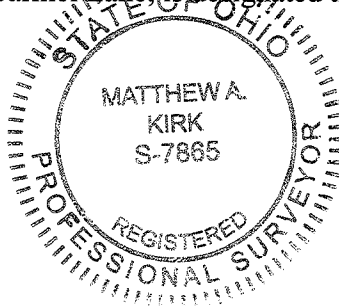
North $01^{\circ} 06' 52''$ East, a distance of 103.00 feet to the POINT OF BEGINNING, containing 4.338 acres of land, more or less.

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. 46

RESERVE "A"

CITY OF GROVE CITY, OHIO
I.N. 201801290011136

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

S87°22'44"E 273.49'

S33°35'55"E
46.22'

S56°24'05"W
28.27'
S14°58'01"E
19.81'

N01°06'52"E 103.00'

N88°53'08"W
15.00'

S88°53'08"E
15.00'

N01°06'52"E
63.54'

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°30'06"	779.00'	129.19'	S24°02'56"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°47'56"E	199.95'
C6	41°16'53"	23.50'	16.93'	S20°38'26"E	16.57'
C7	262°33'45"	61.00'	279.54'	N90°00'00"W	91.68'
C8	41°16'53"	23.50'	16.93'	N20°38'26"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	304.63'

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

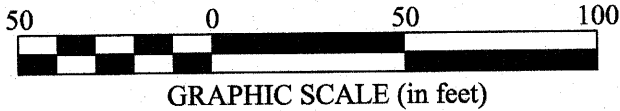
Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



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

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date:	February 27, 2025
	Scale:	1" = 50'
	Job No:	2024-0061
	Sheet:	1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

Job Title / 20240061-VS-BNDY-05





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

EMH&T

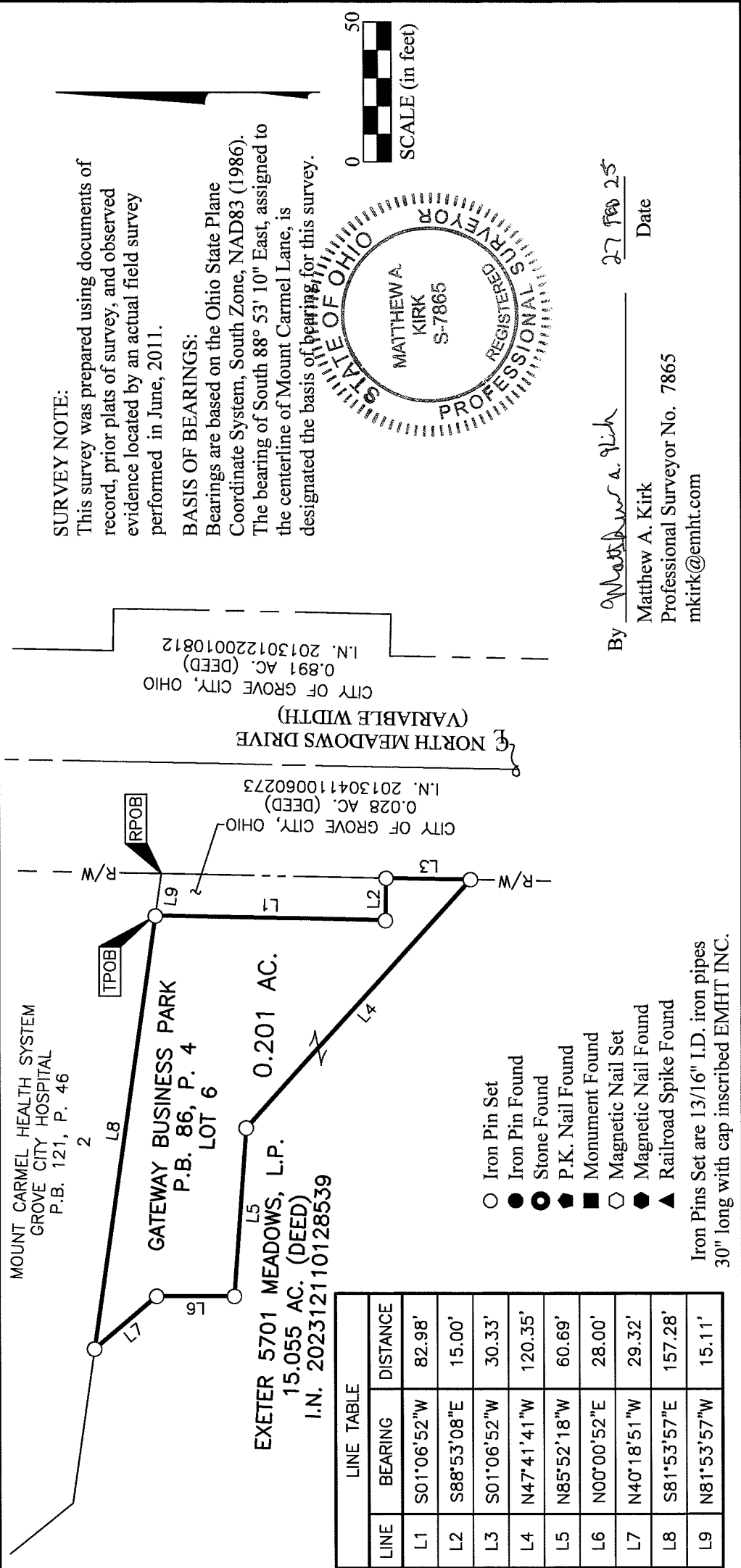
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1434

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



Date: 11-28-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-43-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-43-25

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN ADDENDUM WITH THE SOUTH-WESTERN CITY SCHOOL DISTRICT FOR THE KINGSTON SITE

WHEREAS, the City of Grove City and South-Western City School District have a current agreement for the use of Kingston site; and

WHEREAS, the City and the District have agreed, via an addendum, to extend the current agreement; and

WHEREAS, because this addendum exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to enter into an addendum with the South-Western City School District as attached hereto as Exhibit A.

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

Christine A. Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

ADDENDUM TO LEASE AGREEMENT

Now appear:

- 1) South-Western City School District Board of Education, hereafter “Landlord”
OR “Lessor”, and,
- 2) The City of Grove City, Ohio, an Ohio Municipal Corporation, hereafter
“Lessee” OR “Tenant”.

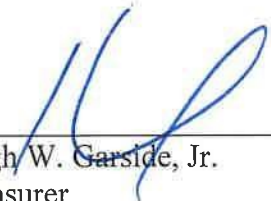
Both of the aforementioned are parties to a certain Lease Agreement dated January 1, 2016 (collectively “Lease”). The parties execute this Addendum for the purpose of memorializing, amending, striking, and/or for the inclusion of new provisions with respect to the original provisions, which they hereby incorporate into their Lease:

1. The current lease expires on December 31, 2025. The parties agree to extend the lease for the property located at 3226 Kingston Avenue beginning on January 1, 2026 for an additional term of One Hundred and Twenty (120) Months. This Lease Agreement shall continue to automatically renew for subsequent One Hundred and Twenty (120) Month terms unless, not less than One (1) year prior to the end of any renewal lease term, either Party provides to the other its written notice to terminate.
2. Section 6 of the Lease is hereby amended to add the following: If Landlord needs to use the premises for educational purposes, they shall provide Tenant at least One (1) year notice.
3. The remainder of the terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have affixed their signatures to this Addendum to their Lease Agreement on this the 13th day of October, 2025.

Landlord:

South-Western City School District



Hugh W. Garside, Jr.
Treasurer

Tenant:

**The City of Grove City
an Ohio Municipal Corporation**

Charles W. Boso, Jr.
City Administrator

Approved as to form:



Stephen J. Smith, Law Director

0127090.0607160 4872-4453-7950v2

Date: 10-28-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-44-25
1st Reading: 11/03/25
Public Notice: 11/04/25
2nd Reading: 11/17/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-25

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN ADDENDUM WITH THE SOUTH-WESTERN CITY SCHOOL DISTRICT FOR THE BROOKPARK SITE

WHEREAS, the City of Grove City and South-Western City School District have a current agreement for the use of the Brookpark site; and

WHEREAS, the City and the District have agreed, via an addendum, to clarify certain aspects of the original agreement; and

WHEREAS, because this addendum exceeds twelve months, it must be approved by Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to enter into an addendum with the South-Western City School District as attached hereto as Exhibit A.

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

Christine A. Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF GROVE CITY AND THE
SOUTH-WESTERN CITY SCHOOL DISTRICT**

This Memorandum of Understanding (this “Memorandum”) is entered into and effective as of this 13th day of October, 2025, by and between the City of Grove City, 4035 Broadway, Grove City, Ohio 43123 (the “City”), and South-western City School District, 3805 Marlane Drive, Grove City, Ohio 43123 (“SWCS”) (hereinafter individually referred to as a “Party” and collectively referred to as the “Parties”). This Memorandum is intended to document the Parties’ intentions to clarify certain provisions stated in the “Brookpark Lease Agreement” dated November 7, 2019.

RECITALS

WHEREAS, on November 7, 2019, the Parties executed the “Brookpark Lease Agreement” (“Lease”) for the property located at 2803 Southwest Blvd., Grove City, Ohio 43123 (“Premises”); and

WHEREAS, the current Lease term expires on July 31, 2032; and

WHEREAS, since the Lease began, circumstances have changed so that it is necessary to clarify certain aspects of the Lease; and

NOW THEREFORE, in consideration of the foregoing and of the covenants and agreements herein contained, the Parties, intending to be legally bound, agree as follows:

I. General Provisions

The purpose of this Memorandum of Understanding (“MOU”) is to clarify certain provisions stated in the Lease. This MOU does not alter or amend the Lease, between South-western City School District Board of Education (Landlord) and the City of Grove City, Ohio, and Ohio municipal corporation (Tenant).

II. Article 1. PREMISES.

- Exhibit B is hereby amended as Exhibit B1.
- The Parties agree that the intent is to remove the existing modular structures on the Premises, and this shall be done at Landlord’s sole expense.

III. Section 5. MAINTENANCE REPAIRS, IMPROVEMENTS AND REPLACEMENTS.

Under the Lease, the Tenant is responsible for “repairs, replacement and improvements to the interior and exterior of the building, including, but not limited to the roof...”. The Parties

agree to work together to correct leaks due to normal wear and tear to the existing roof structure with the intent to prolong the life of the existing roof structure through the initial term of the Lease.

IV. Section 8. UTILITIES AND SERVICES.

Under the Lease, Tenant is responsible for the payment of all utilities and cleaning/trash services on the Premises during the Lease Term. Due to the change in building space usage for school operations as shown in Exhibit B1, the Parties agree to prorate utilities based on a formula originated by Landlord with space use being part of criteria. Tenant agrees to begin reimbursement of utility cost effective December 1, 2025 to the Landlord in the amount of Twenty-Five Thousand Dollars (\$25,000.00) per year for all utilities and cleaning/trash services on the Premises.

The City and SWCS have hereunto subscribed their names on the day and year first aforesaid.

SOUTH-WESTERN CITY SCHOOL DISTRICT

By: _____

HUGH GAZDAR, TREASURER

CITY OF GROVE CITY, OHIO,

an Ohio municipal corporation

By: _____

Charles W. Boso, Jr.
City Administrator

Approved as to form: _____

Stephen J. Smith
Stephen J. Smith, Law Director

0127090.0607160 4906-1774-1399v2