Arnold Survey Company

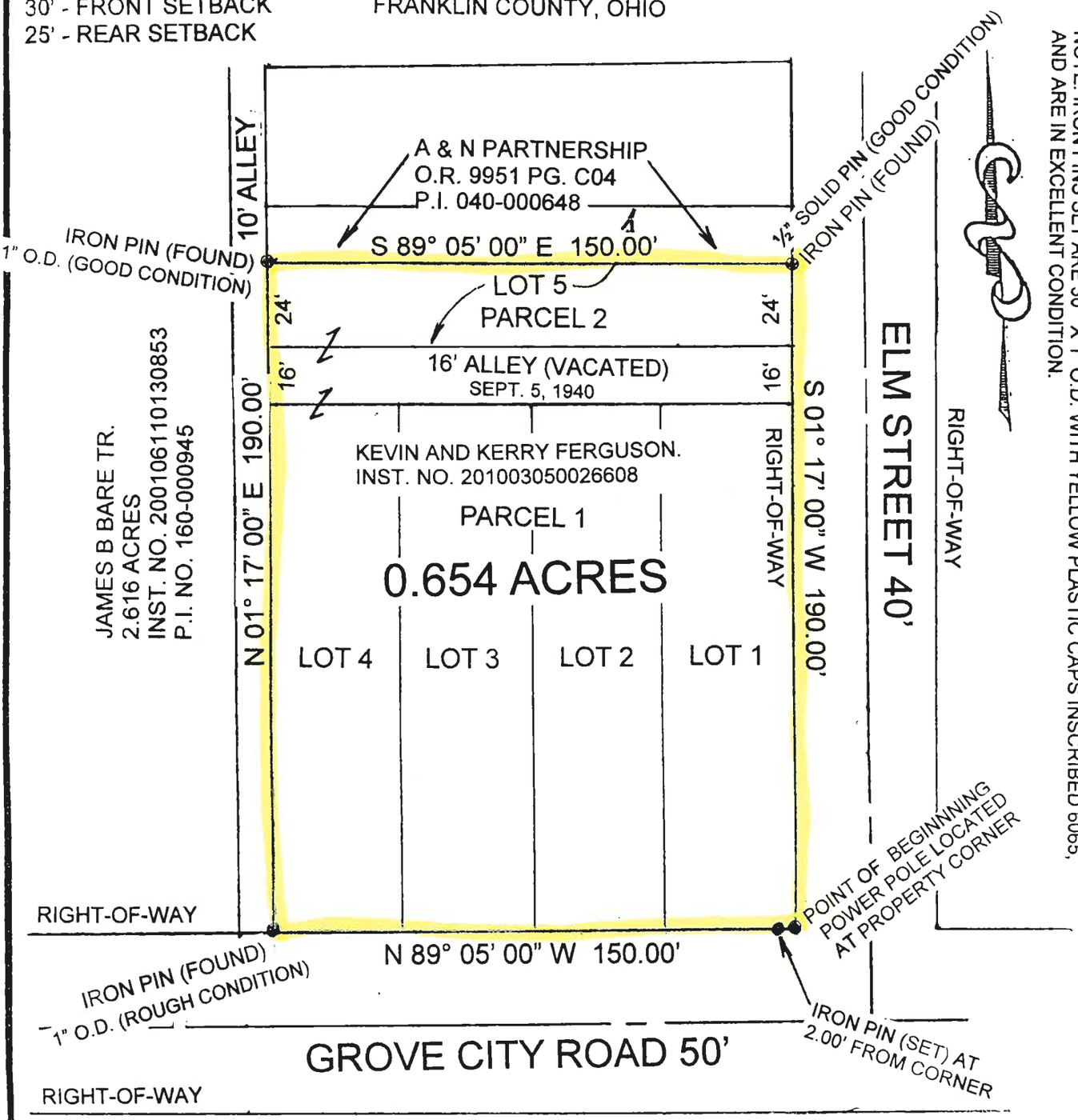
0.654 ACRES

BOUNDARY SURVEY

ZONED: R-2
6' - SIDELINE SETBACK
30' - FRONT SETBACK
25' - REAR SETBACK

SMITH'S ADDITION TO BEULAH
PLAT BOOK 5 PAGE 310
FRANKLIN COUNTY, OHIO

DATE: APRIL 2, 2010
SCALE: 1" = 40'



Basis of bearing: Being the centerline of Grove City Road, N 89 05' 00" W, as recorded in Instrument No. 200106110130853 at the Franklin County Recorders Office, Franklin County, Ohio.

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being a 0.654 acre tract of land entirely being Parcel 1, Parcel 2, and a 16.00 foot wide Alley vacated by Ordinance of the council of the Village of Grove City dated Sept. 5, 1940.

STATE OF OHIO
ROGER P. ARNOLD
S-6065
REGISTERED SURVEYOR

ROGER P. ARNOLD
REGISTERED SURVEYOR NO. 6065

Legal Description of 0.654 Acres of Land.

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being a 0.654 acre tract of land entirely being Parcel 1, Parcel 2, and a 16.00 foot wide Alley vacated by Ordinance of the council of the Village of Grove City dated Sept. 5, 1940, and said Parcels and said vacated Alley all belonging to Kevin and Kelly Ferguson of record in Instrument No. 201003050026608 at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.654 acre tract being entirely within Smith's Addition to Beulah of record in Plat Book 5, page 310 at said Recorders Office, and said 0.654 acre tract being more particularly described as follows:

Beginning at a point said point being located at the intersection of the westerly right-of-way line of Elm Street (40 feet wide), and the northerly right-of-way line Grove City Road (50 feet wide), said point also being located at the most southeasterly property corner of said Subdivision;

Thence along the said northerly right-of-way line, N 89° 05' 00" W, (passing an iron pin (set) at a distance of 2.00 feet a total distance of 150.00 feet to an iron pin (found 1" O.D. in rough condition), said iron pin being located at the most southwesterly corner of said Subdivision, said iron pin also being located at the easterly right-of-way line of a alley (10 feet wide);

Thence along the said easterly right-of-way line of said alley, and also along the westerly property line of said Subdivision, N 01° 17' 00" E, a distance of 190.00 feet to an iron pin (found 1" O.D. in good condition), said iron pin being located at the most northwesterly property corner of the herein described said 0.654 acre tract, said iron pin also being located at the southwesterly property corner of a tract of land belonging to A. & N. Partnership of record at said Recorders Office;

Thence along the southerly property line of said A. & N. Partnership's tract, and also along the northerly property line of the herein described tract, S 89° 05' 00" E, a distance of 150.00 feet to an iron pin (found ½" O.D. solid pin in good condition), said iron pin being located at said westerly right-of-way line of Elm Street;

Thence along said westerly right-of-way line, and the easterly property line of the herein described tract, S 01° 17' 00" W, a distance of 190.00 feet to the point of beginning, and containing 0.654 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

Roger P. Arnold Date: April 2, 2010
Professional Surveyor No. 6065.

STATE OF OHIO
ROGER
P.
ARNOLD
S-6065
REGISTERED
SURVEYOR

Note: iron pins (set) are 30" X 1" O.D. with yellow plastic caps inscribed 6065 and in excellent condition.

Basis of bearing used upon the attached Legal Description is the centerline of Grove City Road, N 89° 05' 00" W, as recorded in Instrument No. 200106110130853 at the Franklin County Recorders Office, Franklin County, Ohio.

Legal Description of 0 654 Acres of Land

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being a 0.654 acre tract of land entirely being Parcel 1, Parcel 2, and a 16.00 foot wide Alley vacated by Ordinance of the council of the Village of Grove City dated Sept. 5, 1940, and said Parcels and said vacated Alley all belonging to Kevin and Kelly Ferguson of record in Instrument No. 201003050026608 at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.654 acre tract being entirely within Smith's Addition to Beulah of record in Plat Book 5, page 310 at said Recorders Office, and said 0.654 acre tract being more particularly described as follows.

Beginning at a point said point being located at the intersection of the westerly right-of-way line of Elm Street (40 feet wide), and the northerly right-of-way line Grove City Road (50 feet wide), said point also being located at the most southeasterly property corner of said Subdivision;

Thence along the said northerly right-of-way line, N 89° 05' 00" W, (passing an iron pin (set) at a distance of 2.00 feet a total distance of 150 00 feet to an iron pin (found 1" O.D. in rough condition), said iron pin being located at the most southwesterly corner of said Subdivision, said iron pin also being located at the easterly right-of-way line of a alley (10 feet wide);

Thence along the said easterly right-of-way line of said alley, and also along the westerly property line of said Subdivision, N 01° 17' 00" E, a distance of 190.00 feet to an iron pin (found 1" O.D. in good condition), said iron pin being located at the most northwesterly property corner of the herein described said 0.654 acre tract, said iron pin also being located at the southwesterly property corner of a tract of land belonging to A. & N. Partnership of record at said Recorders Office,

Thence along the southerly property line of said A. & N. Partnership's tract, and also along the northerly property line of the herein described tract, S 89° 05' 00" E, a distance of 150.00 feet to an iron pin (found ½" O.D. solid pin in good condition), said iron pin being located at said westerly right-of-way line of Elm Street;

Thence along said westerly right-of-way line, and the easterly property line of the herein described tract, S 01° 17' 00" W, a distance of 190.00 feet to the point of beginning, and containing 0.654 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

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(040)
645
644
ϕ-103'

_____ Date: April 2, 2010
Professional Surveyor No. 6065.

Note: iron pins (set) are 30" X 1" O.D. with yellow plastic caps inscribed 6065 and in excellent condition

Basis of bearing used upon the attached Legal Description is the centerline of Grove City Road, N 89° 05' 00" W, as recorded in Instrument No. 200106110130853 at the Franklin County Recorders Office, Franklin County, Ohio.

PRELIMINARY
APPROVAL
CLOSURE OK
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 4/6/10 BY: BB

PENDING ORIGINALS

KAJ Property
3722 Grove City Rd.

1. SIJ Partnership LLC.
   3450 E.Fulton Street
   Columbus , Ohio 43227
   Parcel # 040-000648
   Vacated Alley

2. Paul II and Kathy A. Cook
   4005 Elm Street
   Grove City , Ohio 43123
   Parcel # 040-000649

3. James B. and Doris M. Bare
   4240 Grove City Road
   Grove City , Ohio 43123
   Parcel # 160-000945

4. John D. and Elaine M. Hellwedge
   3712 Grove City Road
   Grove City , Ohio 43123
   Parcel # 040-000256

5. Michael A. and Patricia R. Weiss
   2601 Geyerwood Court
   Grove City , Ohio 43123
   Parcel # 040-005946

6. Rubex Realty Inc.
   185 Bluegrass Valley PKWY
   Alpharetta Ga. 30005
   Parcel # 040-003261-00 & 040-003268-00

K & K Builders
2919 Dunhurst Court
Grove City Ohio,43123

1/14/2012
re: 3722 Grove City Road
KAJ Properties

Narrative description project

The plan for this project was to take 3 parcels and group together and construct 2 doubles. The plans show detail of housing units , parking and landscaping. The plans also show the future area of 2 garage buildings that will have 1 garage for each rental unit. The time frame for the garage units is 5 years. We would like to build them sooner however this is current time frame.

We did not show a dumpster area as these tenants will use local trash pick up just as their neighbors do.

These units will be a ranch style homes on slab grade. We would like them to look alike but under D1 we will change the appearance of the 2 buildings by color and texture.

Building to have lighting at each doorway and flood lights on corners of building closest to parking areas. Future garage to have coach lights on the front .

Kevin Ferguson 679-4583
Kerry Ferguson 679-4588
K & K Builders

RECEIVED
JAN 17 2012
GC PLANNING COMMISSION

104
106
Siding & brick continues on all four sides.

Roof Shingles

GAF Timberline

35 year dimensional

Color: Bark Brown

RECEIVED

JAN 17 2012

GC PLANNING COMMISSION

Brick

Belden

Color: Belcrest 560

Siding

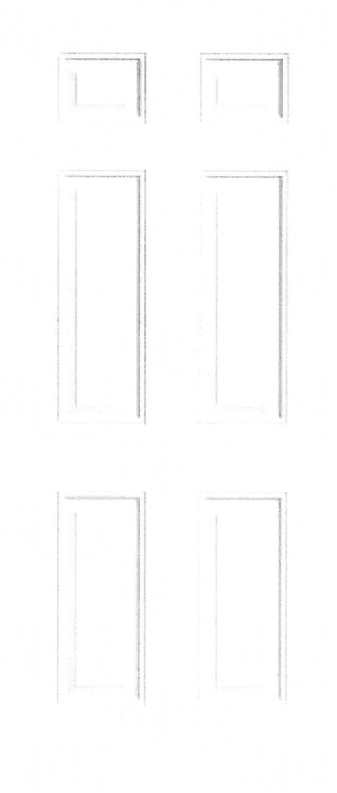
Brentwood (Dutch lap)

Color: Wicker

Front Doors

6 Panel Steel

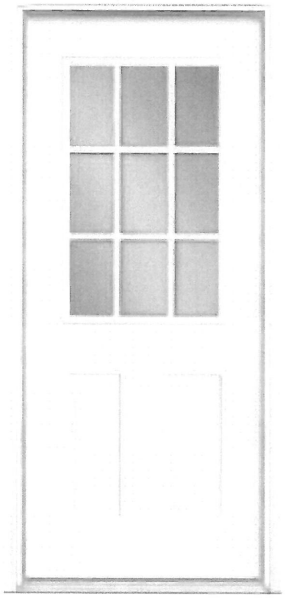
Color: White with White Trim



Rear Doors

6 panel ½ light

Color: White



Windows

Anderson 200 (double Hung)

Color: White with White Trim

(shown with red trim but we will be using white trim)