

Situated in the City of Grove City, County of Franklin, State of Ohio, and known as being a part of Virginia Military Survey No. 6115, also known as being a portion of a parcel of land conveyed to Meijer Stores Limited Partnership as recorded in Document No. 200605090089637 of said County's records, and being further bounded and described as follows:

Commencing at the centerline intersection of London-Groveport Rd. (S.R. 665, variable width) and Rings Ave., said intersection witnessed by a 5/8 inch rebar in a monument box found, N 83° 31' 37" W at a distance of 1030.88 feet and 5/8 inch rebar in a monument box found, S 83° 31' 37" E at a distance of 823.05 feet, thence along the centerline of said London-Groveport Rd., S 83° 31' 37" E for a distance of 188.50 feet to a point, thence S 6° 28' 23" W for a distance of 50.00 feet to a 5/8 inch rebar with cap "GPD" found on the south right of way line of said London-Groveport Rd. and the northeast corner of a parcel of land conveyed to KFC US Properties, Inc. as recorded in Document No. 201001280011185, said rebar found being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following four (4) courses and distances:

- 1) Thence along said south right of way line, S 83° 31' 37" E for a distance of 206.21 feet to a 5/8 inch rebar with cap "GPD" set;
- 2) Thence S 0° 03' 16" E for a distance of 336.29 feet to a 5/8 inch rebar with cap "GPD" set;
- 3) Thence N 88° 21' 25" W for a distance of 204.96 feet to a 5/8 inch rebar with cap "GPD" found at the southeast corner of said KFC US Properties, Inc.;
- 4) Thence along the east line of said KFC US Properties, Inc., N 0° 03' 16" W for a distance of 353.66 feet to the True Place of Beginning and containing 1.6225 acres (70,675 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in January of 2012.

Basis of Bearing is State Plane Grid North, NAD 83(1986), Ohio South Zone. Tied by GPS to Franklin County Survey Control points "JACKSON" and "FCGS 0024 RESET".

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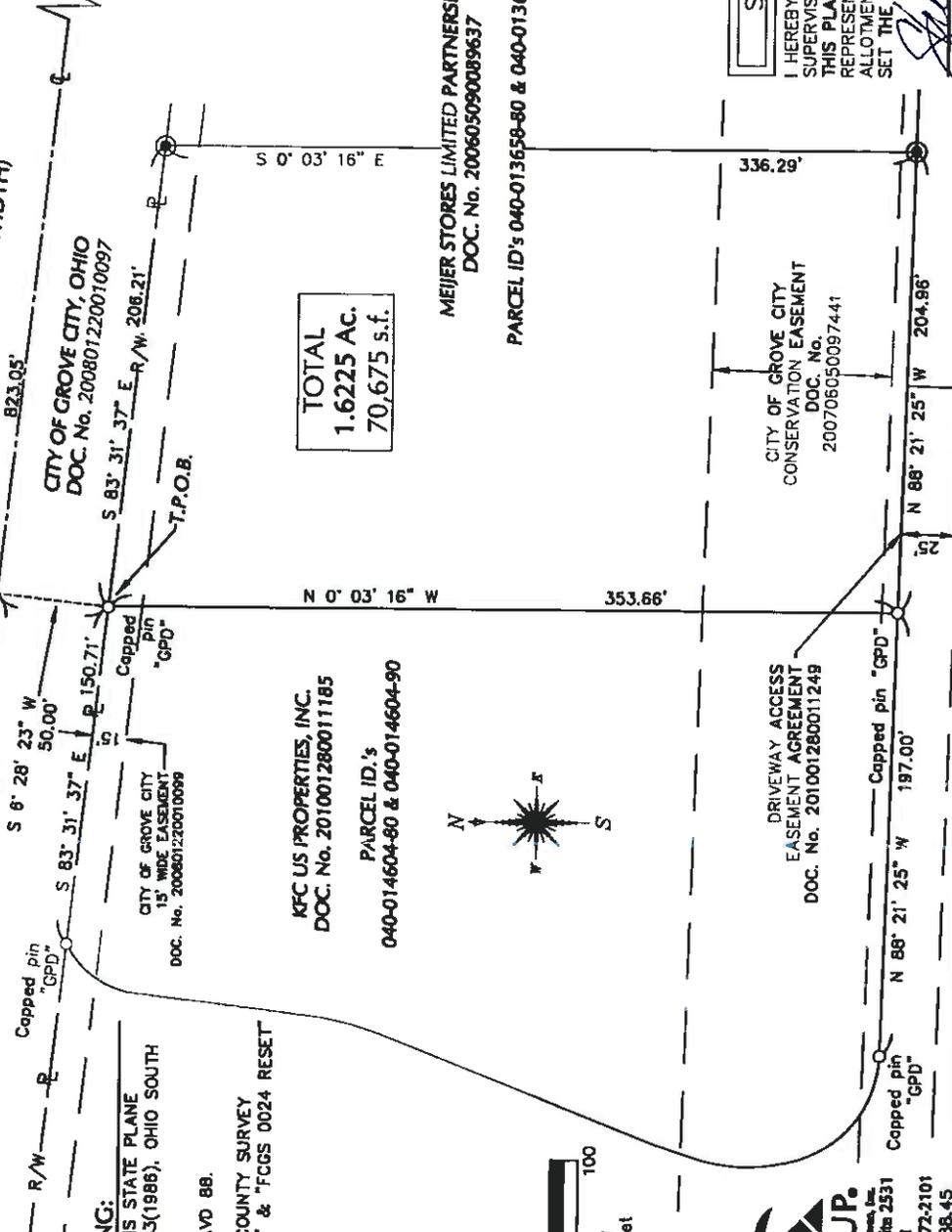
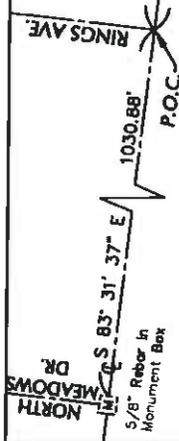
GO PLANNING COMMISSION



- REFERENCES:**
- COUNTY TAX MAP
  - DEEDS
  - PLATS
  - TITLE REPORT

**LOT SPLIT**  
**PART OF VIRGINIA MILITARY SURVEY No. 6115**  
**CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO**

**LONDON-GROVEPORT RD. (S.R. 665, VARIABLE WIDTH)**



**LEGEND:**

- MONUMENT BOX FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- 5/8" REBAR WITH CAP "GPD" SET
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE

**BASIS OF BEARING:**  
 BASIS OF BEARING IS STATE PLANE  
 GRID NORTH, NAD 83(1986), OHIO SOUTH  
 ZONE.

ELEVATIONS ARE NAVD 88.

TIED TO FRANKLIN COUNTY SURVEY  
 CONTROL "JACKSON" & "FCGS 0024 RESET"



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED OR SUPERVISED THE SURVEY OF THE LANDS SHOWN ON THIS PLAT AND THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE ALLOTMENT THEREOF, AND THAT I HAVE FOUND OR SET THE PINS OR MONUMENTS SHOWN ON THIS PLAT.

*Steven L. Mullaney*  
 STEVEN L. MULLANEY, P.S. REG. NO. 7900 DATE 1/24/2012



**GPD GROUP.**  
 Office: 10000, 10000 & 10000, Inc.  
 520 South Main Street, Suite 2531  
 Akron, Ohio 44311  
 330-572-2100 Fax 330-572-2101  
 GPD JOB No. 2011088.45

FEB 1 2012



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Akron, OH 44311 [www.gpdgroup.com](http://www.gpdgroup.com)

February 10<sup>th</sup>, 2012

2011088.45

Mr. Kyle Rauch  
City of Grove City  
4035 Broadway  
Grove City, OH 43123

**Proposed Taco Bell  
Meijers Outlot  
London Groveport Rd  
Grove City, OH**

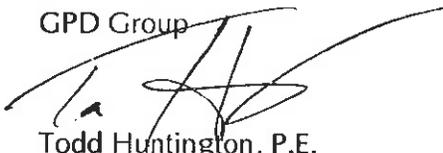
Dear Mr. Rauch,

At this time we are submitting applications for Development Plan, Special Use Permit, and Lot Split Approval for a proposed Taco Bell restaurant in a proposed outlot in the existing Meijer Development. The outlot is situated on the north side of the property directly in front of the Meijer, and is the middle lot of three (3) outlots, and has frontage on London-Groveport Rd. The entrance to the site will be from a proposed access drive to be located along the north side of the drainage ditch. The dining area for the restaurant is 780 sf. This requires a minimum of 22 parking spaces. TB is proposing 30 parking spaces for the property. The TB restaurant will have a drive-thru that allows a 9 cars stack. The drive-thru also includes a full by-pass lane in the event a customer decides to leave the drive-thru prior to completing their order.

There are several signs that are requested for this development. The exact number and square footages are noted on the sign package. The sign package includes a menu board and preview board for the drive-thru customers, a monument sign, a directional sign, and several wall signs.

We look forward to working with the City of Grove City to make this project a success. Please do not hesitate to contact us if you have any questions or require further information. My e-mail address is [thuntington@gpdco.com](mailto:thuntington@gpdco.com) and my contact number is 330-572-2207.

Sincerely,  
GPD Group



Todd Huntington, P.E.

Cc: File

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FEB 10 2012

PLANNING COMMISSION