

LISTING OF NAMES AND MAILING ADDRESSES OF ALL PERSONS, CORPORATIONS AND ENTITIES
CONTINUOUS TO AND ACROSS THE STREET FROM THE PROPOSED ZONING CHANGE.
(3827 Broadway)

<u>ADDRESS</u>	<u>PARCEL #</u>	<u>NAME</u>	<u>MAILING ADDRESS</u>
3324 Burr Oak	040-001123-00	Saiyoeun Yoeun	Same
3327 Burr Oak	040-001127-00	Raymond Ruoff	Same
3841 Broadway	040-000844-00	Joshua Sheppard	2060 Running Creek Pl. Grove City, OH 43123
3819-3821 Broadway	040-000624-00	James & Sandra Jardine	4889 Neff Road Grove City, OH 43123
3820 Broadway	040-000808-00	Darrell Debo & Susan Nicholson-Debo	Same
3826 Broadway	040-007947-00	Wayne & Teresa Coakley	2810 Woods Crescent Grove City, OH 43123
3832 Broadway	040-000555-00	Gerald & Margaret Taylor	5313 Rensch Road Grove City, OH 43123
3838 Broadway	040-007948-00	Debra McSheffery	Same

GENERAL WARRANTY DEED

Order No.: 103850070

SECRET RHT

LEGAL

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF GROVE CITY:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NORTH BROADWAY AND THE NORTHERLY RIGHT OF WAY LINE OF BURR OAK IN THE CITY OF GROVE CITY; THENCE NORTH 37 DEG. 50' EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH BROADWAY NINETY FIVE (95) FEET TO AN IRON PIN; THENCE NORTH 51 DEG. 36' WEST ONE HUNDRED SIXTY AND ONE TENTH (160.1) FEET TO AN IRON PIN; THENCE SOUTH 37 DEG. 42' WEST NINETY FIVE (95) FEET TO AN IRON PIN IN THE NORTHERLY RIGHT OF WAY LINE OF BURR OAK DRIVE; THENCE SOUTH 51 DEG. 42' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BURR OAK DRIVE; THENCE SOUTH 51 DEG. 42' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BURR OAK DRIVE ONE HUNDRED AND SIXTY (160) FEET TO THE PLACE OF BEGINNING, CONTAINING 0.349 ACRES OR LAND, MORE OR LESS.

Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 08/13/12 at 09:04:35 AM

Parcel ID 040-000640-00 Map Routing No 040-M086A -027-00 Card No 1 Location 3827 BROADWAY

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

To: Grove City Planning Commission

Re: Use for 3827 Broadway (Control #201208270039)

Dear Sir/Ma'am,

The proposed use for the property at 3827 Broadway is for Grove City Brazilian Jiu-Jitsu Academy (GCBJJ) to move in to the space. GCBJJ is a martial arts academy that caters specifically to families and the citizens of Grove City. It is a professional training environment owned by Dave Freetage, a long time Grove City resident, 1994 GCHS graduate, a Columbus Police Officer, Brazilian Jiu-Jitsu Black Belt and Muay Thai Kickboxing senior instructor. The other staff instructors are also Columbus Police Officers and a Franklin County Sheriff. GCBJJ experienced expert martial arts instruction for kids and adults at an affordable price.

The Academy offers Brazilian Jiu-Jitsu classes for adults and children. GCBJJ also offers kickboxing classes for adults. Self Defense/Personal Safety seminars for women are offered 2-3 times a year. Quarterly free Anti-Bullying classes are also going to be offered starting in 2013.

A class schedule can be found at www.gcbjj.com. The Academy is generally open for a couple hours in the morning and a couple hours in the evening on weekdays. Weekends are only used for special events/seminars a couple times a year. GCBJJ has been in operation for nearly a year and due to great community support and growth is looking for a permanent home in the "Old" Grove City and Broadway area.

Sincerely,
Dave Freetage
Grove City Brazilian Jiu-Jitsu Academy
dfreetage@yahoo.com
614-306-0294