



CONTINENTAL REAL ESTATE COMPANIES

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AUG 13 2013

GC PLANNING COMMISSION

13 August 2013

Mr. Chuck Boso
City Administrator
City of Grove City
4035 Broadway
Grove City, Ohio 43123

**Re: Lot Split Application – Parkway Centre East
Grove City, Ohio**

Dear Chuck,

Enclosed are the materials for the lot split at Parkway Centre East for the outlots along Buckeye Parkway and the residual retail parcel to the east of these outlots. The purpose of the lot split is to carve out the retail portion of the site from the outlots in order to refinance and convey this parcel to a different ownership entity titled "Parkway Centre East – Retail, LLC.

Thank you again for your time. Should you have questions or need additional copies, please contact me.

Sincerely,

Sean Cullen
Vice President
Planning & Development

Cc: Mr. David Sheidlower, in house counsel, Continental Real Estate (via e-mail)

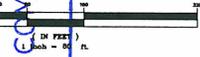
Enclosures

(original + 5 copies of each)

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GRAPHIC SCALE



PLANNING COMMISSION

Parish Notes:
Reg. Spaces = 825
IC Spaces = 22
Total Spaces = 847

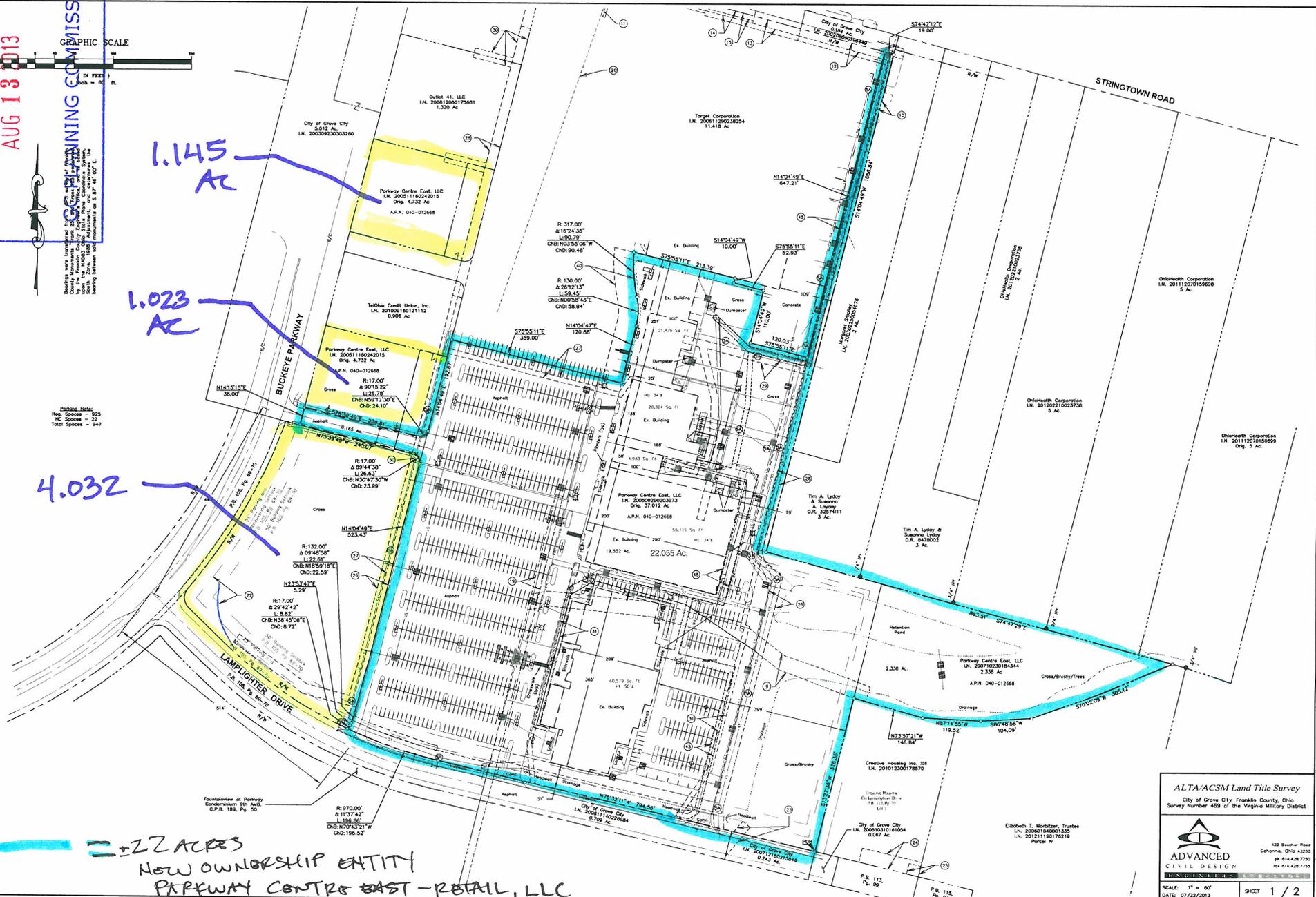
1.145
Ac

1.023
Ac

4.032

= ±22 ACRES
New Ownership Entity
PARWAY CENTRE EAST-RETAIL, LLC

= ACREAGE TO REMAIN IN
PARWAY CENTRE EAST, LLC



ALTA/ACSM Land Title Survey
City of Grove City, Franklin County, Ohio
Survey Number 459 of the Virginia Military District

ADVANCED CIVIL DESIGN
422 Beamer Road
Columbus, Ohio 43224
ph 614-428-7750
fx 614-428-7753

SCALE: 1" = 80'
DATE: 07/22/2013
SHEET 1 / 2

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GC PLANNING COMMISSION

**DESCRIPTION OF A 1.023 ACRE TRACT
SOUTH OF STRINGTOWN ROAD
EAST OF BUCKEYE PARKWAY**

Situated in the State of Ohio, County of Franklin, City of Grove City, Survey Number 469 of the Virginia Military District, and being part of the remainder of that 4.732 acre tract and part of the remainder of that 37.012 acre tract conveyed to Parkway Centre East, LLC of record in Instrument Number 200511160242015 and Instrument Number 200509290203973, and described as follows:

Beginning, for reference, at an iron pin set at the north terminus of the east right-of-way line for Buckeye Parkway as shown in Plat Book 105, Pages 69 through 70, the same being an original corner to said 37.012 acre tract, and in the south line of that 5.012 acre tract conveyed to the City of Grove City of record in Instrument Number 200309230303260;

Thence S 74° 47' 29" E, with a common line to said 5.012 acre and 37.012 acre tracts, 29.78 feet to an iron pin set at common corner thereof, the same being the original southwest corner of said 4.732 acre tract;

Thence N 14° 15' 15" E, with the common line to said 4.732 acre and 5.012 acre tracts, 37.40 feet to an iron pin set, the *True Point of Beginning*;

Thence N 14° 15' 15" E, continuing with the common line to said 4.732 acre and 5.012 acre tracts, 173.81 feet to an iron pin set at current corner of said 4.732 acre tract, the same being the southwest corner of that 0.906 acre tract conveyed to TelOhio Credit Union, Inc. of record in Instrument Number 201009160121112;

Thence S 75° 39' 49" E, with the common line to said 4.732 acre and 0.906 acre tracts, 256.36 feet to an iron pin set at a current corner to said 37.012 acre tract, the same being the southeast corner of said 0.906 acre tract;

Thence S 14° 04' 49" W, across said 37.012 acre tract, 156.73 feet to an iron pin set;

Thence across said 37.012 acre tract with a curve to the right, having a central angle of 90° 15' 23", a radius of 17.00 feet, and an arc length of 26.78 feet, a chord bearing and chord distance of S 59° 12' 30" W, 24.10 feet an iron pin set;

Thence N 75° 39' 49" W, across said 37.012 acre and 4.732 acre tracts, 239.81 feet to the *True Point of Beginning*, and containing 1.023 acres, more or less, from A.P.N. 040-012668.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 29, 2013 and is based on existing records and an actual field survey performed in September 2005.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7661.

The bearings used in this description were transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.


John C. Dodgion, P.S. 8069
08/13/2013

RECEIVED

SURVEY OF ACREAGE PARCEL

AUG 13 2013

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
SURVEY NUMBER 469 OF THE VIRGINIA MILITARY DISTRICT

GC PLANNING COMMISSION

Bearings were transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

100' 0 50' 100' 200'



1" = 100'

- Iron Pin Found
- ✕ PK Nail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ PK Nail Set
- △ RR Spike Set
- Ⓜ Monument

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

City of Grove City
I.N. 200309230303260
5.012 Ac.

Outlot 41, LLC
I.N. 200812080175681
1.320 Ac

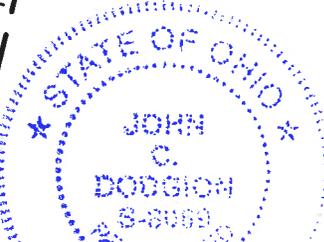
Parkway Centre East, LLC
I.N. 200511160242015
Orig. 4.732 Ac
A.P.N. 040-012668

Target Corporation
I.N. 200611290238254
11.418 Ac

TelOhio Credit Union, Inc.
I.N. 201009160121112
0.906 Ac

1.023 Ac.

Parkway Centre East, LLC
I.N. 200511160242015
Orig. 4.732 Ac
A.P.N. 040-012668



John C. Dodgion 08/13/2013
John C. Dodgion, P.S. 8069

Δ=90°15'23"
R=17.00'
L=26.78'

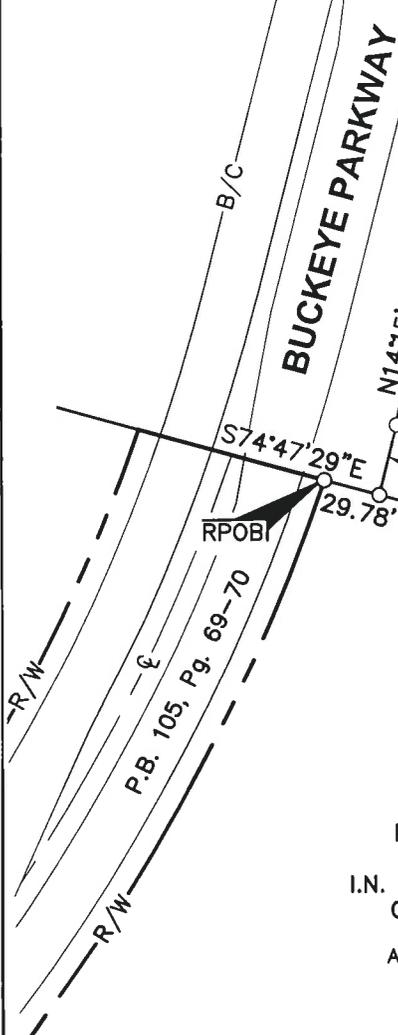
ChB=S59°12'30"W
ChD=24.10'

Parkway Centre East, LLC
I.N. 200509290203973
Orig. 37.012 Ac
A.P.N. 040-012668

DRAWN BY: JCD	JOB NO.: 13-0041-11
DATE: 03/29/2013	CHECKED BY: DRH

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



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AUG 13 2013

GC PLANNING COMMISSION

**DESCRIPTION OF A 1.145 ACRE TRACT
SOUTH OF STRINGTOWN ROAD
EAST SIDE OF BUCKEYE PARKWAY**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Survey Number 469 of the Virginia Military District, and being part of the remainder of that 4.732 acre tract and part of the remainder of that 37.012 acre tract conveyed to Parkway Centre East, LLC of record in Instrument Number 200511160242015 and Instrument Number 200509290203973, and described as follows:

Beginning, for reference, at an iron pin set marking the north terminus of the east right-of-way line for Buckeye Parkway as shown in Plat Book 105, Pages 69 through 70, the same being an original corner to said 37.012 acre tract, and in the south line of that 5.012 acre tract conveyed to the City of Grove City of record in Instrument Number 200309230303260;

Thence S 74° 47' 29" E, with the common line to said 5.012 acre and 37.012 acre tracts, 29.78 feet to an iron pin set marking a common corner thereof, the same being the original southwest corner of said 4.732 acre tract;

Thence N 14° 15' 15" E, with the common line to said 4.732 acre and 5.012 acre tracts and with the common line to said 5.012 acre tract and that 11.418 acre tract conveyed to Target Corporation of record in Instrument Number 200611290238254, 407.62 feet to an iron pin set marking a northwest corner to said 11.418 acre tract, the *True Point of Beginning*;

Thence N 14° 15' 15" E, continuing with the common line to said 4.732 acre and 5.012 acre tracts, 195.33 feet to an iron pin set marking the southwest corner of that 1.320 acre tract conveyed to Outlot 41, LLC of record in Instrument Number 200812080175681;

Thence S 75° 39' 52" E, with the common line to said 4.732 acre, 37.012 acre and 1.320 acre tracts, 255.17 feet to an iron pin set marking the southeast corner of said 1.320 acre tract, in a west line of said 11.418 acre tract;

Thence with a common line to said 37.012 acre and 11.418 acre tracts and with a the common line to said 4.732 acre and 11.418 acre tracts, the following courses;

S 14° 04' 49" W, 178.32 feet to an iron pin set marking a point of curvature;

with a curve to the right, having a central angle of 90° 15' 22", a radius of 17.00 feet, and an arc length of 26.78 feet, a chord bearing and chord distance of S 59° 12' 30" W, 24.10 feet to an iron pin set marking a point of tangency;

N 75° 39' 49" W, 236.54 feet to an iron pin set marking a point of curvature;

with a curve to the right, having a central angle of 03° 20' 16", a radius of 37.00 feet, and an arc length of 2.16 feet, a chord bearing and chord distance of N 73° 59' 41" W, 2.16 feet to the *True Point of Beginning*, and containing 1.145 acres, more or less, from A.P.N. 040-012668.

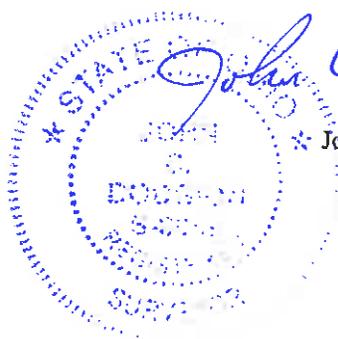
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on March 29, 2013 and is based on existing records and an actual field survey performed in September 2005.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7661.

The bearings used in this description were transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.



John C. Dodgion, P.S. 8069

08/13/2013

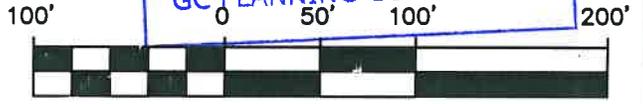
SURVEY OF ACREAGE PARCEL

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
 SURVEY NUMBER 469 OF THE VIRGINIA MILITARY DISTRICT

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GC PLANNING COMMISSION

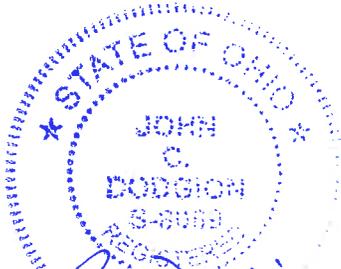
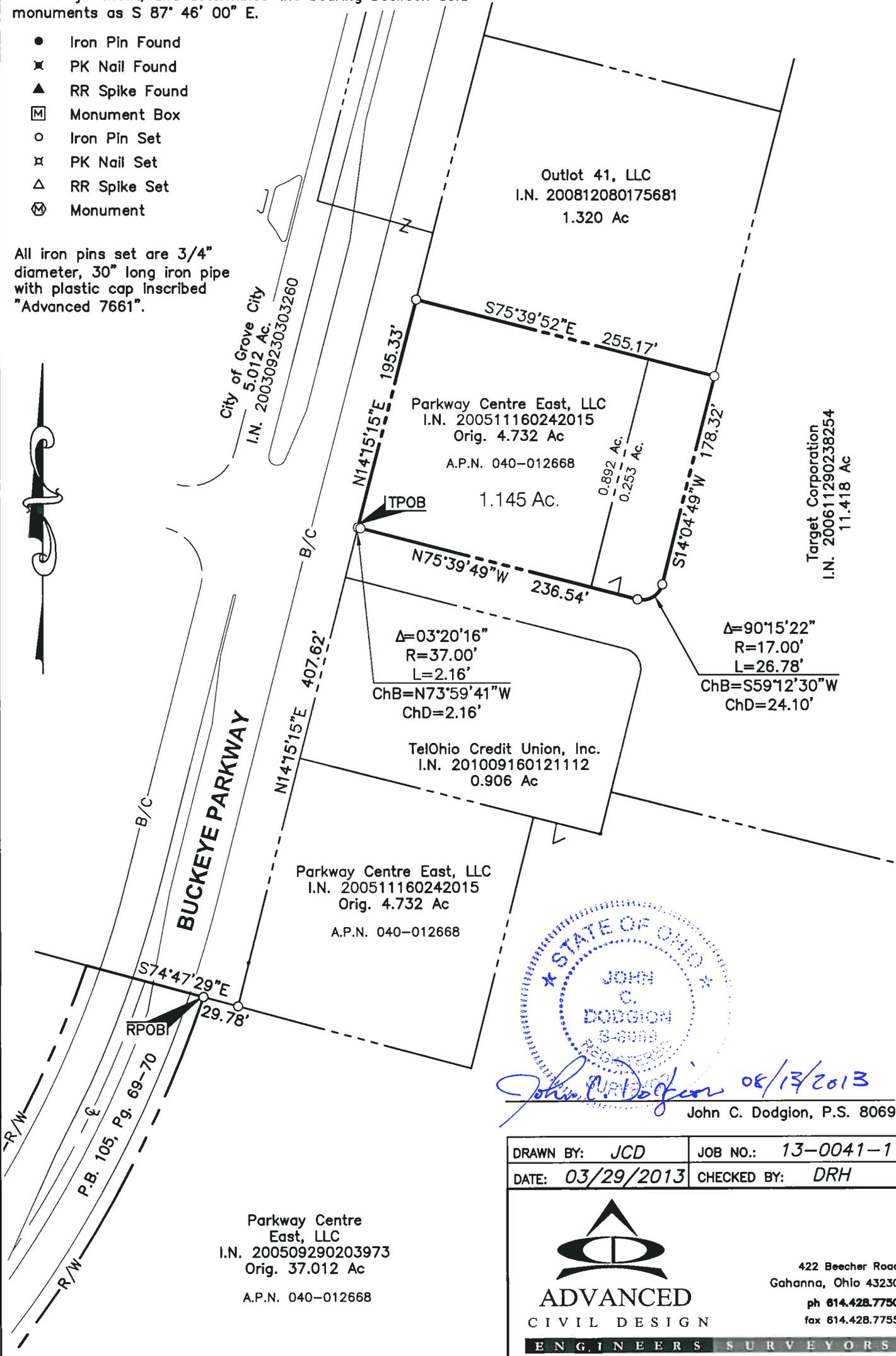


1" = 100'

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- Iron Pin Found
- ✕ PK Nail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ PK Nail Set
- △ RR Spike Set
- Ⓜ Monument

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".



John C. Dodgion 08/13/2013
 John C. Dodgion, P.S. 8069

DRAWN BY: JCD	JOB NO.: 13-0041-11
DATE: 03/29/2013	CHECKED BY: DRH

Parkway Centre East, LLC
 I.N. 200509290203973
 Orig. 37.012 Ac
 A.P.N. 040-012668



422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



**DESCRIPTION OF A 4.032 ACRE TRACT
SOUTH OF STRINGTOWN ROAD
EAST OF BUCKEYE PARKWAY**

Situated in the State of Ohio, County of Franklin, City of Grove City, Survey Number 469 of the Virginia Military District, and being part of the remainder of that 4.732 acre tract and part of the remainder of that 37.012 acre tract conveyed to Parkway Centre East, LLC of record in Instrument Number 200511160242015 and Instrument Number 200509290203973, and described as follows:

Beginning at an iron pin set at the north terminus of the east right-of-way line for Buckeye Parkway as shown in Plat Book 105, Pages 69 through 70, the same being an original corner to said 37.012 acre tract, and in the south line of that 5.012 acre tract conveyed to the City of Grove City of record in Instrument Number 200309230303260;

Thence S 74° 47' 29" E, with a common line to said 5.012 acre and 37.012 acre tracts, 29.78 feet to an iron pin set at a common corner thereof, the same being the original southwest corner of said 4.732 acre tract;

Thence N 14° 15' 15" E, with the common line to said 4.732 acre and 5.012 acre tracts, 1.40 feet an iron pin set;

Thence across said 4.372 acre and 37.012 acre tracts, the following courses;

S 75° 39' 49" E, 240.07 feet to an iron pin set;

with a curve to the right, having a central angle of 89° 44' 38", a radius of 17.00 feet, and an arc length of 26.63 feet, a chord bearing and chord distance of S 30° 47' 30" E, 23.99 feet to an iron pin set;

S 14° 04' 49" W, 523.43 feet to an iron pin set;

with a curve to the right, having a central angle of 09° 48' 58", a radius of 132.00 feet, and an arc length of 22.61 feet, a chord bearing and chord distance of S 18° 59' 18" W, 22.59 feet to an iron pin set;

S 23° 53' 47" W, 5.29 feet to an iron pin set;

with a curve to the right, having a central angle of 29° 42' 42", a radius of 17.00 feet, and an arc length of 8.82 feet, a chord bearing and chord distance of S 38° 45' 08" W, 8.72 feet to an iron pin set in the northerly right-of-way line for Lamplighter Drive per said Plat Book 105, Page 69;

Thence with said northerly right-of-way line and with said east right-of-way line, the same being a common line to said 37.012 acre tract, the following courses;

with a curve to the right, having a central angle of 18° 45' 05", a radius of 970.00 feet, and an arc length of 317.46 feet, a chord bearing and chord distance of N 55° 31' 57" W, 316.04 feet to an iron pin set;

N 46° 09' 24" W, 93.30 feet to an iron pin set;

with a curve to the right, having a central angle of 86° 54' 57", a radius of 28.00 feet, and an arc length of 42.48 feet, a chord bearing and chord distance of N 02° 41' 56" W, 38.52 feet to an iron pin set;

with a curve to the left, having a central angle of 21° 50' 57", a radius of 1050.00 feet, and an arc length of 400.41 feet, a chord bearing and chord distance of N 29° 50' 04" E, 397.98 feet to the *Point of Beginning*, and containing 4.032 acres, more or less, from A.P.N. 040-012668.

4.032 Acre Tract

-2-

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 29, 2013 and is based on existing records and an actual field survey performed in September 2005.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7661.

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All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.



John C. Dodgion
John C. Dodgion, P.S. 8069

08/13/2013

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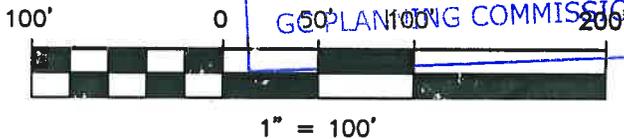
SURVEY OF ACREAGE PARCEL

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
 SURVEY NUMBER 469 OF THE VIRGINIA MILITARY DISTRICT

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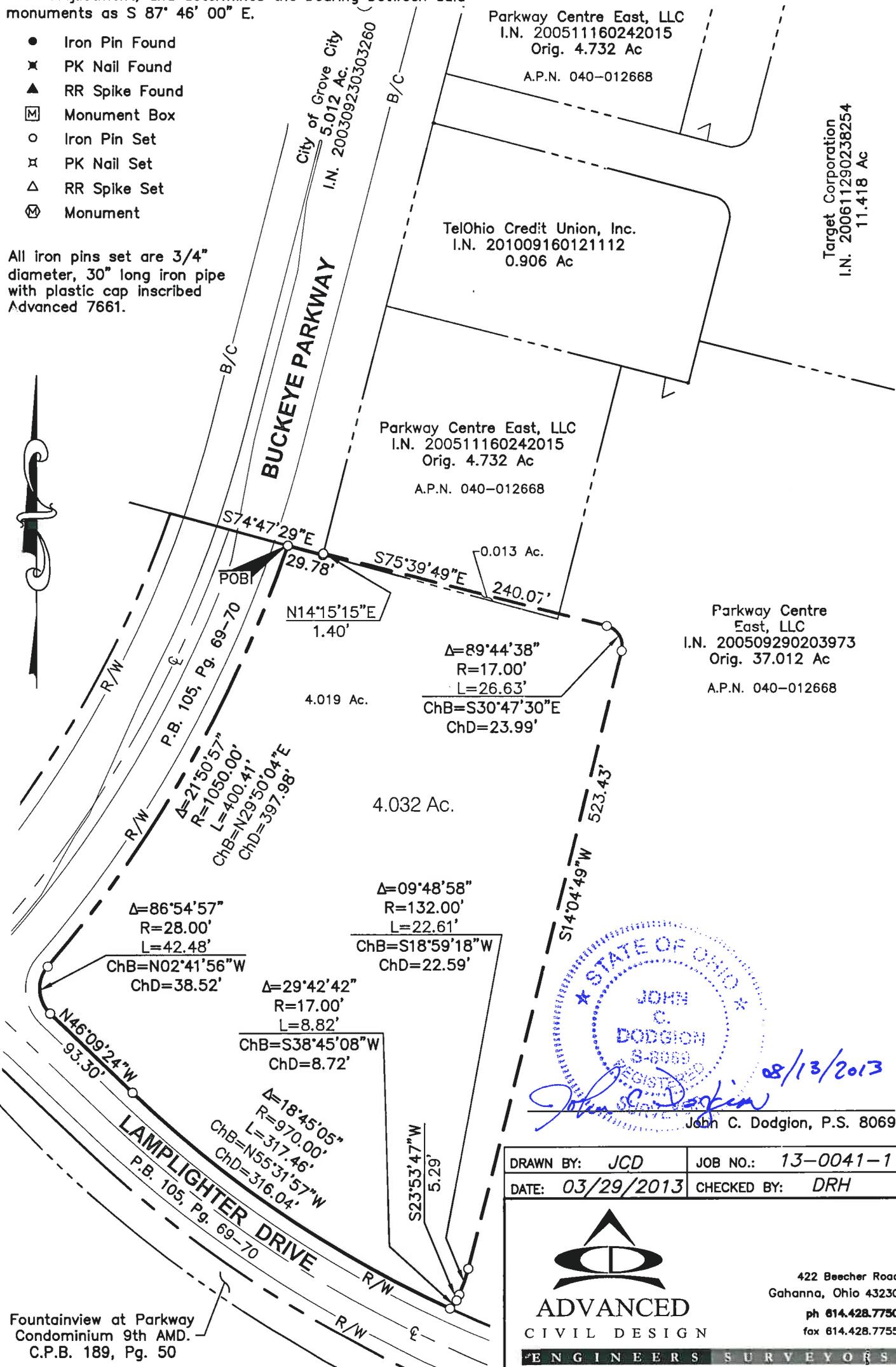
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- Iron Pin Found
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- Ⓜ Monument Box
- Iron Pin Set
- ✕ PK Nail Set
- △ RR Spike Set
- Ⓜ Monument

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed Advanced 7661.



JOHN C. DODGION
 REGISTERED PROFESSIONAL ENGINEER
 No. 8069
John C. Dodgion
 John C. Dodgion, P.S. 8069

DRAWN BY: JCD JOB NO.: 13-0041-11
 DATE: 03/29/2013 CHECKED BY: DRH

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Fountainview at Parkway
 Condominium 9th AMD.
 C.P.B. 189, Pg. 50