

M E M O R A N D U M

TO: Planning Commission, Grove City, Ohio

CC: Mayor Richard (Ike) Stage; City Administrator Chuck Boso

FROM: GCD Exchange Co., LLC

DATE: June 1, 2015

RE: Lot split of 4.301 acres from Lot 5, Gateway Business Park

The Byers Family of Automobile Dealerships is pleased to present for your consideration its request for a lot split to facilitate sale of approximately 4.301 acres from Lot 5, Gateway Business Park.

I. Overview of Development

GCD Exchange Co., LLC, an affiliate of the Byers Family of Automobile Dealerships, owns Lot 5 of Gateway Business Park and plans to create a mixed use development on the property. The first phase of the development was the construction of the Byers Chevrolet dealership on a previously split parcel of 11.844 acres. This split is requested to permit the sale of a 4.301 acre parcel to Trivium Grove City, LLC. The principal of Trivium, Tim Spencer, has indicated he plans to construct a medical office building on the new parcel.

II. The Applicant

The Byers family is by now well known to the City of Grove City. The family and its advisors have worked closely with Grove City Council, the Planning Commission, City Staff, Mayor Ike Stage, Development Director Chuck Boso, Development Officer Kyle Rauch, and others to ensure a high quality and attractive development of its new Chevrolet dealership. It desires to continue the cooperation to facilitate this next phase of the mixed use development at the Gateway Business Park.

III. The Project

GCD Exchange Co., LLC is in contract to sell 4.301 acres to Trivium Grove City, LLC. Trivium Grove City, LLC is an affiliate of Trivium Development LLC, a prominent and experienced commercial real estate development company in Central Ohio. Its principal, Tim Spencer, plans to construct (through Trivium Development) a two-story medical office building on the property. The site is considered favorable for such a development due to its proximity to

MEMO: Grove City, Ohio City Council
RE: Lot Split, 4.301 Acres from Lot 5, Gateway Business Park
DATE: June 1, 2015
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the new and growing Mount Carmel Health System campus. Trivium will prepare and submit its development plans after closing of the sale.

IV. Conclusion

The requested lot split is necessary to effect the construction of the medical office building by Trivium Development, LLC. We thank you for your consideration and approval of the requested lot split as the next necessary step in the multi-use development of Lot 5 of Gateway Business Park.

DESCRIPTION OF 4.301 ACRES OF LAND
NORTH OF LONDON-GROVEPORT ROAD (S.R. 665)
WEST OF NORTH MEADOWS DRIVE
GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1434, being a 4.301 acre tract of land located in Lot 5 as delineated on the plat of "Gateway Business Park", of record in Plat Book 86, Page 4 and being part of that 22.946 acre tract as described in a deed to GCD Exchange Co., LLC of record in Instrument Number 201310160174691, (all references to records are on file in the Recorder's Office, Franklin County, Ohio), said 4.301 acre tract being more particularly described as follows:

Beginning at a mag-nail found in the westerly right-of-way line of North Meadows Drive (60 foot wide), at the northeasterly corner of said Lot 5, at the southeasterly corner of Lot 6 as delineated on said plat of "Gateway Business Park" and being the northeasterly corner of said 22.946 acre tract;

Thence along the westerly right-of-way line of North Meadows Drive, along the arc of a non-tangent curve to the left, having a central angle of $75^{\circ}52'57''$, a radius of 64.00 feet, an arc distance of 84.76 feet to a $3/4''$ iron pipe (with a cap stamped "EMH&T) found at a point of reverse curvature, said arc being subtended by a chord bearing South $28^{\circ}10'16''$ West, a chord distance of 78.70 feet;

Thence continuing along the westerly right-of-way line of North Meadows Drive, along the arc of a curve to the right, having a central angle of $10^{\circ}16'56''$, a radius of 64.00 feet, an arc distance of 11.48 feet to a $3/4''$ iron pipe (with a cap stamped "EMH&T) found at the northwesterly corner of that 0.295 acre tract as described in a deed to the City of Grove City, Ohio, (for public use as a right-of-way) of record in Instrument Number 201308090136984, said arc being subtended by a chord bearing South $04^{\circ}37'33''$ East, a chord distance of 11.47 feet;

Thence South $32^{\circ}58'37''$ West, along the westerly line of said 0.295 acre tract, the new right-of-way line of North Meadows Drive, a distance of 248.50 feet to an iron pin set;

Thence North $57^{\circ}01'23''$ West, crossing said Lot 5 with a new division line, a distance of 558.18 feet to an iron pin set in the westerly line of said Lot 5, in the existing easterly limited access right-of-way line of Interstate Route 71, in the easterly line of that 14.859 acre tract (Parcel 18-WL, FRA-62-2.12 & FRA-71-6.09) as described in a deed to the City of Grove City, Ohio of record in Instrument Number 201005260064706;

Thence North $31^{\circ}12'06''$ East, along the westerly line of said Lot 5, along the easterly limited access right-of-way line of Interstate Route 71, the easterly line of said 14.859 acre tract, a distance of 45.22 feet to a concrete right of way monument found at a point of curvature;

Page two
4.301 acres

Thence continuing along the westerly line of said Lot 5, along the easterly limited access right-of-way line of Interstate Route 71, the easterly line of said 14.859 acre tract, along the arc of a curve to the right, having a central angle of $01^{\circ}25'24''$, a radius of 11704.30 feet, an arc distance of 290.75 feet to a point at the northwesterly corner of said Lot 5, at the southwesterly corner of Lot 6 as delineated on said plat "Gateway Business Park", witness a $3/4$ " iron pipe found with a cap stamped "Pomeroy" located North $57^{\circ}02'08''$ West, a distance of 0.79 feet, said arc being subtended by a chord bearing North $31^{\circ}54'48''$ East, a chord distance of 290.74 feet;

Thence South $57^{\circ}02'08''$ East, along the northerly line of said Lot 5, the southerly line of said Lot 6, a distance of 551.39 feet to the True Place of Beginning and containing 4.301 acres of land;

Bearings are based on North $32^{\circ}58'37''$ East along the centerline of North Meadows Drive as delineated on the plat "Gateway Business Park", of record in Plat Book 86, Page 4, on file in the Recorder's Office, Franklin County, Ohio.

The foregoing description has been prepared from an actual field survey of the premises by BRH Group, Inc., under the direct supervision of John L. Price, Professional Surveyor No. 7159. Iron pins referenced as being set are $5/8$ " rebar, 30" long with a plastic cap stamped "BRH GROUP".

BRH Group, Inc.



John L. Price
Professional Surveyor No. 7159
Project No. 40214

05/29/2015



M-82-DA

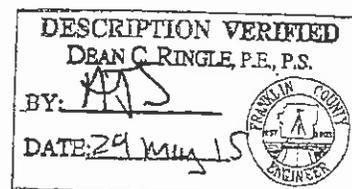
Split

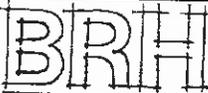
4.301 ac

out of

(040)

9552





Engineering & Surveying

Phone: (614) 220-9122

751 Northwest Blvd. Suite 300 Columbus, Ohio 43212
Email: info@brhgroup.com

Fax (614) 572-0446

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 1434, BEING A 4.301 ACRE TRACT OF LAND LOCATED IN LOT 5 AS DELINEATED ON THE PLAT OF "GATEWAY BUSINESS PARK", OF RECORD IN PLAT BOOK 86, PAGE 4 AND BEING PART OF THAT 22.946 ACRE TRACT AS DESCRIBED IN A DEED TO GCD EXCHANGE CO., LLC OF RECORD IN INSTRUMENT NUMBER 201310160174691, ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CITY OF GROVE CITY, OHIO
PARCEL 18-WL, FRA-62-2.12 & FRA-71-6.09
14.858 ACRES
INSTRUMENT NUMBER
201005260064706



- LEGEND**
- 5/8" x 30" REBAR SET W/ YELLOW LD. CAP MARKED "BRH GROUP"
 - MAG NAIL FOUND FOUND
 - IRON PIN FOUND, AS LABELED
 - R/W RIGHT-OF-WAY LINE
 - L.A. R/W LIMITED ACCESS RIGHT-OF-WAY LINE
 - ⊥ CENTERLINE
 - ▬ PROPERTY LINE

LOT 5
GATEWAY BUSINESS PARK
P.B. 86, PG. 4

PID: 040-009552
GCD EXCHANGE CO., LLC
22.946 ACRES (AUDITOR)
INSTRUMENT NUMBER
201310160174691

4.301 ACRES

CURVE A	CURVE B
Δ = 75°52'57"	Δ = 107°16'56"
R = 64.00'	R = 64.00'
A = 84.76'	A = 11.48'
CH = 528°10'16"W	CH = S04°37'33"E
CH = 78.70'	CH = 11.47'

LOT 6
GATEWAY BUSINESS PARK
P.B. 86, PG. 4

PID: 040-009553
OHIO BECKNELL
INVESTORS 2007 LLC
PART OF LOT 6
INSTRUMENT NUMBER
201412050161869

CITY OF GROVE CITY, OHIO
0.295 ACRE (10' STRIP)
FOR RIGHT OF WAY PURPOSES
INSTRUMENT NUMBER
201308090136984

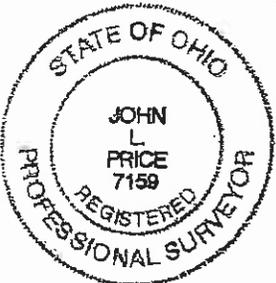
POINT OF BEGINNING
MAGNAIL FOUND (TYP.)

CITY OF GROVE CITY, OHIO
0.022 ACRE
FOR RIGHT OF WAY PURPOSES
INSTRUMENT NUMBER
201304110060273

CITY OF GROVE CITY, OHIO
1.268 ACRES
FOR RIGHT OF WAY PURPOSES
INSTRUMENT NUMBER
201210120153649

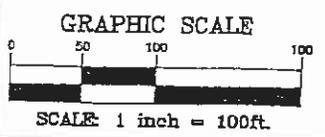
CITY OF GROVE CITY, OHIO
0.019 ACRE (10' STRIP)
FOR RIGHT OF WAY PURPOSES
INSTRUMENT NUMBER
201210120153640

BEARINGS ARE BASED ON NORTH 32°58'37" EAST ALONG THE CENTERLINE OF NORTH MEADOWS DRIVE AS DELINEATED ON THE PLAT "GATEWAY BUSINESS PARK", OF RECORD IN PLAT BOOK 86, PAGE 4, ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



THE FOREGOING PLAT OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES BY BRH GROUP, INC., UNDER THE DIRECT SUPERVISION OF JOHN L. PRICE, PROFESSIONAL SURVEYOR NO. 7159. IRON PINS REFERENCED AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "BRH GROUP".

John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR No. 7159



05/29/2015

14-0714 - A - DITTS GROVE CITY SURVEY E-DINGS PROPOSED LOT SPLIT.DWG