

LEGAL DESCRIPTION OF THE PROPERTY

**PARCEL NO. 1**

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City, and bounded and described as follows:

Being part of Virginia Military Survey No. 8231; also being part of that certain 53.5 acre tract conveyed to John Haag by deed of record in Deed Book No. 1209, page 52, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at the northwesterly corner of said tract shown of record in Deed Book 1209, page 52, said point being in the center line of Marlane Drive; thence S. 77° 46' 16" E. and along the center line of Marlane Drive, said Marlane Drive produced easterly, and along the northerly line of said 53.5 acre tract, a distance of 1641.46 ft. to a point in the southwesterly right-of-way line of proposed State Route 200, said point being witnessed by an iron pin 0.11 ft. South of said point; thence S. 55° 45' 49" E. and along the southwesterly limited access right-of-way line of said proposed State Route 200 a distance of 232.36 ft. to an iron pin; thence S. 53° 38' 01" E. and continuing along said limited access right-of-way line, a distance of 256.46 ft. to a point; thence S. 8° 44' 10" W. and crossing Marlane Drive and said 53.5 acre tract and along the westerly line of a certain 7.047 acre tract, and passing an iron pin at 103.15 ft. and passing the southwesterly right-of-way line of Marlane Drive at 114.37 ft., a total distance of 713.08 ft. to an iron pin in the southerly line of said 53.5 acre tract; thence N. 77° 29' 40" W. and along the southerly line of said tract shown of record in Deed Book 1209, page 52, a distance of 2261.21 ft., to an iron pin in the southwesterly corner of said 53.5 acre tract and in the easterly line of a drive 30 ft. in width; thence N. 20° 18' 44" E. and along the westerly line of said 53.5 acre tract, a distance of 901.73 ft. to the place of beginning, containing 43.817 acres, more or less, of which 2.813 acres lies within the right-of-way of said Marlane Drive; subject to all easements and restrictions shown of record; also subject to all legal highways.

Parcel No. 040-001144-00

**PARCEL NO. 2**

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City, and bounded and described as follows:

Being situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Numbers 6843 and 8231, and being a part of 46.595 acre tract deeded to Ohio Holding Company in Deed Book 2435, Page 160, Recorder's Office, Franklin County, Ohio, and being a part of a 5.4155 acre tract deeded to Ohio Holding Company in Deed Book 2681, Page 409, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the southwesterly corner of said 46.595 acre tract, said iron pin being at the northwesterly corner of the Robertshaw Fulton Control Company (Robertshaw Control Company, Deed Book 2590, Page 654), 31.0176 acre tract (Deed Book 2340, Page 524), said iron pin being in the easterly line of the David Davies, Inc. 178.5 acre tract (Deed Book 1162, Pages 17, 41);

thence South 89 degrees 56 minutes East, along the southerly line of said 46.595 acre tract; and along the northerly line of said 31.0176 acre tract, and along the southerly line of the Robertshaw Control Company 5.8797 acre tract (Deed Book 2590, Page 654, and Deed Book 2340, Page 520), a distance of 1,324.59 feet to an iron pin at the southwesterly corner of said 5.4155 acre tract, and the southeasterly corner of said 5.8797

RECEIVED

JUN 23 2015

GC PLANNING COMMISSION

acre tract, and the true point of beginning of this description, passing an iron pin on line at the southwesterly corner of said 5.8797 acre tract at 944.59 feet;

thence North 0 degrees 04 minutes East, along the westerly line of said 5.4155 acre tract, and along the easterly line of said 5.8797 acre tract, a distance of 674.00 feet to an iron pin at the northwesterly corner of said 5.4155 acre tract (northeasterly corner of said 5.8797 acre tract), and in a line of said 46.595 acre tract;

thence North 89 degrees 56 minutes West, along the northerly line of said 5.8797 acre tract, and along a line of said 46.595 acre tract, a distance of 380.00 feet to an iron pin at the northwesterly corner of said 5.8797 acre tract, and at a corner of said 46.595 acre tract;

thence North 64 degrees 29 minutes West, across said 46.595 acre tract, a distance of 130.01 feet to a point at the southeasterly corner of the North American Broadcasting Company 39.548 acre tract (Deed Book 2505, Page 403), and at a corner of said 46.595 acre tract;

thence North 37 degrees 22 minutes East, along the easterly line of said 39.548 acre tract, and along a line of said 46.595 acre tract, a distance of 1,124.01 feet to an iron pin at a corner of said 39.548 acre tract, and at a corner of said 46.595 acre tract;

thence North 8 degrees 46 minutes East, continuing along the easterly line of said 39.548 acre tract, and along a line of said 46.595 acre tract, a distance of 180.20 feet to an iron pin in the westerly line of proposed Robertshaw Drive, as shown on sheets 65, 66 and 67 of the right-of-way plan FRA-71-10.12, State Highway Department, Division Six Engineer, Delaware, Ohio;

thence along the westerly right-of-way line of said proposed Robertshaw Drive, the following distances and bearings.

South 30 degrees 38 minutes East, a distance of 264.52 feet to an iron pin;

South 18 degrees 30 minutes East, a distance of 190.52 feet to an iron pin;

South 0 degrees 59 minutes West, a distance of 378.58 feet to an iron pin;

South 21 degrees 46 minutes West, a distance of 367.95 feet to an iron pin, passing an iron pin on line in the northerly line of said 5.4155 acre tract at 367.00 feet,

South 17 degrees 42 minutes West, a distance of 425.08 feet to an iron pin;

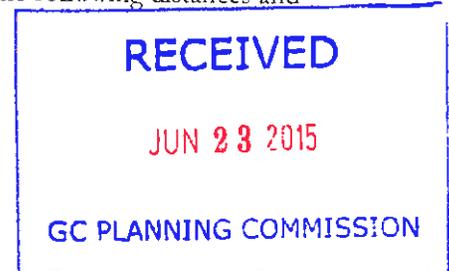
South 25 degrees 26 minutes West, a distance of 297.30 feet to an iron pin in the southerly line of said 5.4155 acre tract, and in the northerly line of said 31.0176 acre tract;

thence North 89 degrees 56 minutes West, along the southerly line of said 5.4155 acre tract, and along the northerly line of said 31.0176 acre tract, a distance of 8.60 feet to the place of beginning, containing 14.417 acres.

Parcel No. 040-002121-00

### PARCEL NO. 3

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City, and bounded and described as follows:



In Virginia Military Survey No. 6843 and being a part of the 222. acre tract, the one-half interest of which was conveyed to Herbert G. Carlisle by Deed of Record in Deed Book 1535, Page 601, of record in Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at an iron pin at the northwest corner of said 222. acre tract; thence South 02° 37' 30" West, with the west line of said tract, 1331.98 feet to an iron pin; thence South 75° 00' 00" East 848.19 feet to an iron pin; thence North 40° 00' 00" East 1124.01 feet to an iron pin; thence North 11° 24' 00" East, 366.11 feet to an iron pin in the north line of said tract and in the north line of Virginia Military Survey No. 6843; thence North 78° 33' 30" West, with said north line, 610.00 feet to an iron pin; thence North 77° 35' 00" West, continuing with said north line, 977.97 feet to the place of beginning containing 39.559 acres and subject to all legal highways.

Except for the fee simple title and easement for highway purposes of a certain .011 acre parcel acquired by the State of Ohio in Case No. 219056, Franklin County, Ohio Court of Common Pleas pursuant to Journal Entry Settlement filed on March 19, 1964, and bounded and described as follows:

Beginning at a point in the northeast corner of the owner's 39.566 acre tract, said point also being located 338.01 feet right of Survey Station 370 plus 53.36 in the centerline of a survey made in 1961 for the Department of Highways of State Route 200, Section 8.04 in Franklin County, Ohio; thence north 78 degrees 33 minutes 24 seconds west, along the owner's northerly property line, a distance of 28.74 feet to a point; thence south 28 degrees 59 minutes 22 seconds east, a distance of 44.24 to a point in the owner's easterly property line; thence north 11 degrees 31 minutes 44 seconds east, along the owner's easterly property line to a point of beginning, containing 0.011 of an acre, more or less.

Together with all rights or easements of access to or from said limited access highway, from or to the land or said persons abutting upon that portion of said limited access highway, as shown by the plans of said improvement herein referred to. Said stations being the station numbers as stipulated in the hereinbefore mentioned survey.

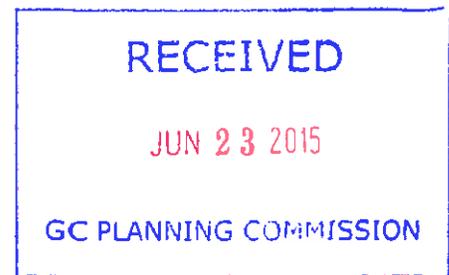
Parcel No. 040-004148-00

RECEIVED

JUN 23 2015

GC PLANNING COMMISSION

**Public Notice Labels**  
**Southpark Pl./Marlane Dr.**  
**Application Date: June 23, 2015**



**APPLICANT**

Prologis, L.P.  
c/o Brian Marsh  
3765 Interchange Road  
Columbus, Ohio 43204

**PROPERTY OWNER**

NABC Real Estate, LLC  
c/o Matthew Mnich  
1458 Dublin Rd.  
Columbus, OH 43215-1010

**ATTORNEY**

Donald Plank  
Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215-5240

**ADJACENT PROPERTY OWNERS**

Donald F. Reese  
Betty J. Reese  
1792 Marlane Dr.  
Grove City, OH 43123

Ronald J. Jackson, Jr.  
Mary J. Hammond  
1824 Marlane Dr.  
Grove City, OH 43123

John G. and Frances H. Speakman  
1838 Marlane Dr.  
Grove City, OH 43123

Michael J. & Lori L. Sanders  
1858 Marlane Dr.  
Grove City, OH 43123

Elizabth P. Crawford  
Mark H. Richmond  
1888 Marlane Dr.  
Grove City, OH 43123

Judith A. Porter  
2800 Marlane Ct.  
Grove City, OH 43123

Paul Carter  
Shirley P. Carter  
1978 Farmbrook Circle N.  
Grove City, OH 43123

Robin L. Cryder, TR  
3900 Stonewater Dr.  
Columbus, OH 43221

George Zorich, Co-TR  
Irma G. Zorich, Co-TR  
1982 Farmbrook Cir. N.  
Grove City, OH 43123

Michael H. Kessler, TR  
1984 Farmbrook Cir. N.  
Grove City, OH 43123

Jennifer K. Zelei  
2014 Farmbrook Cir. N.  
Grove City, OH 43123

Joyce Ann Langbein  
Joyce A. Langbein  
2016 Farmbrook Cir. N.  
Grove City, OH 43123

Mickey E. Ford  
Helen L. Ford  
2018 Farmbrook Cir. N.  
Grove City, OH 43123

Nadine Rogers, TR  
2020 Farmbrook Cir. N.  
Grove City, OH 43123

Kenneth R. Cale  
Wendy D. Cale  
1960 Farmbrook Cir. N.  
Grove City, OH 43123

Diane Marolt  
Diane Breidenbach  
1962 Farmbrook Cir. N.  
Grove City, OH 43123

Anthony A. Urbanelli  
Deborah D. Urbanelli  
7 Raintree Pl.  
Woodlands, TX 77381

**Public Notice Labels**  
**Southpark Pl./Marlane Dr.**  
**Application Date: June 23, 2015**  
**Page 1 of 2**

David B. Fail  
Mary L. Fail  
1966 Farmbrook Cir. N.  
Grove City, OH 43123

Jeffrey M. Thompson  
1961 Farmbrook Cir. N.  
Grove City, OH 43123

Janet M. Hertenstein, TR  
1963 Farmbrook Cir. N.  
Grove City, OH 43123

Michael J. Derleth  
Saundra M. Derleth  
1999 Farmbrook Cir. N.  
Grove City, OH 43123

Nancy C. Kocsis, TOD  
2001 Farmbrook Cir.  
Grove City, OH 43123

Sara J. Recob  
1910 Farmbrook Cir. S.  
Grove City, OH 43123

David B. Cole  
Jocelyn Cole  
2389 Sonora Dr.  
Grove City, OH 43123

Eugene R. Dahnke  
1914 Farmbrook Cir. S.  
Grove City, OH 43123

Glenn D. Fuller  
1916 Farmbrook Cir. S.  
Grove City, OH 43123

Earl R. Schwinne  
1928 Farmbrook Cir. S.  
Grove City, OH 43123

Wayne A. Sharron  
Brenda C. Sharron  
1930 S. Farmbrook Cir.  
Grove City, OH 43123

Kathy J. Ball  
1942 Farmbrook Cir S.  
Grove City, OH 43123

Julie Glista  
1944 Farmbrook Cir. S.  
Grove City, OH 43123

Dorinda L. McCann, TR  
1946 Farmbrook Cir. S.  
Grove City, OH 43123

Joyce Gee  
1948 S. Farmbrook Cir.  
Grove City, OH 43123

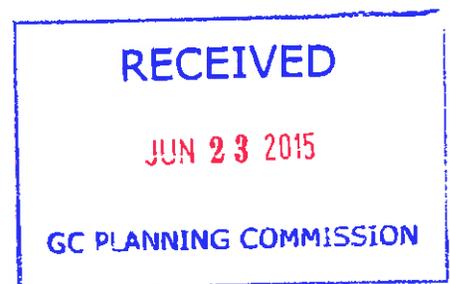
Midwest Southpark VIII  
Industrial LLC  
13155 Noel Rd., Ste. 500  
Dallas, TX 75240

Exeter 3400 South Park LLC  
140 W. Germantown Pike, Ste. 150  
Plymouth Meeting, PA 19462

Wayne A. Sturtevant, LE, James H.  
Bartram, RMDR, John P. Bartram, RMDR,  
William C. Bartram, RMDR  
1623 Marlane Dr.  
Grove City, OH 43123

City of Grove City  
PO Box 427  
Grove City, OH 43123-0427

Windsor Boltworks LLC  
522 N. State St.  
Westerville, OH 43082



# ZONING EXHIBIT

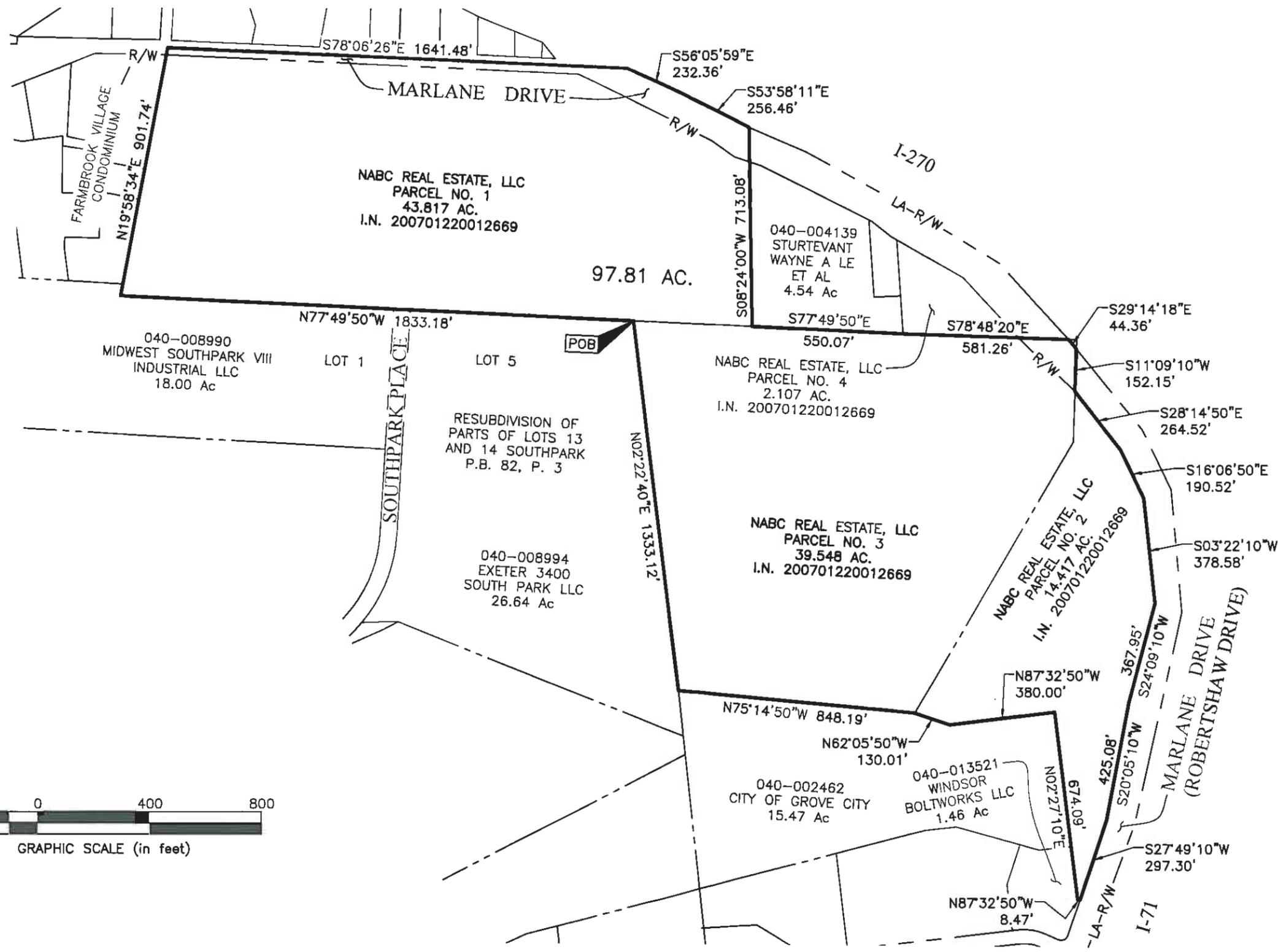
VIRGINIA MILITARY SURVEY NOS. 8231 & 6843  
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 22, 2015

Scale: 1" = 400'

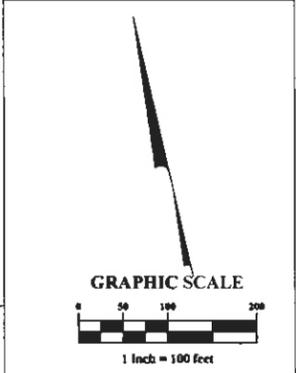
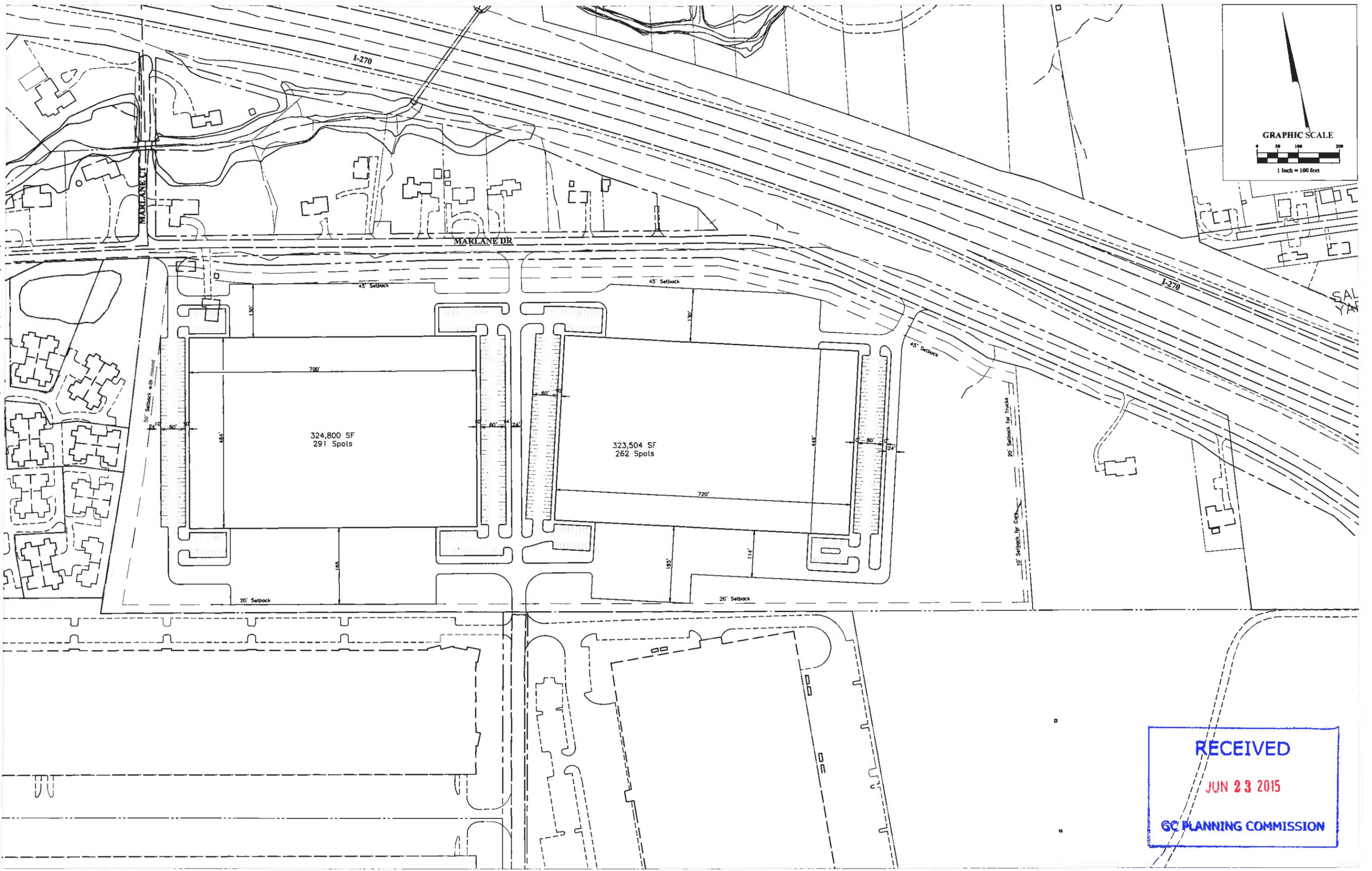
Job No: 2015-0832

J:\20150832\DWG\04SHEETS\EXHIBITS\20150832-VS-ZONE-01.DWG plotted by WEBB, TEAGUE on 6/22/2015 4:44:38 PM last saved by TWEBB on 6/22/2015 4:43:58 PM  
Xref: B1358875.DWG & B1358900.DWG & B1108875.DWG & B1108900.DWG & B1108900.DWG



RECEIVED  
JUN 23 2015  
GC PLANNING COMMISSION

\\wml.com\root\Work-Project\20090523\Projects\Grove City Prologis\2013-06-19 Grove City Exhibit\2.dwg. Last Saved By: dluhmeder, 8/23/2015 10:47 AM Last Printed By: Kuehmeder, Andrew, 8/23/2015 10:48 AM (No Xrefs)



**RECEIVED**  
JUN 23 2015  
GC PLANNING COMMISSION