

# P & L Systems, Inc.

Surveyors • Engineers  
Planners

171 Charring Cross Dr.  
Westerville, OH 43081  
Phone: (614) 891-4970  
Fax: (614) 891-4984

Sept. 28, 2015

City of Grove City  
Development Department  
4035 Broadway  
Grove City, OH 43123



RE: Lot Split Application Control Number \_\_\_\_\_  
Site Narrative for proposed 0.500 Acre Lot Split and a 1.777 Acre remainder parcel for  
Days Inn, 1849 Stringtown Road.

Andy Patel of Krrish Lodging, LLC, is the owner of a 4.898 acre tract of land with an existing Days Inn motel, at the Southeast corner of Stringtown Road and Marlane Drive. Mr. Patel wishes to divide 2.277 acres of the original 4.898 acres into two (2) new parcels consisting of a 0.500 acre lot split, and leaving a remainder of 1.777 acres. Adjoiners to the 4.898 acre tract are: Stringtown Road to the north; Waffle House Restaurant and Marlane Drive to the west; Cracker Barrel Restaurant to the south; and the ramp to southbound I-71 to the east.

There are no current plans for development of the 0.500 acre lot split parcel. The lot split is being created to be combined with anyone of the surrounding lot split tracts, should future development require larger parcels of land. Asphalt pavement for access and parking are located on the northern portion of the 0.500 acre parcel. Green space exists on the southern portion.

Approximately 125 parking spaces exist on the previously approved 0.900 acre lot split and the 1.777 acre remainder tract. An additional 7 semi-truck parking spaces exist within these two tracts. Provided that the 0.900 acre tract and the 0.500 acre lot split are combined, and developed as a 1.400 acre tract, the remaining 92 spaces within the 1.777 parcel exceeds the parking space requirements of the Grove City Zoning Code for the two connected Days Inn motel buildings, to remain within the 1.777 acre remainder tract.

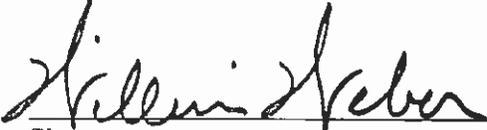
Owners of the new venture, within the 0.500 acre tract, will be responsible for all engineering, architecture, and permitting for their site development. If the new site design cannot meet parking space requirements, a reciprocal parking agreement will be created to allow parking within the adjoining tracts. Cross access easements will also be created for all parcels at the time of closing on the 0.500 acre north tract. Specific details of the cross access and reciprocal parking easements, as well as surface maintenance, will be established at a later time, as negotiations for the sale develop.

The 0.500 acre parcel may require separate water, gas, electric, sewer and phone utilities and will not be developed upon existing utilities within the surrounding Krrish Lodging parcel. Development plans for the new 0.500 acre tract will address all utility connections. Electric and telephone, water and storm sewer services are readily available along Marlane Drive.

Signage on the 0.500 acre restaurant parcel will be reviewed and approved through the Grove City Permitting process, prior to any sign placement within the new use area. Permanent Signage on the remaining Days Inn tracts currently consists of a pole sign, with the Days Inn Logo, located at the southeasterly corner of the parent tract. A small monument or ground sign is planned for the existing curb cut entrance on Marlane Drive, near the Southwesterly corner of the Parent tract.

No new curb cuts to Marlane Drive are planned. The boundary line for the proposed 0.500 acre lot split abuts the current access to the existing curb cut to Marlane Drive, just south and adjoining the Waffle House parcel.

Prepared by P & L Systems, Inc.

  
Signature

9-28-15  
Date

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SEP 28 2015

GC PLANNING COMMISSION



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1.777 Acre  
Boundary Description for  
Lot Split

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8231, and being a 1.777 acre parcel of land out of an original 4.8981 acre tract conveyed to Krrish Lodging, LLC, in a Deed of Record, in instrument Number 201305310090466 and said 4.8981 acre tract being formerly a part of a 10.862 acre tract conveyed to Pure Oil Company in Deed Book 2509, Page 448, with all record references cited herein being of the Franklin County Recorder's Office, Columbus, Ohio, and said 1.777 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a spike found in the centerline of Stringtown Road (variable R/W), at the northwesterly corner of said 10.862 acre parcel and the northwesterly corner of the dedicated right-of-way of Marlane Drive (60' R/W), as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5;

Thence N 89° 21'26" E, along the centerline of Stringtown Road, the north line of said 10.862 acre parcel, and the north right-of-way line of said Marlane Drive Dedication, a distance of 56.71 feet to a point at the northeasterly corner of said Marlane Drive right-of-way;

Thence S 00° 38'34" E, along the east right-of-way line to Marlane Drive, a distance of 30.00 feet to a point at the intersection of the east right-of-way line to Marlane Drive with the south limited access right-of-way line to Stringtown Road as said Stringtown Road right-of-way is shown on the Ohio Department of Transportation's Right-of-Way Plan, FRA 62-7.29, Project I-609 (11), Page 280, 1969, and said intersection point also being at the northwesterly corner of a 0.6342 acre parcel conveyed to Waffle House, Inc., in Official Record Volume 18015 A12;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line at said 0.6342 acre parcel, a distance of 180.04 feet to a 3/8 inch iron rod found with no cap at the southwesterly corner of said 0.6342 acre parcel and a westerly corner of said 4.8981 acre parcel;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel, a distance of 205.26 feet to an iron pin set at the northwesterly corner and true point of beginning of the parcel herein described;

**PAGE 2 – 1.777 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT**

**Thence into and through said 4.8981 acre parcel, the following nine courses and distances:**

**S 86° 41'59" E, a distance of 129.18 feet to an iron pin set;**

**N 05° 00'16" E, a distance of 7.00 feet to an iron pin set;**

**S 86° 41'59" E, a distance of 175.65 feet to an iron pin set;;**

**N 03° 28'06" E, a distance of 12.67 feet to a mag nail set;**

**S 86° 52'16" E, a distance of 36.30 feet to a mag nail set;**

**S 03° 09'09" W, a distance of 7.13 feet to a mag nail set;**

**S 86° 50'51" E, a distance of 13.14 feet to a mag nail set;**

**S 03° 09'09" W, a distance of 8.57 feet to a mag nail set;**

**S 86° 50'51" E, a distance of 87.19 feet to an iron pin set on the easterly line of said 4.8981 acre parcel, and the westerly line of the remainder to a 25 acre parcel conveyed to Herman Willing in Deed Book 505, Page 317, and Deed Book 523, Page 348, and subsequently transferred to his heirs Richard S. Willing and Esther E. Wiling, said iron pin set also being on the westerly limited access right-of-way line to Ramp A of Interstate Route 71, as shown on said O.D.O.T. Right-of-Way Plan FRA 62-7.29 ;**

**Thence S 00° 50'55" E, along the easterly line of said 4.8981 acre parcel, the westerly line of the remainder to said 25 acre parcel, and the westerly limited access right-of-way line to Interstate 71, a distance of 149.68 feet to an iron rod found in a concrete monument at an angle point in said line;**

**Thence S 24° 57'53" W, continuing along the easterly line of said 4.8981 acre parcel, the westerly line of the remainder to said 25 acre parcel, and the westerly limited access right-of-way to Interstate 71, a distance of 35.85 feet to an iron pin found with no cap at the southeasterly corner of said 4.8981 acre parcel and the northeasterly corner of a 3.690 acre parcel conveyed to Cracker Barrel Old Country Store, Inc., in Official Record Volume 13397 AO1;**

**Thence N 83° 29'07" W, along the southerly line of said 1.777 acre parcel and the northerly line of said 3.690 acre parcel, a distance of 448.60 feet to an iron pin found with a cap stamped "PK Moore 5883" at the southwesterly corner of said 4.8981 acre parcel and the northwesterly corner of said 3.690 acre parcel, said iron pin found also being on the easterly right-of-way line to Marlane Drive;**

**Thence N 06° 29'59" E, along the easterly right-of-way line to Marlane Drive, and the westerly line of said 4.8981 acre parcel, a distance of 153.34 feet to the true point of beginning of the parcel described herein, containing 1.777 acres, more or less, and being subject to all easements, restrictions, covenants and rights-of-way or record.**

**PAGE 3 – 1.777 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT**

The bearings as described herein are based upon the centerline bearing of Stringtown Road, being N 89° 21'26" E, as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5, Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set" as described herein, are 30 inches in length, 3/4 inch inside diameter, hollow iron pipes with yellow plastic caps stamped "P & L Syst."

This description was prepared by William Weber, Ohio Licensed Surveyor No. S-7808, of P & L Systems, Inc., from record information and an actual field survey of the premises conducted in June, 2015.

P & L Systems, Inc.

\_\_\_\_\_

\_\_\_\_\_ **Date**

**P & L SYSTEMS, INC.**  
 SURVEYORS & ENGINEERS  
 171 CHARRING CROSS DRIVE  
 WESTERVILLE, OHIO 43081

**1.777 ACRE PLAT OF SURVEY FOR LOT SPLIT**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A 1.777 ACRE PARCEL OF LAND OUT OF A 4.8981 ACRE TRACT CONVEYED TO KRISHN LODGING, LLC, IN INSTRUMENT NUMBER 201305310090466, AND SAID 4.8981 ACRE TRACT BEING FORMERLY A PART OF A 10.862 ACRE TRACT CONVEYED TO PURE OIL COMPANY, IN DEED BOOK 2509, PAGE 448, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

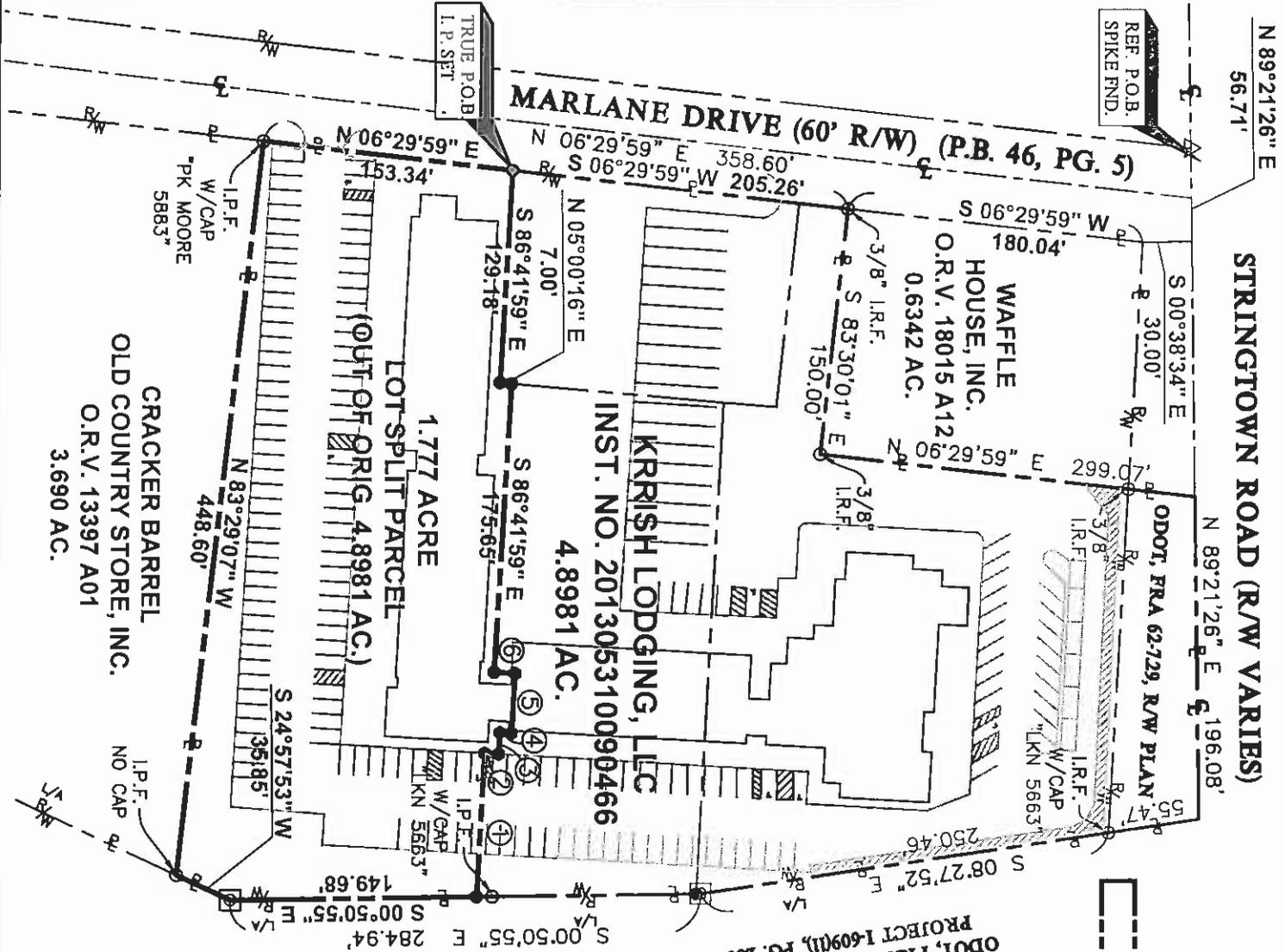
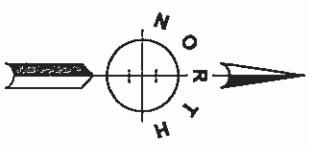
**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF STRINGTOWN ROAD, BEING N 89° 21'26" E, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF STREET AND EASEMENTS FOR GREATER HOST INN, LTD., PLAT BOOK 46, PAGE 5, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- I.P. FOUND (AS NOTED)
- IRON PIN SET
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- MAG NAIL SET
- CONCRETE MON. FOUND
- LOT SPLIT BOUNDARY



**INTERSTATE ROUTE 71**  
 ODOT, FRA 62-129, R/W PLAN PROJECT 1-6090J, PG. 280  
 RICHARD S. WILLING & ESTHER E. WILLING  
 D.B. 505, PG. 317 &  
 D.B. 523, PG. 348  
 25 AC. (ORIG.)

**LINE CALLS:**

- ① S 86°50'51" E 87.19'
- ② S 03°09'09" W 8.57'
- ③ S 86°50'51" E 13.14'
- ④ S 03°09'09" W 7.13'
- ⑤ S 86°52'16" E 36.30'
- ⑥ N 03°28'06" E 12.67'

**CERTIFICATION:**

I, WILLIAM WEBER, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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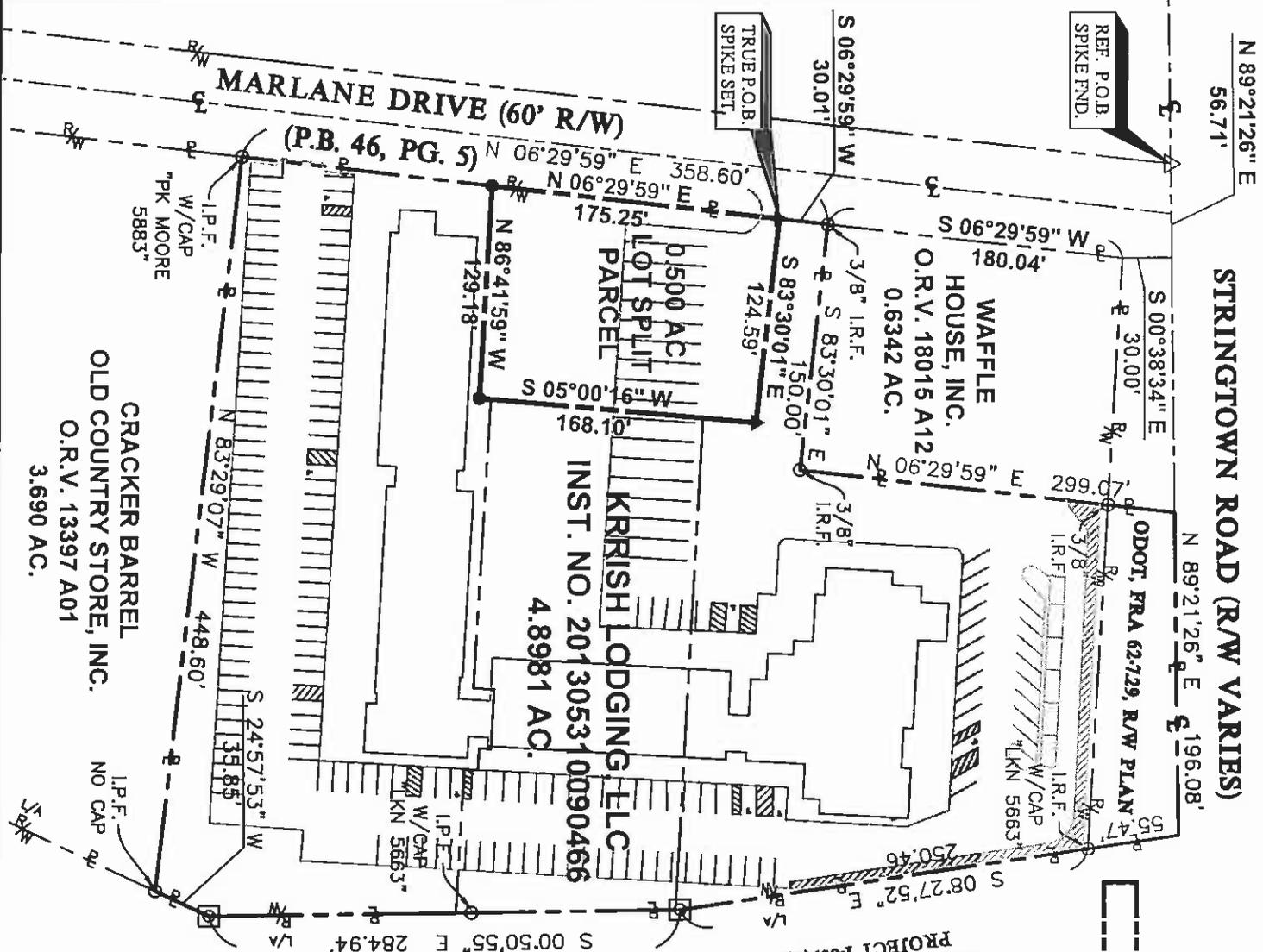
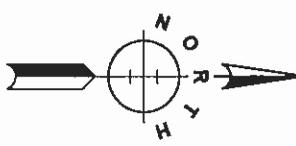
**0.500 ACRE PLAT OF SURVEY FOR LOT SPLIT**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A 0.500 ACRE PARCEL OF LAND OUT OF A 4.8981 ACRE TRACT CONVEYED TO KRISHI LODGING, LLC, IN INSTRUMENT NUMBER 201305310090466, AND SAID 4.8981 ACRE TRACT BEING FORMERLY A PART OF A 10.862 ACRE TRACT CONVEYED TO PURE OIL COMPANY, IN DEED BOOK 2509, PAGE 448, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF STRINGTOWN ROAD, BEING N 89° 21'26" E, AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF STREET AND EASEMENTS FOR GREATER HOST INN, LTD., PLAT BOOK 46, PAGE 5, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

- LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - CENTER LINE OF ROAD
  - I.P. FOUND (AS NOTED)
  - IRON PIN SET
  - R.R. SPIKE FOUND
  - R.R. SPIKE SET
  - MAG NAIL SET
  - CONCRETE MON. FOUND
  - LOT SPLIT BOUNDARY



**INTERSTATE ROUTE 71**  
 ODOT, FRA 62-729, R/W PLAN PROJECT I-609(1), PG. 280  
 25 AC. (ORIG.)  
 D.B. 505, PG. 317 & D.B. 523, PG. 348  
 HEIRS TO HERMAN WILLING  
 RICHARD S. WILLING & ESTHER E. WILLING

**CRACKER BARREL**  
 OLD COUNTRY STORE, INC.  
 O.R.V. 13397 A01  
 3.690 AC.

**CERTIFICATION :**

I, WILLIAM WEBER, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**0.500 Acre  
Boundary Description for  
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Beginning for reference at a spike found in the centerline of Stringtown Road (variable R/W), at the northwesterly corner of said 10.862 acre parcel and the northwesterly corner of the dedicated right-of-way of Marlane Drive (60' R/W), as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5;

Thence N 89° 21'26" E, along the centerline of Stringtown Road, the north line of said 10.862 acre parcel, and the north right-of-way line of said Marlane Drive Dedication, a distance of 56.71 feet to a point at the northeasterly corner of said Marlane Drive right-of-way;

Thence S 00° 38'34" E, along the east right-of-way line to Marlane Drive, a distance of 30.00 feet to a point at the intersection of the east right-of-way line to Marlane Drive with the south limited access right-of-way line to Stringtown Road as said Stringtown Road right-of-way is shown on the Ohio Department of Transportation's Right-of-Way Plan, FRA 62-7.29, Project I-609 (11), Page 280, 1969, and said intersection point also being at the northwesterly corner of a 0.6342 acre parcel conveyed to Waffle House, Inc., in Official Record Volume 18015 A12;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line at said 0.6342 acre parcel, a distance of 180.04 feet to a 3/8 inch iron rod found with no cap at the southwesterly corner of said 0.6342 acre parcel and a westerly corner of said 4.8981 acre parcel;

Thence S 06° 29'59" W, along the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel, a distance of 30.01 feet to a railroad spike set at the true point of beginning of the parcel herein described;

**PAGE 2 – 0.500 ACRE BOUNDARY DESCRIPTION FOR LOT SPLIT**

Thence into said 4.8981 acre parcel, the following three courses and distances:

S 83° 30'01" E, a distance of 124.59 feet to a railroad spike set;

S 05° 00'16" W, a distance of 168.10 feet to an iron pin set;

N 86° 41'59" W, a distance of 129.18 feet to an iron pin set on the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel;

Thence N 06° 29'59" E, along the easterly right-of-way line to Marlane Drive and the westerly line of said 4.8981 acre parcel, a distance of 175.25 feet to the true point of beginning of the parcel described herein, containing 0.500 acres of land, more or less, and being subject to all easements, restrictions, covenants and rights-of-way of record.

The bearings as described herein are based upon the centerline bearing of Stringtown Road, being N 89° 21'26" E, as portrayed on the Record Plat of the Dedication of Street and Easements for Greater Host Inn, Ltd., in Plat Book 46, Page 5, Franklin County Recorder's Office, Columbus, Ohio.

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This description was prepared by William Weber, Ohio Licensed Surveyor No. S-7808, of P & L Systems, Inc., from record information and an actual field survey of the premises conducted in June, 2015.

P & L Systems, Inc.

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Date