RECEIVED
OCT 28 2015
GC PLANNING COMMISSION

October 21, 2015

ZONING DESCRIPTION OF 7.20 ACRES
SOUTH OF SOUTHWEST BOULEVARD
WEST OF BROADWAY (U.S.ROUTE 62)
CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being 7.20 acres of that 8.567 acre tract of land as described in a deed to LS Grove City Realty, L.L.C., of record in Instrument No. 200812300185704, all references being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northwesterly corner of said 8.567 acre tract, at the intersection of the southerly right-of-way line of Southwest Boulevard and the easterly right-of-way line of the CSX Railroad;

Thence along said southerly right-of-way line the following courses:

1. South 70°38'25" East, a distance of 141.47 feet to a point;
2. South 63°04'22" East, a distance of 189.61 feet to a point;
3. South 62°53'08"East, a distance of 31.56 feet to a point at the northwesterly corner of that 2.6117 acre tract as described in a deed to CVS 1223 OH, L.L.C., of record in Instrument No. 200601060003610;

Thence South 34°14'12" West, along the westerly line of said 2.6117 acre tract, a distance of 320.35 feet to a point at the southwesterly corner of same;

Thence South 55°45'48" East, along the southerly line of said 2.6117 acre tract, a distance of 31.70 feet to a point;

Thence South 34°10'33"West, through said 8.567 acre tract a distance of 158.51 feet to a point;

Thence South 00°48'18" East, continuing through said 8.567 acre tract, a distance of 132.90 feet to a point at the northwesterly corner of that 0.8118 acre tract as described in a deed to Nancy Jo Taylor and Hal Herbert Taylor, Trustee of the Nancy Jo Taylor Revocable Living Trust dated October 15, 2009, of record in Instrument No. 201001050001369;

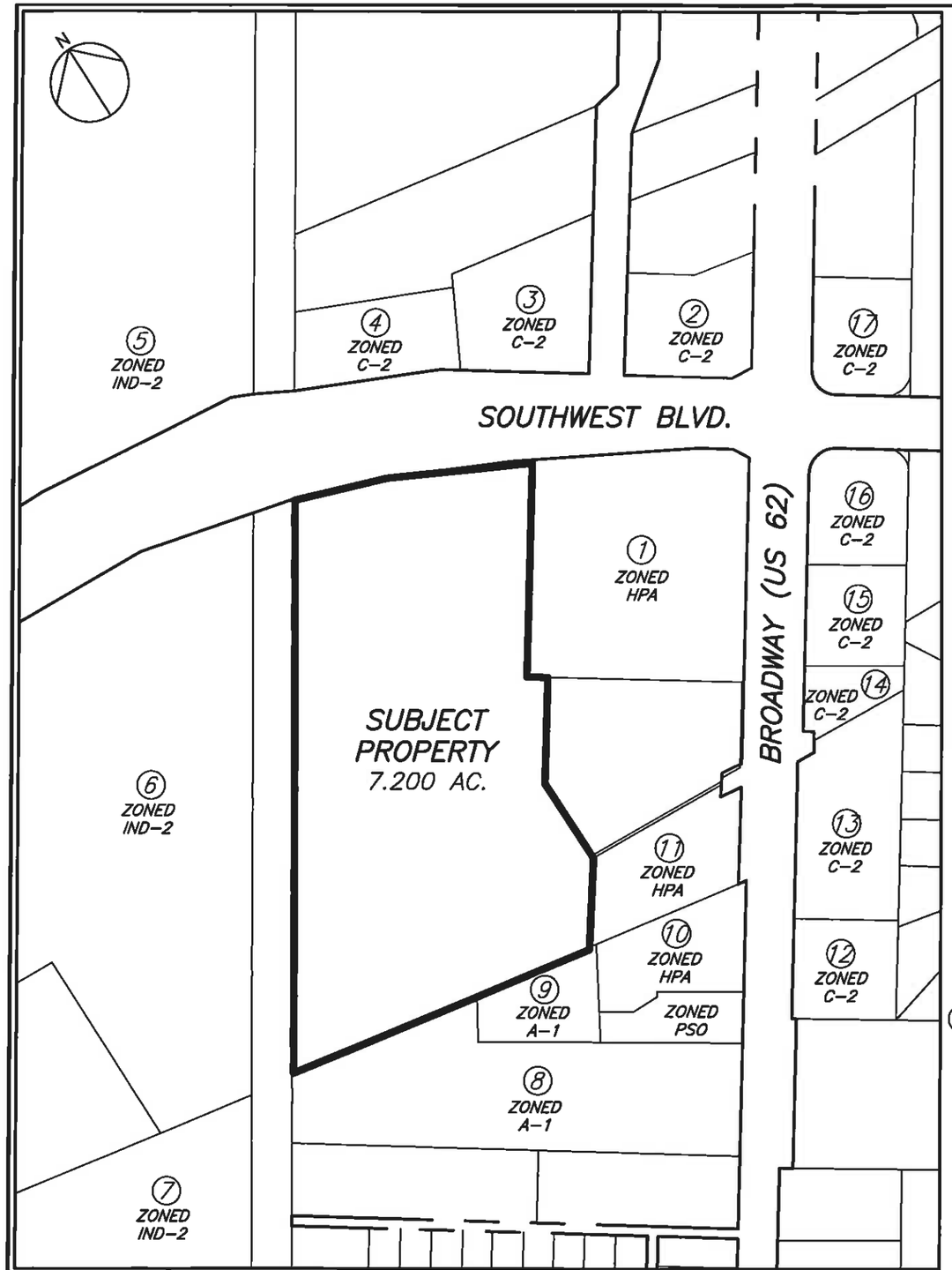
Thence South 35°09'34" West, along the westerly line of said 0.8118 acre tract, a distance of 136.96 feet to a point at the southwesterly corner of said 0.8118 acre tract and in the northerly line of that 0.415 acre tract as described in a deed to Urban Grove City LLC, n.k.a. Broadway Grove Apartments LLC, of record in Instrument No. 200810030148335;

Thence North 79°42'00" West, along the northerly line of said 0.415 acre tract and the northerly line of that 2.720 acre tract as described in a deed to Urban Grove City LLC, n.k.a. Broadway Grove Apartments LLC, of record in Instrument No. 200810030148335, a distance of 481.10 feet to a point at the northwesterly corner of said 2.720 acre tract and in the easterly right-of-way line of the CSX Railroad;

Thence North 32°45'05" East, along said easterly right-of-way line, a distance of 552.29 feet to a point;

Thence North 32°43'01"East, continuing along said easterly right-of-way line, a distance of 303.45 feet to the place of beginning and containing 7.20 acres of land.

This description was prepared by IBI Group Survey based on available records.



AREA MAP
SCALE: 1"=200'

0' 200' 400'
GRAPHIC SCALE

ADJACENT OWNERS

1. CVS 1223 OH LLC
CVS PHARMACY OCCUPANCY EXP. 7097-01
1 CVS DR
WOONSOCKET RI 02895-6146

2. UNITED DAIRY FARMERS INC
3955 MONTGOMERY RD
CINCINNATI OH 45212-3733

3. BASSAM KRET
NAJWA A KRET
7010 DEAN FARM RD
NEW ALBANY OH 43054-9228

4. GRANT A MARA
ELAINE K MARA
6832 YOUNG RD
GROVE CITY OH 43123-9519

5. NEXEO SOLUTIONS LLC
3 WATERWAY SQUARE PL STE 1000
SPRING TX 77380-3488

6. KANSAS CITY LIFE INSURANCE CO
3520 BROADWAY BLVD
KANSAS CITY MO 64111-2502

7. BEULAH PARK GAMING VENTURES INC
JAMES MCKINNEY
GEN MGR BEULAH PARK
PO BOX 850
GROVE CITY OH 43123-0850

8 9. BROADWAY GROVE APARTMENTS LLC
815 N HIGH ST
COLUMBUS OH 43215-1486

10. WILLIAM F LOTZ SR
JANET LOTZ
3800 ZUBER RD
ORIENT OH 43146-9407

11. NANCY JO TAYLOR TRUST
TAYLOR HAL HERBERT TR
9050 KILLOCHAN CT
DUBLIN OH 43017-9421

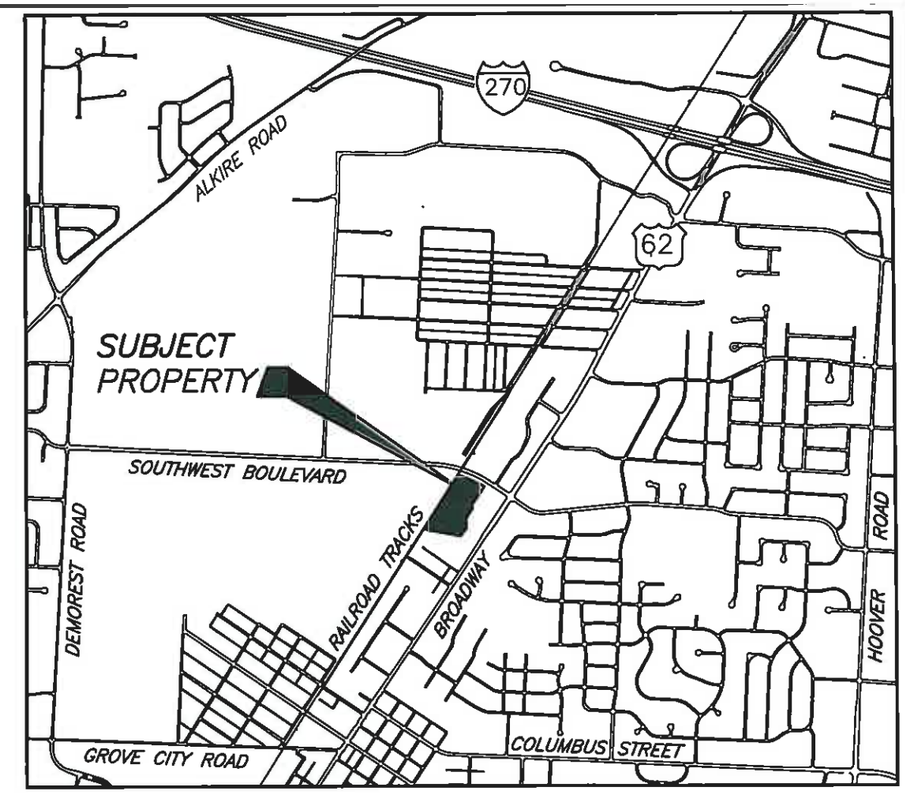
12. BLUE RIBBON INVESTMENTS
3656 BROADWAY
GROVE CITY OH 43123-2203

13. MATTHEW D COOK
DEVELOPMENT CO LLC
3636 BROADWAY
GROVE CITY OH 43123-2202

14 15. BONDED OIL CO
SPEEDWAY LLC C/O PROPERTY TAX
539 S MAIN ST
FINDLAY OH 45840-3229

16. RALPH E CHARLES SR TR
HATTIE CHARLES TR
5273 KINGLET CT
ORIENT OH 43146-9234

17. TROY INVESTMENT CORP
3923 E BROAD ST
COLUMBUS OH 43213-1129



LOCATION MAP
SCALE: 1"=2000'

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REZONING PLAN
7.200 ACRE PARCEL
GROVE CITY, OHIO

DEVELOPER/CONTRACTOR:
L.W. ASSOCIATES, INC.
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566

SCALE: - 1"=200'

DATE: 10/12/2015 | SHEET: 1 OF 1

Adjacent Land Owners

CVS 1223 OH LLC
CVS PHARMACY OCCUPANCY EXP. 7097-01
1 CVS DR
WOONSOCKET RI 02895-6146

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