meijer

June 30, 2016

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

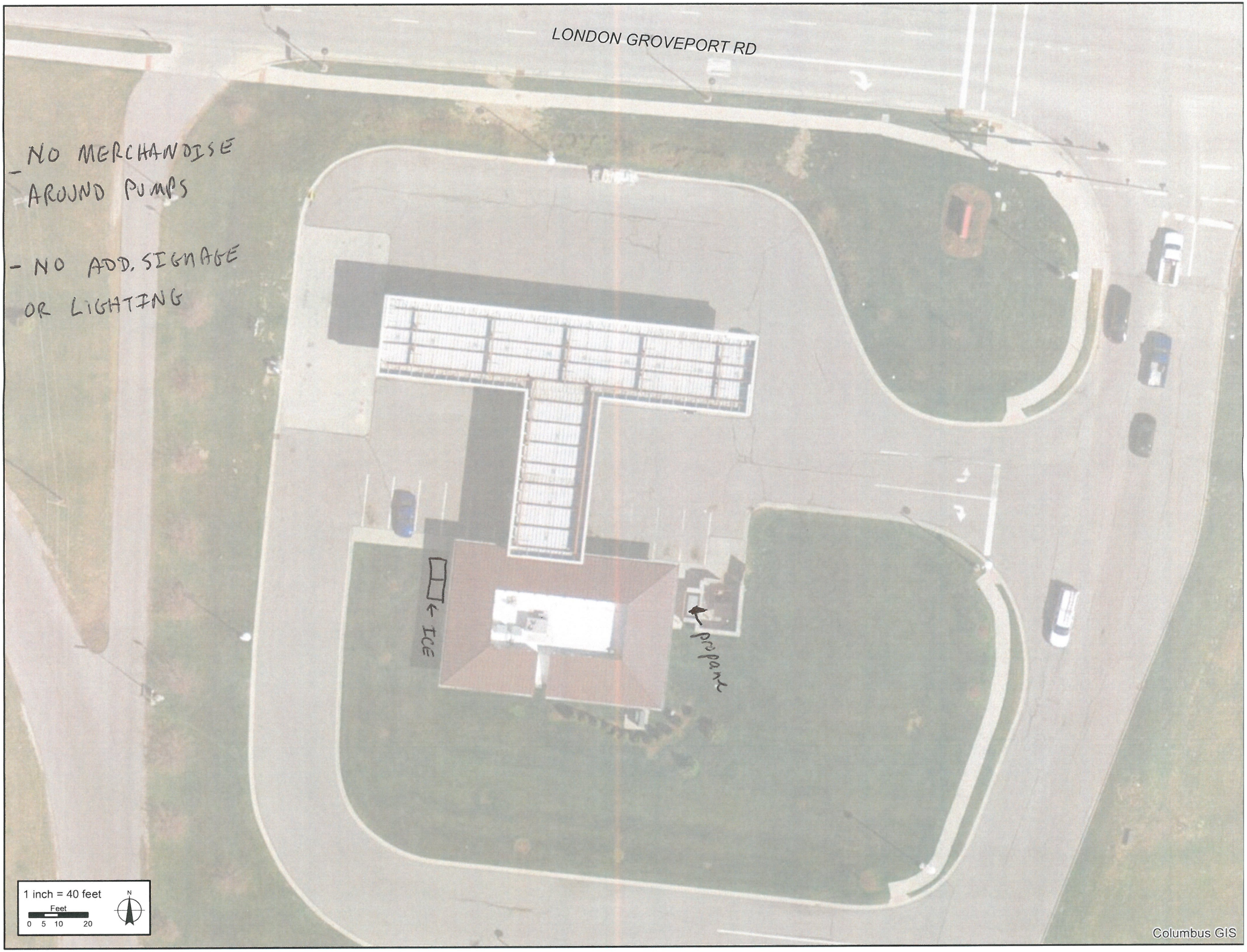
RE: Special Use Permit for Meijer Gas Station #234, 2859 London Groveport Rd., Grove City, OH 43123 – Project Narrative

Grove City Development Department:

Meijer Gas Station #234 will comply with the mandates of the City of Grove City, OH. All outdoor items will be removed except our propane station and ice machine. The propane station will remain on the east side of the building. The ice machine will be moved from the front of the building to the west side of the building.

Sincerely,

Craig Wheeler
Compliance Specialist


LONDON GROVEPORT RD
- NO MERCHANDISE AROUND PUMPS
- NO ADD. SIGNAGE OR LIGHTING
ICE
propane
1 inch = 40 feet
Feet
0 5 10 20
N
Columbus GIS

meijer

RECEIVED
MAY 26 2016
BY:_____

May 20, 2016

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

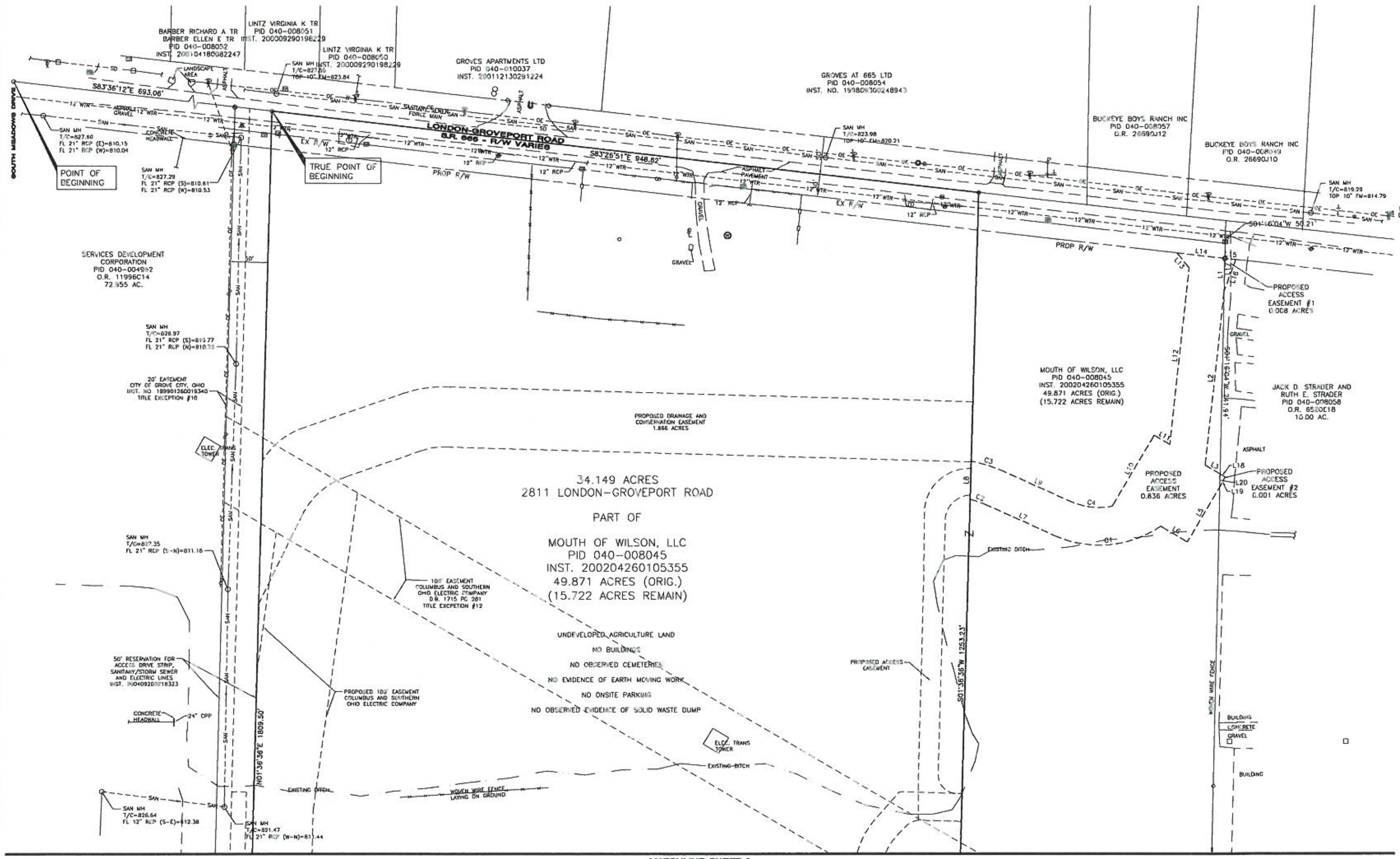
RE: Special Use Permit for Meijer Gas Station #234, 2859 London Groveport Rd., Grove City, OH 43123 – Project Narrative

Grove City Development Department:

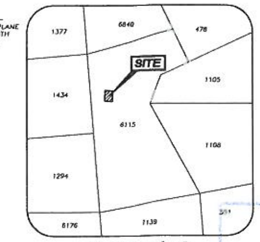
Meijer requests outside displays for retail sales to be allowed for consistency and to fulfil customer expectations. Nearly every Meijer site has outdoor displays of Propane, ice, firewood, salt, along with a tiered display stand for washer solvent. Most outdoor displays are needed to support the customer demand for such products as they are nearly impossible to sell from inside the station in the quantity that we sell. Allowing such basic items satisfies customers with the products the desire along with the convenience they expect. This improves sales, customer satisfaction and is maintained in a neat orderly manner.

Sincerely,

Craig Wheeler
Compliance Specialist



VICINITY MAP
NOT TO SCALE



V.M.S. (SECTION) MAP
NOT TO SCALE

SURVEY DATA:

HORIZONTAL DATUM – BASED OHIO STATE PLANE COORDINATES – SOUTH ZONE NAD83 (1995)

VERTICAL DATUM – NAVD88

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	144.00	147.27	140.94	S84°51'17"W	58°35'53"
C2	134.00	24.18	24.15	N71°00'57"W	10°20'20"
C3	184.00	43.96	43.85	S72°41'24"E	13°41'14"
C4	94.00	57.07	56.20	S83°14'26"E	34°47'18"

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	44.45	S01°16'04"W
L2	231.68	S06°12'39"W
L3	22.85	S59°36'56"E
L5	84.93	S30°23'04"W
L6	41.37	N59°36'56"W
L7	98.70	N65°50'47"W
L8	50.83	N01°36'36"E
L9	98.70	S65°50'47"E
L10	109.68	N30°23'04"E
L11	23.95	S59°36'56"E
L12	235.86	N06°12'39"E
L13	25.52	N38°47'21"W
L14	64.22	S83°26'51"E
L15	14.79	S83°26'51"E
L16	45.54	S20°08'39"W
L17	44.45	N01°16'04"E
L18	8.40	S59°36'56"E
L19	15.07	S30°23'04"W
L20	17.26	N01°16'04"E

LEGEND

- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET WITH ID CAP
- SANITARY MANHOLE
- STORM MANHOLE
- SQUARE CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- PULL BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE UTILITY MARKER
- FENCE POST/BOLLARD
- WELL
- GUY WIRE
- POWER POLE
- TELEPHONE POLE
- TELEPHONE/POWER POLE
- WIRE FENCE
- WOOD FENCE
- OE — OVERHEAD ELECTRIC LINE
- SAN — SANITARY SEWER
- STM — STORM DRAIN
- WATERWAY

DESCRIPTION OF ACCESS EASEMENT OVER MOUTH OF WILSON LAND:

SITUATE IN VIRGINIA MILITARY SURVEY NO. 6115 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, AND BEING AN EASEMENT OVER A 76.096 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID 76.096 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 76.096 ACRE TRACT, SOUTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS WEST (S01°16'04"W) FOR FIFTY AND 21/100 FEET (50.21') TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF LONDON GROVEPORT ROAD (STATE ROUTE 665), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE ALONG THE EAST LINE OF SAID 76.096 TRACT OF LAND, SOUTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS WEST (S01°16'04"W) FOR FORTY-FOUR AND 45/100 FEET (44.45') TO A POINT;

THENCE LEAVING THE EAST LINE AND OVER SAID 76.096 ACRE TRACT OF LAND FOR THE FOLLOWING TWO (2) COURSES:

1. SOUTH SIX DEGREES TWELVE MINUTES THIRTY-NINE SECONDS WEST (S06°12'39"W) FOR TWO HUNDRED THIRTY-ONE AND 68/100 FEET (231.68');

2. THENCE SOUTH FIFTY-NINE DEGREES THIRTY-SIX MINUTES FIFTY-SIX SECONDS EAST (S59°36'56"E) FOR TWENTY-TWO AND 85/100 FEET (22.85') TO A POINT ON THE EAST LINE OF SAID 76.096 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID 76.096 ACRE TRACT OF LAND, SOUTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS WEST (S01°16'04"W) FOR SEVENTEEN AND 26/100 FEET (17.26') TO A POINT;

THENCE LEAVING THE EAST LINE AND OVER SAID 76.096 ACRE TRACT OF LAND FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH THIRTY DEGREES TWENTY-THREE MINUTES FOUR SECONDS WEST (S30°23'04"W) FOR EIGHTY-FOUR AND 93/100 FEET (84.93');

2. THENCE NORTH FIFTY-NINE DEGREES THIRTY-SIX MINUTES FIFTY-SIX SECONDS WEST (N59°36'56"W) FOR FORTY-ONE AND 37/100 FEET (41.37');

3. THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED FORTY-FOUR AND 00/100 FEET (144.00') FOR AN ARC DISTANCE OF ONE HUNDRED FORTY-SEVEN AND 27/100 FEET (147.27'), [CHORD BEARING SOUTH EIGHTY-FOUR DEGREES FIFTY-ONE MINUTES SEVENTEEN SECONDS WEST (S84°51'17"W) FOR ONE HUNDRED FORTY AND 94/100 FEET (140.94'), DELTA ANGLE OF SAID CURVE BEING FIFTY-EIGHT DEGREES THIRTY-FIVE MINUTES FIFTY-THREE SECONDS (58°35'53")];

4. THENCE NORTH SIXTY-FIVE DEGREES FIFTY MINUTES FORTY-SEVEN SECONDS WEST (N65°50'47"W) FOR NINETY-EIGHT AND 70/100 FEET (98.70');

5. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF ONE HUNDRED THIRTY-FOUR AND 00/100 FEET (134.00') FOR AN ARC DISTANCE OF TWENTY-FOUR AND 18/100 FEET (24.18'), [CHORD BEARING NORTH SEVENTY-ONE DEGREES NO MINUTES FIFTY-SEVEN SECONDS WEST (N71°00'57"W) FOR TWENTY-FOUR AND 15/100 FEET (24.15'), DELTA ANGLE OF SAID CURVE BEING TEN DEGREES TWENTY MINUTES TWENTY SECONDS (10°20'20")] TO A POINT IN THE EAST LINE OF A PROPOSED 34.149 ACRE TRACT OUT OF SAID 76.096 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID PROPOSED 34.149 ACRE TRACT, NORTH ONE DEGREE THIRTY-SIX MINUTES THIRTY-SIX SECONDS EAST (N01°36'36"E) FOR FIFTY AND 83/100 FEET (50.83') TO A POINT;

THENCE LEAVING THE EAST LINE OF SAID PROPOSED 34.149 ACRE TRACT AND OVER SAID 76.096 TRACT OF LAND FOR THE FOLLOWING SEVEN (7) COURSES:

1. ON A CURVE TO THE RIGHT WITH A RADIUS OF ONE HUNDRED EIGHTY-FOUR AND 00/100 FEET (184.00') FOR AN ARC DISTANCE OF FORTY-THREE AND 96/100 FEET (43.96'), [CHORD BEARING SOUTH SEVENTY-TWO DEGREES FORTY-ONE MINUTES TWENTY-FOUR SECONDS EAST (S72°41'24"E) FOR FORTY-THREE AND 85/100 FEET (43.85'), DELTA ANGLE OF SAID CURVE BEING THIRTEEN DEGREES FORTY-ONE MINUTES FOURTEEN SECONDS (13°41'14")];

2. THENCE SOUTH SIXTY-FIVE DEGREES FIFTY MINUTES FORTY-SEVEN SECONDS EAST (S65°50'47"E) FOR NINETY-EIGHT AND 70/100 FEET (98.70');

3. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF NINETY-FOUR AND 00/100 FEET (94.00') FOR AN ARC DISTANCE OF FIFTY-SEVEN AND 07/100 FEET (57.07'), [CHORD BEARING SOUTH EIGHTY-THREE DEGREES FOURTEEN MINUTES TWENTY-SIX SECONDS EAST (S83°14'26"E) FOR FIFTY-SIX AND 20/100 FEET (56.20'), DELTA ANGLE OF SAID CURVE BEING THIRTY-FOUR DEGREES FORTY-SEVEN MINUTES EIGHTEEN SECONDS (34°47'18")];

4. THENCE NORTH THIRTY DEGREES TWENTY-THREE MINUTES FOUR SECONDS EAST (N30°23'04"E) FOR ONE HUNDRED NINE AND 68/100 FEET (109.68');

5. THENCE SOUTH FIFTY-NINE DEGREES THIRTY-SIX MINUTES FIFTY-SIX SECONDS EAST (S59°36'56"E) FOR TWENTY-THREE AND 95/100 FEET (23.95');

6. THENCE NORTH SIX DEGREES TWELVE MINUTES THIRTY-NINE SECONDS EAST (N06°12'39"E) FOR TWO HUNDRED THIRTY-FIVE AND 86/100 FEET (235.86');

7. THENCE NORTH THIRTY-EIGHT DEGREES FORTY-SEVEN MINUTES TWENTY-ONE SECONDS WEST (N38°47'21"W) FOR TWENTY-FIVE AND 52/100 FEET (25.52') TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665);

THENCE ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665), SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR SIXTY-FOUR AND 22/100 FEET (64.22') TO THE TRUE POINT OF BEGINNING.

DESCRIPTION OF ACCESS EASEMENT OVER STRADER LAND:

SITUATE IN VIRGINIA MILITARY SURVEY NO. 6115 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, AND BEING AN EASEMENT OVER A 10.00 ACRE TRACT OF LAND AS CONVEYED TO JACK D. AND RUTH E. STRADER BY DEED RECORDED IN OFFICIAL RECORD 6520E18 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, SOUTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS WEST (S01°16'04"W) FOR FIFTY AND 21/100 FEET (50.21') TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF LONDON GROVEPORT ROAD (STATE ROUTE 665), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENTS;

EASEMENT #1:

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665), SOUTH EIGHTY-THREE DEGREES TWENTY-SIX MINUTES FIFTY-ONE SECONDS EAST (S83°26'51"E) FOR FOURTEEN AND 79/100 FEET (14.79') TO A POINT;

THENCE LEAVING THE SOUTH-RIGHT-OF-WAY LINE OF LONDON-GROVEPORT ROAD (STATE ROUTE 665), SOUTH TWENTY DEGREES EIGHT MINUTES THIRTY-NINE SECONDS WEST (S20°08'39"W) FOR FORTY-FIVE AND 54/100 FEET (45.54') TO A POINT IN THE WEST LINE OF SAID 10.00 ACRE TRACT, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, NORTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS EAST (N01°16'04"E) FOR FORTY-FOUR AND 45/100 FEET (44.45') TO THE TRUE POINT OF BEGINNING.

EASEMENT #2

THENCE COMMENCING FOR REFERENCE AT THE AFOREMENTIONED POINT "A";

THENCE ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, SOUTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS WEST (S01°16'04"W) FOR TWO HUNDRED FORTY-ONE AND 94/100 FEET (241.94') TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE LEAVING THE WEST LINE OF SAID 10.00 ACRE TRACT, SOUTH FIFTY-NINE DEGREES THIRTY-SIX MINUTES FIFTY-SIX SECONDS EAST (S59°36'56"E) FOR EIGHT AND 40/100 FEET (8.40') TO A POINT;

THENCE SOUTH THIRTY DEGREES TWENTY-THREE MINUTES FOUR SECONDS WEST (S30°23'04"W) FOR FIFTEEN AND 07/100 FEET (15.07') TO A POINT IN THE WEST LINE OF SAID 10.00 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, NORTH ONE DEGREE SIXTEEN MINUTES FOUR SECONDS EAST (N01°16'04"E) FOR SEVENTEEN AND 26/100 FEET (17.26') TO THE TRUE POINT OF BEGINNING.

REFERENCE DOCUMENTS:

INST. 200204260105355
INST. 200409200218323

AREA SUMMARIES:

GROSS	34.149 ACRES
R/W	0.653 ACRES
NET	33.496 ACRES

TITLE COMMITMENT NOTES FOR NO. 05-29811:

#12 – SITE IS SUBJECT TO OVERHEAD ELECTRIC EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY AS RECORDED IN D.B. 1715, PAGE 281 AS SHOWN ON THE SURVEY.

ZONING:

SUBJECT PROPERTY IS CURRENTLY ZONED C-2 COMMERCIAL RETAIL, PER CITY OF GROVE CITY ZONING. SEE ZONING CODE FOR SITE SPECIFIC REQUIREMENTS.

SURVEY NOTES:

PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT IN NOVEMBER 2004.

THE LAND DEPICTED HEREON IS LOCATED WITHIN ZONE X (AREAS AS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 329, MAP NUMBER 39049C0329G, WITH EFFECTIVE DATE AUGUST 2, 1995.

LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATION OF PHYSICAL STRUCTURES. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH O.U.P.S. AT THE TIME OF EXCAVATION.

IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED HEREON.

EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM TITLE COMMITMENT PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION NO. 05-29811, DATED MAY 10, 2005.

CERTIFICATION:

TO: MEIJER STORES LIMITED PARTNERSHIP AND LAWYERS TITLE INSURANCE CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 8, 10, 11A, 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS OF SURVEY MEASUREMENTS WHICH CONTROL BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." THIS LAND LIES IN ZONE X BY SCALING PARCEL LOCATION ON FLOOD INSURANCE RATE MAP PANEL 329, MAP NUMBER 39049C0329G.

WOOLPERT, INC.

STEVEN W. NEWELL
OHIO REGISTERED SURVEYOR NO. 7212
04/11/06
DATE

STATE OF OHIO — STEVEN WAYNE NEWELL 7212 — REGISTERED PROFESSIONAL SURVEYOR

REVISION

No.	DATE

PROJECT No: 63144
DATE 03/01/2006
SCALE AS SHOWN
DES. SWN
DR. TMC
CKD. SWN

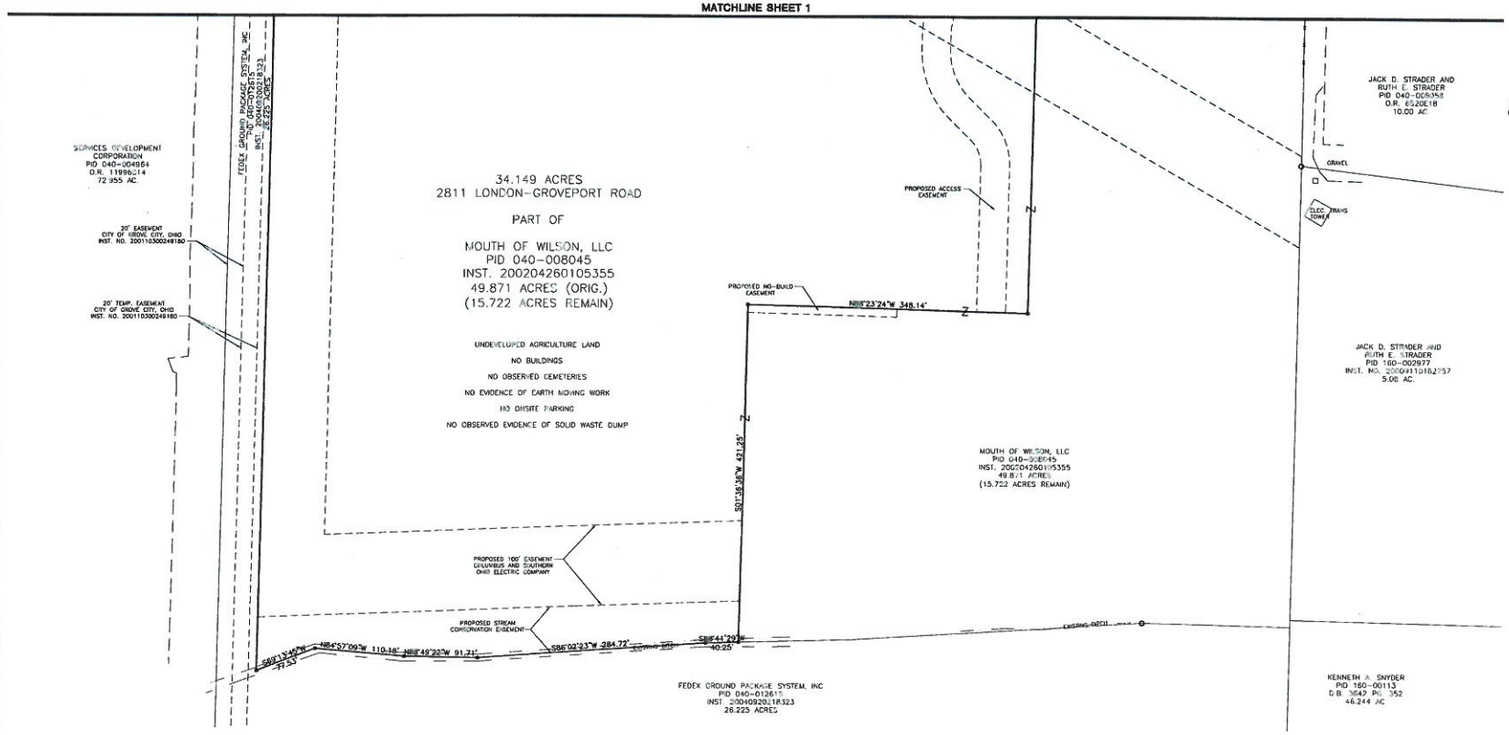
WOOLPERT, INC.
2760 Airport Drive, Suite 140
Columbus, Ohio
43219-2284
614.476.6000
FAX: 614.476.6225

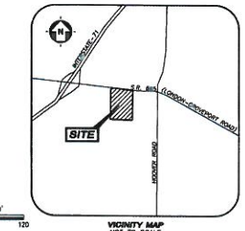
RECEIVED
MAY 26 2016
G[illegible]NING COMMISSION

MEIJER GVC
2811 LONDON-GROVEPORT ROAD
VIRGINIA MILITARY SURVEY NO. 6115
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO
ALTA/ACSM LAND TITLE SURVEY

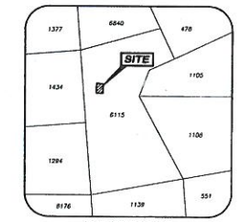
SHEET NO.
1 of 2

C:\SV\PROJ\63144 Meijer GVC\dwgs\63144ALTA20060227.dwg, Plotted By: Newell, Plotted: Apr 11, 2006 - 2:07pm





VICINITY MAP
NOT TO SCALE



V.M.S. QUECTIONS MAP
NOT TO SCALE

SURVEY DATA:

HORIZONTAL DATUM – BASED OHIO STATE PLANE COORDINATES – SOUTH ZONE NAD83 (1995)

VERTICAL DATUM – NAVD88

LEGEND

○	RAILROAD SPIKE FOUND
●	RAILROAD SPIKE SET
	PK NAIL FOUND
○	IRON PIN FOUND
●	IRON PIN SET WITH ID CAP
Ⓒ	SANITARY MANHOLE
○	STORM MANHOLE
□	SQUARE CATCH BASIN
●	WATER VALVE
	FIRE HYDRANT
	PULL BOX
Ⓣ	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE UTILITY MARKER
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	WELL
	GUY WIRE
	POWER POLE
	TELEPHONE POLE
	TELEPHONE/POWER POLE
	WIRE FENCE
	WOOD FENCE
OE	OVERHEAD ELECTRIC LINE
SAN	SANITARY SEWER
STM	STORM DRAIN
	WATERWAY

LEGAL DESCRIPTION OF 34.149 ACRES:

SITUATE IN CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6115 AND BEING PART OF A 49.871 ACRE TRACT OF LAND AS CONVEYED TO MOUTH OF WILSON, LLC BY DEED RECORDED IN INST. NO. 200204260105355 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDERS OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON–GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE AS SHOWN ON THE RECORD PLAT OF THE DEDICATION OF PART OF S.R. 665 AND PART OF SOUTH MEADOWS DRIVE RECORDED IN PLAT BOOK 57, PAGE 37;

THENCE ALONG THE CENTERLINE OF SAID LONDON–GROVEPORT ROAD (S.R. 665) SOUTH EIGHTY–THREE DEGREES THIRTY–SIX MINUTES TWELVE SECONDS EAST (S83°36'12"E) FOR SIX HUNDRED NINETY–THREE AND 06/100 FEET (693.06') TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID 49.871 ACRE TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH EIGHTY–THREE DEGREES TWENTY–SIX MINUTES FIFTY–ONE SECONDS EAST (S83°26'51"E) FOR A DISTANCE OF NINE HUNDRED FORTY–EIGHT AND 62/100 FEET (948.62') TO A RAILROAD SPIKE SET;

THENCE ACROSS SAID 49.871 ACRE TRACT ON A NEW DIVIDING LINE FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH ONE DEGREE THIRTY–SIX MINUTES THIRTY–SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY–THREE AND 23/100 FEET (1,253.23') TO AN IRON PIN SET;

2. NORTH EIGHTY–EIGHT DEGREES TWENTY–THREE MINUTES TWENTY–FOUR SECONDS WEST (N88°23'24"W) FOR A DISTANCE OF THREE HUNDRED FORTY–EIGHT AND 14/100 FEET (348.14') TO AN IRON PIN SET;

3. SOUTH ONE DEGREE THIRTY–SIX MINUTES THIRTY–SIX SECONDS WEST (S01°36'36"W) FOR A DISTANCE OF FOUR HUNDRED TWENTY–ONE AND 25/100 FEET (421.25') TO AN IRON PIN SET ON THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF A 26.225 ACRE TRACT OF LAND AS CONVEYED TO FEDEX GROUND SYSTEM BY DEED RECORDED IN INST. NO. 200409200118323;

THENCE ALONG THE SOUTH LINE OF SAID 49.871 ACRE TRACT AND THE NORTH LINE OF SAID 26.225 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH EIGHTY–EIGHT DEGREES FORTY–ONE MINUTES TWENTY–NINE SECONDS WEST (S88°41'29"W) FOR A DISTANCE OF FORTY AND 25/100 FEET (40.25') TO AN IRON PIN SET;

2. SOUTH EIGHTY–SIX DEGREES TWO MINUTES TWENTY–THREE SECONDS WEST (S86°02'23"W) FOR A DISTANCE OF TWO HUNDRED EIGHTY–FOUR AND 72/100 FEET (284.72') TO AN IRON PIN SET;

3. NORTH EIGHTY–EIGHT DEGREES FORTY–NINE MINUTES TWENTY–TWO SECONDS WEST (N88°49'22"W) FOR A DISTANCE OF NINETY–ONE AND 71/100 FEET (91.71') TO AN IRON PIN SET;

4. NORTH EIGHTY–FOUR DEGREES FIFTY–SEVEN MINUTES NINE SECONDS WEST (N84°57'09"W) FOR A DISTANCE OF ONE HUNDRED TEN AND 18/100 FEET (110.18') TO AN IRON PIN SET;

5. SOUTH SIXTY–NINE DEGREES THIRTEEN MINUTES FORTY–FIVE SECONDS WEST (S69°13'45"W) FOR A DISTANCE OF SEVENTY–SEVEN AND 53/100 FEET (77.53') TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 49.871 ACRE TRACT AND A CORNER OF SAID 26.225 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 49.871 ACRE TRACT AND AN EAST LINE OF SAID 26.225 ACRE TRACT NORTH ONE DEGREE THIRTY–SIX MINUTES THIRTY–SIX SECONDS EAST (N01°36'36"E) FOR A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINE AND 50/100 FEET (1,809.50') TO THE TRUE POINT OF BEGINNING, CONTAINING THIRTY–FOUR AND 149/1000 (34.149) ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

REFERENCE DOCUMENTS:

INST. 200204260105355
INST. 200409200118323

AREA SUMMARIES:

GROSS	34.149 ACRES
R/W	0.653 ACRES
NET	33.496 ACRES

TITLE COMMITMENT NOTES FOR NO. 05-29811:

#13 – SITE IS SUBJECT TO OVERHEAD ELECTRIC EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY AS RECORDED IN O.R. 1715, PAGE 281 AS SHOWN ON THE SURVEY.

ZONING:

SUBJECT PROPERTY IS CURRENTLY ZONED C–2 COMMERCIAL RETAIL, PER CITY OF GROVE CITY ZONING. SEE ZONING CODE FOR SITE SPECIFIC REQUIREMENTS.

SURVEY NOTES:

PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT IN NOVEMBER 2004.

THE LAND DEPICTED HEREON IS LOCATED WITHIN ZONE X (AREAS AS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 325, MAP NUMBER 39049C0329D, WITH EFFECTIVE DATE AUGUST 2, 1995.

LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATION OF PHYSICAL STRUCTURES. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH O.U.P.S. AT THE TIME OF EXCAVATION.

IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT", UNLESS OTHERWISE NOTED HEREON.

EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM TITLE COMMITMENT PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION NO. 05–29811, DATED MAY 10, 2005.

No.	DATE	REVISION

PROJECT No: 0134.14
DATE 03/01/2006
SCALE AS SHOWN
DES. SWN
DR. TMC
CKD. SWN

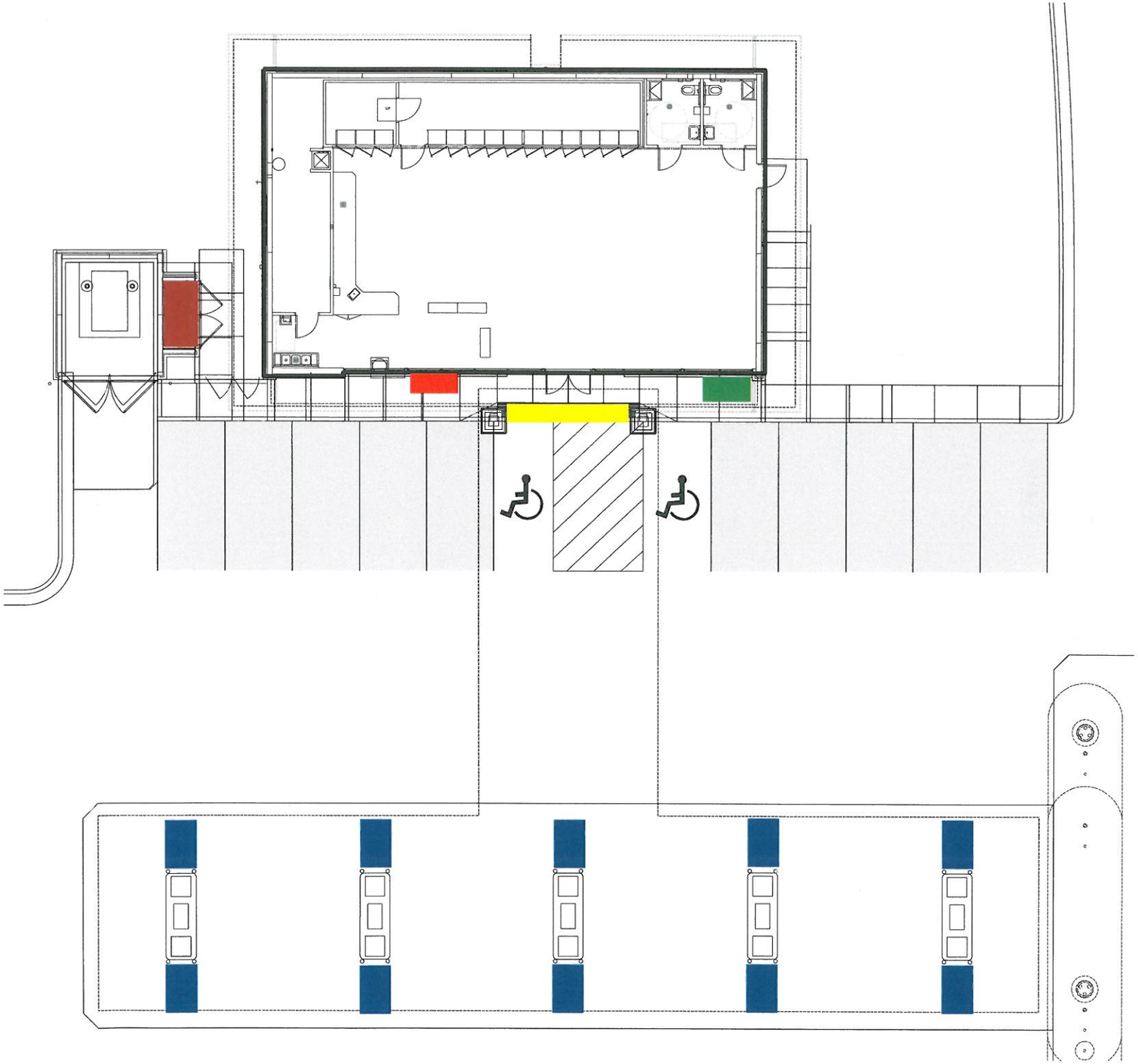
WOOLPERT, INC.
2760 Airport Drive, Suite 140
Columbus, Ohio
43219–2284
614.476.6000
WOOLPERT FAX: 614.476.6225

MEIJER GVC
2811 LONDON-GROVEPORT ROAD
VIRGINIA MILITARY SURVEY NO. 6115
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

ALTA/ACSM LAND TITLE SURVEY

SHEET NO.
2 of 2

G:\SVPROJ\13144 Meijer GVC\dwgs\13144L72005U227.dwg, Plotted By: Newell, Plotted: Mar 02, 2006 - 2:37pm



RECEIVED
MAY 26 2016
GC PLANNING COMMISSION

Accessible Ramps

Dispenser Merchandisers

Automotive Merchandisers

Ice Box

Propane Cage

RECEIVED
MAY 26 2016
GC PLANNING COMMISSION

Meijer Store #234 – Grove City, Franklin County, Ohio
Corp. Owner: Meijer Stores Limited Partnership – after sale to Taco Bell of America, LLC on 6/28/12

Situate in City of Grove City, County of Franklin, State of Ohio, lying in Virginia Military Survey Number 6115 and being part of a 49.871 acre tract of land as conveyed to Mouth of Wilson, LLC by deed recorded in Inst. No. 200204260105355 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the centerline intersection of London-Groveport Road (S.R. 665) and South Meadows Drive as shown on the record plat of the dedication of part of S.R. 665 and part of South Meadows Drive recorded in Plat Book 57, page 31;

thence along the centerline of said London-Groveport Road (S.R. 665) South eighty-three degrees thirty-six minutes twelve seconds East (S83°36'12"E) for six hundred ninety-three and 06/100 feet (693.06') to a railroad spike found at the northwest corner of said 49.871 acre tract, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said centerline South eighty-three degrees twenty-six minutes fifty-one seconds East (S83°26'51"E) for a distance of nine hundred forty-eight and 62/100 feet (948.62') to a railroad spike set;

thence across said 49.871 acre tract on a new dividing line for the following three (3) courses:

1. South one degree thirty-six minutes thirty-six seconds West (S01°36'36"W) for a distance of one thousand two hundred fifty-three and 23/100 feet (1,253.23') to an iron pin set;

2. North eighty-eight degrees twenty-three minutes twenty-four seconds West (N88°23'24"W) for a distance of three hundred forty-eight and 14/100 feet (348.14') to an iron pin set;

3. South one degree thirty-six minutes thirty-six seconds West (S01°36'36"W) for a distance of four hundred twenty-one and 25/100 feet (421.25') to an iron pin set on the south line of said 49.871 acre tract and the north line of a 26.225 acre tract of land as conveyed to Fedex Ground System by deed recorded in Inst. No. 200409200218323;

thence along the south line of said 49.871 acre tract and the north line of said 26.225 acre tract for the following five (5) courses:

1. South eighty-eight degrees forty-one minutes twenty-nine seconds West (S88°41'29"W) for a distance of forty and 25/100 feet (40.25') to an iron pin set;

2. South eighty-six degrees two minutes twenty-three seconds West (S86°02'23"W) for a distance of two hundred eighty-four and 72/100 feet (284.72') to an iron pin set;

3. North eighty-eight degrees forty-nine minutes twenty-two seconds West (N88°49'22"W) for a distance of ninety-one and 71/100 feet (91.71') to an iron pin set;

4. North eighty-four degrees fifty-seven minutes nine seconds West (N84°57'09"W) for a distance of one hundred ten and 18/100 feet (110.18') to an iron pin set;

5. South sixty-nine degrees thirteen minutes forty-five seconds West (S69°13'45"W) for a distance of seventy-seven and 53/100 feet (77.53') to an iron pin set at the southwest corner of said 49.871 acre tract and a corner of said 26.225 acre tract;

thence along the west line of said 49.871 acre tract and an east line of said 26.225 acre tract North one degree thirty-six minutes thirty-six seconds East (N01°36'36"E) for a distance of one thousand eight hundred nine and 50/100 feet (1,809.50') to the **TRUE POINT OF BEGINNING**, containing thirty-four and 149/1000 (34.149) acres, more or less

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of that 34.149 acre tract conveyed to Meijer Stores Limited Partnership of record in Instrument Number 200605090089637, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with South Meadows Drive as shown on Dedication of Part of S.R. 665 (London-Groveport Road) & Part of South Meadows Drive of record in Plat book 57, Page 31;

Thence South 83° 31' 37" East, 693.01 feet, with the centerline of London-Groveport Road to the northeast corner of that 26.225 acre tract conveyed to Fedex Ground Package System, Inc. of record in Instrument Number 2004090200218323 and the northwest corner of said 34.149 acre tract, the True Point of Beginning;

Thence South 83° 31' 37" East, 948.62 feet, continuing with said centerline to the northeast corner of said 34.149 acre tract and the northwest corner of the remainder of that 76.096 acre tract conveyed to Mouth of Wilson, LLC of record in Instrument Number 200204260105355;

Thence South 01° 31' 50" West, 50.19 feet, with a line common to said 34.149 and 76.096 acre tracts to a boundary market set;

Thence North 83° 31' 37" West, 948.62 feet, across said 34.149 acre tract with the proposed right-of-way line to a boundary marker set in the line common to said 34.149 and 76.096 acre tracts;

Thence North 01° 31' 50" East, 50.19 feet, with said common line to the True Point of Beginning, containing 1.089 acres, more or less.

ALSO EXCEPTING THEREFROM:

Situated in the City of Grove, County of Franklin, State of Ohio, and known as being a part of Virginia Military Survey No. 6115, also known as being a portion of a parcel of land conveyed to Meijer Stores Limited Partnership as recorded in Document No. 200605090089637 of said County's records, and being further bounded and described as follows:

Commencing at the centerline intersection of London-Groveport Rd. (S.R. 665, variable width) and Rings Ave., said intersection witnessed by a 5/8 inch rebar in a monument box found, N 83° 31' 37" W at a distance of 1030.88 feet and 5/8 inch rebar in a monument box found, S 83° 31' 37" E at a distance of 823.05 feet, thence along the centerline of said London-Groveport Rd., S 83° 31' 37" E for a distance of 37.79 feet to a point, thence S 6° 28' 23" W for a distance of 50.00 feet to a 5/8 inch rebar with cap "GPD" set on the south right of way line of said London-Groveport Rd., said rebar set being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following ten (10) courses and distances:

1) Thence along said south right of way line, S 83° 31' 37" E for a distance of 150.71 feet to a 5/8 inch rebar with cap "GPD" set;

2) Thence S 0° 03' 16" E for a distance of 353.66 feet to a 5/8 inch rebar with cap "GPD" set;

3) Thence N 88° 21' 25" W for a distance of 197.00 feet to a 5/8 inch rebar with cap "GPD" set at a point of curvature;

4) Thence along the arc of a curve to the right having the following properties:

Delta	=	72° 04' 53"
Radius	=	50.00
Tangent	=	36.38

Chord = 58.84

Chord Bearing = N 52° 18' 59" W for an arc distance of 62.90 feet to a 5/8 inch rebar with cap "GPD" set at a point of compound curvature;

5) Thence along the arc of a curve to the right having the following properties:

Delta = 33° 37' 17"
Radius = 80.00
Tangent = 24.17
Chord = 46.27

Chord Bearing = N 0° 32' 06" E for an arc distance of 46.94 feet to a 5/8 inch rebar with cap "GPD" set at a point of tangency;

6) Thence N 17° 20' 45" E for a distance of 18.38 feet to a 5/8 inch rebar with cap "GPD" set;

7) Thence N 21° 24' 34" E for a distance of 132.00 feet to a 5/8 inch rebar with cap "GPD" set at a point of curvature;

8) Thence along the arc of a curve to the left having the following properties:

Delta = 14° 43' 36"
Radius = 135.00
Tangent = 17.45
Chord = 34.60

Chord Bearing = N 14° 02' 46" E for an arc distance of 34.70 feet to a 5/8 inch rebar with cap "GPD" set at a point of tangency;

9) Thence N 6° 40' 58" E for a distance of 78.18 feet to a 5/8 inch rebar with cap "GPD" set at a point of curvature;

10) Thence along the arc of a curve to the right having the following properties:

Delta = 56° 41' 55"
Radius = 40.00
Tangent = 21.58
Chord = 37.99

Chord Bearing = N 35° 01' 56" E for an arc distance of 39.58 feet to the True Place of Beginning and containing 1.7070 acres (74,358 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for GPD Associates, in July of 2009.

Basis of Bearing is State Plane Grid North, NAD 83(1986), Ohio South Zone. Tied by GPS to Franklin County Survey Control points "JACKSON" and "FCGS 0024 RESET".

AND ALSO EXCEPTING THEREFROM:

Situated in the City of Grove City, County of Franklin, State of Ohio, and known as being a part of Virginia Military Survey No. 6115, also known as being a portion of a parcel of land conveyed to Meijer Stores Limited Partnership as recorded in Instrument No. 200605090089637 of said County's records, and being further bounded and described as follows:

Commencing at a 5/8 inch rebar in a monument box found at the centerline intersection of London-Groveport Rd. (S.R. 665, variable width) and North Meadows Dr., thence along the centerline of said London-Groveport Rd., S 83° 31' 37" E for a distance of 1219.37 feet to a point, said point witnessed by a 5/8 inch rebar in a monument box found, S 83° 31' 37" E at a distance of 634.55 feet, thence S 6° 28' 23" W for a distance of 50.00 feet to a 5/8 inch rebar with cap "GPD" found on the south right of way line of said London-Groveport Rd., the south line of a parcel of land conveyed to the City of Grove City as recorded in Instrument No. 200801220010097 and the northeast corner of a parcel of land conveyed to KFC US Properties, Inc. as recorded in Instrument No. 201001280011185, said rebar found being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following four (4) courses and distances:

1) Thence along said south right of way line and the south line of said City of Grove City, S 83° 31' 37" E for a distance of 206.21 feet to a 5/8 inch rebar with cap "GPD" set;

2) Thence S 0° 03' 16" E for a distance of 336.29 feet to a 5/8 inch rebar with cap "GPD" set;

3) Thence N 88° 21' 25" W for a distance of 204.96 feet to a 5/8 inch rebar with cap "GPD" found at the southeast corner of said KFC US Properties, Inc.;

4) Thence along the east line of said KFC US Properties, Inc., N 0° 03' 16" W for a distance of 353.66 feet to the True Place of Beginning and containing 1.6225 acres (70,675 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in May of 2012.

Basis of Bearing is State Plane Grid North, NAD 83(1986), Ohio South Zone of S 83° 31' 37 E on the centerline of London-Groveport Rd. (S.R. 665) between the 5/8 inch rebar in a monument box found at the centerline intersection of London-Groveport Rd. and North Meadows Dr. and the 5/8 inch rebar in a monument box found on the centerline of London-Groveport Rd, S 83° 31' 37 E at 1853.92 feet.

Tied by GPS to Franklin County Survey Control points "JACKSON" and "FCGS 0024 RESET".