

Broadway Professional Village – Lot Split Application Narrative

DBS Broadway, LLC is requesting a lot split of the 4.505 acre vacant land it owns to be able to sell land to K&M Columbus, LLC for development purposes. This land is part of a Planned Unit Development Project called Broadway Professional Village which was an office-medical condominium development. This 4.505 acre site was originally planned to be used a phase II of the Condo development, but with the current market for those types of buildings, DBS Broadway, LLC has decided to try and sell off the remaining land to others for development.





**DESCRIPTION OF A
4.505 ACRE TRACT**

RECEIVED

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Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey 1388, and being part of that 13.628 acre tract, conveyed to DBS Broadway LLC, by deed of record in Instrument Number 200409210220578, also being a residual of Lot 4 of Broadway Commercial Center, by plat of record in Plat Book 88, Page 77, and, all records herein are from the Recorder's Office, Franklin County, Ohio, said 4.505 acre tract being more particularly described as follows:

BEGINNING, at a set iron pin at the northwest corner of said Lot 4 and said 13.628 acre tract, also being the northwest corner of said subdivision on the easterly line of the railroad tract conveyed to CSX Transportation Inc, of record in Official Record 13276 A14, Official Record 13276 B15, and re-recorded in Official Record 13283 G13 ;

Thence with the perimeter of said 13.628 acre tract, the following courses:

South 87°33'52" East, a distance of 599.59 feet, with the south line of Urban Crest, by plat of record in Plat Book 4, Page 349, to a set iron pin at the northerly common corner of said 13.628 acre tract and that 1.196 acre tract conveyed to John D. Leffler (40%), Lynn R. Frasher (40%), and Allen L. Leffler, Jr (20%), by deed of record in Instrument Number 200401060003109;

South 29°17'08" West, a distance of 249.81 feet, with the west line of said 1.196 acre tract, to a set iron pin at the southerly common corner of said 13.628 acre tract and said 1.196 acre tract, being in the north line of that 2.127 acre tract conveyed to Warren Family Funeral Homes, Inc, by deed of record in Instrument Number 200402110030933;

Thence with the perimeter of said 2.127 acre and through said 13.628 acre tract, the following courses:

North 87°33'52" West, a distance of 152.80 feet, to a set iron pin;

South 34°00'19" West, a distance of 99.67 feet, to a set iron pin;

Thence North 55°59'41" West, a distance of 60.00 feet, with the right-of-way line of Farm Bank Way, as described in deed to the City of Grove City, of record in 200004130071648, to a set iron pin;

Thence South 34°00'19" West, a distance of 229.99 feet, with the right-of-way line of Farm Bank Way, by said deed of record and by said Broadway Commercial Center subdivision, to a set iron pin in the easterly corner of that 2.125 acre tract, as shown in The Broadway Professional Village Condominium, of record in Condo Plat Book 161, Page 8 and Instrument Number 200601250015624;

Thence with the northeasterly lines of said 2.125 acre tract and through said 13.628 acre tract, the following courses;

North 55°59'41" West, a distance of 180.00 feet, to a set iron pin;

North 34°00'19" East, a distance of 53.50 feet, to a set iron pin;

North 55°59'41" West, a distance of 55.00 feet, to a set iron pin;

South 34°00'19" West, a distance of 4.83 feet, to a set iron pin;

North 55°59'41" West, a distance of 99.39 feet, to a set iron pin in the common line of said 13.628 acre tract and said railroad right-of-way line;

Thence North 32°40'59" East, a distance of 296.12 feet, along the common line of said 13.628 acre tract and said railroad right-of-way line, to the **TRUE POINT OF BEGINNING**, containing 4.505 acres, more or less.

Subject to all easements, restrictions, and rights-of-ways of record.

Iron pins set are 5/8" rebar, 30 inches in length, with a yellow cap bearing the initials "CEC".

The bearings shown above are based on the westerly line of Broadway Commercial Center as being North 32°40'59" East as shown in Plat Book 88, Page 77, in the Franklin County Recorder's Office.

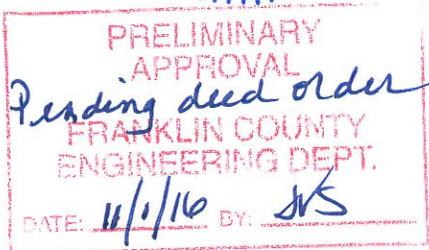
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



10/31/2016

Mark Alan Smith
Registered Surveyor No. 8232

Date



PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
VIRGINIA MILITARY SURVEY NO. 1388



NORTH

SCALE IN FEET



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF BROADWAY COMMERCIAL CENTER AS BEING NORTH 32°40'50" EAST, IN PLAT BOOK 88, PAGE 77, IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

IRON PINS:

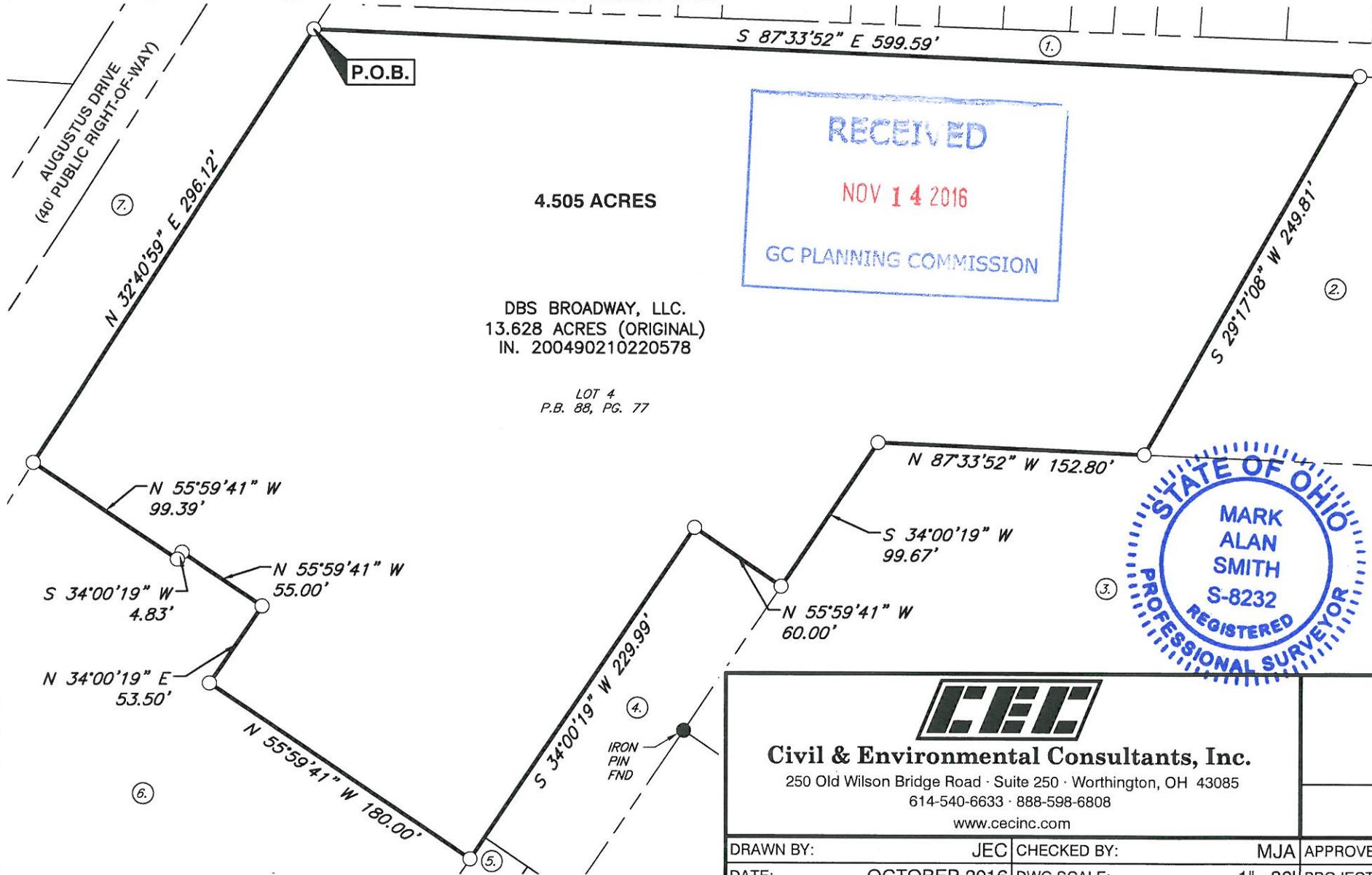
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC."

LEGEND

- IRON PIN FOUND
- IRON PIN SET & CAPPED

PERTINENT DOCUMENTS:

DEED OF RECORD, FRANKLIN COUNTY RECORDER'S OFFICE.



- ① VILLAGE OF URBANCREST
P.B. 4, PG. 349
- ② JOHN D. LEFFLER, LYNN R. FRASHER, & ALLEN L. LEFFLER
1.196 ACRES
IN. 200401060003109
- ③ WARREN FAMILY FUNERAL HOMES, INC.
2.127 ACRES
IN. 200402110030933
- ④ CITY OF GROVE CITY
IN. 200004130071648
- ⑤ FARM BANK WAY
60' PUBLIC RIGHT-OF-WAY
BROADWAY COMMERCIAL CENTER
P.B. 88, PG. 77
- ⑥ THE BROADWAY PROFESSIONAL VILLAGE CONDOMINIUM
2.125 ACRES
C.P.B. 161, PG. 8
IN. 200601250015624
- ⑦ BALTIMORE AND OHIO RAILWAY AKA CSX TRANSPORTATION INC.
O.R. 13276 A14
O.R. 13276 B15
O.R. 13283 G13

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

[Signature] 10/31/2016
MARK ALAN SMITH DATE
PROFESSIONAL SURVEYOR NO.: S-8232

 Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com		CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
		4.505 ACRES	
DRAWN BY: JEC	CHECKED BY: MJA	APPROVED BY: MAS	DRAWING NO.:
DATE: OCTOBER 2016	DWG SCALE: 1"=80'	PROJECT NO: 164-495	PLAT

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