

MMFCC, LLC Office Building Project Narrative

MMFCC, LLC is pursuing the approval to build an office building on land currently owned by Pizzuti that is located at the northern end of the South Park development on Gantz Road, just south of Home Road / Marlane Drive, situated in front of Farmbrook Circle. The land is currently vacant. The proposed building would be built to fit in with the current surroundings. It is proposed to situate it on the south end of the property along the current berm that separates the property from the warehouse to the south. The proposed building will be a one story aesthetically appealing building with a brick / stucco exterior and a hip roof. Current mature tree(s) would be saved, additional landscaping including trees & bushes would be added as well as leaving sufficient green space. The proposed building will be energy efficient, and would include environmentally friendly features such as solar panels, effective insulation and solar tube natural lighting. A low profile sign would be attached flush to the building. The building would house offices for a single business and would be leased to an affiliated commercial janitorial company who is currently leasing a temporary space in Grove City.

A second possible future building is shown on the site plan to display the land can accommodate such and to get approval for such a future endeavor, though there is no plan for the second building at this time.

ALTA/NSPS LAND TITLE SURVEY OF
1.609 ACRES
 LYING IN
 PART OF LOT 14
 SOUTHPARK
 PLAT BOOK 71, PAGE 31
 CITY OF GROVE CITY, COUNTY OF FRANKLIN
 STATE OF OHIO

LEGAL DESCRIPTIONS OF RECORD:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND CITY OF GROVE CITY:
 BEING KNOWN AS LOT NUMBER FOURTEEN (14) OF SOUTHPARK, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 71, PAGES 31 AND 32, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EXCEPTING THEREFROM A 0.484 ACRE, MORE OR LESS, TRACT PLATTED AS PART OF THE RE-SUBDIVISION OF A PART OF LOT 13 AND A PART OF LOT 14 OF SOUTHPARK, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 71, PAGE 31 AND 32 AND IN PLAT BOOK 82, PAGES 3 AND 4, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

FURTHER EXCEPTING THEREFROM THE 1.783 ACRE TRACT CONVEYED TO THE CITY OF GROVE CITY, AND OHIO MUNICIPAL CORPORATION IN INSTRUMENT NO. 199911020275265, FRANKLIN COUNTY RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, LOCATED IN VIRGINIA MILITARY SURVEY NO. 8639, BEING OUT OF A 13.410 ACRE TRACT KNOWN AS LOT 14 OF SOUTHPARK, PLAT BOOK 71, PAGES 31 AND 32, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 14, IN THE EASTERLY RIGHT OF WAY LINE OF GANTZ ROAD, AND THE SOUTHERLY RIGHT OF WAY LINE OF MARLANE DRIVE, SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 76 DEGREES 20 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MARLANE DRIVE A DISTANCE OF 130.97 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 03 MINUTES 09 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF MARLANE DRIVE A DISTANCE OF 80.66 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 22 MINUTES 01 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF MARLANE DRIVE A DISTANCE OF 304.25 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 00 MINUTES 043 SECONDS WEST LEAVING SAID SOUTHERLY RIGHT OF WAY OF MARLANE DRIVE A DISTANCE OF 450.52 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 57 MINUTES 18 SECONDS WEST A DISTANCE OF 252.65 FEET TO A POINT;

THENCE NORTH 84 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF GANTZ ROAD;

THENCE NORTH 05 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF GANTZ ROAD A DISTANCE OF 110.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF GANTZ ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 54 MINUTES 20 SECONDS, A CHORD BEARING NORTH 17 DEGREES 47 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 306.20 FEET TO THE PLACE OF BEGINNING CONTAINING 1.783 ACRES OF LAND, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES. SUBJECT HOWEVER TO ANY HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL REFERENCES USED IN THIS DESCRIPTION CAN BE FOUND AT THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. THE BEARINGS USED IN THIS DESCRIPTION WERE BASED ON THE EAST LINE OF SAID LOT 14 BEING SOUTH 23 DEGREES 41 MINUTES 31 SECONDS WEST AS USED IN THE PLAT OF SOUTHPARK PLAT BOOK 71, PAGES 31 AND 32.

FURTHER EXCEPTING THERE FROM THE 9.534 ACRE TRACT CONVEYED TO M.H. MURPHY DEVELOPMENT COMPANY IN INSTRUMENT NO. 200209270242357, FRANKLIN COUNTY RECORDER'S OFFICE, AND MORE FULLY DESCRIBED BELOW:

CONTAINING 1.609 ACRES, MORE OR LESS. LESS AND EXCEPTING A 9.534 ACRES:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING 9.534 ACRES OF LOT 14 AS SHOWN AND DELINEATED UPON THE PLAT "SOUTHPARK", A SUBDIVISION OF RECORD IN PLAT BOOK 71, PAGES 31 AND 32, RE-SUBDIVIDED IN PLAT BOOK 82, PAGES 3 AND 4, ALL RECORDING REFERENCES HEREIN BEING TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND IN THE EASTERLY RIGHT OF WAY LINE OF GANTZ ROAD (80 FEET IN WIDTH), AT THE SOUTHWEST CORNER OF SAID LOT 14 AS RESUBDIVIDED, AT THE NORTHWEST CORNER OF LOT 1 OF SAID RESUBDIVISION; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

1. WITH THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1,743.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 12 MINUTES 04 SECONDS, THE CHORD OF WHICH BEARS NORTH 02 DEGREES 30 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 36.54 FEET TO AN IRON PIN SET;

2. NORTH 01 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 262.08 FEET TO AN IRON PIN SET AT THE TRUE PLACE OF BEGINNING;

THENCE NORTH 01 DEGREES 54 MINUTES 43 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 73.25 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THAT 1.783 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE CITY OF GROVE CITY, OF RECORD IN INSTRUMENT NUMBER 199911020275265;

THENCE ALONG THE SOUTHERLY LINE OF SAID 1.783 ACRE TRACT THE FOLLOWING COURSES:

1. SOUTH 88 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET;

2. NORTH 20 DEGREES 32 MINUTES 01 SECONDS EAST, A DISTANCE OF 252.65 FEET TO AN IRON PIN SET;

3. NORTH 77 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 450.52 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT OF WAY OF MARLANE ROAD (WIDTH VARIES), IN THE NORTHERLY LINE OF SAID LOT 14;

4. THENCE SOUTH 79 DEGREES 47 MINUTES 18 SECONDS EAST, ALONG SAID RIGHT OF WAY AND NORTHERLY LINES, A DISTANCE OF 255.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 AND THE NORTHWEST CORNER OF THAT 43.817 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO NORTHAMERICAN BROADCASTING COMPANY, OF RECORD IN DEED BOOK 2737, PAGE 135, WITNESSED BY AN IRON PIN WITH CAP STAMPED "MATMAR, INC.", FOUNDED 0.42 FEET NORTH;

THENCE SOUTH 20 DEGREES 16 MINUTES 14 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 14 AND THE WESTERLY LINE OF SAID 43.817 ACRE TRACT, A DISTANCE OF 834.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 AS RESUBDIVIDED, AND A NORTHEAST CORNER OF SAID LOT 1, WITNESSED BY AN IRON PIN WITH CAP STAMPED "MATMAR, INC.", FOUNDED 0.42 FEET NORTH;

THENCE NORTH 77 DEGREES 29 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 14 AND SAID LOT 1, A DISTANCE OF 353.49 FEET TO AN IRON PIN SET;

THENCE THROUGH SAID LOT 14 THE FOLLOWING COURSES:

1. NORTH 01 DEGREE 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 329.28 FEET TO AN IRON PIN SET;

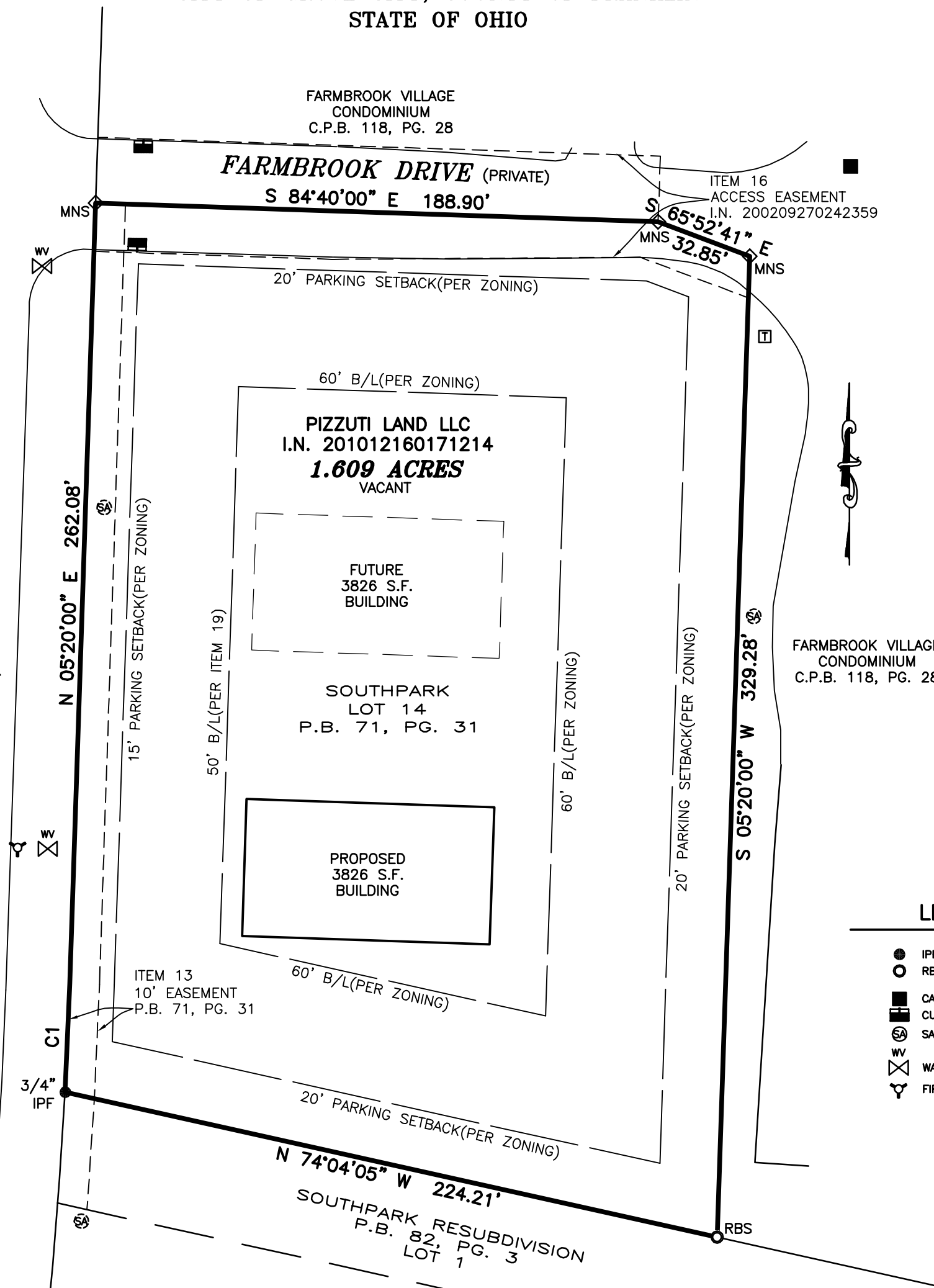
2. NORTH 69 DEGREES 17 MINUTES 58 SECONDS WEST, A DISTANCE OF 32.85 FEET TO AN IRON PIN SET;

3. NORTH 88 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 188.90 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 9.534 ACRES OF LAND. BEARINGS HEREIN ARE REFERENCED TO THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, BASED ON A GPS SURVEY. IRON PINS SET CONSIST OF A 1 INCH (O.D.) IRON PIPE, 30 INCH LONG WITH A PLASTIC CAP INSCRIBED "M-E COMPANIES/S-6872".

THIS DESCRIPTION WAS PREPARED BY M-E COMPANIES, INC. BASED ON AN ACTUAL FIELD SURVEY OF THE PREMISES IN JUNE, 2002.

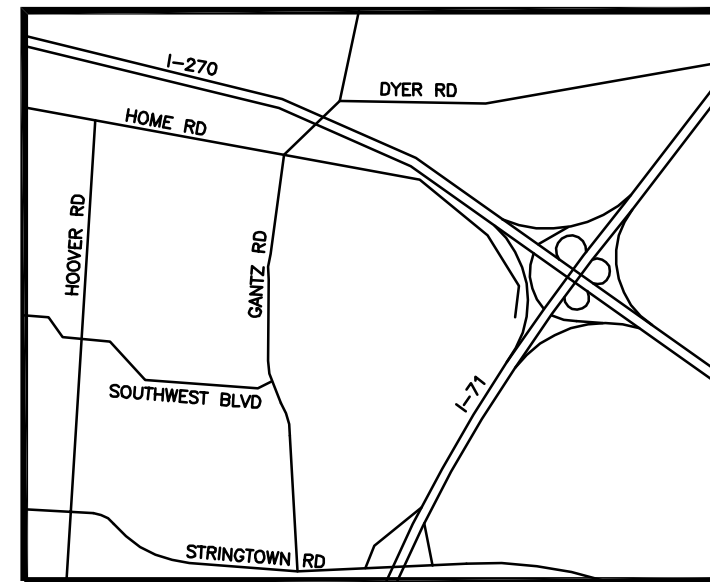
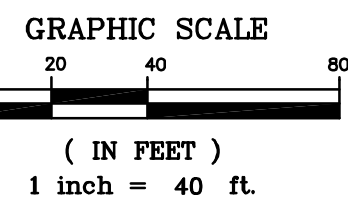
FARMBROOK
 DRIVE 60'
 P.B. 71, PG. 31
 (PUBLIC)

GANTZ ROAD 80'
 P.B. 71, PG. 31
 (PUBLIC)



LEGEND

- IPF IRON PIN FOUND
- RBS REBAR SET
- CATCH BASIN
- ▣ CURB INLET
- ⊗ SANITARY MANHOLE
- ⊕ WATER VALVE
- ⊖ FIRE HYDRANT



VICINITY MAP
 NOT TO SCALE

NOTES:

- 1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- 2) THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
- 3) ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 05°20'00" EAST FOR THE EASTERLY LINE OF GANTZ ROAD, OF RECORD IN PLAT BOOK 71, PAGE 31, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ZONING NOTE:

THE SUBJECT TRACT IS CLASSIFIED AS PSO (PROFESSIONAL SERVICE OFFICE, HEIGHT DISTRICT H-35).

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 390490318K, WITH AN EFFECTIVE DATE OF 6/17/2008, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY STATEMENT PER ITEM 11:

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYOR MAY BE IGNORED OR RESULT IN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER 2018-02-0008 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2018.

ITEM 13 BUILDING SETBACKS AND EASEMENTS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 71, PAGE 31, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENT APPEARING IN DEED BOOK 2107, PAGE 455, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 15 EASEMENTS APPEARING IN OFFICIAL RECORD 15324815, INSTRUMENT NUMBER 200009050178314, DEED BOOK 1033, PAGE 230 AND OFFICIAL RECORD 13762A13, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 16 EASEMENT APPEARING IN INSTRUMENT NUMBER 200209270242359, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT APPEARING IN DEED BOOK 3781, PAGE 853 AND DEED BOOK 3569, PAGE 423, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 18 EASEMENT APPEARING IN DEED BOOK 945, PAGE 522, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 19 RESTRICTIONS APPEARING IN OFFICIAL RECORD 14278C15 AND AMENDED IN OFFICIAL RECORD 18197C06, OFFICIAL RECORD 18205A07, INSTRUMENT NUMBER 200109190216329 AND INSTRUMENT NUMBER 200312100392047, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 20 RESTRICTION APPEARING IN OFFICIAL RECORD 21969H01, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 21 EASEMENT APPEARING IN OFFICIAL RECORD 14168G09 AND OFFICIAL RECORD 15371117, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1743.00'	136.54'	1°12'05"	N 05°56'02" E	136.54'

CERTIFICATION:

TO: PIZZUTI LAND, LLC, MMFC, LLC, FORE TITLE, LLC, WESTCOR LAND TITLE INSURANCE COMPANY THEIR SUCCESSORS AND/ OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B1), 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." THE FIELD WORK WAS COMPLETED IN JANUARY OF 2018.

Scott D. Grundeil 2/21/18
 SCOTT D. GRUNDEIL, P.S. DATE
 REGISTERED SURVEYOR NO. 8047

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003
 DATE: 2/20/18 FILE NO. 207911

REV.	DATE	DESCRIPTION

