

Purpose of Lot Split at 3615 Grant Ave.

Once the lot is split I will be submitting a plan to build a one story single family dwelling. It will be approximately 1600 to 1800 square feet with a basement and 2 car attached garage. I am undecided if I will be occupying the property or I will be selling it.

Since the lot has two zonings (R-2 and D-1) I will be submitting for rezoning of R-2. In addition, I will apply for a variance since the lot width does not meet the 70' for the R-2 district.

Thank You

Jim McNabb

Legal Description of a 0.220 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Grove City, And Being all of Lot Number Twenty-two (22) and part of Lot Number Twenty-three (23) of the Grant's Addition to Beulah, as said lots are numbered and delineated upon the recorded Plat thereof, of record in Plat Book 5, Page 130, also shown as being the same Lots as conveyed to 2TEERS Properties, LLC, an Ohio Limited liability Company in Instrument Number 201809170125559, herein referred to as Grantor, all records herein are from the Recorder's Office of Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at a Found 1/4" Rebar, said Found Rebar being at the northeasterly corner of Lot 21 of said Grant's Addition to Beulah, and at the southwesterly right-of-way corner of Grant Avenue (60') and Curtis Avenue (60');

Thence northwesterly with the southerly line of said Grant Avenue, and the northerly line of said Grant's Addition Lot 21, North 56°01'58" West a distance of 48.00 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the northwesterly corner of said Lot 21 and the northeasterly corner of Lot 22 of said Grant's Addition, said Found Iron Pipe being at the **TRUE POINT OF BEGINNING** of the herein described 0.220 Acre Tract;

Thence southwesterly leaving the southerly line of said Grant Avenue, with the westerly line of said Lot 21 and the easterly line of said Lot 22, **South 32°34'45" West, a distance of 150.00 feet** to a Set 5/8" Rebar with cap, said Set Rebar being at the southeasterly corner of Lot 22 and on the northerly right-of-way line of a 20 foot alley;

Thence Northwesterly with the southerly line of Lot 22 and the northerly line of said alley, **North 56°01'58" West**, passing the common southerly corner of Lot 22 and Lot 23, at a distance of 48.00 feet for a **total distance of 64.00 feet** to a Set 5/8" Rebar w/cap, said set Rebar w/cap being on the northerly right-of-way line of said 20 foot alley;

Thence Northeasterly leaving the northerly right-of-way line of said alley, on a new division line through the Grantor's land, **North 32°34'45" East, a distance of 150.00 feet** to a Set 5/8" Rebar, said Set Rebar being on the southerly right-of-way line of said Grant Avenue and on the northerly line of said Lot 23;

Thence southeasterly with the southerly right-of-way line of Grant Avenue, **South 56°01'58" East, a distance of 64.00 feet** to the **TRUE POINT OF BEGINNING** and containing 0.220 Acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-766-4000) under the direct supervision of John J. Rutter Jr. PS-7958 from an actual field survey of the premises in November of 2018. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings is the southerly line of Grant Ave as being North 56°01'58" West was obtained through G.P.S observation and by utilizing the O.D.O.T. V.R.S Network (NAD 83) and is to be used to denote angles.

Deed References and Documents as Recorded in the Franklin County, Ohio Recorder's Office.

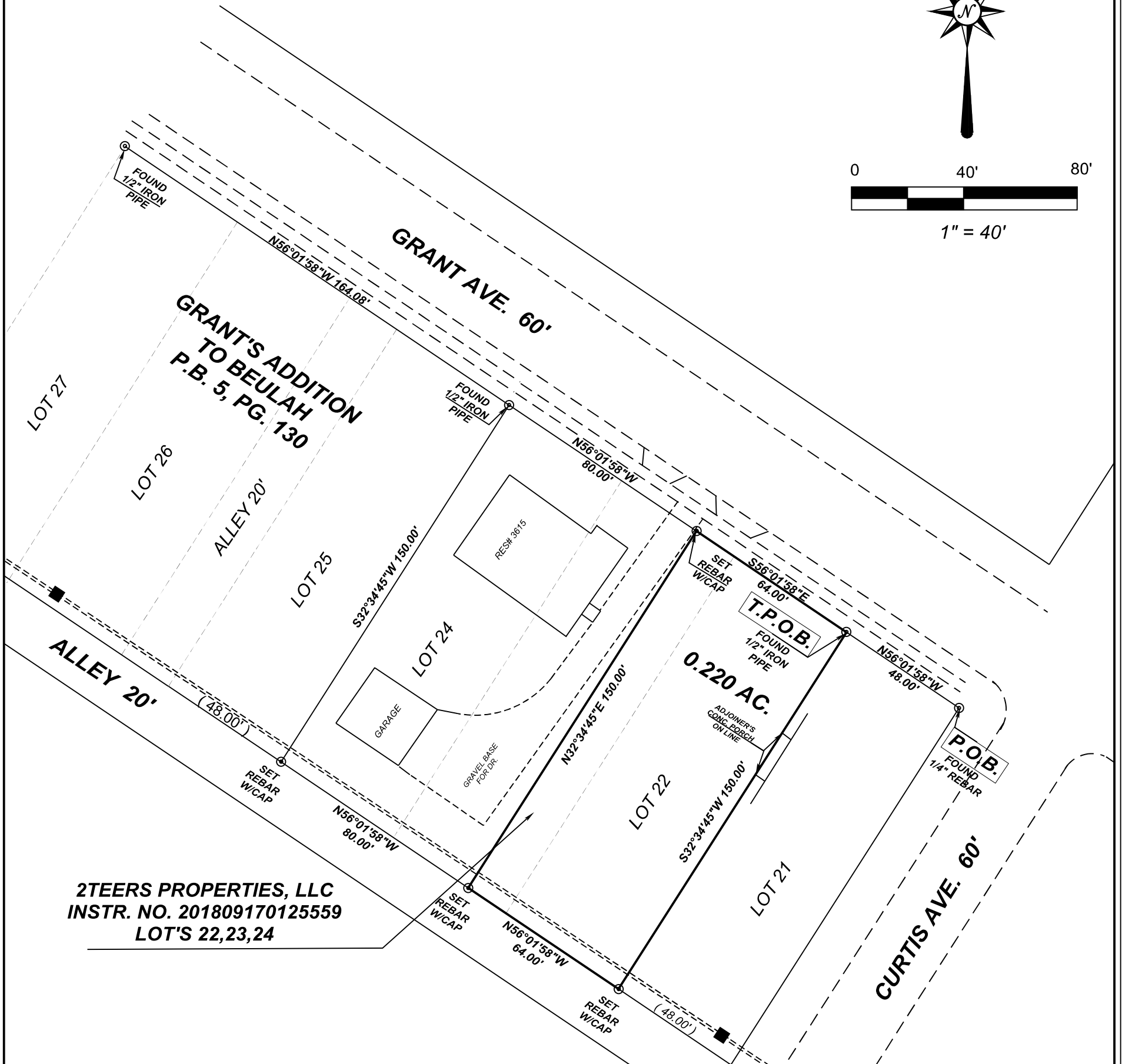
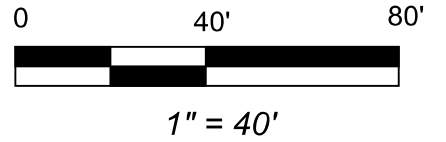
All Iron Pins set are 5/8" X 30" rebar with a 1-1/2" yellow plastic cap reading Ackison Surveying.

November 25, 2018

John J. Rutter Jr. PS-7958

BOUNDARY SURVEY OF A 0.220 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
 BEING LOT NUMBER 22, AND PART OF LOT NUMBER 23 OF GRANT'S ADDITION TO BEULAH,
 AS SAID LOTS ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN
 PLAT BOOK 5, PAGE 130, AND AS CONVEYED TO 2TEERS PROPERTIES, LLC, IN INSTRUMENT NO.
 201809170125559, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO PART OF PARCEL NO. 040-000411-00



**2TEERS PROPERTIES, LLC
 INSTR. NO. 201809170125559
 LOT'S 22,23,24**

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE SOUTHERLY LINE OF GRANT AVE. AS BEING N 56°01'58" W AND WAS OBTAINED THROUGH G.P.S. OBSERVATION AND BY UTILIZING THE O.D.O.T. V.R.S. NETWORK (NAD 83) AND IS TO BE USED TO DENOTE ANGLES ONLY.

ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED ACKISON SURVEYING

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

JOHN J RUTTER JR PS 7958

NOVEMBER 25, 2018



LEGEND	
	Set 5/8" Rebar w/cap Stamped Ackison
	Found Franklin County Monument
	Found Iron Pins (as noted)
	Set Mag Nails
	Measured Distance
	Catch Basin



**OFFICE: 614-766-4000
 CELL: 614-207-8214**

Legal Description of a 0.275 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Grove City, And Being part of Lot Number Twenty-three (23) and all of Lot Number Twenty-four (24) of the Grant's Addition to Beulah, as said lots are numbered and delineated upon the recorded Plat thereof, of record in Plat Book 5, Page 130, also shown as being the same Lots as conveyed to 2TEERS Properties, LLC, an Ohio Limited liability Company in Instrument Number 201809170125559, herein referred to as Grantor, all records herein are from the Recorder's Office of Franklin County, Ohio and being more particularly described as follows;

Beginning for reference at a Found 1/4" Rebar, said Found Rebar being at the northeasterly corner of Lot 21 of said Grant's Addition to Beulah, and at the southwesterly right-of-way corner of Grant Avenue (60') and Curtis Avenue (60');

Thence northwesterly with the southerly line of said Grant Avenue, and the northerly line of said Grant's Addition Lot 21, Lot 22, and partly Lot 23, North 56°01'58" West passing a Found a 1/2" Iron Pipe at 48.00 feet, said Iron Pipe being at the northwesterly corner of said Lot 21 and the northeasterly corner of Lot 22 of said Grant's Addition, for a total distance of 112.00 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the **TRUE POINT OF BEGINNING** of the herein described 0.275 Acre Tract;

Thence southwesterly leaving the southerly line of said Grant Avenue, on a new division line through the Grantor's land, **South 32°34'45" West, a distance of 150.00 feet** to a Set 5/8" Rebar with cap, said Set Rebar being on the northerly right-of-way line of a 20 foot alley;

Thence Northwesterly with the southerly line of Lot 23 and Lot 24 and the northerly line of said alley, **North 56°01'58" West**, passing the common southerly corner of Lot 23 and Lot 24 at a distance of 32.00 feet for a **total distance of 80.00 feet** to a Set 5/8" Rebar w/cap, said set Rebar w/cap being on the northerly right-of-way line of said 20 foot alley and at the southwesterly corner of Lot 24;

Thence Northeasterly leaving the northerly right-of-way line of said alley, with the common line between lots Lot 24 and Lot 25, **North 32°34'45" East, a distance of 150.00 feet** to a Found 1/2" Iron Pipe, said Found Iron Pipe being on the southerly right-of-way line of said Grant Avenue and on the northerly line of said Lot 24;

Thence southeasterly with the southerly right-of-way line of Grant Avenue, **South 56°01'58" East, a distance of 80.00 feet** to the **TRUE POINT OF BEGINNING** and containing 0.275 Acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-766-4000) under the direct supervision of John J. Rutter Jr. PS-7958 from an actual field survey of the premises in November of 2018. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings is the southerly line of Grant Ave as being North 56°01'58" West was obtained through G.P.S observation and by utilizing the O.D.O.T. V.R.S Network (NAD 83) and is to be used to denote angles.

Deed References and Documents as Recorded in the Franklin County, Ohio Recorder's Office.

All Iron Pins set are 5/8" X 30" rebar with a 1-1/2" yellow plastic cap reading Ackison Surveying.

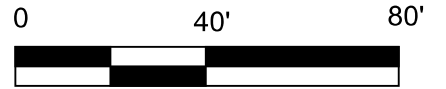
November 19, 2018

John J. Rutter Jr.

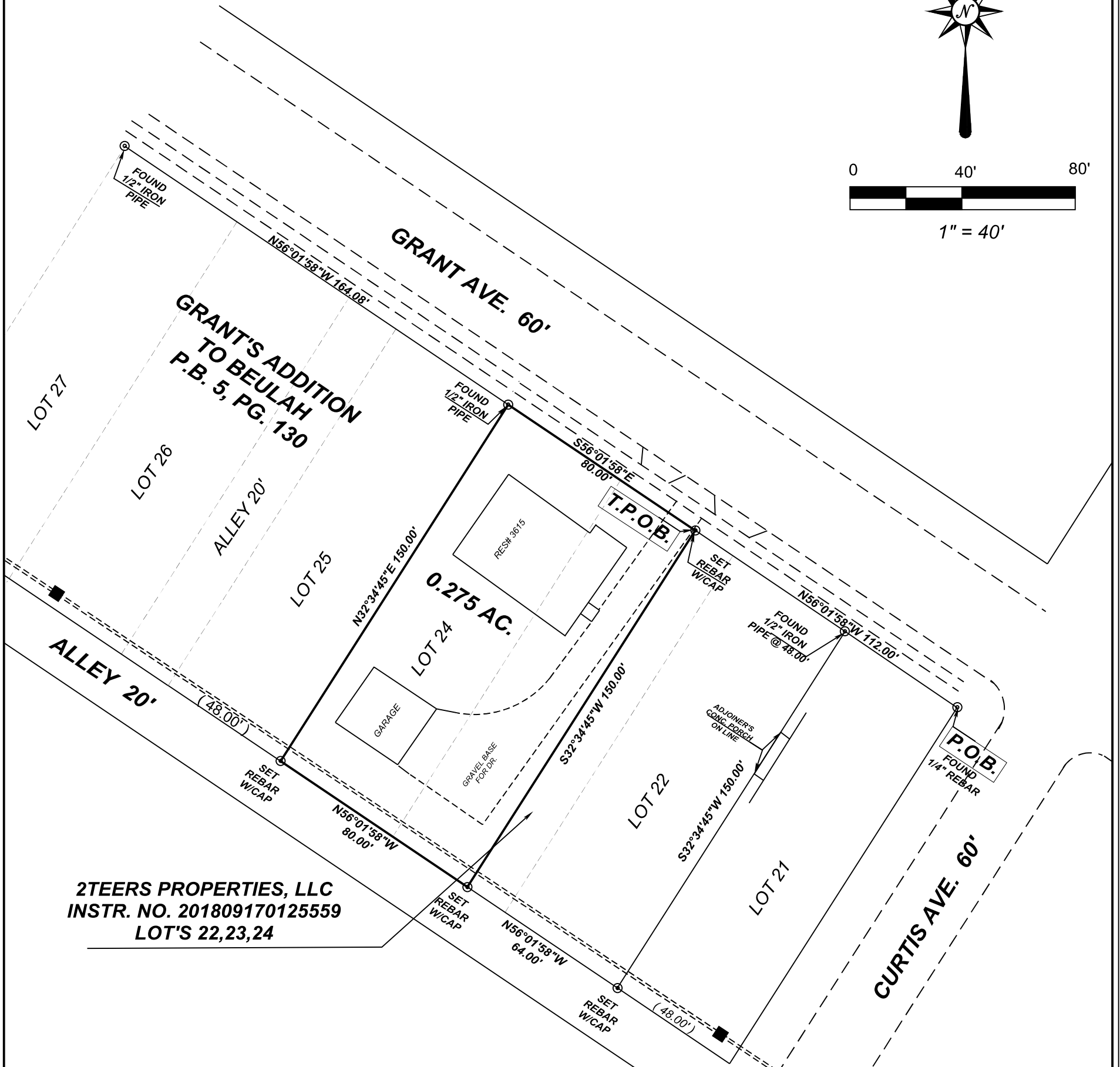
PS-7958

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 PLAT BOOK 5, PAGE 130, AND AS CONVEYED TO 2TEERS PROPERTIES, LLC, IN INSTRUMENT NO.
 201809170125559, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO PART OF PARCEL NO. 040-000411-00



1" = 40'



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 LOT'S 22,23,24**

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