

Bluegrass Park Lot Split Application

Received by
City of Grove City
02-08-19

Project Narrative

Applicant proposes to split 2.50 acres of real property from an 85.5735 acre parcel of real property located at 5665 Hoover Road, Grove City, Ohio 43123, known as Franklin County Auditor Tax Parcel Id. No. 040-004974 (“5665 Hoover Road”). A description and survey of the 2.50 acres of real property being split from 5665 Hoover Road is attached hereto.

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Patridge
Surveying LLC

LEGAL DESCRIPTION OF 2.500 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1434, and being in part of an original 85.5735 acre tract (Parcel I) conveyed to The Buckeye Ranch Foundation in Instrument No.199809090228735 (Par. No. 040-004974); and being more particularly described as follows:

Beginning for reference, at an railroad spike found in the centerline of Hoover Road at the southeast corner of a 29.696 acre tract (Parcel II) currently conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228741 (Par. No. 040-008056 acre tract and in the northeast corner north line of a 16.110 acre tract being the Buckeyegrove Shopping Center as delineated and recorded in Plat Book 90, Page 36, recorded in Instrument No.201212210197648, being the southeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09;

Thence North $02^{\circ}55'35''$ East 711.11 feet, in the centerline of Hoover Road, to a railroad spike found marking the southeast corner of said original 85.5735 acre tract (Parcel I) and the northeast corner of said 29.696 acre tract (Parcel II), being the **Principal Place of Beginning** of the herein described 2.5 acre tract;

North $87^{\circ}13'01''$ West 410.94 feet, to an iron pin set in the north line of said 29.696 acre tract and the south line of an original 85.5735 acre tract (Parcel I);

Thence the following two courses across said original 85.5735 acre tract:

North $02^{\circ}43'51''$ East 265.00 feet, to an iron pin set;

South $87^{\circ}13'01''$ East 410.94 feet, to a PK nail set in the centerline of Hoover Road and being in the east line of said 89.5735 acre tract, (passing an iron pin set at 370.94 feet);

Thence **South $02^{\circ}43'51''$ West 265.00 feet**, in the centerline of Hoover Road and the east line of said original 89.5735 acre tract, to the **Principal Place of Beginning**, Containing **2.500 acres** more or less. Of which present road occupies 0.183 acres and 0.061 acres are in an easement for bike path recorded in Instrument No. 201406040069338.

Basis of bearings from, GPS observation, NAD 83 (1986 Adj.) Ohio SPC south zone, based on the south line of said 29.696 acre tract being North $87^{\circ} 17' 41''$ West.

This description is to be used for Zoning purposes only and not to be used for transfer of said property.

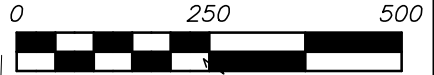
All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.

SURVEY PLAT

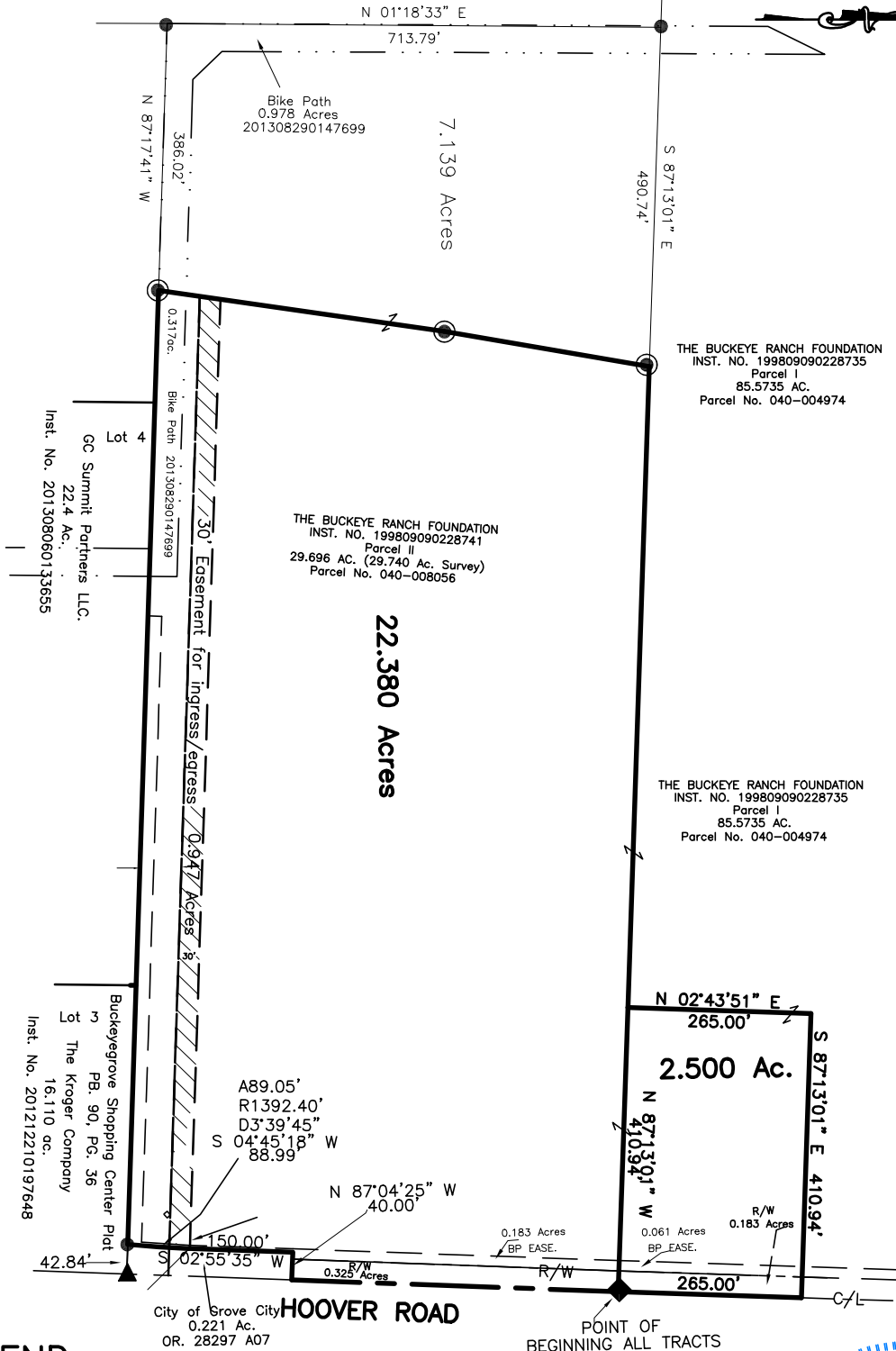
Buckeye Boys Ranch property
Being a 22.380 acre tract in part of a 29.696 acre tract & a 2.5 acre tract in part of an 85.5735 acre tract, in V.M.S. Survey No. 1434 located in City of Grove City, County of Franklin, State of Ohio,

Basis of bearings from NAD83 (1986 adj) Ohio south zone on the south line of said 29.696 acre tract being N 87° 17' 41" W.

Gateway Business Park
Lot 3 PB. 86, PG. 4
Quality Bakery Co.
Inst. No. 199804030079186



Scale 1" = 250'
December, 2018

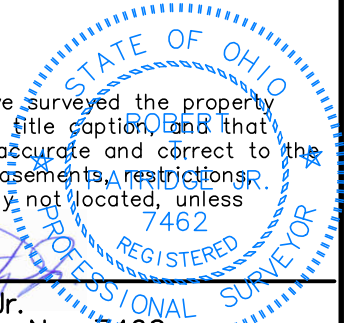


LEGEND

- set iron pin 5/8" x 30" (capped PATRIDGE SURVEYING)
 - ▲ found railroad spike
 - △ set PK Nail
 - ◆ Franklin County Monument
- PATRIDGE SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

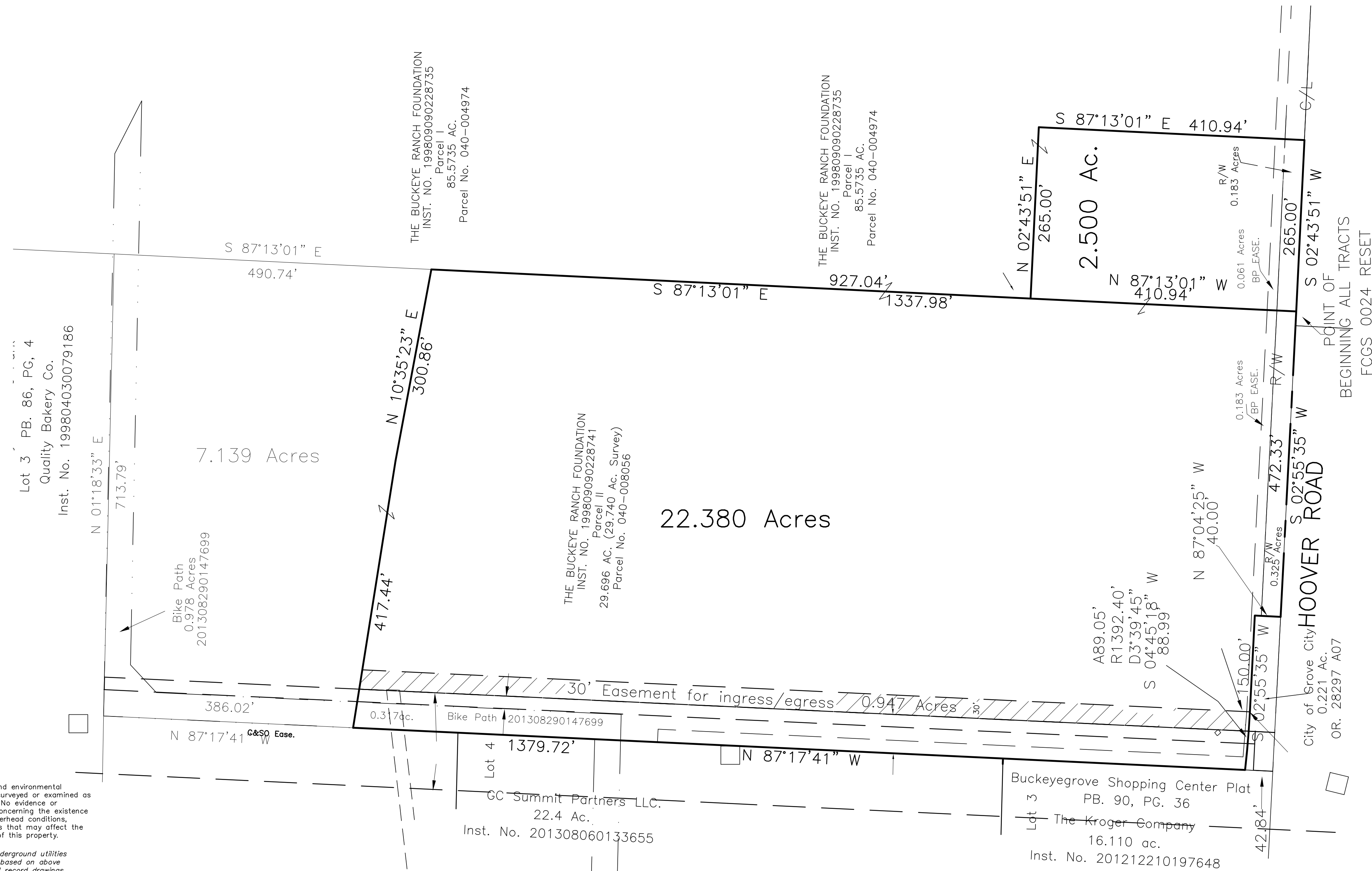
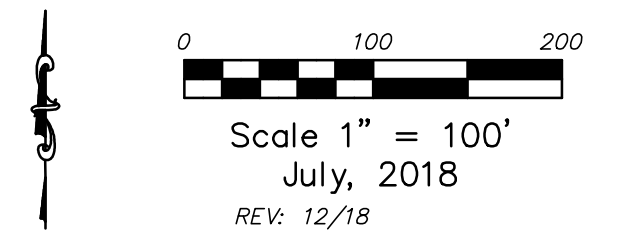
Robert T. Patridge Jr.
Professional Surveyor No. 7462



Buckeye Boys Ranch property
 Being a 22.380 acre tract in part of a 29.696 acre tract & a 2.5 acre tract in part of an 85.5735 acre tract, in V.M.S. Survey No. 1434 located in City of Grove City, County of Franklin, State of Ohio,



Vicinity Map
No scale



- LEGEND**
- found 3/4" iron pin
 - ⊙ set iron pin 5/8" x 30" (capped PATRIDGE SURVEYING)
 - ▲ found railroad spike
 - △ set PK Nail
 - ◆ Franklin County Monument

Professional Surveyor No. 7462

Robert T. Patridge Jr.

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NOTE: Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

PATRIDGE SURVEYING L.L.C.
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DRAWN BY: RTP/J	DATE: 07-29-18
CHECKED BY: BJP	DRAWING NO.: 12984-S-
JOB NO.: 12984	SHEET 1 OF 1