



United Acquisition Services

Received by  
City of Grove City  
07-02-20

UAS Inc.  
PO BOX 6323  
Columbus, OH 43206

July 2, 2020

Grove City Planning Commission  
Department of Development  
4035 Broadway Ave.  
Grove City, OH 43123

RE: Proposed Cellco Partnership d/b/a Verizon Wireless, Cell Tower / Stadium Light Pole Replacement, Central Crossing High School, 4500 Big Run South Road, Grove City, OH 43123

Dear Planning Commission Members:

Enclosed please find materials in support of a proposed cell tower / stadium light pole replacement project located behind the east side bleachers of the Central Crossing High School football stadium. After a thorough search and evaluation of several properties in the area, the proposed location was chosen as it meets Verizon network performance standards and is the least intrusive placement to serve this north west area of Grove City. The school parcel is approximately 109 acres allowing a large land buffer to the surrounding residences to the northwest, north, northeast and southeast. There is existing infrastructure aids the blend of the proposed tower in and amongst the existing electrical transmission lines and existing stadium light standards surrounding the football and other athletic fields. Placement of the structure here helps the visual impact to be less significant than that of a location with no existing infrastructure. In these uncertain times the placement of a facility at this location will aid in valuable communications services for Verizon customers in the area, for first responders in events of emergency and revenue for the tower will benefit South Western City Schools.

The school is zoned SD-1 (Education District), cell towers are not a permitted use in this type of zoning district. Following a pre-application meeting with planning staff we were directed to pursue a Method of Rezoning Application Process via a Use Approval Request. Per that direction, attached is a portion of Code Section 1137.15 which addresses Communication Towers per Grove City Codified Ordinance. We have reviewed this Code Section have noted our responses (highlighted in yellow) as they pertain to this application:

**1137.15 RADIO AND TELEVISION ANTENNAS AND/OR ANTENNA TOWERS.**

(b) Whenever a new antenna is proposed, the property owner, developer or their agent shall submit the following material, in addition to the other information required for a Special Use Permit, as required in Section 1135.09(b)(12)E.:

(1) A site plan or plans drawn to scale and identifying the site boundary; tower(s); guy wire anchors; existing and proposed structures; vehicular parking and access; existing vegetation to be retained, removed or replaced; and uses, structures, and land-use designations on the site

and abutting parcels; Proposed Facility is a monopole type tower which will be combined with an existing 90' tall existing stadium light pole. The proposed tower facility is designed to be 140' to top of steel (tower) with a lightning appurtenance of 10' for an overall height of 150'. A survey and site plan are contained in the materials presented. The proposed tower will be designed to accommodate two additional wireless carriers and the existing stadium light bank on the 90' light pole will be re-engineered and included into the new design for the multi-use structure.

(2) A plan drawn to scale showing proposed fencing and landscaping, including plant species type, size, spacing and other features; given the existing use (stadium athletics) of space and existing features, a landscaping plan / schedule has not been included in our drawings in anticipation of discussion on this topic thru the zoning process. The fencing is currently spec'd as chain link hot dipped in black vinyl coating.

(3) A report from a professional engineer. The report shall:

A. Describe the tower and the technical reasons for the tower; Tower Design Drawings forthcoming.

B. Demonstrate that the tower complies with the City Building Code; and

C. Describe the capacity of the tower, including the number and type of future antennas that it could accommodate; Proposed Tower will be designed for collocation, Verizon Antenna platform is proposed at a RAD center of 135' with additional carriers 125' and 110' and the relocated stadium lighting at 90'.

(4) Information on conditions determining shared use of facilities pursuant to Section 1137.14(c); and A e911 / certified address will be applied for once zoning is complete.

(5) Other information as may be required by the Service Director to determine compliance with the provisions of this Zoning Code.

(c) The use of existing facilities for the placement of antennas is encouraged. Prior to the approval of an application for a new antenna tower the applicant shall document that existing towers within the areas of the range of the proposed equipment have been surveyed, and shall demonstrate that one or more of the following conditions exists:

(1) Planned equipment would exceed the structural capacity of existing and approved towers; N/A.

(2) Planned equipment will cause RF interference with other existing or proposed equipment for that tower, and that interference cannot be prevented at a reasonable cost; N/A.

(3) Existing towers do not have space on which to function in parity with similar equipment in the area; Affirmed.

(4) The fees and/or costs for shared use are unreasonable; and/or N/A.

(5) Other conditions exist that render the placement of proposed equipment on an existing tower impracticable. Affirmed.

(d) New antenna towers shall be located on a site of sufficient size so as to contain on-site substantially all ice-fall or debris from tower failure and preserve the privacy of abutting properties. The specific setback requirements are as follows:

(1) The base of the antenna tower shall be set back from all abutting property (including public streets) by a distance of not less than one hundred percent (100%) of the height of the tower. Affirmed.

(2) Guy wire anchors shall be set back from all abutting property not less than twenty-five feet. No Guy Anchors.

(3) Accessory buildings shall be set back from all abutting property not less than the required rear yard setback for the zoning district in which the antenna is located. Affirmed.

(4) New antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City. Affirmed. The proposed tower, the proposed tower is 209.93' from a property corner that is residential parcel, however, no houses will be built upon it as it is identified as a Reserve A, of the village at Pine Grove, Section 1, Part 1, of record in Plat Book 106, Page 26. A variance application will be filed with the BZA.

(e) The design and construction of the antenna and antenna tower shall meet the standards of the Building Department, as well as any applicable requirements of the Federal Aviation Administration (FAA). Affirmed.

(Ord. C69-89. Passed 10-16-89.)

(f) A landscape and fencing buffer shall be required at the antenna tower site, according to the following requirements: Affirmed addressed above.

(1) The antenna tower base and accessory structure and each guy wire anchor location shall be separately enclosed by fencing of such type to prevent illegitimate access. Such fencing shall be not less than six feet in height. Affirmed.

(2) Antenna 100 feet or less in height. A row of evergreen trees or shrubs shall be planted directly outside of the fencing surrounding the tower base and accessory building and each guy wire anchor point location. Such trees or shrubs shall be planted not more than fifteen feet apart and be not less than five feet high at time of planting. A second landscape buffer shall consist of a planting of evergreen trees or shrubs, to be located within ten feet outside of the first row of trees or shrubs. This buffer shall be six feet high at time of planting. Earth mounding of three feet in height or less may be used to achieve the required overall height of six feet. Vegetation shall have a minimum year-round opaqueness of eighty percent (80%) when viewed from two to five feet from the ground. N/A.

(3) Antennas more than 100 feet in height All requirements of subsection (f)(2) hereof shall be met, except that the second row of evergreen trees shall be located within twenty-five feet of the outside of the fencing. At least one row of deciduous trees, not less than one and one-half inches in caliper diameter six inches (6") above grade and spaced not more than twenty feet apart, shall be planted within ten feet from the outside of the first row. Affirmed, addressed above.

(Ord. C112-89. Passed 1-8-90; Ord. C74-97. Passed 12-15-97.)

(g) Only those uses and structures necessary and directly related to the operation of the facility, that is, transmission and emergency broadcasting equipment, shall be allowed as accessory uses on the site. Accessory uses shall not include offices, broadcast studios, long-term vehicle or other equipment, storage or similar uses. If an antenna occupies a site as a primary use, no other permitted use in that district shall occupy the same site.

(Ord. C69-89. Passed 10-16-89.) Affirmed.

Additional materials in support of application attached as follows:

- Application and Application Fee - \$100.00 paid by credit card 7.2.20
- Land Survey
- List of Landowners / addresses contiguous to subject parcel
- Legal Descriptions for proposed use and associated improvements
- Site Plan and Elevation Drawing
- Aerial Map noting Photo Location taken for Photo Sims
- Photosims, A, B, C Locations
- Aerial Maps noting proposed tower placement

- Aerial Maps noting existing contiguous Verizon Towers
- Aerial Map noting tower and / or ASR registered locations from FCC
- FAA – Determination of No Hazard to Air Navigation
- Photos of existing land to be used for Tower Compound Space
- Tower will have a Zero Fall Zone Radius – Tower & Foundation Drawings – \*will be supplied at a later date.

Please review and let me know if there are any questions associated with this application or the materials included in support.

Thank you and respectfully,

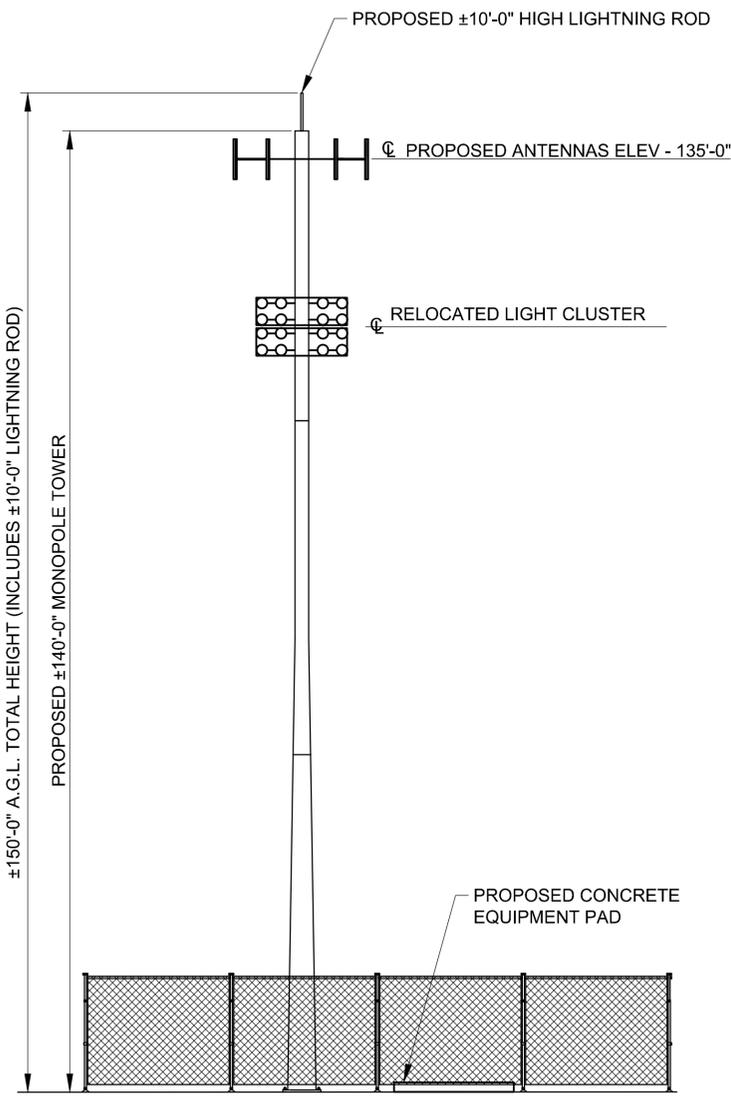
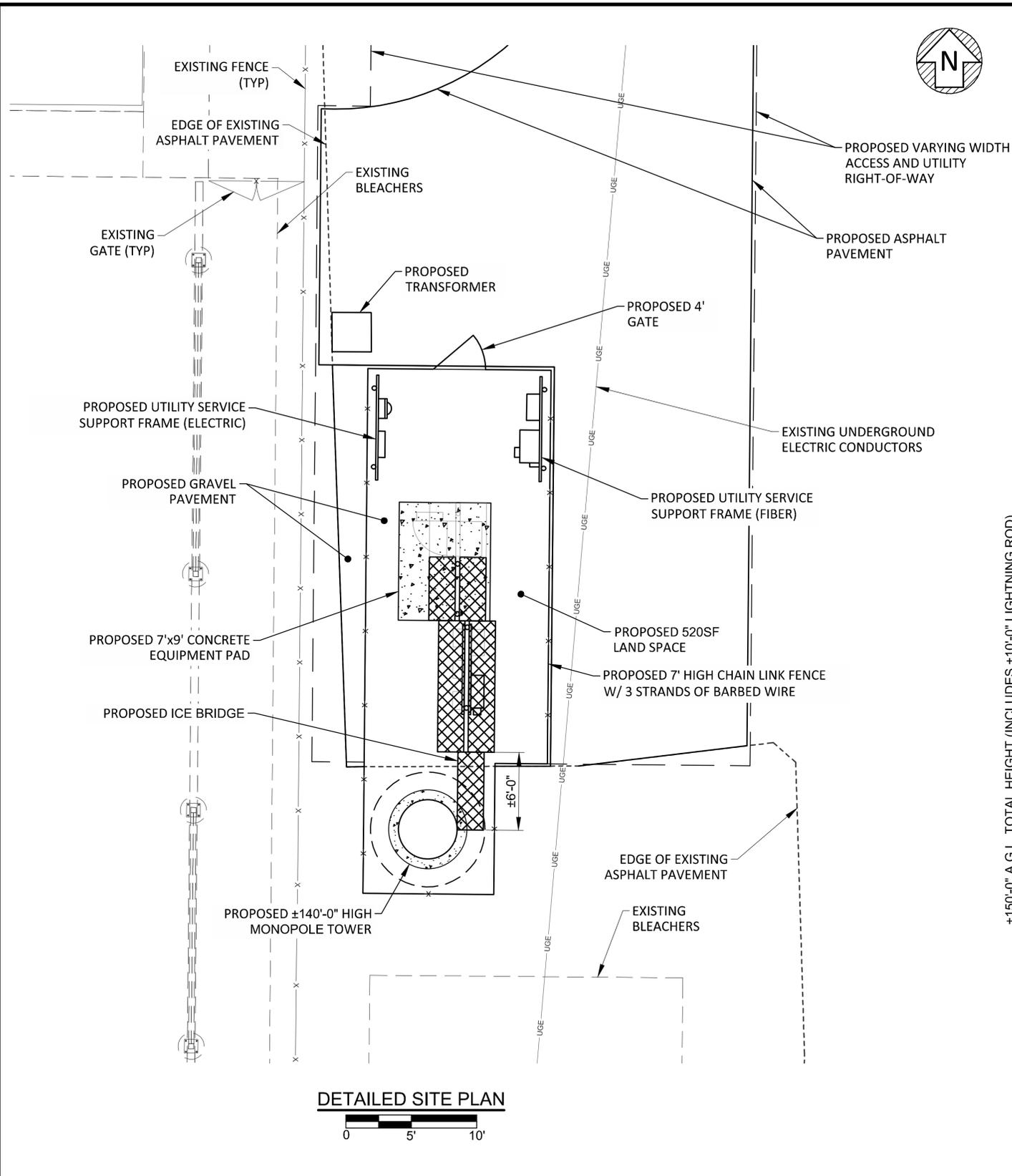


Robert M. Ferguson  
Principal,  
UAS Inc., - Agent Verizon Wireless

Enclosures

PLOTTED: 4/16/2020 4:22:26 PM

P:\PRE3249\grove\_city\_nw\Z-1 DRAWING\Master\_Z-1 DRAWING.dwg 4/16/2020 4:22:00 PM Holliday, Scott



**SITE DATA**

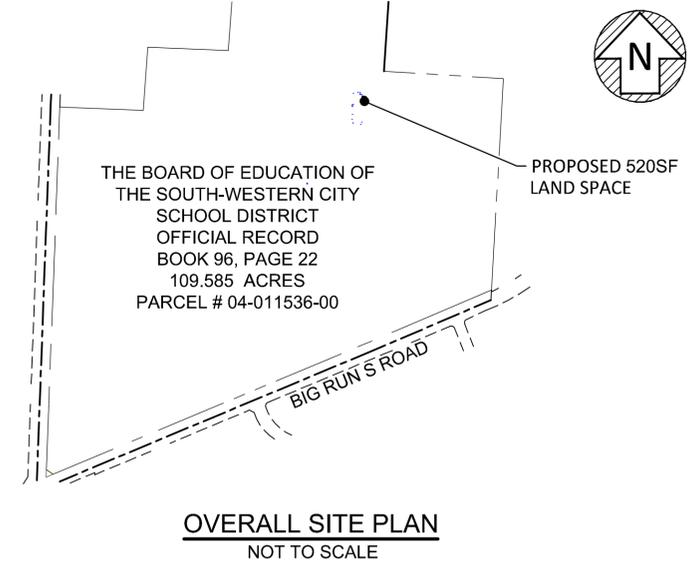
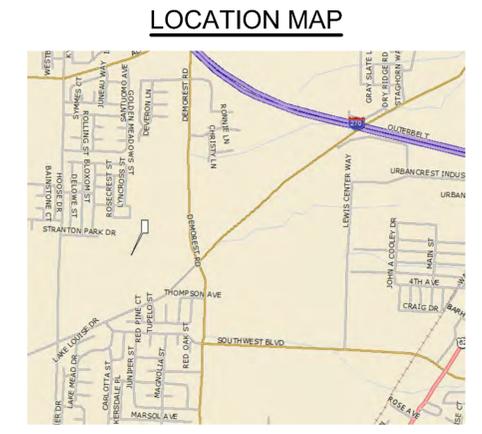
**PROJECT DESCRIPTION:** THE INSTALLATION OF A ±140'-0" TALL MONOPOLE TOWER AND A CONCRETE EQUIPMENT PAD INSIDE A FENCED COMPOUND

**FRANKLIN COUNTY, CITY OF GROVE CITY STATE OF OHIO**

**SITE ADDRESS:** 4500 BIG RUN S ROAD GROVE CITY, OH 43123

**SITE COORDINATES:** LATITUDE: 39° 53' 55.47" LONGITUDE: 83° 06' 48.00" ELEVATION: ±880.4' (NAVD 1988)

**DRIVING DIRECTIONS:** FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON US-23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270 WEST, STAYING IN THE LANE TO EXIT ONTO SR-315 SOUTH. FOLLOW SR-315 SOUTH FOR 12 MILES, AND THEN CONTINUE SOUTH ON I-71 FOR AN ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH US-62. TURN LEFT (SOUTH) AND FOLLOW US-62 FOR 1.2 MILE TO THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF THE MAIN FOOTBALL FIELD.



**BURGESS & NIPLE**  
Engineers ■ Architects ■ Planners

5085 REED ROAD  
COLUMBUS, OH 43220  
614-459-2050  
FAX 614-451-1385

**SITE NAME: GROVE CITY NW**  
**SITE NUMBER: CLMB-286**

4500 BIG RUN S ROAD  
GROVE CITY, OH 43123

**CELLCO PARTNERSHIP**  
D/B/A

**verizon**

REV	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DRAWN BY:	DATE:	SCALE:
GSH	GSH	04/06/2020	AS SHOWN

Received by  
City of Grove City  
07-02-20

**SHEET TITLE**  
**SITE DATA, PLANS AND LOCATION MAP AND TOWER ELEVATION**

**SHEET NUMBER**  
**Z-1**

SEAL

DESCRIPTION OF 0.429 ACRE UTILITY EASEMENT  
FOR CELLCO PARTNERSHIP, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
THE BOARD OF EDUCATION OF THE  
SOUTH<sup>°</sup>WESTERN CITY SCHOOL DISTRICT  
FRANKLIN COUNTY, OHIO

Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.429 acre Utility Easement, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio. said 0.429 acre Utility Easement being more particularly described as follows:

The **Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; The **Secondary Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northwesterly corner of said 109.585 acre tract which bears North 02°07'26" East, along the centerline of Holt Road, at a distance of 2100.26 feet; Thence from said **Point of Reference**, North 67°22'13" East, along the centerline of said Big Run South Road, a distance of 1968.86 feet to an aluminum disk identified as Franklin County Engineer Monument No. 1376; Thence North 66°55'09" East, along the centerline of said Big Run South Road, a distance of 700.13 feet to a point; Thence North 02°25'21" East, a distance of 55.40 feet to the **True Place of Beginning** of the herein described 0.429 acre Utility Easement, and being on the southerly line of the remainder of said 109.585 acre tract, being the northerly right of way line of Big Run South Road;

Thence North 02°25'21" East, into the remainder of said 109.585 acre tract, distance of 955.55 feet to a point;

Thence North 06°32'59" East, distance of 198.97 feet to a point;

Thence North 87°58'22" West, distance of 109.74 feet to a point;

Thence South 89°36'00" West, distance of 152.71 feet to a point;

Thence North 88°57'59" West, distance of 446.03 feet to a point in an easterly line of a 0.708 acre Access and Utility Easement;

Thence North 06°47'36" East, along the easterly line of said 0.708 acre Access and Utility Easement, a distance of 10.05 feet to a point;

Thence South 88°57'59" East, distance of 444.89 feet to a point;

Thence North 89°36'00" East, distance of 152.80 feet to a point;

Thence South 87°58'22" East, distance of 120.78 feet to a point;

Thence South 06°32'59" West, distance of 209.43 feet to a point;

Thence South 02°25'21" West, distance of 950.42 feet to a point on the southerly line of the remainder of said 109.585 acre tract, being the northerly line of said Big Run South Road;

Thence South 66°55'09" West, along the southerly line of the remainder of said 109.585 acre tract, being the northerly line of said Big Run South Road distance of 11.08 feet to the True Place of Beginning, containing 0.429 acre (18,707 square feet).

For the purpose of this description, a bearing of North 02°07'26" East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      01°05°2020

DESCRIPTION OF 0.012 ACRE PREMISES  
FOR CELLCO PARTNERSHIP, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
THE BOARD OF EDUCATION OF THE  
SOUTH-WESTERN CITY SCHOOL DISTRICT  
FRANKLIN COUNTY, OHIO

Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.012 acre Premises, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio. said 0.012 acre Premises being more particularly described as follows:

The **Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; Thence North  $02^{\circ}07'26''$  East, along the centerline of Holt Road, a distance of 2100.26 feet to an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northwesterly corner of said 109.585 acre tract and being the **Secondary Point of Reference**; Thence South  $87^{\circ}40'36''$  East, across the right of way of said Holt Road, and along a northerly line of the remainder of said 109.585 acre tract, a distance of 506.67 feet to a corner of the remainder of said 109.585 acres; Thence North  $88^{\circ}27'33''$  East, into the remainder of said 109.585 acre tract, a distance of 1202.32 feet to an iron pin set and being the **True Place of Beginning** of the herein described 0.012 acre Premises;

Thence North  $00^{\circ}32'33''$  East, a distance of 40.00 feet to an iron pin set;

Thence South  $89^{\circ}27'27''$  East, a distance of 14.00 feet to an iron pin set;

Thence South  $00^{\circ}32'33''$  West, a distance of 30.00 feet to an iron pin set;

Thence North  $89^{\circ}27'27''$  West, a distance of 4.00 feet to an iron pin set;

Thence South  $00^{\circ}32'33''$  West, a distance of 10.00 feet to an iron pin set;

Thence North  $89^{\circ}27'27''$  West, a distance of 10.00 feet to the True Place of Beginning, containing 0.012 acre (520 square feet).

For the purpose of this description, a bearing of North  $02^{\circ}07'26''$  East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers

07-13-2018

DESCRIPTION OF 0.708 ACRE ACCESS AND UTILITY EASEMENT  
FOR CELLCO PARTNERSHIP, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
THE BOARD OF EDUCATION OF THE  
SOUTH-WESTERN CITY SCHOOL DISTRICT  
FRANKLIN COUNTY, OHIO

Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.708 acre Access and Utility Easement, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.708 acre Access and Utility Easement being more particularly described as follows:

The **Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; Thence North  $02^{\circ}07'26''$  East, along the centerline of Holt Road, a distance of 2100.26 feet to an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northwesterly corner of said 109.585 acre tract and being the **Secondary Point of Reference**; Thence South  $87^{\circ}40'36''$  East, across the right of way of said Holt Road, and along a northerly line of the remainder of said 109.585 acre tract, a distance of 506.67 feet to a corner of the remainder of said 109.585 acres; Thence North  $88^{\circ}27'33''$  East, into the remainder of said 109.585 acre tract, a distance of 1202.32 feet to an iron pin set and being the southwesterly corner of a 0.012 acre Premises; Thence North  $00^{\circ}32'33''$  East, along an easterly line of said 0.012 acre Premises, a distance of 10.00 feet to the **True Place of Beginning** of the herein described 0.708 acre Access and Utility Easement;

Thence North  $89^{\circ}27'27''$  West, a distance of 4.00 feet to a point;

Thence North  $00^{\circ}32'33''$  East, a distance of 50.00 feet to a point;

Thence South  $89^{\circ}27'27''$  East, a distance of 4.00 feet to a point;

Thence North  $00^{\circ}32'33''$  East, a distance of 90.47 feet to a point;

Thence South  $88^{\circ}57'59''$  East, a distance of 12.04 feet to a point;

Thence North  $06^{\circ}47'36''$  East, a distance of 42.53 feet to a point of curvature;

Thence 43.86 feet along the arc of a curve to the left, having a radius of 40.00 feet, a central angle of  $62^{\circ}49'17''$ , the chord of which bears North  $24^{\circ}37'02''$  West, a chord distance of 41.69 feet to a point of tangency;

Thence North  $56^{\circ}01'41''$  West, a distance of 106.07 feet to a point;

Thence 22.91 feet along the arc of a curve to the left, having a radius of 40.00 feet, a central angle of  $32^{\circ}49'15''$ , the chord of which bears North  $72^{\circ}26'18''$  West, a chord distance of 22.60 to a point of tangency;

Thence North  $88^{\circ}50'55''$  West, a distance of 277.12 feet to a point of curvature;

Thence 14.89 feet along the arc of a curve to the left, having a radius of 10.00 feet, a central angle of  $85^{\circ}19'53''$ , the chord of which bears South  $48^{\circ}29'08''$  West, a chord distance of 13.55 feet of tangency;

Thence South  $05^{\circ}49'11''$  West, a distance of 283.05 feet to a point;

Thence South  $00^{\circ}43'37''$  West, a distance of 229.61 feet to a point;

Thence South  $25^{\circ}20'32''$  East, a distance of 289.33 feet to a point;

Thence South  $64^{\circ}39'28''$  West, a distance of 20.00 feet to a point;

Thence North  $25^{\circ}20'32''$  West, a distance of 293.96 feet to a point;

Thence North  $00^{\circ}43'37''$  East, a distance of 235.13 feet to a point;

Thence North  $05^{\circ}49'11''$  East, a distance of 283.94 feet to a point of curvature;

Thence 44.68 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of  $85^{\circ}19'53''$ , North  $48^{\circ}29'08''$  East, a chord distance of 40.66 feet to a point of tangency;

Thence South  $88^{\circ}50'55''$  East, a distance of 277.12 feet to a point of curvature;

Thence 34.37 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of  $32^{\circ}49'15''$ , the chord of which bears South  $72^{\circ}26'18''$  East, a chord distance of 33.90 feet to a point of tangency

Thence South  $56^{\circ}01'41''$  East, a distance of 106.07 feet to a point of curvature;

Thence 65.79 feet along the arc of a curve to the right, having a radius 60.00 feet, a central angle of  $62^{\circ}49'17''$ , the chord of which bears South  $24^{\circ}37'02''$  East, a chord distance of 62.54 feet to a point of tangency;

Thence South  $06^{\circ}47'36''$  West, a distance of 89.04 feet to a point;

Thence South  $20^{\circ}35'56''$  East, a distance of 7.33 feet to a point;

Thence South 00°32'33" West, a distance of 85.13 feet to a point;

Thence North 89°27'27" West, a distance of 15.50 feet to an iron pin set at a southeasterly corner of said 0.012 acre Premises;

Thence North 00°32'33" East, along an easterly line of said 0.012 acre Premises, a distance of 30.00 feet to an iron pin set;

Thence North 89°27'27" West, along the northerly line of said 0.012 acre Premises, a distance of 14.00 feet to an iron pin set;

Thence South 00°32'33" West, along the westerly line of said 0.012 acre Premises, a distance of 30.00 feet to the True Place of Beginning, containing 0.708 acre (30,821 square feet).

For the purpose of this description, a bearing of North 02°07'26" East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      01-05-2020



A: +/- 970' distance from location of photo to tower.

B: +/- 1331' distance from location of photo to tower.

C: +/- 490' distance from location of photo to tower.

Received by  
City of Grove City  
07-02-20



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AGL-11406-OE

Received by  
 City of Grove City  
 07-02-20

Issued Date: 07/18/2018

Network Regulatory  
 New Par  
 5055 North Point Pkwy  
 NP2NE Network Engineering  
 Alpharetta, GA 30022

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole GROVE CITY NW - A (3576824)  
 Location: Grove City, OH  
 Latitude: 39-53-55.47N NAD 83  
 Longitude: 83-06-48.00W  
 Heights: 881 feet site elevation (SE)  
 150 feet above ground level (AGL)  
 1031 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 01/18/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

This determination cancels and supersedes prior determinations issued for this structure.

If we can be of further assistance, please contact our office at (718) 553-4199, or Dianne.Marin@FAA.GOV. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AGL-11406-OE.

**Signature Control No: 367404375-370481705**  
Dianne Marin  
Technician

( DNE )

Attachment(s)

Case Description  
Frequency Data  
Map(s)

cc: FCC

**Case Description for ASN 2018-AGL-11406-OE**

Proposed 150' monopole. If marking/lighting is required, dual/med. intensity requested. For questions, contact Nate Peterson, 770-797-1144.

**Frequency Data for ASN 2018-AGL-11406-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

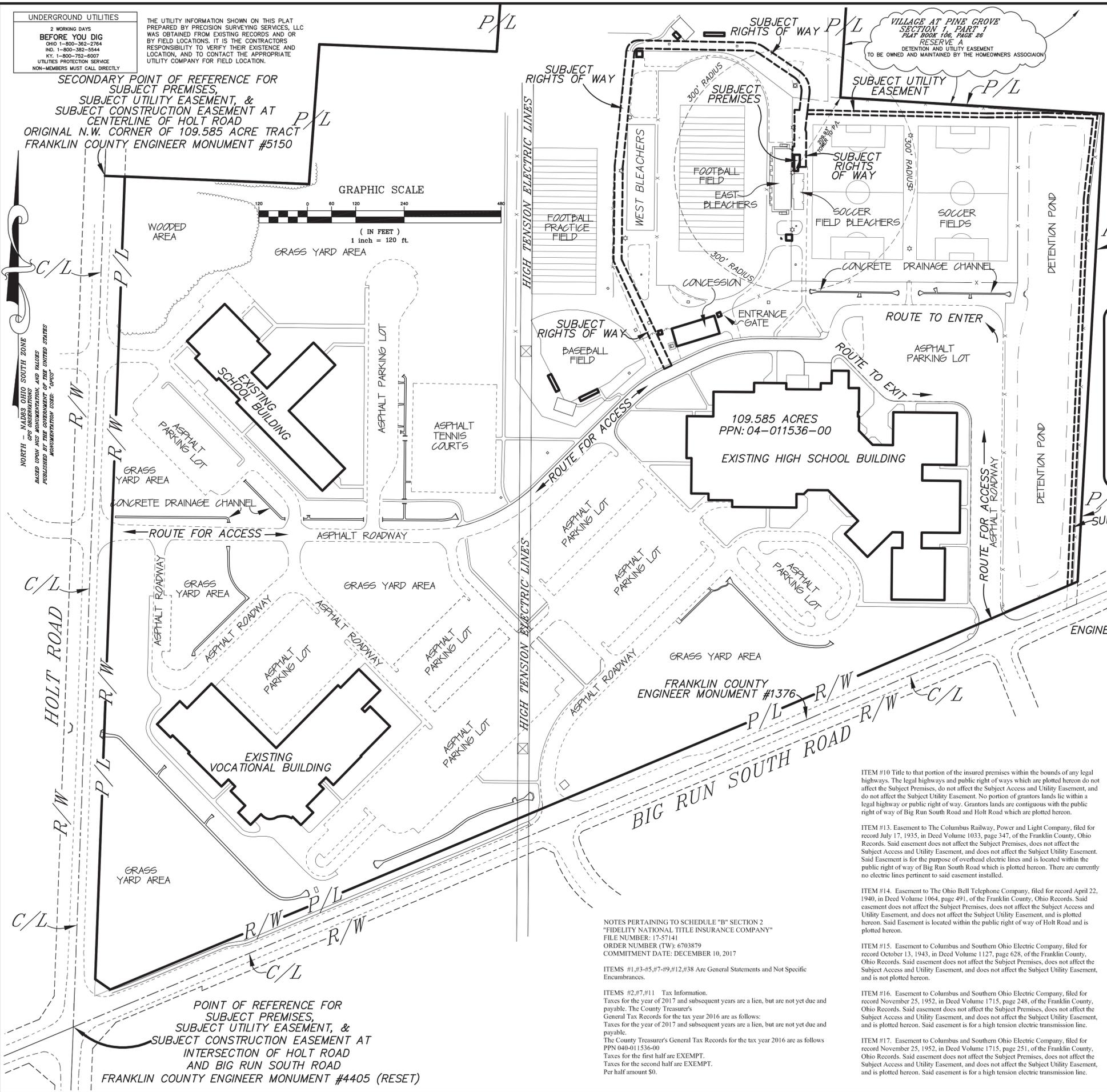
**UNDERGROUND UTILITIES**  
 2 WORKING DAYS  
**BEFORE YOU DIG**  
 OHIO 1-800-362-2764  
 IND. 1-800-382-3544  
 KY. 1-800-752-4007  
 UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAN PREPARED BY PRECISION SURVEYING SERVICES, LLC WAS OBTAINED FROM EXISTING RECORDS AND/OR BY FIELD LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION.

SECONDARY POINT OF REFERENCE FOR SUBJECT PREMISES, SUBJECT UTILITY EASEMENT, & SUBJECT CONSTRUCTION EASEMENT AT CENTERLINE OF HOLT ROAD ORIGINAL N.W. CORNER OF 109.585 ACRE TRACT FRANKLIN COUNTY ENGINEER MONUMENT #5150

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 120 ft.

NORTH - MADDIS OHIO SOUTH ZONE  
 BASED UPON THE GOVERNMENT OF THE UNITED STATES  
 MOVEMENTION USED "SPRIS"



<b>LOCATION DESCRIPTION</b> LOCATED IN THE TOWNSHIP OF JACKSON GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO. 1388 OWNER: THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT INSTRUMENT 199905070116174 109.585 ACRES PPN: 04-011536-00 THIS SITE IS LOCATED ON THE SOUTHWEST COLUMBUS, OHIO USGS QUADRANGLE SHEET. TO REACH THIS SITE FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON U.S. 23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270 WEST, STAYING IN THE LANE TO EXIT ONTO S.R. 315 SOUTH. FOLLOW S.R. 315 SOUTH FOR 12 MILES, AND THEN CONTINUE SOUTH ON I-71 FOR AN ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH ROUTE 62. TURN LEFT (SOUTH) AND FOLLOW US ROUTE 62 FOR 1.2 MILE TO THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF THE MAIN FOOTBALL FIELD.		<b>LOCATION MAP</b> 
<b>TOWER COORDINATES</b> LATITUDE: 39°53'55.47" LONGITUDE: 83°06'48.00" GROUND ELEV = 880.4'		
The horizontal datum (coordinates) is referenced to the North American Datum 1983 (NAD 83) and is expressed in terms of Latitude and Longitude in degrees, minutes, seconds, and decimal parts thereof, and is accurate to within 20 feet horizontally. The site vertical datum (elevations and benchmark) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is accurate to within +/- 3 feet vertically.		

EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED UPON A TITLE REPORT (COMMITMENT NO. 17-57141), PROVIDED TO PRECISION SURVEYING SERVICES, LLC, BY AGENTS OF VERIZON WIRELESS. ALL VISIBLE PHYSICAL EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.

TO: Celco Partnership, dba Verizon Wireless  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASOM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASOM IN 1992. HOWEVER, THE FOCUS OF THIS SURVEY IS THE LEASE SITE AND EASEMENTS PERTAINING THEREUNTO. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH THE SAID LEASE SITE AND THE SPECIFIED EASEMENTS IS NOT INCLUDED HEREON.

PRECISION SURVEYING SERVICES, LLC  
 CONSULTING SURVEYORS  
**PRELIMINARY WITH TITLE** JANUARY 06, 2020  
 JOHN W. EVERS P.S. 7869

- ITEM #29. Utility Easement to the Board of Franklin County Commissioners, filed for record April 1, 2002, in Instrument No. 200204010081207, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
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- ITEM #36. Easement, and terms, conditions, restrictions and/or covenants as shown therein, to the City of Columbus, Ohio, filed for record February 14, 2017, in Instrument No. 201402140021745, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #37. Stormwater Pipeline Easement, and terms, conditions, restrictions and/or covenants, to the Ohio Power Company, filed for record February 14, 2017, in Instrument No. 201402140021745, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.

- ITEM #18. Easement to Columbus and Southern Ohio Electric Company, filed for record November 28, 1966, in Deed Volume 2776, page 464, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon. Said Easement is located within the public right of way of Holt Road.
- ITEM #19. Easement to The Ohio Bell Telephone Company, filed for record March 27, 1990, in Official Record Volume 14940908, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #20. Easement to The Ohio Bell Telephone Company, filed for record March 9, 1990, in Official Record Volume 14854111, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #21. Easement to Columbia Gas of Ohio, Inc., filed for record August 28, 1985, in Official Record Volume 0616012, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is not plotted hereon.
- ITEM #22. Easement, and terms and conditions shown therein, to The City of Columbus, Ohio, filed for record January 28, 1998, in Instrument No. 199801280019187, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #23. Easement to Ohio Bell Telephone Company, filed for record August 19, 1999, in Instrument No. 199908190211732, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #24. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record October 1, 1999, in Instrument No. 199910010247456, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #25. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record October 1, 1999, in Instrument No. 199910010247458, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #26. Easement, and terms and conditions as shown therein, to Columbia Gas of Ohio, Inc., filed for record January 7, 2000, in Instrument No. 200001070005888, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #27. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record May 22, 2000, in Instrument No. 200005220100995, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #28. Easement to Ohio Bell Telephone Company dba Ameritech Ohio, Inc., filed for record September 5, 2000, in Instrument No. 200009050178316, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.

Received by  
 City of Grove City  
 07-02-20

SITE # CLMB-286

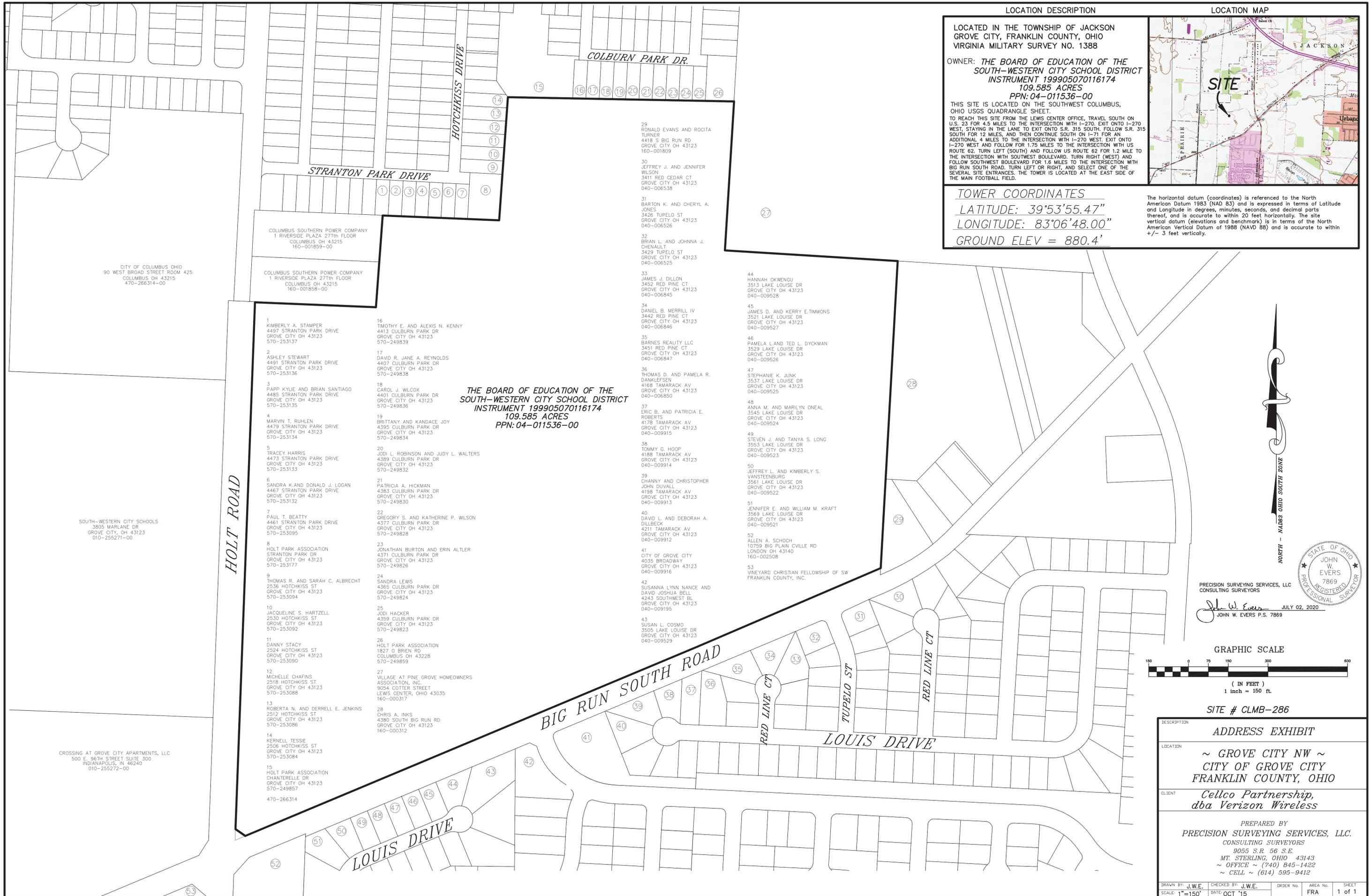
<b>DESCRIPTION</b> PRELIMINARY SURVEY	
<b>LOCATION</b> ~ GROVE CITY NW ~ CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
<b>CLIENT</b> Celco Partnership, dba Verizon Wireless	
PREPARED BY PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412	
<b>DRAWN BY:</b> J.W.E. <b>SCALE:</b> 1"=120'	<b>CHECKED BY:</b> J.W.E. <b>DATE:</b> OCT '15
<b>ORDER NO.:</b> FRA	<b>SHEET:</b> 1 of 4

NOTES PERTAINING TO SCHEDULE "B" SECTION 2 "FIDELITY NATIONAL TITLE INSURANCE COMPANY" FILE NUMBER: 17-57141 ORDER NUMBER (TW): 6703879 COMMITMENT DATE: DECEMBER 10, 2017

ITEMS #1, #3-#5, #7-#9, #12, #38 Are General Statements and Not Specific Encumbrances.

ITEMS #2, #7, #11 Tax Information. Taxes for the year of 2017 and subsequent years are a lien, but are not yet due and payable. The County Treasurer's General Tax Records for the tax year 2016 are as follows: Taxes for the year of 2017 and subsequent years are a lien, but are not yet due and payable. The County Treasurer's General Tax Records for the tax year 2016 are as follows PPN 040-011536-00 Taxes for the first half are EXEMPT. Taxes for the second half are EXEMPT. Per half amount \$0.

POINT OF REFERENCE FOR SUBJECT PREMISES, SUBJECT UTILITY EASEMENT, & SUBJECT CONSTRUCTION EASEMENT AT INTERSECTION OF HOLT ROAD AND BIG RUN SOUTH ROAD FRANKLIN COUNTY ENGINEER MONUMENT #4405 (RESET)



**THE BOARD OF EDUCATION OF THE  
SOUTH-WESTERN CITY SCHOOL DISTRICT  
INSTRUMENT 199905070116174  
109.585 ACRES  
PPN: 04-011536-00**

**LOCATION DESCRIPTION**

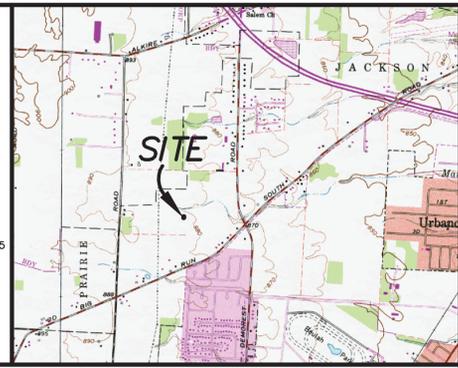
LOCATED IN THE TOWNSHIP OF JACKSON  
GROVE CITY, FRANKLIN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY NO. 1388

OWNER: **THE BOARD OF EDUCATION OF THE  
SOUTH-WESTERN CITY SCHOOL DISTRICT  
INSTRUMENT 199905070116174  
109.585 ACRES  
PPN: 04-011536-00**

THIS SITE IS LOCATED ON THE SOUTHWEST COLUMBUS,  
OHIO USGS QUADRANGLE SHEET.

TO REACH THIS SITE FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON  
U.S. 23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270  
WEST, STAYING IN THE LANE TO EXIT ONTO S.R. 315 SOUTH. FOLLOW S.R. 315  
SOUTH FOR 12 MILES. AND THEN CONTINUE SOUTH ON I-71 FOR AN  
ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO  
I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH US  
ROUTE 62. TURN LEFT (SOUTH) AND FOLLOW US ROUTE 62 FOR 1.2 MILE TO  
THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND  
FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH  
BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE  
SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF  
THE MAIN FOOTBALL FIELD.

**LOCATION MAP**



**TOWER COORDINATES**

**LATITUDE: 39°53'55.47"**  
**LONGITUDE: 83°06'48.00"**  
**GROUND ELEV = 880.4'**

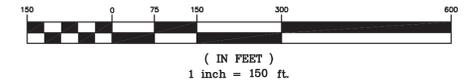
The horizontal datum (coordinates) is referenced to the North  
American Datum 1983 (NAD 83) and is expressed in terms of Latitude  
and Longitude in degrees, minutes, seconds, and decimal parts  
thereof, and is accurate to within 20 feet horizontally. The site  
vertical datum (elevations and benchmark) is in terms of the North  
American Vertical Datum of 1988 (NAVD 88) and is accurate to within  
±/− 3 feet vertically.



PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS

*John W. Evers* JULY 02, 2020  
JOHN W. EVERS P.S. 7869

**GRAPHIC SCALE**



**SITE # CLMB-286**

**ADDRESS EXHIBIT**

LOCATION  
**~ GROVE CITY NW ~  
CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO**

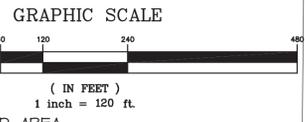
CLIENT  
**Cellco Partnership,  
dba Verizon Wireless**

PREPARED BY  
**PRECISION SURVEYING SERVICES, LLC.**  
CONSULTING SURVEYORS  
9055 S.R. 56 S.E.  
MT. STERLING, OHIO 43143  
~ OFFICE ~ (740) 845-1422  
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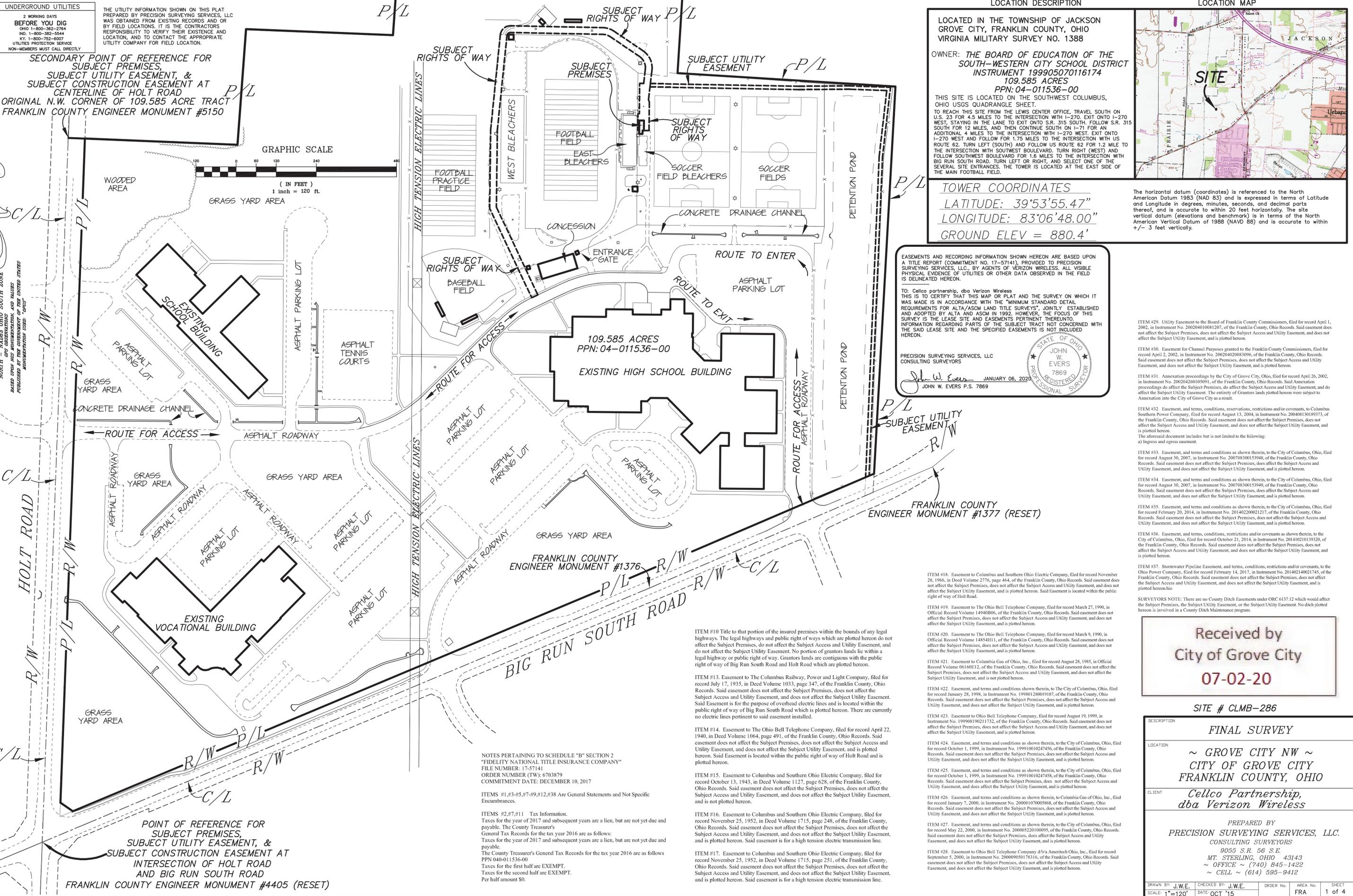
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NORTH - MADDIS OHIO SOUTH ZONE BASED UPON THE GOVERNMENT OF THE UNITED STATES MOVEMENTION USED "SPRIS"



**LOCATION DESCRIPTION**  
 LOCATED IN THE TOWNSHIP OF JACKSON GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO. 1388  
 OWNER: THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT INSTRUMENT 199905070116174 109.585 ACRES PPN: 04-011536-00  
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**LOCATION MAP**  
 (Map showing site location in Jackson, Ohio)

**TOWER COORDINATES**  
 LATITUDE: 39°53'55.47"  
 LONGITUDE: 83°06'48.00"  
 GROUND ELEV = 880.4'

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PRECISION SURVEYING SERVICES, LLC  
 CONSULTING SURVEYORS  
 JOHN W. EVERS, P.S. 7869  
 JANUARY 06, 2020  
 (Professional Surveyor Seal)

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POINT OF REFERENCE FOR SUBJECT PREMISES, SUBJECT UTILITY EASEMENT, & SUBJECT CONSTRUCTION EASEMENT AT INTERSECTION OF HOLT ROAD AND BIG RUN SOUTH ROAD FRANKLIN COUNTY ENGINEER MONUMENT #4405 (RESET)

NOTES PERTAINING TO SCHEDULE "B" SECTION 2 "FIDELITY NATIONAL TITLE INSURANCE COMPANY" FILE NUMBER: 17-57141 ORDER NUMBER (TW): 6703879 COMMITMENT DATE: DECEMBER 10, 2017

ITEMS #1, #3-#5, #7-#9, #12, #38 Are General Statements and Not Specific Encumbrances.

ITEMS #2, #7, #11 Tax Information. Taxes for the year of 2017 and subsequent years are a lien, but are not yet due and payable. The County Treasurer's General Tax Records for the tax year 2016 are as follows: Taxes for the year of 2017 and subsequent years are a lien, but are not yet due and payable. The County Treasurer's General Tax Records for the tax year 2016 are as follows PPN 040-011536-00 Taxes for the first half are EXEMPT. Taxes for the second half are EXEMPT. Per half amount \$0.

- ITEM #10 Title to that portion of the insured premises within the bounds of any legal highways. The legal highways and public right of ways which are plotted hereon do not affect the Subject Premises, do not affect the Subject Access and Utility Easement, and do not affect the Subject Utility Easement. No portion of grantors lands lie within a legal highway or public right of way. Grantors lands are contiguous with the public right of way of Big Run South Road and Holt Road which are plotted hereon.
- ITEM #13. Easement to The Columbus Railway, Power and Light Company, filed for record July 17, 1935, in Deed Volume 1033, page 347, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement. Said Easement is located within the public right of way of Holt Road and is plotted hereon.
- ITEM #14. Easement to The Ohio Bell Telephone Company, filed for record April 22, 1940, in Deed Volume 1064, page 491, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement. Said Easement is located within the public right of way of Holt Road and is plotted hereon.
- ITEM #15. Easement to Columbus and Southern Ohio Electric Company, filed for record October 13, 1943, in Deed Volume 1127, page 628, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is not plotted hereon.
- ITEM #16. Easement to Columbus and Southern Ohio Electric Company, filed for record November 25, 1952, in Deed Volume 1715, page 248, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon. Said easement is for a high tension electric transmission line.
- ITEM #17. Easement to Columbus and Southern Ohio Electric Company, filed for record November 25, 1952, in Deed Volume 1715, page 251, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon. Said easement is for a high tension electric transmission line.
- ITEM #20. Easement to The Ohio Bell Telephone Company, filed for record March 9, 1990, in Official Record Volume 14844111, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #21. Easement to Columbia Gas of Ohio, Inc., filed for record August 28, 1985, in Official Record Volume 0616012, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is not plotted hereon.
- ITEM #22. Easement, and terms and conditions shown therein, to the City of Columbus, Ohio, filed for record January 28, 1998, in Instrument No. 199801280019187, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #23. Easement to Ohio Bell Telephone Company, filed for record August 19, 1999, in Instrument No. 199908190211732, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #24. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record October 1, 1999, in Instrument No. 199910010247456, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #25. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record October 1, 1999, in Instrument No. 199910010247458, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #26. Easement, and terms and conditions as shown therein, to Columbia Gas of Ohio, Inc., filed for record January 7, 2000, in Instrument No. 20000107005888, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #27. Easement, and terms and conditions as shown therein, to the City of Columbus, Ohio, filed for record May 22, 2000, in Instrument No. 200005220100955, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.
- ITEM #28. Easement to Ohio Bell Telephone Company d/ba Ameritech Ohio, Inc., filed for record September 5, 2000, in Instrument No. 200009050178316, of the Franklin County, Ohio Records. Said easement does not affect the Subject Premises, does not affect the Subject Access and Utility Easement, and does not affect the Subject Utility Easement, and is plotted hereon.

Received by  
 City of Grove City  
 07-02-20

SITE # CLMB-286

DESCRIPTION	FINAL SURVEY		
LOCATION	~ GROVE CITY NW ~ CITY OF GROVE CITY FRANKLIN COUNTY, OHIO		
CLIENT	Cellco Partnership, dba Verizon Wireless		
	PREPARED BY PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
DRAWN BY	J.W.E.	CHECKED BY	J.W.E.
SCALE:	1"=120'	DATE:	OCT '15
ORDER NO.	FRA	AREA NO.	
SHEET	1	OF 4	

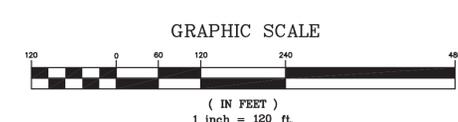
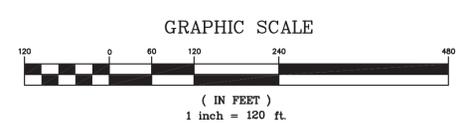
**UNDERGROUND UTILITIES**  
 2 WORKING DAYS  
**BEFORE YOU DIG**  
 OHIO 1-800-362-2764  
 IND. 1-800-382-3544  
 KY. 1-800-722-6907  
 UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAN PREPARED BY PRECISION SURVEYING SERVICES, LLC WAS OBTAINED FROM EXISTING RECORDS AND OR BY FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION.

SECONDARY POINT OF REFERENCE FOR SUBJECT PREMISES, SUBJECT ACCESS AND UTILITY EASEMENT, AND SUBJECT UTILITY EASEMENT AT CENTERLINE OF HOLT ROAD ORIGINAL N.W. CORNER OF 109.585 ACRE TRACT FRANKLIN COUNTY ENGINEER MONUMENT #5150

ITEM #37  
 ITEM #36  
 ITEM #20  
 ITEM #28  
 ITEM #24  
 ITEM #20  
 ITEM #23  
 ITEM #14 & #19  
 ITEM #25 & #26  
 ITEM #24 & #27  
 ITEM #29  
 ITEM #25  
 ITEM #13  
 ITEM #18  
 ITEM #14 & #19  
 ITEM #25 & #26  
 ITEM #18  
 ITEM #18  
 ITEM #13  
 ITEM #18

POINT OF REFERENCE FOR SUBJECT PREMISES, SUBJECT ACCESS AND UTILITY EASEMENT, AND SUBJECT UTILITY EASEMENT AT INTERSECTION OF HOLT ROAD AND BIG RUN SOUTH ROAD  
 FRANKLIN COUNTY ENGINEER MONUMENT #4405 (RESET)



For the purpose of this description, a bearing of North 02°07'26" East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

**LOCATION DESCRIPTION**  
 LOCATED IN THE TOWNSHIP OF JACKSON GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO.1388  
 OWNER: THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT INSTRUMENT 199905070116174 109.585 ACRES PPN: 04-011536-00  
 THIS SITE IS LOCATED ON THE SOUTHWEST COLUMBUS, OHIO USGS QUADRANGLE SHEET.  
 TO REACH THIS SITE FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON U.S. 23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270 WEST, STAYING IN THE LANE TO EXIT ONTO S.R. 315 SOUTH. FOLLOW S.R. 315 SOUTH FOR 12 MILES, AND THEN CONTINUE SOUTH ON I-71 FOR AN ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH US ROUTE 62. TURN LEFT (SOUTH) AND FOLLOW US ROUTE 62 FOR 1.2 MILE TO THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF THE MAIN FOOTBALL FIELD.

**LOCATION MAP**  
 SITE

**TOWER COORDINATES**  
 LATITUDE: 39°53'55.47"  
 LONGITUDE: 83°06'48.00"  
 GROUND ELEV = 880.4'

The horizontal datum (coordinates) is referenced to the North American Datum 1983 (NAD 83) and is expressed in terms of Latitude and Longitude in degrees, minutes, seconds, and decimal parts thereof, and is accurate to within 20 feet horizontally. The site vertical datum (elevations and benchmark) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is accurate to within +/- 3 feet vertically.

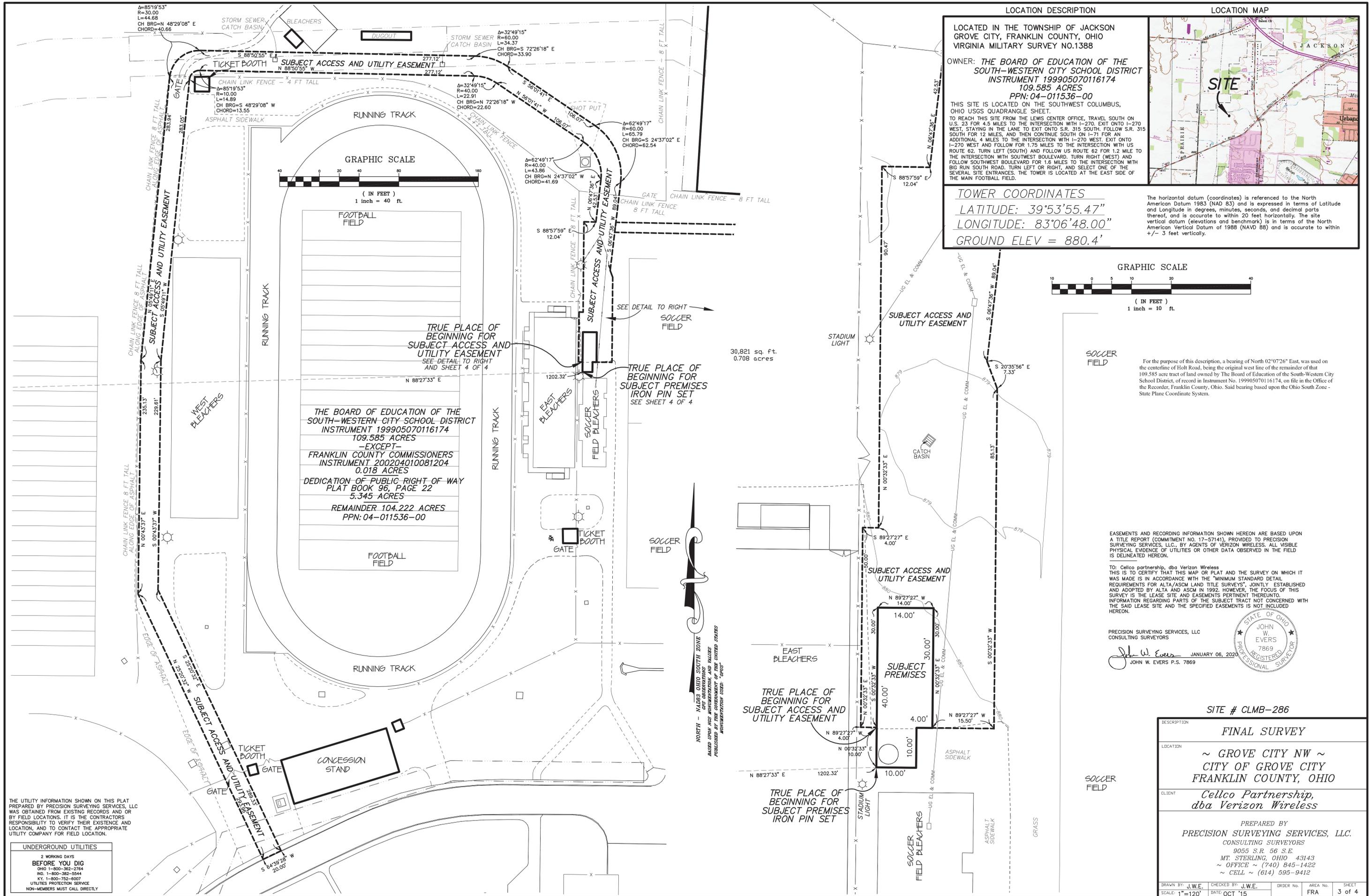
**DESCRIPTION OF 0.429 ACRE UTILITY EASEMENT**  
 Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.429 acre Utility Easement, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.429 acre Utility Easement being more particularly described as follows:  
 The Point of Reference being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; The Secondary Point of Reference being an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northwesterly corner of said 109.585 acre tract which bears North 02°07'26" East, along the centerline of Holt Road, at a distance of 2100.26 feet; Thence from said Point of Reference, North 67°22'13" East, along the centerline of said Big Run South Road, a distance of 1968.86 feet to an aluminum disk identified as Franklin County Engineer Monument No. 1376; Thence North 66°55'09" East, along the centerline of said Big Run South Road, a distance of 700.13 feet to a point; Thence North 02°25'21" East, a distance of 55.40 feet to the True Place of Beginning of the herein described 0.429 acre Utility Easement, and being on the southerly line of the remainder of said 109.585 acre tract, being the northerly right of way line of Big Run South Road;  
 Thence North 02°25'21" East, into the remainder of said 109.585 acre tract, distance of 955.55 feet to a point;  
 Thence North 06°32'59" East, distance of 198.97 feet to a point;  
 Thence North 87°58'22" West, distance of 109.74 feet to a point;  
 Thence South 89°36'00" West, distance of 152.71 feet to a point;  
 Thence North 88°57'59" West, distance of 446.03 feet to a point in an easterly line of a 0.708 acre Access and Utility Easement;  
 Thence North 06°47'36" East, along the easterly line of said 0.708 acre Access and Utility Easement, a distance of 10.05 feet to a point;  
 Thence South 88°57'59" East, distance of 444.89 feet to a point;  
 Thence North 89°36'00" East, distance of 152.80 feet to a point;  
 Thence South 87°58'22" East, distance of 120.78 feet to a point;  
 Thence South 06°32'59" West, distance of 209.43 feet to a point;  
 Thence South 02°25'21" West, distance of 950.42 feet to a point on the southerly line of the remainder of said 109.585 acre tract, being the northerly line of said Big Run South Road;  
 Thence South 66°55'09" West, along the southerly line of the remainder of said 109.585 acre tract, being the northerly line of said Big Run South Road distance of 11.08 feet to the True Place of Beginning, containing 0.429 acre (18,707 square feet).

EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED UPON A TITLE REPORT (COMMITMENT NO. 17-57141), PROVIDED TO PRECISION SURVEYING SERVICES, LLC., BY AGENTS OF VERIZON WIRELESS. ALL VISIBLE PHYSICAL EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.  
 To: Cellico partnership, dba Verizon Wireless  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992. HOWEVER, THE FOCUS OF THIS SURVEY IS THE LEASE SITE AND EASEMENTS PERTINENT THEREUNTO. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH THE SAID LEASE SITE AND THE SPECIFIED EASEMENTS IS NOT INCLUDED HEREON.

PRECISION SURVEYING SERVICES, LLC  
 CONSULTING SURVEYORS  
 JOHN W. EVERS  
 7869  
 REGISTERED PROFESSIONAL SURVEYOR  
 JANUARY 06, 2020  
 JOHN W. EVERS P.S. 7869

SITE # CLMB-286

DESCRIPTION	FINAL SURVEY		
LOCATION	~ GROVE CITY NW ~ CITY OF GROVE CITY FRANKLIN COUNTY, OHIO		
CLIENT	Cellico Partnership, dba Verizon Wireless		
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
DRAWN BY	J.W.E.	CHECKED BY	J.W.E.
SCALE	1"=120'	DATE	OCT '15
ORDER NO.	FRA	AREA NO.	
SHEET			2 of 4



LOCATION DESCRIPTION      LOCATION MAP

LOCATED IN THE TOWNSHIP OF JACKSON GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO.1388

OWNER: THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT INSTRUMENT 199905070116174 109.585 ACRES PPN: 04-011536-00

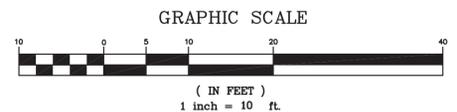
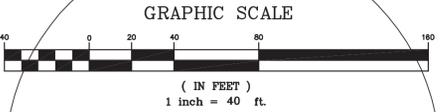
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TO REACH THIS SITE FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON U.S. 23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270 WEST, STAYING IN THE LANE TO EXIT ONTO S.R. 315 SOUTH. FOLLOW S.R. 315 SOUTH FOR 12 MILES, AND THEN CONTINUE SOUTH ON I-71 FOR AN ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH US ROUTE 62. TURN LEFT (SOUTH) AND FOLLOW US ROUTE 62 FOR 1.2 MILE TO THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF THE MAIN FOOTBALL FIELD.



**TOWER COORDINATES**  
 LATITUDE: 39°53'55.47"  
 LONGITUDE: 83°06'48.00"  
 GROUND ELEV = 880.4'

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THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT INSTRUMENT 199905070116174 109.585 ACRES -EXCEPT- FRANKLIN COUNTY COMMISSIONERS INSTRUMENT 200204010081204 0.018 ACRES DEDICATION OF PUBLIC RIGHT-OF-WAY PLAT BOOK 96, PAGE 22 5.345 ACRES REMAINDER 104.222 ACRES PPN: 04-011536-00

For the purpose of this description, a bearing of North 02°07'26" East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

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TO: Celco partnership, dba Verizon Wireless THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992. HOWEVER, THE FOCUS OF THIS SURVEY IS THE LEASE SITE AND EASEMENTS PERTINENT THERETO. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH THE SAID LEASE SITE AND THE SPECIFIED EASEMENTS IS NOT INCLUDED HEREON.

PRECISION SURVEYING SERVICES, LLC CONSULTING SURVEYORS  
 JOHN W. EVERS P.S. 7869  
 JANUARY 06, 2020  
 JOHN W. EVERS REGISTERED PROFESSIONAL SURVEYOR

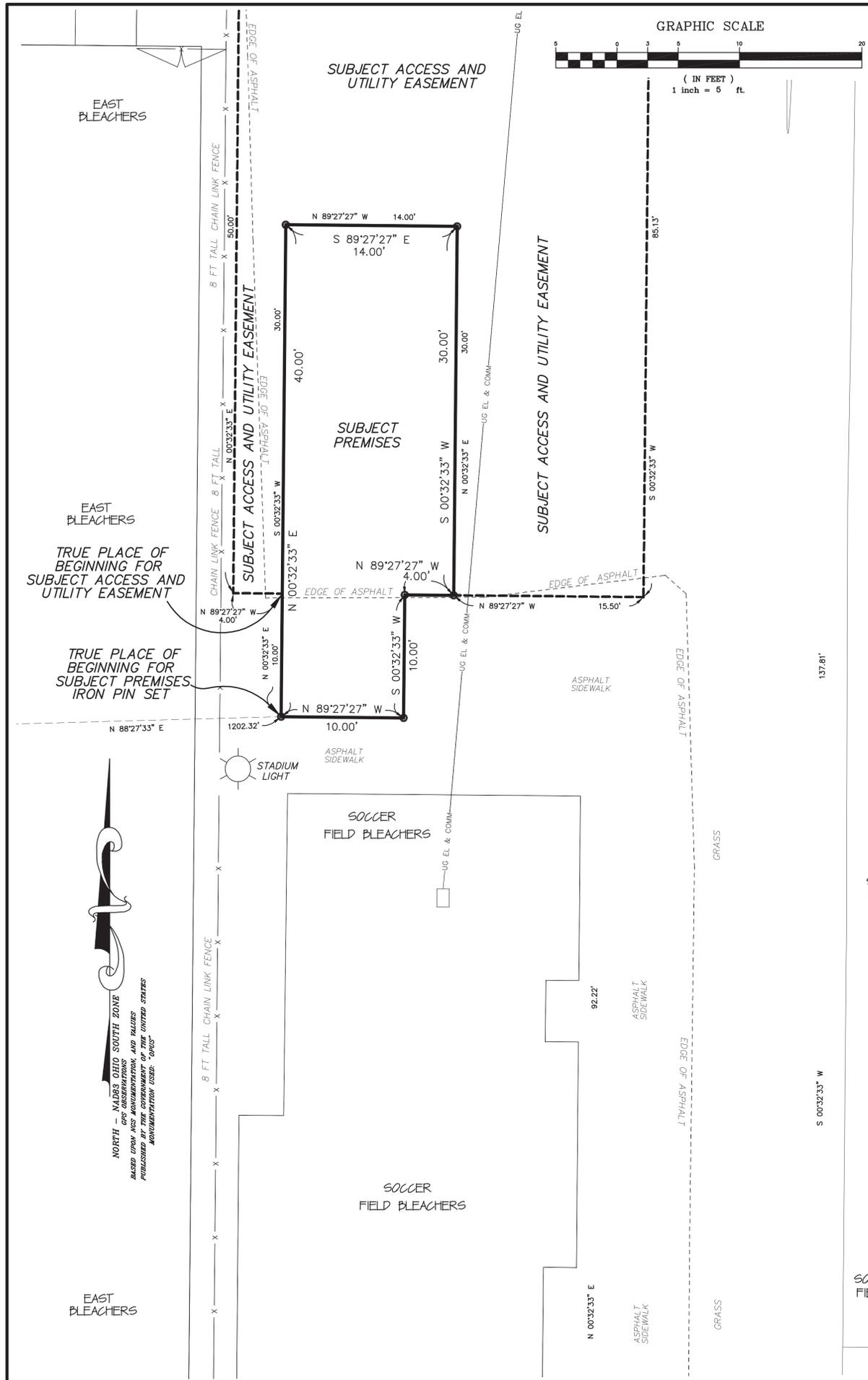
SITE # CLMB-286

DESCRIPTION	<b>FINAL SURVEY</b>		
LOCATION	~ GROVE CITY NW ~ CITY OF GROVE CITY FRANKLIN COUNTY, OHIO		
CLIENT	Celco Partnership, dba Verizon Wireless		
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
DRAWN BY	J.W.E.	CHECKED BY	J.W.E.
SCALE:	1"=120'	DATE:	OCT '15
AREA NO.	FRA	SHEET	3 of 4

THE UTILITY INFORMATION SHOWN ON THIS PLAT PREPARED BY PRECISION SURVEYING SERVICES, LLC WAS OBTAINED FROM EXISTING RECORDS AND/OR BY FIELD LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION.

**UNDERGROUND UTILITIES**  
 2 WORKING DAYS BEFORE YOU DIG  
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 IND. 1-800-382-5544  
 KY. 1-800-752-6007  
 UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST CALL DIRECTLY

NORTH - NAD83 OHIO SOUTH ZONE  
 BASED UPON GPS OBSERVATION AND VALUES  
 PUBLISHED IN THE "OHIO" MONITORING USER MANUAL



**DESCRIPTION OF 0.708 ACRE ACCESS AND UTILITY EASEMENT**

Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.708 acre Access and Utility Easement, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.708 acre Access and Utility Easement being more particularly described as follows:

The **Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; Thence North 02°07'26" East, along the centerline of Holt Road, a distance of 2100.26 feet to an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northerly corner of said 109.585 acre tract and being the **Secondary Point of Reference**; Thence South 87°40'36" East, across the right of way of said Holt Road, and along a northerly line of the remainder of said 109.585 acres; Thence North 88°27'33" East, into the remainder of said 109.585 acre tract, a distance of 506.67 feet to a corner of the remainder of said 109.585 acres; Thence North 00°32'33" East, along an easterly line of said 0.012 acre Premises, a distance of 10.00 feet to the **True Place of Beginning** of the herein described 0.708 acre Access and Utility Easement;

Thence North 89°27'27" West, a distance of 4.00 feet to a point;

Thence North 00°32'33" East, a distance of 50.00 feet to a point;

Thence South 89°27'27" East, a distance of 4.00 feet to a point;

Thence North 00°32'33" East, a distance of 90.47 feet to a point;

Thence South 88°57'59" East, a distance of 12.04 feet to a point;

Thence North 06°47'36" East, a distance of 42.53 feet to a point of curvature;

Thence 43.86 feet along the arc of a curve to the left, having a radius of 40.00 feet, a central angle of 62°49'17", the chord of which bears North 24°37'02" West, a chord distance of 41.69 feet to a point of tangency;

Thence North 56°01'41" West, a distance of 106.07 feet to a point;

Thence 22.91 feet along the arc of a curve to the left, having a radius of 40.00 feet, a central angle of 32°49'15", the chord of which bears North 72°26'18" West, a chord distance of 22.60 feet to a point of tangency;

Thence North 88°50'55" West, a distance of 277.12 feet to a point of curvature;

Thence 14.89 feet along the arc of a curve to the left, having a radius of 10.00 feet, a central angle of 85°19'53", the chord of which bears South 48°29'08" West, a chord distance of 13.55 feet to a point of tangency;

Thence South 05°49'11" West, a distance of 283.05 feet to a point;

Thence South 00°43'37" West, a distance of 229.61 feet to a point;

Thence South 25°20'32" East, a distance of 289.33 feet to a point;

Thence South 64°39'28" West, a distance of 20.00 feet to a point;

Thence North 25°20'32" West, a distance of 293.96 feet to a point;

Thence North 00°43'37" East, a distance of 235.13 feet to a point;

Thence North 05°49'11" East, a distance of 283.94 feet to a point of curvature;

Thence 44.68 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 85°19'53", North 48°29'08" East, a chord distance of 40.66 feet to a point of tangency;

Thence South 88°50'55" East, a distance of 277.12 feet to a point of curvature;

Thence 34.37 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 32°49'15", the chord of which bears South 72°26'18" East, a chord distance of 33.90 feet to a point of tangency;

Thence South 56°01'41" East, a distance of 106.07 feet to a point of curvature;

Thence 65.79 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 62°49'17", the chord of which bears South 24°37'02" East, a chord distance of 62.54 feet to a point of tangency;

Thence South 06°47'36" West, a distance of 89.04 feet to a point;

Thence South 20°35'56" East, a distance of 7.33 feet to a point;

Thence South 00°32'33" West, a distance of 85.13 feet to a point;

Thence North 89°27'27" West, a distance of 15.50 feet to an iron pin set at a southeasterly corner of said 0.012 acre Premises;

Thence North 00°32'33" East, along an easterly line of said 0.012 acre Premises, a distance of 30.00 feet to an iron pin set;

Thence North 89°27'27" West, along the northerly line of said 0.012 acre Premises, a distance of 14.00 feet to an iron pin set;

Thence South 00°32'33" West, along the westerly line of said 0.012 acre Premises, a distance of 30.00 feet to the True Place of Beginning, containing 0.708 acre (30,821 square feet).

**LOCATION DESCRIPTION**

LOCATED IN THE TOWNSHIP OF JACKSON GROVE CITY, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEY NO.1388

OWNER: **THE BOARD OF EDUCATION OF THE SOUTH-WESTERN CITY SCHOOL DISTRICT**  
INSTRUMENT 199905070116174  
109.585 ACRES  
PPN: 04-011536-00

THIS SITE IS LOCATED ON THE SOUTHWEST COLUMBUS, OHIO USGS QUADRANGLE SHEET.

TO REACH THIS SITE FROM THE LEWIS CENTER OFFICE, TRAVEL SOUTH ON U.S. 23 FOR 4.5 MILES TO THE INTERSECTION WITH I-270. EXIT ONTO I-270 WEST, STAYING IN THE LANE TO EXIT ONTO S.R. 315 SOUTH. FOLLOW S.R. 315 SOUTH FOR 12 MILES. AND THEN CONTINUE SOUTH ON I-71 FOR AN ADDITIONAL 4 MILES TO THE INTERSECTION WITH I-270 WEST. EXIT ONTO I-270 WEST AND FOLLOW FOR 1.75 MILES TO THE INTERSECTION WITH US ROUTE 62. TURN LEFT (SOUTH) AND FOLLOW US ROUTE 62 FOR 1.2 MILE TO THE INTERSECTION WITH SOUTHWEST BOULEVARD. TURN RIGHT (WEST) AND FOLLOW SOUTHWEST BOULEVARD FOR 1.6 MILES TO THE INTERSECTION WITH BIG RUN SOUTH ROAD. TURN LEFT OR RIGHT, AND SELECT ONE OF THE SEVERAL SITE ENTRANCES. THE TOWER IS LOCATED AT THE EAST SIDE OF THE MAIN FOOTBALL FIELD.

**LOCATION MAP**

**TOWER COORDINATES**

LATITUDE: 39°53'55.47"  
LONGITUDE: 83°06'48.00"  
GROUND ELEV = 880.4'

The horizontal datum (coordinates) is referenced to the North American Datum 1983 (NAD 83) and is expressed in terms of Latitude and Longitude in degrees, minutes, seconds, and decimal parts thereof, and is accurate to within 20 feet horizontally. The site vertical datum (elevations and benchmark) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is accurate to within +/- 3 feet vertically.

**DESCRIPTION OF 0.012 ACRE PREMISES**

Situate in Virginia Military Survey No. 1388, Township of Jackson, County of Franklin, State of Ohio, and being a 0.012 acre Premises, out of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.012 acre Premises being more particularly described as follows:

The **Point of Reference** being an aluminum disk identified as Franklin County Engineer Monument No. 4405 (Reset) marking the centerline intersection of Big Run South Road, and Holt Road; Thence North 02°07'26" East, along the centerline of Holt Road, a distance of 2100.26 feet to an aluminum disk identified as Franklin County Engineer Monument No. 5150, marking an original northerly corner of said 109.585 acre tract and being the **Secondary Point of Reference**; Thence South 87°40'36" East, across the right of way of said Holt Road, and along a northerly line of the remainder of said 109.585 acres; Thence North 88°27'33" East, into the remainder of said 109.585 acre tract, a distance of 506.67 feet to a corner of the remainder of said 109.585 acres; Thence North 00°32'33" East, along an easterly line of said 0.012 acre Premises, a distance of 10.00 feet to the **True Place of Beginning** of the herein described 0.012 acre Premises;

Thence North 00°32'33" East, a distance of 40.00 feet to an iron pin set;

Thence South 89°27'27" East, a distance of 14.00 feet to an iron pin set;

Thence South 00°32'33" West, a distance of 30.00 feet to an iron pin set;

Thence North 89°27'27" West, a distance of 4.00 feet to an iron pin set;

Thence South 00°32'33" West, a distance of 10.00 feet to an iron pin set;

Thence North 89°27'27" West, a distance of 10.00 feet to the True Place of Beginning, containing 0.012 acre (520 square feet).

For the purpose of this description, a bearing of North 02°07'26" East, was used on the centerline of Holt Road, being the original west line of the remainder of that 109.585 acre tract of land owned by The Board of Education of the South-Western City School District, of record in Instrument No. 199905070116174, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinate System.

EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED UPON A TITLE REPORT (COMMITMENT NO. 17-57141), PROVIDED TO PRECISION SURVEYING SERVICES, LLC, BY AGENTS OF VERIZON WIRELESS. ALL VISIBLE PHYSICAL EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.

TO: Celco partnership, dba Verizon Wireless  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASGM IN 1992. HOWEVER, THE FOCUS OF THIS SURVEY IS THE LEASE SITE AND EASEMENTS PERTINENT THEREUNTO. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH THE SAID LEASE SITE AND THE SPECIFIED EASEMENTS IS NOT INCLUDED HEREON.

PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS

*John W. Evers*  
JOHN W. EVERS P.S. 7869

STATE OF OHIO  
JOHN W. EVERS  
7869  
PROFESSIONAL SURVEYOR

JANUARY 06, 2020

**UNDERGROUND UTILITIES**

2 WORKING DAYS  
**BEFORE YOU DIG**  
OHIO 1-800-362-2764  
IND. 1-800-382-5544  
KY 1-800-752-6007  
UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAT PREPARED BY PRECISION SURVEYING SERVICES, LLC OR BY FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION.

**SITE # CLMB-286**

**FINAL SURVEY**

~ GROVE CITY NW ~  
**CITY OF GROVE CITY**  
FRANKLIN COUNTY, OHIO

CLIENT: **Celco Partnership, dba Verizon Wireless**

PREPARED BY  
**PRECISION SURVEYING SERVICES, LLC.**  
CONSULTING SURVEYORS  
9055 S.R. 56 S.E.  
MT. STERLING, OHIO 43143  
~ OFFICE ~ (740) 845-1422  
~ CELL ~ (614) 595-9412

DRAWN BY: J.W.E. CHECKED BY: J.W.E. ORDER NO. AREA NO. SHEET  
SCALE: 1"=120' DATE: OCT '15 FRA 4 of 4

Received by  
City of Grove City  
07-02-20

# Grove City – Proposed New Build Macro

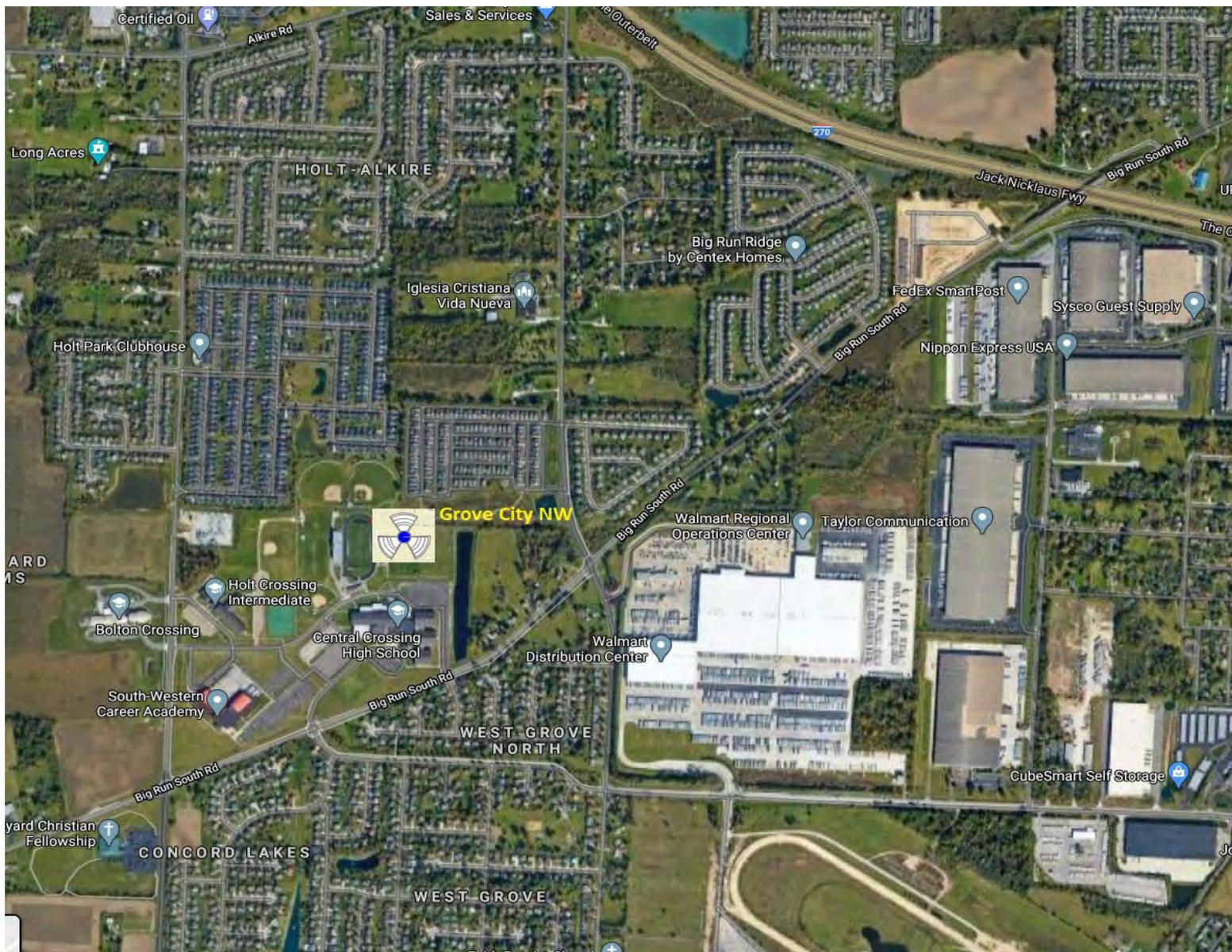
## Verizon Site Name: Grove City Northwest June - 2020

### OH System Performance



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# Grove City NW Macro will improve coverage in the neighboring residential areas, Central Crossing High School and Retail Establishments.



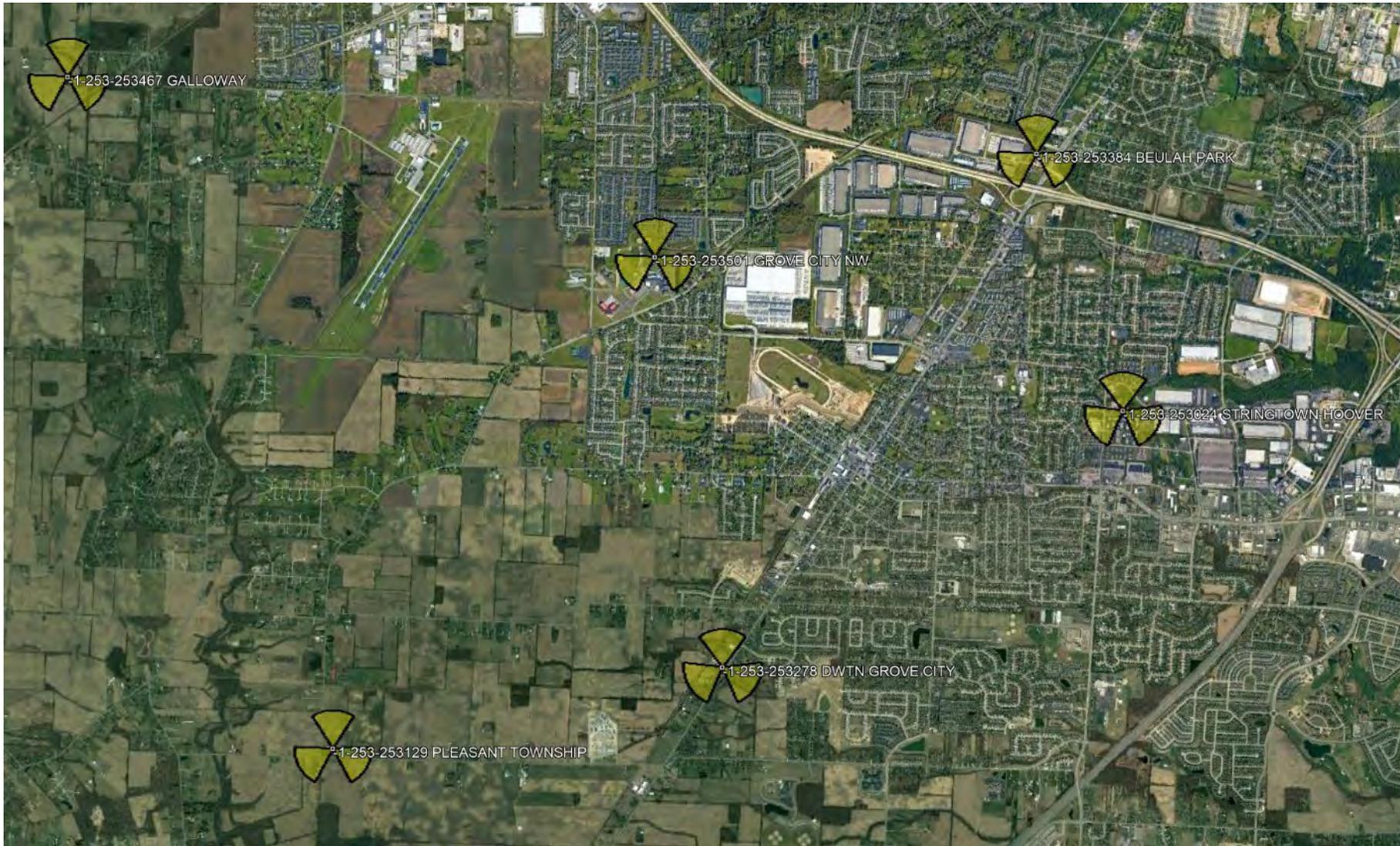
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Existing Verizon Macro Network in the Grove City Area.



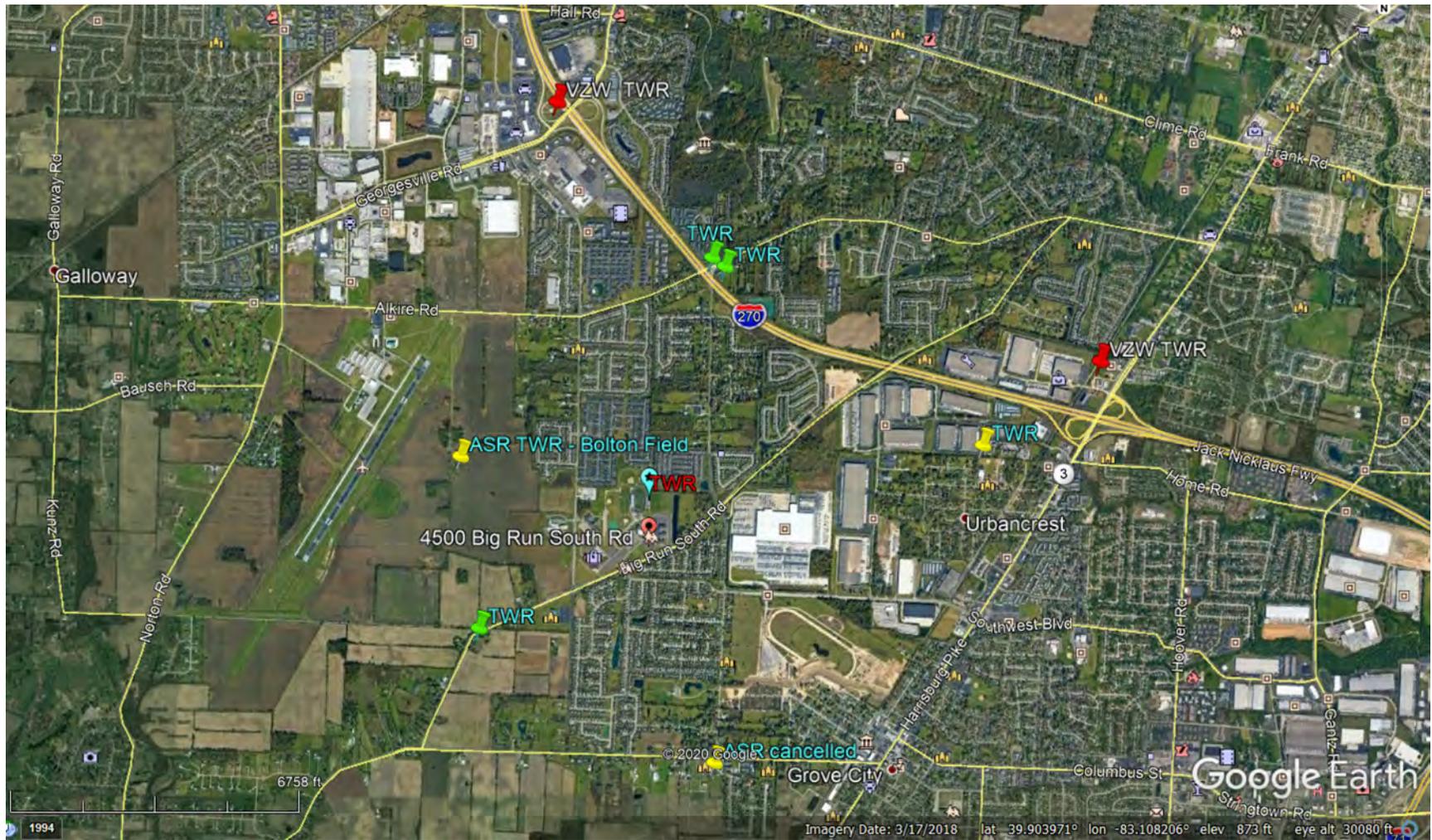
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# Macro Network with Proposed New Build in the Grove City Area.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Existing or Proposed Towers within 3km ( 1.86 miles) of Central Crossing HS.







Received by  
City of Grove City  
07-02-20





SP L3



Received by  
City of Grove City  
07-02-20



(BEFORE)



(AFTER)

SHEET TITLE

VZW SITE NAME:

VZW SITE NUMBER:



United Acquisition Services



**BURGESS & NIPLE**

Engineers ■ Architects ■ Planners

LOCATION A

GROVE CITY NW

CLMB-286



(BEFORE)



(AFTER)

SHEET TITLE	VZW SITE NAME:	VZW SITE NUMBER:	 United Acquisition Services		<b>BURGESS &amp; NIPLE</b> Engineers ■ Architects ■ Planners
LOCATION B	GROVE CITY NW	CLMB-286			



(BEFORE)



(AFTER)

SHEET TITLE	VZW SITE NAME:	VZW SITE NUMBER:			<b>BURGESS &amp; NIPLÉ</b> <small>Engineers ■ Architects ■ Planners</small>
LOCATION C	GROVE CITY NW	CLMB-286	<small>United Acquisition Services</small>		

Received by  
City of Grove City  
07-02-20

PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS  
9055 STATE ROUTE 56 SE  
MT. STERLING, OHIO 43143  
(614) 595 9412  
OFFICE-FAX (740) 845 1422

To whom it may concern:  
FAA Great Lakes Regional Office  
Air Traffic Division AGL - 530  
2300 East Devon Avenue  
Des Plaines, IL 60018

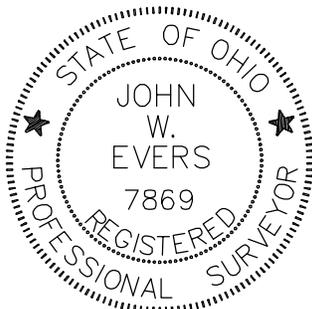
Regarding Aeronautical Study No.

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO  
SITE NAME: GROVE CITY NW  
SITE ID# CLMB-286  
SITE ADDRESS:

I HEREBY CERTIFY THAT THE LATITUDE 39°53'55.47" AND LONGITUDE OF 83°06'48.00" ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY; AND THE SITE GROUND ELEVATION OF 880.4 FEET AMSL IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE "NORTH AMERICAN DATUM OF 1983" (NAD83), AND ARE EXPRESSED IN DEGREES, MINUTES, SECONDS, AND DECIMAL PARTS OF THEREOF. THE VERTICAL DATUM (HEIGHTS) IS IN TERMS OF THE "NORTH AMERICAN VERTICAL DATUM OF 1988" (NAVD 88), AND IS EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

THE ABOVE REFERENCED SITE IS LOCATED ON THE SOUTHWEST COLUMBUS, OHIO USGS QUADRANGLE SHEET.

PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS



SIGNED: John W. Evers NOVEMBER 16, 2017  
JOHN W. EVERS, P.S. NO. 7869