



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

8/26/20

Rebecca J Mott  
Plank Law Firm, LPA  
411 East Town Street Floor 2  
Columbus, OH 43215

Via email: [ntp@planklaw.com](mailto:ntp@planklaw.com)

Dear Ms. Mott,

Staff has reviewed your lot split application for Bluegrass Park in Grove City, Ohio. The control number for this application is #202008050042 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Staff has concerns that, because the lots will be split before a development plan for the entire Bluegrass Park project is approved, individual parcels created by the split could request curb cuts to Hoover Road. In order to prevent this from occurring and to control access to Hoover Road until a plan for the area is approved with internal connectivity, staff recommends the following actions:
  - a. An access easement should be formalized along the rear of the properties, in the area described in the proposed zoning text for the overall Bluegrass Park development.
  - b. No Access easement should be placed along the proposed lots' Hoover Road frontages.

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by noon on Wednesday, September 2<sup>nd</sup> to proceed on the September 8<sup>th</sup> Planning Commission meeting.

This will allow us time to review the revisions prior to finalizing the agenda for the August Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, September 8, 2020 via WebEx Event at 1:30 p.m. Your request will be postponed to a future date if you are unable to virtually attend the meeting. Instructions for virtually attending the meeting will be emailed to you by Friday, September 4, 2020.

If you have any questions or need additional information, please call me at (614) 277-3024 or email [dlogan@grovecityohio.gov](mailto:dlogan@grovecityohio.gov).

Sincerely,

Dash Logan  
Development Planner

Received by  
City of Grove City  
08-05-20

Bluegrass Park Lot Splits II Lot Split Application

Project Narrative

Applicant proposes to split three (3) parcels of real property consisting of 1.521 acres, 1.544 acres, and 1.548 acres (collectively, the "Split Parcels"), respectively, out of a 22.380 acre parcel of real property, known as Franklin County Auditor Tax Parcel Id. No. 040-016112. Legal descriptions and surveys for the Split Parcels are attached hereto.

Received by  
City of Grove City  
09-01-20

DECLARATION OF NON-EXCLUSIVE EASEMENT FOR  
CROSS-ACCESS, INGRESS-EGRESS, AND MANUEVERABILITY

This Declaration of Non-Exclusive Easement for Cross-Access, Ingress-Egress, and Maneuverability (the "Easement") is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Buckeye Ranch Holdings, LLC, an Ohio limited liability company (sometimes herein referred to as "Declarant" or "Grantor").

WHEREAS, Declarant is the owner of certain real property commonly known as 22.40 acres on Hoover Road, Grove City, Ohio 43123, consisting of Franklin County Auditor Tax Parcel Id. No.: 040-016112-00, as more particularly described on the attached Exhibit A, which is incorporated herein by this reference (the "Bluegrass Park Property");

WHEREAS, Declarant has made application to the City of Grove City for lot splits for a portion of the Bluegrass Park Property, as depicted on the attached Exhibit B, which is incorporated herein by this reference (the "Bluegrass Park Outparcels"). The City of Grove City requires this Easement as a condition of approval of the lot splits application; and

WHEREAS, Declarant desires to create and declare a non-exclusive easement over, upon, and across a portion of the Bluegrass Park Outparcels to be paved and used for vehicular and pedestrian access, ingress-egress, and maneuverability ("Access Drive") to and from any of those private and public right-of-ways to and from the public right-of-way of Hoover Road, as depicted on Exhibit C ("Easement Area"), which is incorporated herein by this reference, for the benefit and use of and by the parties hereto and their respective successors, assigns, and invitees forever.

NOW THEREFORE, in consideration of the covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. The recitals as set forth hereinabove are hereby incorporated as if fully re-written in their entirety below.

Declarant, as owner of the Bluegrass Park Outparcels, does hereby declare, grant, bargain, sell, and convey to Declarant, and its respective successors, assigns, and invitees, a perpetual non-exclusive easement for the purpose of vehicular and pedestrian access, ingress-egress, passage, traffic, and maneuverability over, upon, and across those portions of the Easement Area, which are located on the Bluegrass Park Outparcels, together with Declarant's rights, privileges, easements, and appurtenances in, over, and upon adjoining and adjacent highways, roads, and

streets necessary for access, ingress-egress, and maneuverability over the Easement Area to and from the public right-of-way of Hoover Road.

2. Declarant acknowledges and agrees that this Easement shall be subject to all existing easements of record. The agreements hereunder shall run with the land and shall be binding upon and inure to the benefit of Grantor, and its successors and assigns.
3. If any party to this Easement shall seek to enforce the terms and conditions of this Easement and prevails in any action or proceeding in a court of competent jurisdiction, then that party shall be entitled to reimbursement by the defaulting party(ies) for the prevailing party(ies) reasonable attorneys fees.

TO HAVE AND TO HOLD, said Easement Area and Access Drive to Declarant, and its successors and assigns for the uses and purposes set forth herein.

IN WITNESS WHEREOF, the undersigned, have executed this Declaration of Non-Exclusive Easement for Cross-Access, Ingress-Egress, and Maneuverability effective as of the date first set forth above.

Buckeye Ranch Holdings, LLC,  
an Ohio limited liability company

By: \_\_\_\_\_  
Printed Name: James D. Schrim, III  
Title: \_\_\_\_\_

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named, James D. Schrim, III, as \_\_\_\_\_ of Buckeye Ranch Holdings, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed, on behalf of the company.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

Exhibit A

(Bluegrass Park Property - Legal Description)

DRAFT

Exhibit A

LEGAL DESCRIPTION OF 22.380 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 a 29.696 acre tract (Parcel II) currently conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228741 (Par. No. 040-008056) and being more particularly described as follows:

**Beginning** in the centerline of Hoover Road at FCGS 0024 RESET monument found marking the northeast corner of said 29.696 acre tract (Parcel II) also being the southeast corner of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974);

Thence **South 02°55'35" West 472.33 feet**, in the centerline of Hoover Road and the east line of said 29.696 acre tract, to a railroad spike found, making the northeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09;

Thence **North 87°04'25" West 40.00 feet**, across said 29.696 acre tract and being in the north line of said 0.221 acre tract, to an iron pin found;

Thence **South 02°55'35" West 150.00 feet**, across said 29.696 acre tract and being in the west line of said 0.221 acre tract, to an iron pin found at a point of curvature;

Thence along the arc of a curve to the right which has a radius of 1392.40 feet, an arc length of 89.05 feet, and a delta of 03°39'45", and a chord bearing of **South 04°45'18" West** and a chord distance of **88.99 feet**, to an iron pin found in the south line of said 29.696 acre tract and being the northeast corner of Lot 3 Buckeyegrove Shopping Center as delineated and recorded in Plat Book 90, Page 36, and being the northeast corner of a 16.110 acre tract conveyed to the Kroger Company by deed of record in Inst. No. 201212210197648, said iron pin being North 87°17'41" West 42.84 feet from a railroad spike found in the centerline of Hoover Road at the original southeast corner of said 29.696 acre tract, now being the southeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09 and the north line of said Buckeyegrove Shopping Center;

Thence **North 87°17'41" West 1379.72 feet**, in the south line of said 29.696 acre tract and in the north line of 16.110 acre tract and the north line of a 22.40 acre tract conveyed to GC Summit Partners LLC in Instrument No. 201308060133655, to an iron pin set;

Thence the following two courses across said 29.696 acre tract:

**North 09°02'22" East 417.44 feet**, to an iron pin set;

Exhibit A

**North 10°35'23" East 300.86 feet**, to an iron pin set in the north line of said 29.696 acre tract and in the south line of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735;

Thence **South 87°13'01" East 1337.98 feet**, in the north line of said 29.696 acre tract and in the south line of said original 85.5735 acre tract (Parcel I), to said FCGS Monument 0024 RESET in the centerline of Hoover Road (passing an iron pin set on line at 927.04 feet) to the **Place of Beginning**, containing **22.380 acres** more or less, of which present road occupies 0.325 acres and 0.183 acres are in an easement for bike path recorded in Instrument No. 201406040069338 and 0.377 acres are also in an easement for a bike path in Instrument No. 201308290147699.

*Basis of bearings from, GPS observation, NAD 83 (1986 Adj.) Ohio south zone, based on the south line of said 29.696 acre tract being North 87° 17' 41" West.*

*A survey of the above described premises was done by Robert T. Patridge Jr. P.S. 7462, in December, 2018.*

*All iron pins set 5/8" rebar, 30" long and are yellow capped "PATRIDGE SURVEYING".*

*All iron pins found are 3/4".*

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

Parcel No.: 040-016112

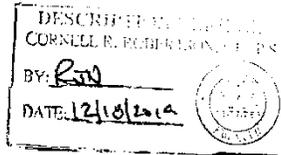
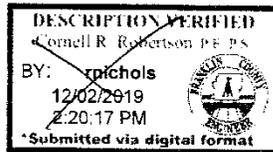
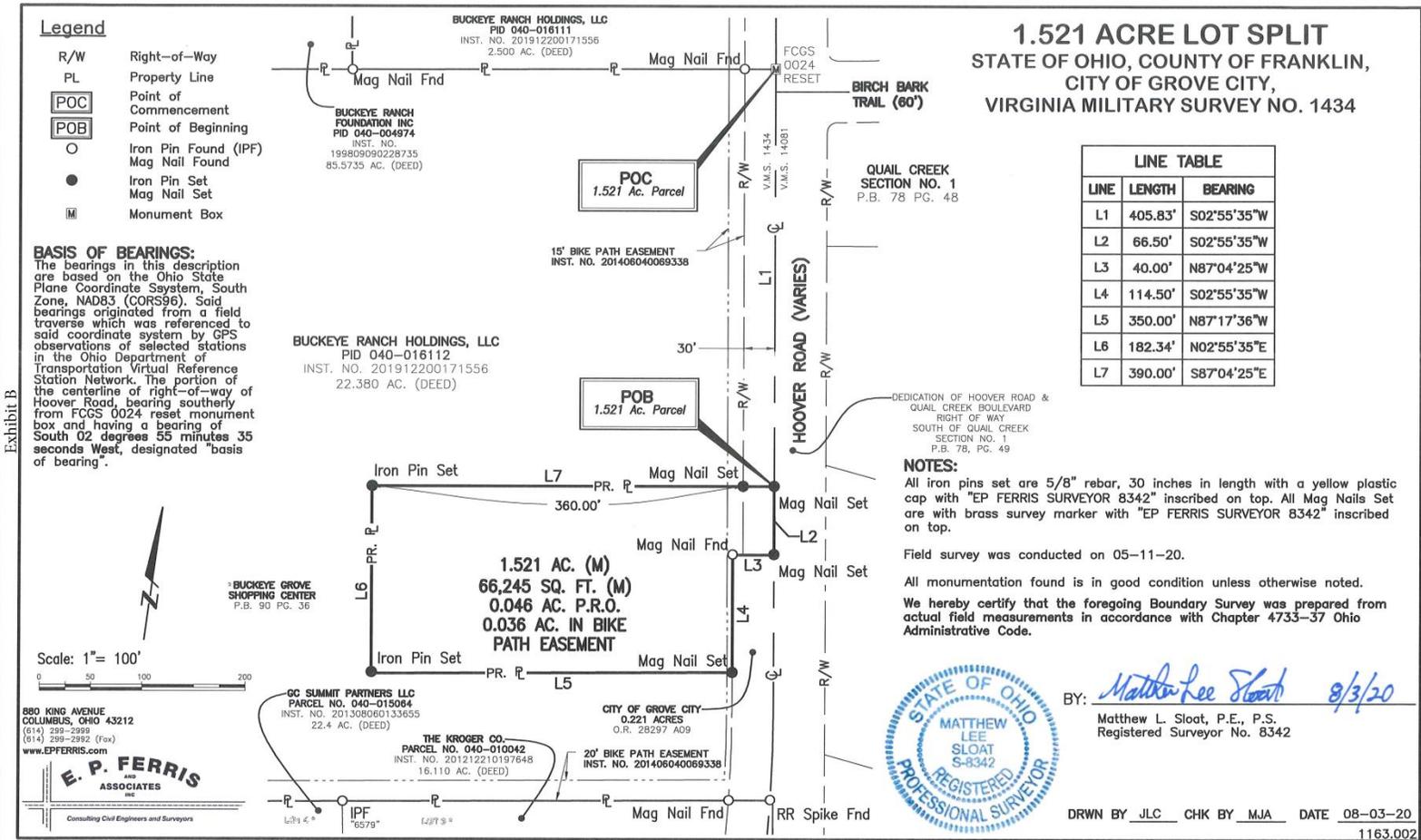


Exhibit B  
(Bluegrass Park Outparcels - Depiction)



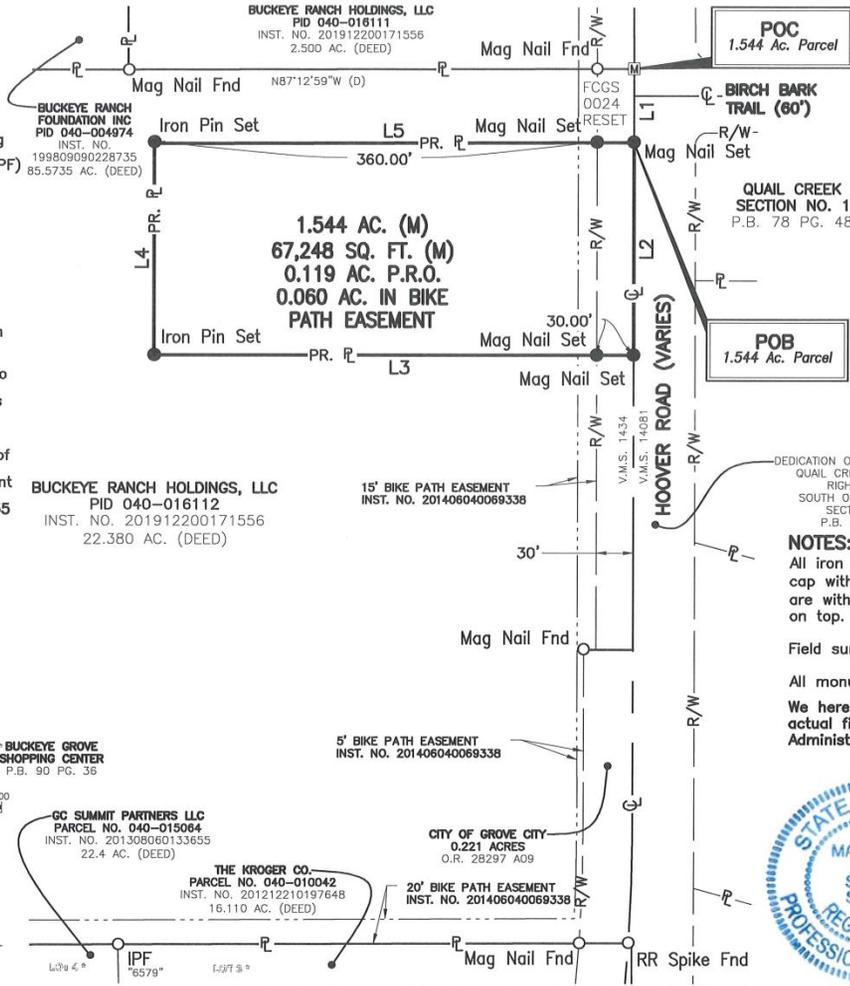


**Legend**

- R/W Right-of-Way
- PL Property Line
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Found (IPF)
- Iron Pin Set
- Mag Nail Found
- Mag Nail Set
- Monument Box

**BASIS OF BEARINGS:**

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 reset monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".



**1.544 ACRE LOT SPLIT**  
 STATE OF OHIO, COUNTY OF FRANKLIN,  
 CITY OF GROVE CITY,  
 VIRGINIA MILITARY SURVEY NO. 1434

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S02°55'35"W
L2	172.92'	S02°55'35"W
L3	390.00'	N87°04'25"W
L4	171.95'	N02°55'35"E
L5	390.00'	S87°12'59"E

DEDICATION OF HOOPER ROAD & QUAIL CREEK BOULEVARD RIGHT OF WAY SOUTH OF QUAIL CREEK SECTION NO. 1 P.B. 78, PG. 49

**NOTES:**

All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. All Mag Nails Set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted on 05-11-20.

All monumentation found is in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

BY: *Matthew Lee Sloat* 8/3/20  
 Matthew L. Sloat, P.E., P.S.  
 Registered Surveyor No. 8342



DRWN BY JLC CHK BY MJA DATE 08-03-20  
 1163.002

Exhibit B

8

Scale: 1" = 100'

**E. P. FERRIS AND ASSOCIATES INC.**  
 Consulting Civil Engineers and Surveyors

880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999  
 (614) 299-2992 (Fax)  
 www.EPFERRIS.com

**BUCKEYE GROVE SHOPPING CENTER**  
 P.B. 90 PG. 36

**GC SUMMIT PARTNERS LLC**  
 PARCEL NO. 040-015064  
 INST. NO. 201309060133655  
 22.4 AC. (DEED)

**THE KROGER CO.**  
 PARCEL NO. 040-010042  
 INST. NO. 201212210197648  
 16.110 AC. (DEED)

**CITY OF GROVE CITY**  
 0.221 ACRES  
 O.R. 28297 A09

**BUCKEYE RANCH HOLDINGS, LLC**  
 PID 040-016112  
 INST. NO. 201912200171556  
 22.380 AC. (DEED)

**BUCKEYE RANCH HOLDINGS, LLC**  
 PID 040-016111  
 INST. NO. 201912200171556  
 2.500 AC. (DEED)

**BUCKEYE RANCH FOUNDATION INC**  
 PID 040-004974  
 INST. NO. 199809090228735  
 85.5735 AC. (DEED)

Exhibit C  
(Depiction of Easement Area)

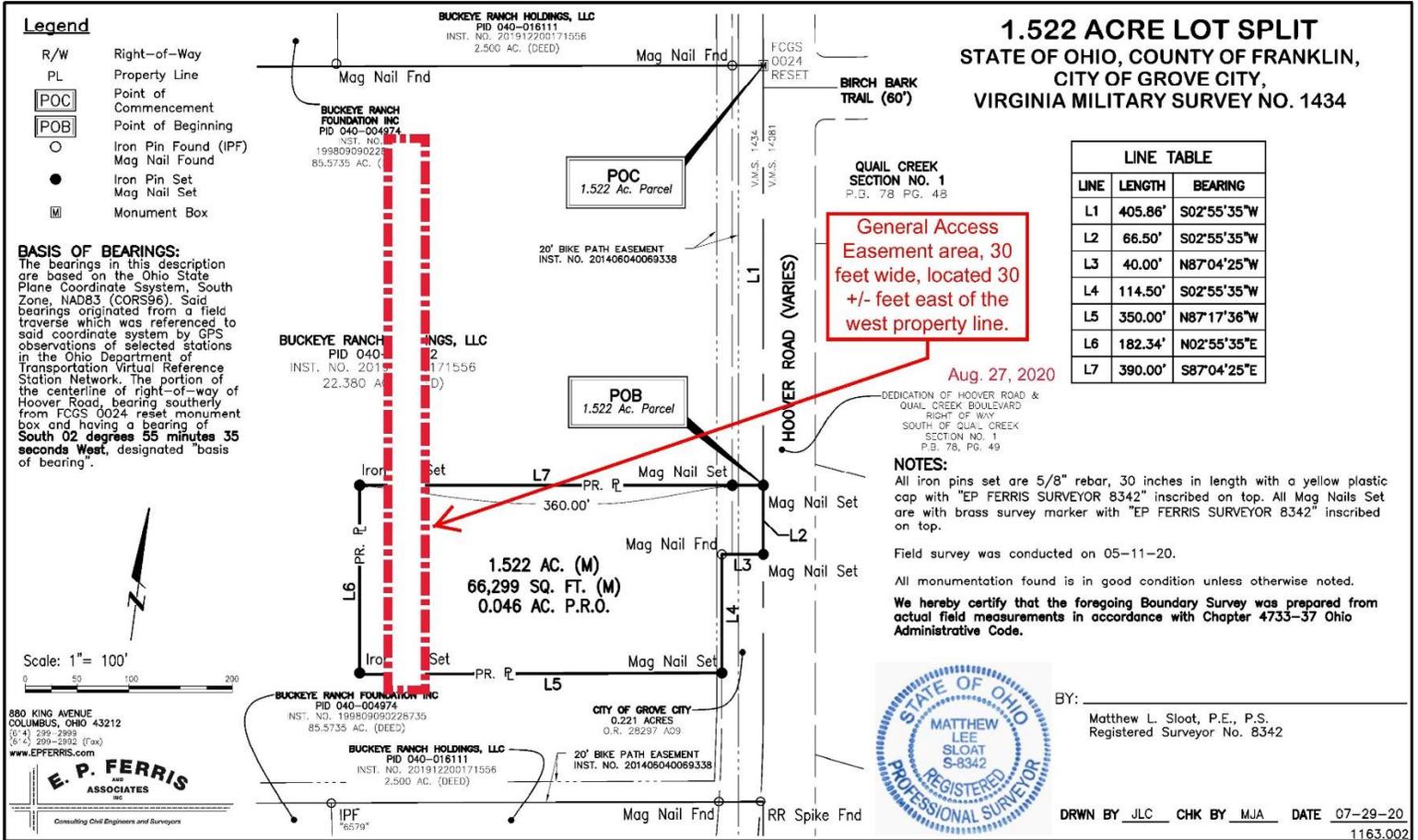


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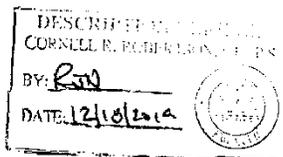
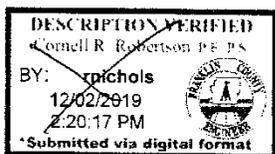
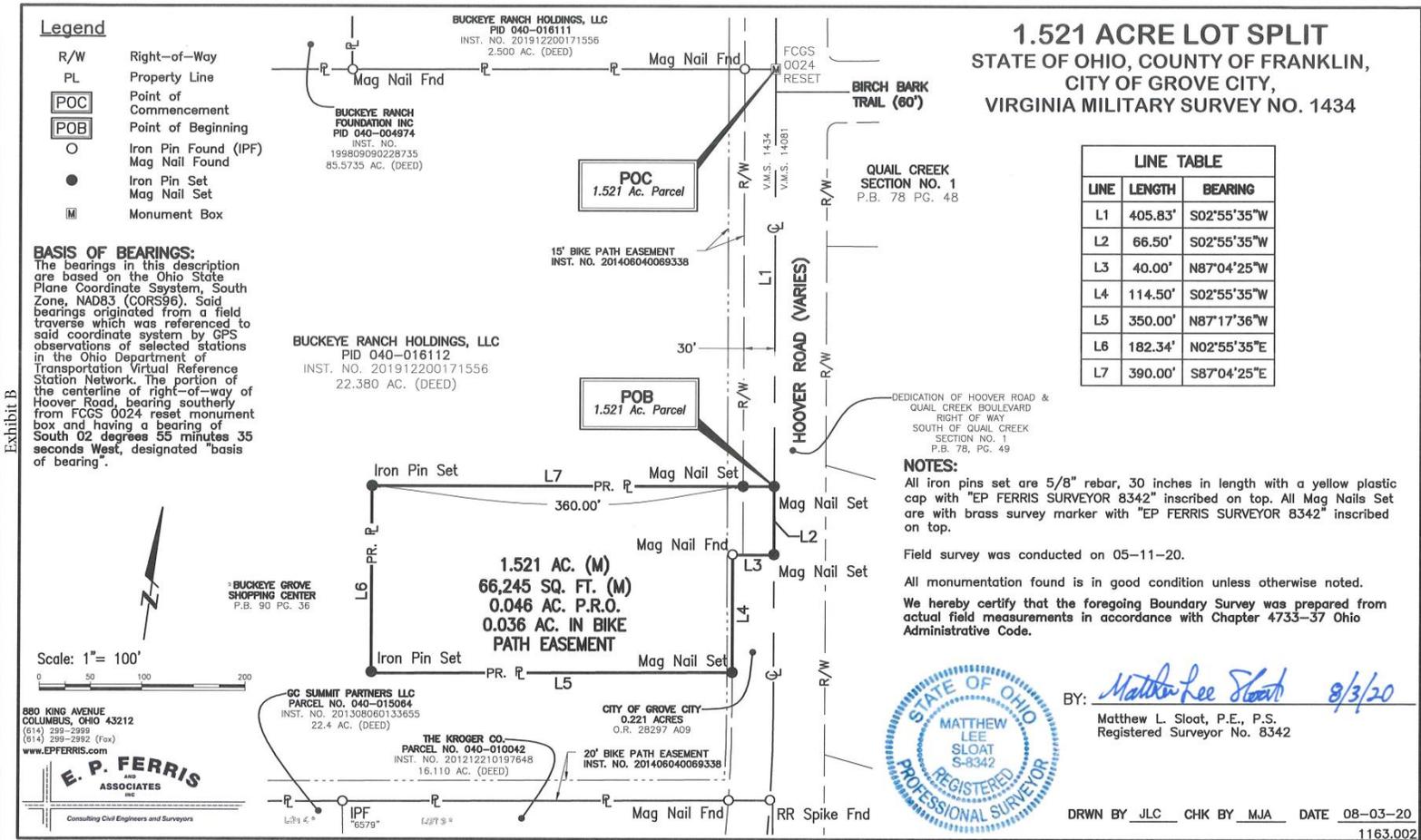


Exhibit B  
(Bluegrass Park Outparcels - Depiction)



**Legend**

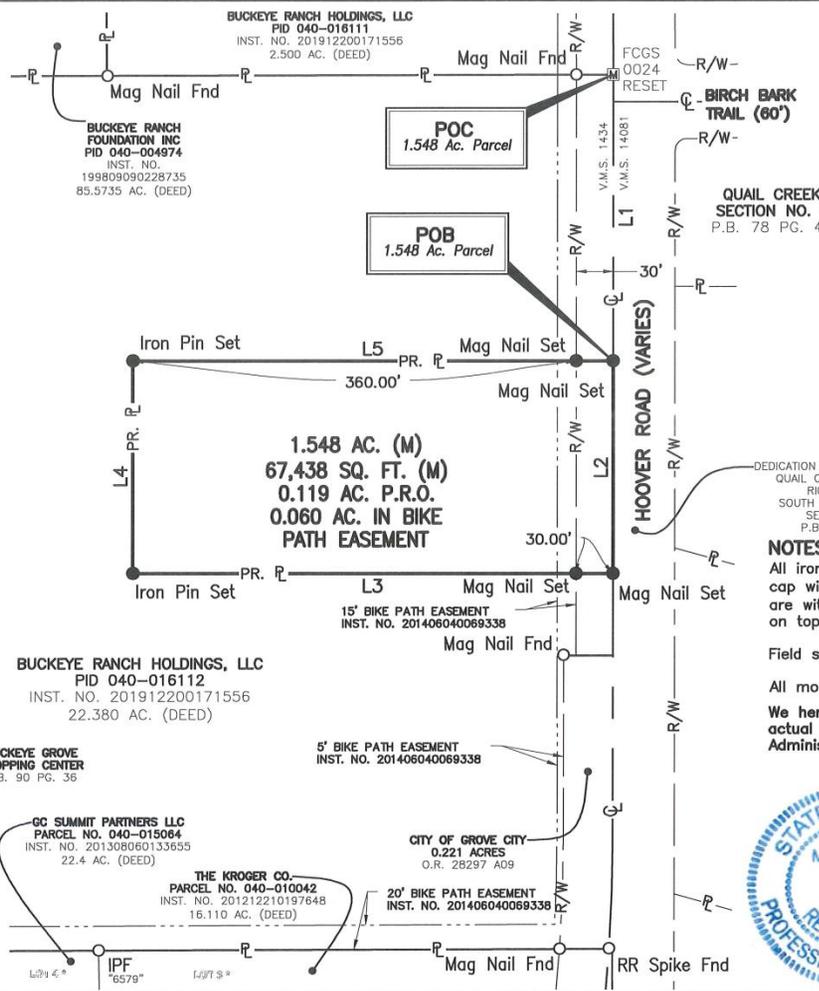
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- PL Property Line
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Mag Nail Found
- Iron Pin Set  
Mag Nail Set
- Ⓜ Monument Box

**BASIS OF BEARINGS:**

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**1.548 ACRE LOT SPLIT**  
STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NO. 1434

LINE TABLE		
LINE	LENGTH	BEARING
L1	232.92'	S02°55'35"W
L2	172.92'	S02°55'35"W
L3	390.00'	N87°04'25"W
L4	172.92'	N02°55'35"E
L5	390.00'	S87°04'25"E



DEDICATION OF HOOVER ROAD & QUAIL CREEK BOULEVARD  
RIGHT OF WAY  
SOUTH OF QUAIL CREEK  
SECTION NO. 1  
P.B. 78, PG. 49

**NOTES:**

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Field survey was conducted on 05-11-20.

All monumentation found is in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 8/3/20  
Matthew L. Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY JLC CHK BY MJA DATE 08-03-20  
1163.002

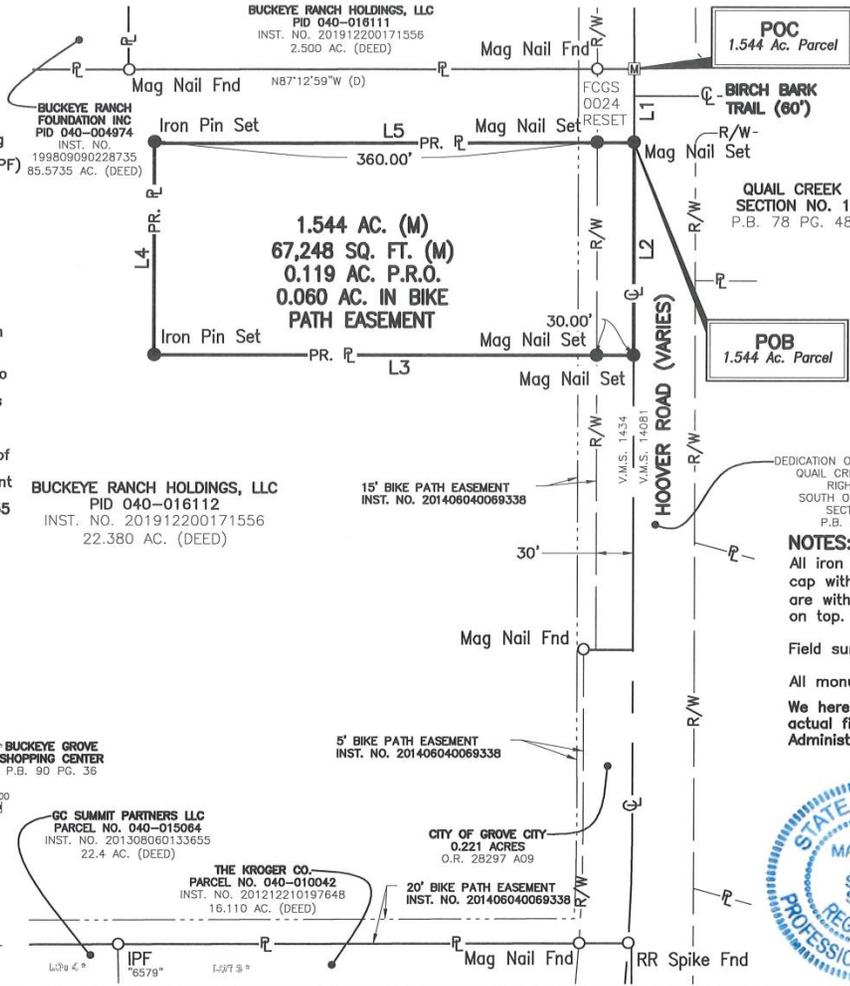
Exhibit B

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**1.544 ACRE LOT SPLIT**  
 STATE OF OHIO, COUNTY OF FRANKLIN,  
 CITY OF GROVE CITY,  
 VIRGINIA MILITARY SURVEY NO. 1434

LINE TABLE		
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L3	390.00'	N87°04'25"W
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DEDICATION OF HOOVER ROAD & QUAIL CREEK BOULEVARD RIGHT OF WAY SOUTH OF QUAIL CREEK SECTION NO. 1 P.B. 78, PG. 49

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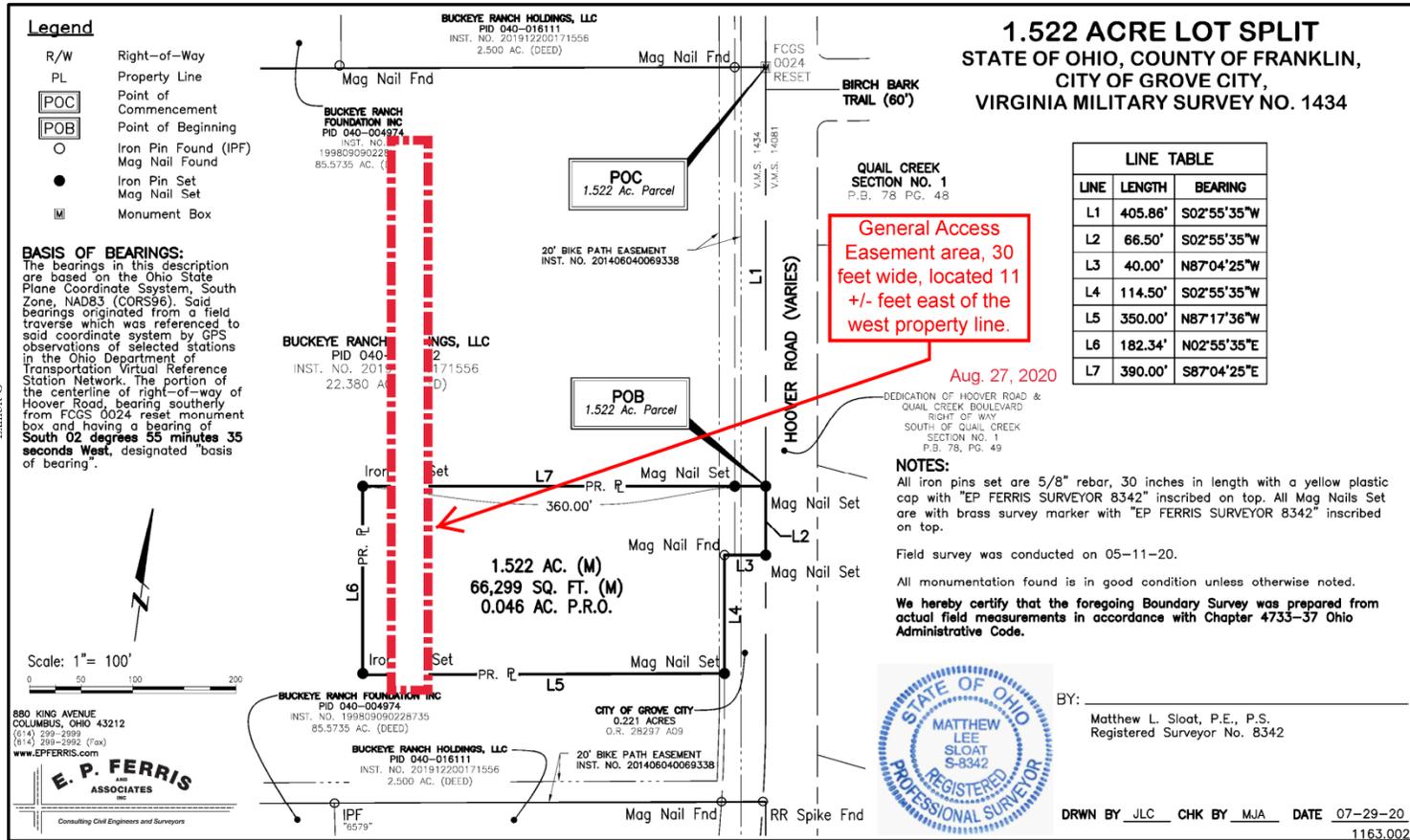


BY: *Matthew Lee Sloat* 8/3/20  
 Matthew L. Sloat, P.E., P.S.  
 Registered Surveyor No. 8342

DRWN BY JLC CHK BY MJA DATE 08-03-20  
 1163.002

Exhibit B

Exhibit C  
(Depiction of Easement Area)





Received by  
City of Grove City  
08-05-20

**LEGAL DESCRIPTION**  
**1.521 ACRE LOT SPLIT**

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 1434, being part of the 22.380 acre tract conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**COMMENCING** at FCGS 0024 RESET, being an aluminum cap in PVC encased concrete monument, being at an angle point in the centerline of right-of-way of Hoover Road (R/W Varies), being the northeasterly corner of said 22.380 acre tract and the southeast corner of a 2.500 acre tract as conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, being on the easterly line of said Virginia Military Survey Number 1434 and the westerly line of Virginia Military Survey 14081;

Thence along the centerline of Hoover Road as shown in Quail Creek Section No. 1, of record in Plat Book 78 Page 48, and in the Dedication of Hoover Road & Quail Creek Boulevard Right of Way South of Quail Creek, of record in Plat Book 78 Page 49, along the easterly line of said Virginia Military Survey 1434, and along the westerly line of said Virginia Military Survey 14081, South 02 degrees 55 minutes 35 seconds West, a distance of 405.83 feet to a mag nail set in the easterly line of said 22.380 acre tract and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along said centerline of Hoover Road and the easterly line of said 22.380 acre tract, South 02 degrees 55 minutes 35 seconds West, 66.50 feet to a mag nail set, being a southeasterly corner of said 22.380 acre tract and the northeasterly corner of a 0.221 acre tract as conveyed to the City of Grove City, Ohio in Official Record 28297 A09;

Thence leaving said centerline of Hoover Road, along a southerly line of said 22.380 acre tract, and the northerly line of said 0.221 acre tract, North 87 degrees 04 minutes 25 seconds West, 40.00 feet to a mag nail found being a southeasterly corner of said 22.380 acre tract, the northwesterly corner of said 0.221 acre tract, and being on the westerly line of Hoover Road;

Thence along the westerly line of Hoover road, the westerly line of said 0.221 acre tract, and the easterly line of said 22.380 acre tract, South 02 degrees 55 minutes 35 seconds West, 114.50 feet to a mag nail set on the westerly line of Hoover Road, the westerly line of said 0.221 acre tract, and the easterly line of said 22.380 acre tract;

Thence across said 22.380 acre tract, the following three courses:

North 87 degrees 17 minutes 36 seconds West, 350.00 feet to an iron pin set;

North 02 degrees 55 minutes 35 seconds East, 182.34 feet to an iron pin set;

South 87 degrees 04 minutes 25 seconds East, passing a mag nail set at 360.00 feet, a total distance of 390.00 feet to a mag nail set in the centerline of Hoover road, being on the easterly line of said 22.380 acre tract and being the **TRUE POINT OF BEGINNING**, containing 1.521 acres (66,245 S.F.), more or less.

The above described parcel contains 1.521 acres (66,245 S.F.) out of PID 040-016112 of which 0.046 acres is P.R.O. and 0.036 acres is in a Bike Path Easement.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 RESET monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in May 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Split  
1.521  
acre  
out of  
(040)  
16112



*Matthew Lee Sloat*  
Matthew Lee Sloat, PS  
Registered Surveyor No. 8342  
8/3/20  
Date



**Legend**

- R/W Right-of-Way
- PL Property Line
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Found (IPF)  
Mag Nail Found
- Iron Pin Set  
Mag Nail Set
- Ⓜ Monument Box

**BASIS OF BEARINGS:**

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 reset monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".



Scale: 1" = 100'

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

**E. P. FERRIS**  
AND ASSOCIATES  
INC

Consulting Civil Engineers and Surveyors

\*BUCKEYE GROVE SHOPPING CENTER  
P.B. 90 PG. 36

GC SUMMIT PARTNERS LLC  
PARCEL NO. 040-015064  
INST. NO. 201308060133655  
22.4 AC. (DEED)

THE KROGER CO.  
PARCEL NO. 040-010042  
INST. NO. 201212210197648  
15.110 AC. (DEED)

CITY OF GROVE CITY  
0.221 ACRES  
O.R. 28297 A09

20' BIKE PATH EASEMENT  
INST. NO. 201406040069338

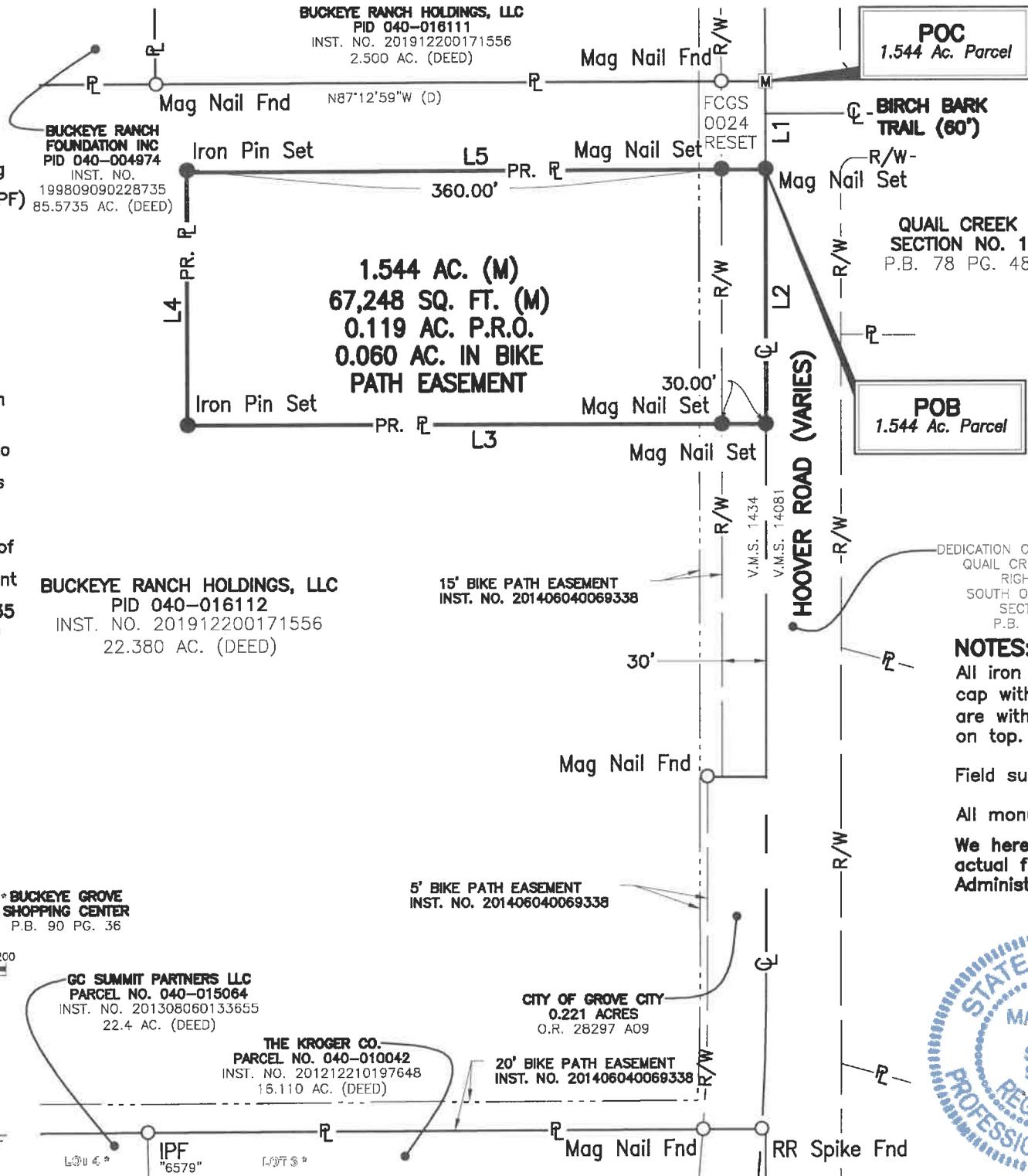
5' BIKE PATH EASEMENT  
INST. NO. 201406040069338

15' BIKE PATH EASEMENT  
INST. NO. 201406040069338

BUCKEYE RANCH HOLDINGS, LLC  
PID 040-016112  
INST. NO. 201912200171556  
22.380 AC. (DEED)

BUCKEYE RANCH FOUNDATION INC  
PID 040-004974  
INST. NO. 199809090228735  
85.5735 AC. (DEED)

BUCKEYE RANCH HOLDINGS, LLC  
PID 040-016111  
INST. NO. 201912200171556  
2.500 AC. (DEED)



**1.544 ACRE LOT SPLIT**  
STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NO. 1434

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S02°55'35"W
L2	172.92'	S02°55'35"W
L3	390.00'	N87°04'25"W
L4	171.95'	N02°55'35"E
L5	390.00'	S87°12'59"E

Received by  
City of Grove City  
08-05-20

DEDICATION OF HOOVER ROAD &  
QUAIL CREEK BOULEVARD  
RIGHT OF WAY  
SOUTH OF QUAIL CREEK  
SECTION NO. 1  
P.B. 78, PG. 49

**NOTES:**

All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. All Mag Nails Set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted on 05-11-20.

All monumentation found is in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 8/3/20

Matthew L. Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY JLC CHK BY MJA DATE 08-03-20

Received by  
City of Grove City  
08-05-20

**LEGAL DESCRIPTION  
1.544 ACRE LOT SPLIT**

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 1434, being part of the 22.380 acre tract conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**COMMENCING** at FCGS 0024 RESET, being an aluminum cap in PVC encased concrete monument, being at an angle point in the centerline of right-of-way of Hoover Road (R/W Varies), being the northeasterly corner of said 22.380 acre tract and the southeast corner of a 2.500 acre tract as conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, being on the easterly line of said Virginia Military Survey Number 1434 and the westerly line of Virginia Military Survey 14081;

Thence along the centerline of Hoover Road as shown in Quail Creek Section No. 1, of record in Plat Book 78 Page 48, and in the Dedication of Hoover Road & Quail Creek Boulevard Right of Way South of Quail Creek, of record in Plat Book 78 Page 49, along the easterly line of said Virginia Military Survey 1434, and along the westerly line of said Virginia Military Survey 14081, South 02 degrees 55 minutes 35 seconds West, a distance of 60.00 feet to a mag nail set in the easterly line of said 22.380 acre tract and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along said centerline of Hoover Road, and along the easterly line of said 22.380 acre tract, South 02 degrees 55 minutes 35 seconds West, a distance of 172.92 feet to a mag nail set in the easterly line of said 22.380 acre tract;

Thence across said 22.380 acre tract, the following three courses:

North 87 degrees 04 minutes 25 seconds West, passing a mag nail set at 30.00 feet, a total distance of 390.00 feet to an iron pin set;

North 02 degrees 55 minutes 35 seconds East, 171.95 feet to an iron pin set;

South 87 degrees 12 minutes 59 seconds East, passing a mag nail set at 360.00 feet, a total distance of 390.00 feet to a mag nail set in the centerline of Hoover Road and on the easterly line of said 22.380 acre tract, and being the **TRUE POINT OF BEGINNING**, containing 1.544 acres (67,248 S.F.), more or less.

The above described parcel contains 1.544 acres (67,248 S.F.) out of PID 040-016112 of which 0.119 acres is P.R.O. and 0.060 acres is in a Bike Path Easement.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 RESET monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in May 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



*Matthew Lee Sloat*  
Matthew Lee Sloat, PS  
Registered Surveyor No. 8342

*8/3/20*  
Date

*Split  
1.544 acre  
out of  
(040)  
16112*



**Legend**

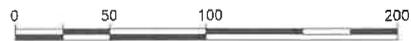
- R/W Right-of-Way
- PL Property Line
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Found (IPF)  
Mag Nail Found
- Iron Pin Set  
Mag Nail Set
- Ⓜ Monument Box

**BASIS OF BEARINGS:**

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 reset monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".



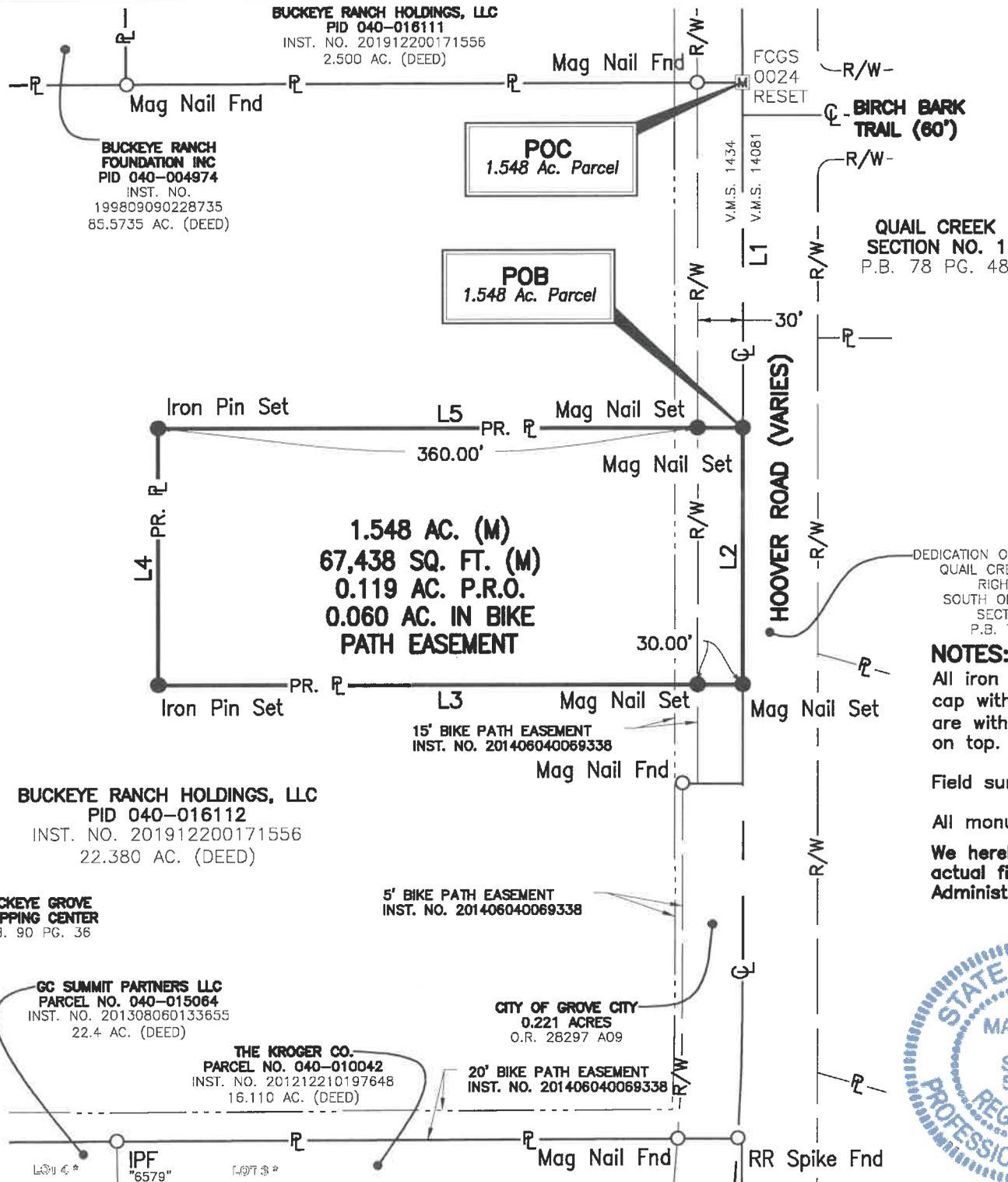
Scale: 1" = 100'



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**E. P. FERRIS**  
AND ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors



**1.548 ACRE LOT SPLIT**  
STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NO. 1434

LINE TABLE		
LINE	LENGTH	BEARING
L1	232.92'	S02°55'35"W
L2	172.92'	S02°55'35"W
L3	390.00'	N87°04'25"W
L4	172.92'	N02°55'35"E
L5	390.00'	S87°04'25"E

Received by  
City of Grove City  
08-05-20

DEDICATION OF HOOVER ROAD &  
QUAIL CREEK BOULEVARD  
RIGHT OF WAY  
SOUTH OF QUAIL CREEK  
SECTION NO. 1  
P.B. 78, PG. 49

**NOTES:**

All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. All Mag Nails Set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted on 05-11-20.

All monumentation found is in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 8/3/20

Matthew L. Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY JLC CHK BY MJA DATE 08-03-20

Received by  
City of Grove City  
08-05-20

**LEGAL DESCRIPTION  
1.548 ACRE LOT SPLIT**

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 1434, being part of the 22.380 acre tract conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**COMMENCING** at FCGS 0024 RESET, being an aluminum cap in PVC encased concrete monument, being at an angle point in the centerline of right-of-way of Hoover Road (R/W Varies), being the northeasterly corner of said 22.380 acre tract and the southeast corner of a 2.500 acre tract as conveyed to Buckeye Ranch Holdings, LLC in Instrument Number 201912200171556, being on the easterly line of said Virginia Military Survey Number 1434 and the westerly line of Virginia Military Survey 14081;

Thence along the centerline of Hoover Road as shown in Quail Creek Section No. 1, of record in Plat Book 78 Page 48, and in the Dedication of Hoover Road & Quail Creek Boulevard Right of Way South of Quail Creek, of record in Plat Book 78 Page 49, along the easterly line of said Virginia Military Survey 1434, and along the westerly line of said Virginia Military Survey 14081, South 02 degrees 55 minutes 35 seconds West, a distance of 232.92 feet to a mag nail set in the easterly line of said 22.380 acre tract and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along said centerline of Hoover Road, and along the easterly line of said 22.380 acre tract, South 02 degrees 55 minutes 35 seconds West, a distance of 172.92 feet to a mag nail set in the easterly line of said 22.380 acre tract;

Thence across said 22.380 acre tract, the following three courses:

North 87 degrees 04 minutes 25 seconds West, passing a mag nail set at 30.00 feet, a total distance of 390.00 feet to an iron pin set;

North 02 degrees 55 minutes 35 seconds East, 172.92 feet to an iron pin set;

South 87 degrees 04 minutes 25 seconds East (passing a mag nail set at 360.00 feet), a total distance of 390.00 feet to a mag nail set in the centerline of Hoover Road and on the easterly line of said 22.380 acre tract, and being the **TRUE POINT OF BEGINNING**, containing 1.548 acres (67,438 S.F.), more or less.

The above described parcel contains 1.548 acres (67,438 S.F.) out of PID 040-016112 of which 0.119 acres is P.R.O. and 0.060 acres is in a Bike Path Easement.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Hoover Road, bearing southerly from FCGS 0024 RESET monument box and having a bearing of South 02 degrees 55 minutes 35 seconds West, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in May 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



*Matthew Lee Sloat*  
Matthew Lee Sloat, PS  
Registered Surveyor No. 8342

*8/3/20*  
Date

*Split  
1.548 acrs  
out of  
(040)  
16112*

