

## Bluegrass Park Lot Split Application

Received by  
City of Grove City  
02-08-19

### Project Narrative

Applicant proposes to split 22.380 acres of real property from a 29.696 acre parcel of real property located at Hoover Road, Grove City, Ohio 43123, known as Franklin County Auditor Tax Parcel Id. No. 040-008056 (“Hoover Road Property”). A description and survey of the 22.380 acres of real property being split from the Hoover Road Property is attached hereto. Additionally, the split will establish a remainder parcel of real property consisting of 7.139 acres (the “Remainder Property”). The Remainder Property will be granted a thirty foot (30’) wide easement for ingress/egress over the 22.380 acre parcel split from the Hoover Road Property.

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**Patridge**  
Surveyors & Engineers LLC

## 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;

**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.*

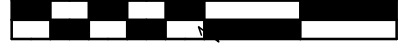
# SURVEY PLAT

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

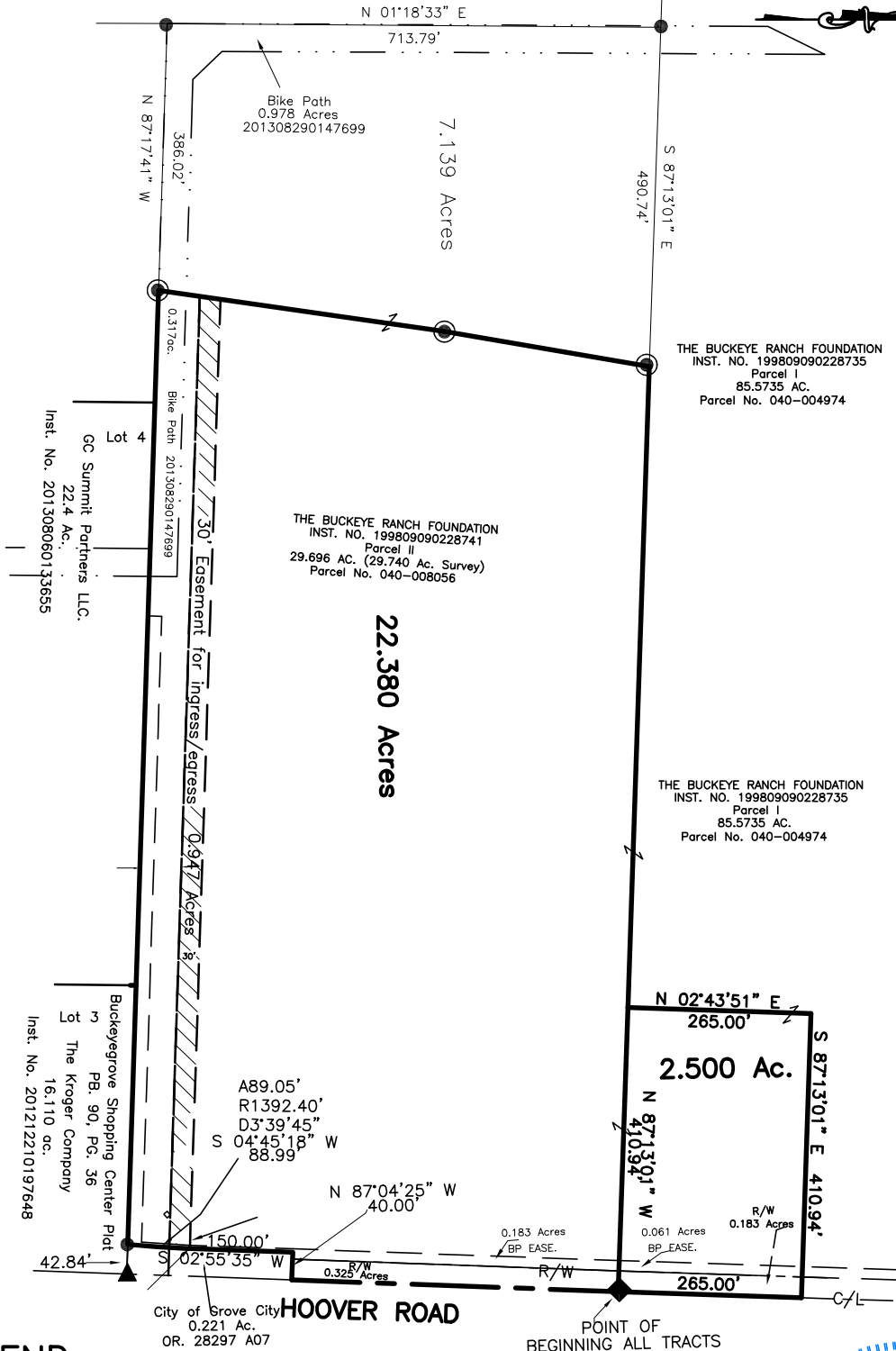
Basis of bearings from NAD83 (1986 adj) Ohio south zone on the south line of said 29.696 acre tract being N 87° 17' 41" W.

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

0 250 500

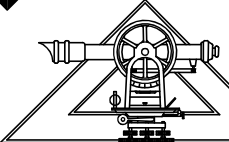


Scale 1" = 250'  
December, 2018



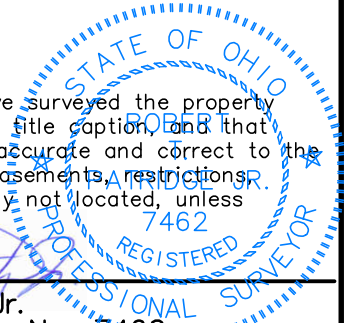
## LEGEND

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



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

Robert T. Patridge Jr.  
Professional Surveyor No. 7462

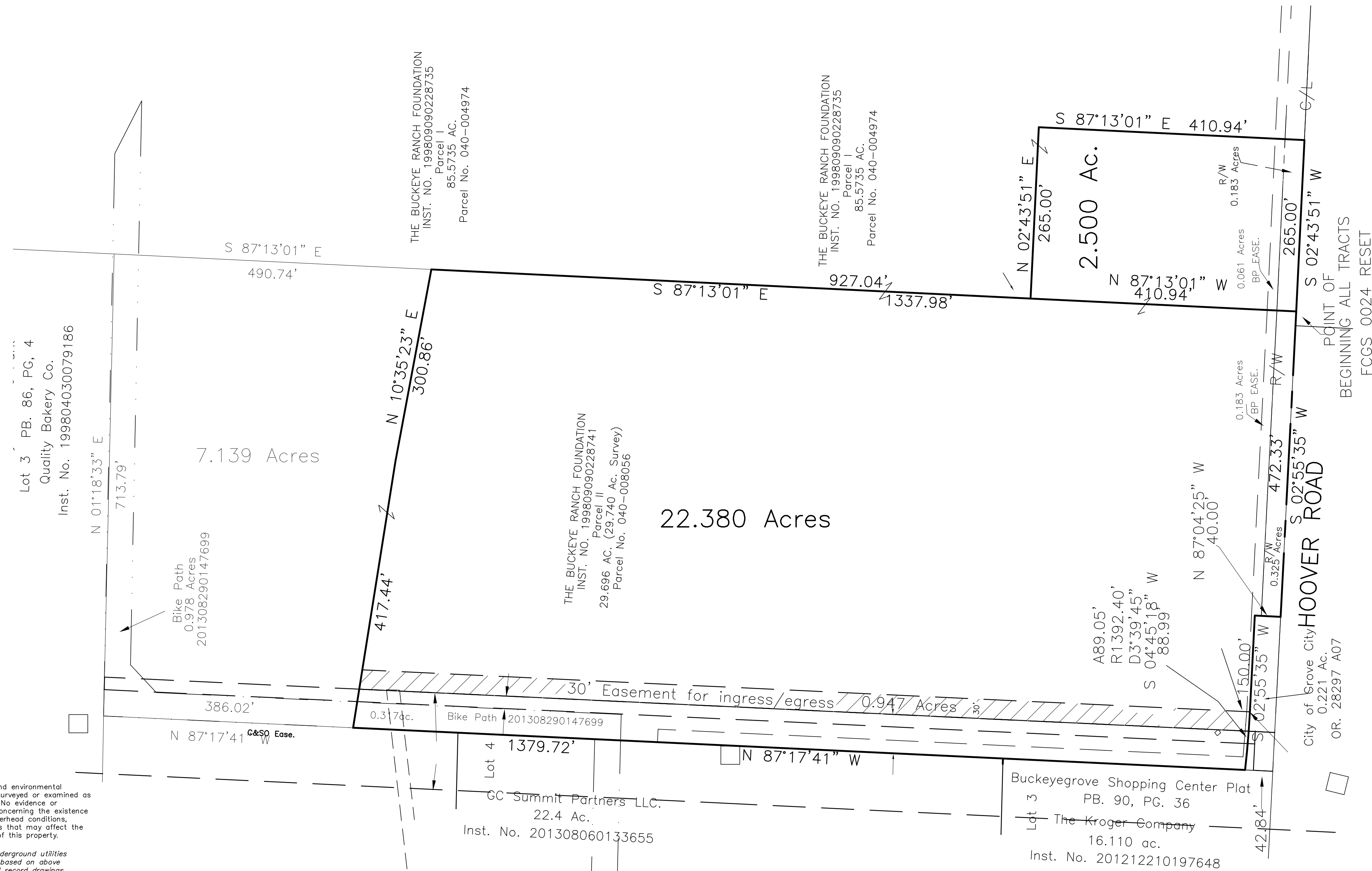
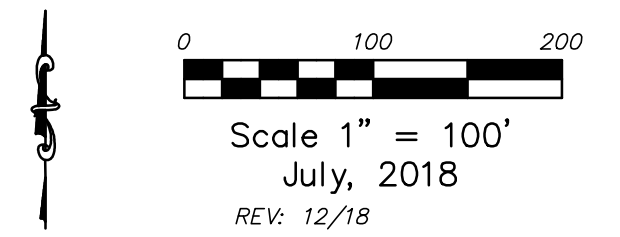




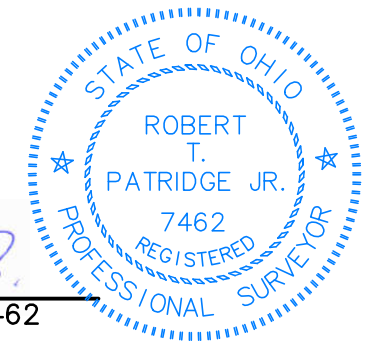
Buckeye Boys Ranch property  
 Being a 22.380 acre tract in part of a 29.696 acre tract & a 2.5 acre tract in part of an 85.5735 acre tract, in V.M.S. Survey No. 1434 located in City of Grove City, County of Franklin, State of Ohio,



Vicinity Map  
No scale



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



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

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

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

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

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