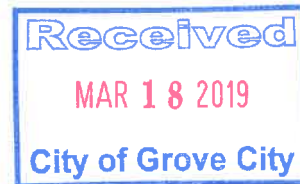
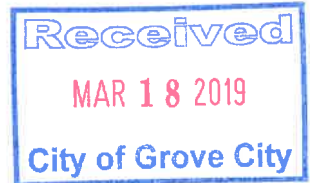


The Residences / Cottages at Brown's Farm  
Lot Split Narrative

The applicant is seeking to split the 69± acre tract into two (2) parcels as there is a TIF request to be presented to City Council that will be requesting two (2) different types of TIF. One is an incentive TIF (ORC 5709.40(c) TIF) and the other is a parcel TIF (ORC 5709.40(B) TIF) and placing the two (2) types of TIFs in one application is very inefficient, economically for the applicant, therefore the lot split request. The commercial / multi-family site needs to have its own legal description (and its own tax parcel) separate from the residential / single family area prior to the TIF proceedings so that notices, legislation and the TIF applications to the County Auditor and the State of Ohio will coordinate up to a separate tax parcel.



wilcox-orders-lotsplit-nar (nct)  
3/19/19 S:Docs



**Parcel Description**  
**~ 32.142 Acre ~**  
**South of Orders Road**  
**West of Hoover Road**

-1-

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434 and containing 32.142 acres, said 32.142 acres being part of the remainder of that Original 88.011 acre tract of land as conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136739, said 32.142 acres more particularly described as follows;

**Beginning for Reference**, at Franklin County Geodetic Survey monument 2018 found at the centerline intersection of Orders Road (R/W Varies) and Haughn Road (R/W Varies), said monument also being the northeasterly corner of that 0.896 acre tract of land as conveyed to the Franklin County Commissioners of record in Instrument No. 200408170192072 and the northwesterly corner of that 0.204 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201505140062886;

Thence **S 02° 36' 56" W**, with the easterly line of said 0.896 acre tract, the easterly line of that 0.290 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201511190163841, with the westerly line of said 0.204 acre tract, with the westerly line of that 0.062 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201507060090398, the westerly line of that 0.096 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201508130112369, with a westerly line of the remainder of said Original 88.011 acre tract and with the centerline of said Haughn Road, **1004.58 feet** to a P.K. nail set at the southeasterly corner of said 0.290 acre tract and a northwesterly corner of the remainder of said Original 88.011 acre tract, the **True Point of Beginning**;

Thence **S 02° 36' 56" W**, across the remainder of said Original 88.011 acre tract and continuing along the centerline of said Haughn Road, **245.48 feet** to Franklin County Geodetic Survey monument 2017 found at the northwesterly corner of that 5.002 acre tract of land as conveyed to Tad D. Kuhn and Karla J. Kuhn of record in Instrument No. 201206220089709, the northeasterly corner of that 85.00 acre tract of land as conveyed to Rebecca J. Priwer of record in Instrument No. 200807310116550 and in the centerline of Haughn Road;

Thence **N 87° 25' 34" W**, with the southerly line of said Original 88.011 acre tract and the northerly line of said 85.00 acre tract, **1786.67 feet** to an iron pin set at the southwesterly corner of said Original 88.011 acre tract, the northwesterly corner of said 85.00 acre tract and in the easterly line of that tract of land as conveyed to the City of Grove City, Ohio of record in Official Record 28297, Page A07;

Thence **N 03° 31' 02" E**, with the westerly line of said Original 88.011 acre tract and the easterly line of said City of Grove City, Ohio tract, **1213.00 feet** to an iron pin found at the southwesterly corner of that 2.250 acre tract of land as conveyed to the City of Grove City, Ohio of record in Instrument No. 201410310144844, said corner being in the southerly right-of-way line of said Orders Road;

Thence with the southerly line of said 2.250 acre tract, the northerly line of the remainder of said Original 88.011 acre tract and along said southerly right-of-way line, the following three (3) courses and distances:

**S 87° 40' 10" E, 0.77 feet** to an iron pin set at an angle point;

**S 87° 05' 27" E, 445.23 feet** to an iron pin set at an angle point;

**S 86° 58' 52" E, 514.18 feet** to an iron pin set at a northwesterly corner of that Original 15.974 acre tract of land as conveyed to Franklin County Finance Authority of record in Instrument No. 201512100173299

Thence **S 02° 36' 56" W**, along an easterly line of said Original 88.011 acre tract and with the westerly line of said Original 15.974 acre tract, **889.53 feet** to a point, witness a 5/8" rebar found (0.12' S.)

**Parcel Description**  
**~ 32.142 Acre ~**  
**South of Orders Road**  
**West of Hoover Road**  
**-2-**

Thence **S 82° 23' 04" E**, with a southerly line of said Original 15.974 acre tract and the southerly line of said 0.290 acre tract, **810.50 feet** to the *True Point of Beginning*. Containing **32.142 acres**, more or less, inclusive of the present right-of-way which occupies 0.113 acres, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in November, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the bearing of S 02° 36' 56" E for the centerline of Haughn Road between F.C.G.S. 2018 found and F.C.G.S. 2017 found (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) and as established using a GPS survey.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

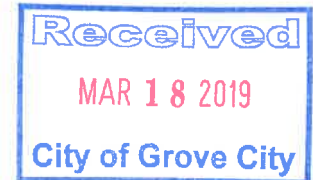
**ADVANCED CIVIL DESIGN, INC.**

Douglas R. Hock, P.S. 7661

Date:

**Parcel Description**  
**~ 36.403 Acre ~**  
**South of Orders Road**  
**West of Hoover Road**

-1-



Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434 and containing 36.403 acres, said 36.403 acres being part of the remainder of that Original 88.011 acre tract of land as conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136739 and all of Reserve "A" of the Haughn Heights Subdivision of record in Plat Book 37, Page 67, said Reserve "A" also being conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136740, said 36.403 acres more particularly described as follows;

***Beginning for Reference***, at Franklin County Geodetic Survey monument 2018 found at the centerline intersection of Orders Road (R/W Varies) and Haughn Road (R/W Varies), said monument also being the northeasterly corner of that 0.896 acre tract of land as conveyed to the Franklin County Commissioners of record in Instrument No. 200408170192072 and the northwesterly corner of that 0.204 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201505140062886;

Thence **S 02° 36' 56" W**, with the easterly line of said 0.896 acre tract, with the westerly line of said 0.204 acre tract, with the westerly line of that 0.062 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201507060090398, the westerly line of that 0.096 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201508130112369 and with the centerline of said Haughn Road, **554.95 feet** to a P.K. nail set at the southwesterly corner of said 0.096 acre tract and a northeasterly corner of the remainder of said Original 88.011 acre tract, the ***True Point of Beginning***;

Thence with northerly lines of the remainder of said Original 88.011 acre tract, the southerly line of said 0.096 acre tract and southerly lines of that 4.422 acre tract of land as conveyed to Rebecca L. Absten & Michael J. Absten of record in Instrument No. 200406090133243, the following five (5) courses and distances:

**S 87° 08' 42" E, 257.38 feet** to a point, witness a 3/4" iron pin found (0.22' N. and 0.22'W);

**N 87° 13' 25" E, 143.26 feet** to a point, witness a 3/4" iron pin found (0.21' S. and 0.31'W);

**N 66° 46' 19" E, 161.92 feet** to a point, witness a 3/4" iron pin found (0.11' N. and 0.07'W);

**N 70° 52' 49" E, 213.52 feet** to a 3/4" iron pin found (bent);

**N 81° 29' 35" E, 126.03 feet** to a 3/4" iron pin found at the southeasterly corner of said 4.422 acre tract and the southwesterly corner of that tract of land as conveyed to Nathan H. Mast and Heather Mast of record in Instrument No. 201712190178228;

Thence **N 78° 52' 31" E**, with the northerly line of the remainder of said Original 88.011 acre tract and the southerly line of said Mast tract, **103.09 feet** to an iron pin set at the southeasterly corner of said Mast tract and the southwesterly corner of Lot 1 of said Haughn Heights;

Thence **N 79° 13' 05" E**, with the northerly line of the remainder of said Original 88.011 acre tract and with the southerly line of said Lot 1, **119.51 feet** to an iron pin set at the southeasterly corner of said Lot 1 and the southwesterly corner of said Reserve "A";

Thence with the westerly lines of said Reserve "A" and the easterly lines of said Lot 1, the following four (4) courses and distances:

**N 02° 03' 57" E, 109.08 feet** to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of **30° 00' 00"** and a radius of **120.00 feet**, an arc length of **62.83 feet** and a chord bearing and distance of **N 12° 55' 57" W, 62.12 feet** to an iron pin set at a point of reverse curvature;

**Parcel Description**  
**~ 36.403 Acre ~**  
**South of Orders Road**  
**West of Hoover Road**

-2-

with a curve to the right, having a central angle of **30° 14' 01"** and a radius of **180.00 feet**, an arc length of **94.98 feet** and a chord bearing and distance of **N 12° 48' 57" W, 93.88 feet** to an iron pin set at a point of reverse curvature;

with a curve to the left, having a central angle of **91° 08' 49"** and a radius of **20.00 feet**, an arc length of **31.82 feet** and a chord bearing and distance of **N 43° 16' 21" W, 28.57 feet** to an iron pin set at a point of tangency, said point being in the southerly right-of-way line of Orders Road;

Thence **S 87° 28' 00" E**, with the northerly line of said Reserve "A" and along said southerly right-of-way line, **100.32 feet** to an iron pin set at a northeasterly corner of said Reserve "A" and northwesterly corner of Lot 2 of said Haughn Heights;

Thence with the easterly lines of said Reserve "A" and the westerly lines of said Lot 2, the following four (4) courses and distances:

with a curve to the left, having a central angle of **90° 00' 00"** and a radius of **20.00 feet**, an arc length of **31.42 feet** and a chord bearing and distance of **S 47° 03' 57" W, 28.28 feet** to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of **29° 59' 54"** and a radius of **120.00 feet**, an arc length of **62.83 feet** and a chord bearing and distance of **S 12° 56' 00" E, 62.11 feet** to an iron pin set at a point of reverse curvature;

with a curve to the right, having a central angle of **30° 00' 00"** and a radius of **180.00 feet**, an arc length of **94.25 feet** and a chord bearing and distance of **S 12° 55' 57" E, 93.17 feet** to an iron pin set at a point of tangency;

**S 02° 03' 57" W, 95.40 feet** to an iron pin set at a southeasterly corner of said Reserve "A" and southwesterly corner of said Lot 2;

Thence with northerly lines of the remainder of said Original 88.011 acre tract and southerly lines of said Haughn Heights, the following two (2) courses and distances:

**N 79° 13' 05" E, 196.97 feet** to a 1/2" iron pin found at an angle point;

**N 84° 28' 45" E, 470.25 feet** to a 3/4" iron pin found at the northeasterly corner of the remainder of said Original 88.011 acre tract, the southeasterly corner of said Haughn Heights and in the westerly line of that tract of land as conveyed to First Baptist Church of Grove City of record in Instrument No. 200212270333608;

Thence **S 02° 39' 14" W**, with the easterly line of said Original 88.011 acre tract and the westerly line of said First Baptist Church tract, **1055.64 feet** to a 3/4" iron pin found at the southeasterly corner of said Original 88.011 acre tract and the northeasterly corner of that 10.009 acre tract of land as conveyed to David D. Armbrust and Kelli L. Armbrust of record in Instrument No. 201407210093138;

Thence **N 87° 31' 27" W**, with the southerly line of said Original 88.011 acre tract, the northerly line of said 10.009 acre tract and the northerly line of that 5.002 acre tract of land as conveyed to Tad D. Kuhn and Karla J. Kuhn of record in Instrument No. 201206220089709, **1800.14 feet** to Franklin County Geodetic Survey monument 2017 found at the northwesterly corner of said 5.002 acre tract, the northeasterly corner of that 85.00 acre tract of land as conveyed to Rebecca J. Priwer of record in Instrument No. 200807310116550 and in the centerline of Haughn Road;

**Parcel Description**  
**~ 36.403 Acre ~**  
**South of Orders Road**  
**West of Hoover Road**  
**-3-**

Thence N 02° 36' 56" E, across the remainder of said Original 88.011 acre tract, with a westerly line of the remainder of said Original 88.011 acre tract, with an easterly line of that 0.290 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201511190163841, with an easterly line of said 0.896 acre tract and with the centerline of said Haughn Road, **695.11 feet** to the ***True Point of Beginning***. Containing **36.403 acres**, more or less, inclusive of the present right-of-way which occupies 0.319 acres, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in November, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the bearing of S 02° 36' 56" E for the centerline of Haughn Road between F.C.G.S. 2018 found and F.C.G.S. 2017 found (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) and as established using a GPS survey.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

**ADVANCED CIVIL DESIGN, INC.**

Douglas R. Hock, P.S. 7661

Date:

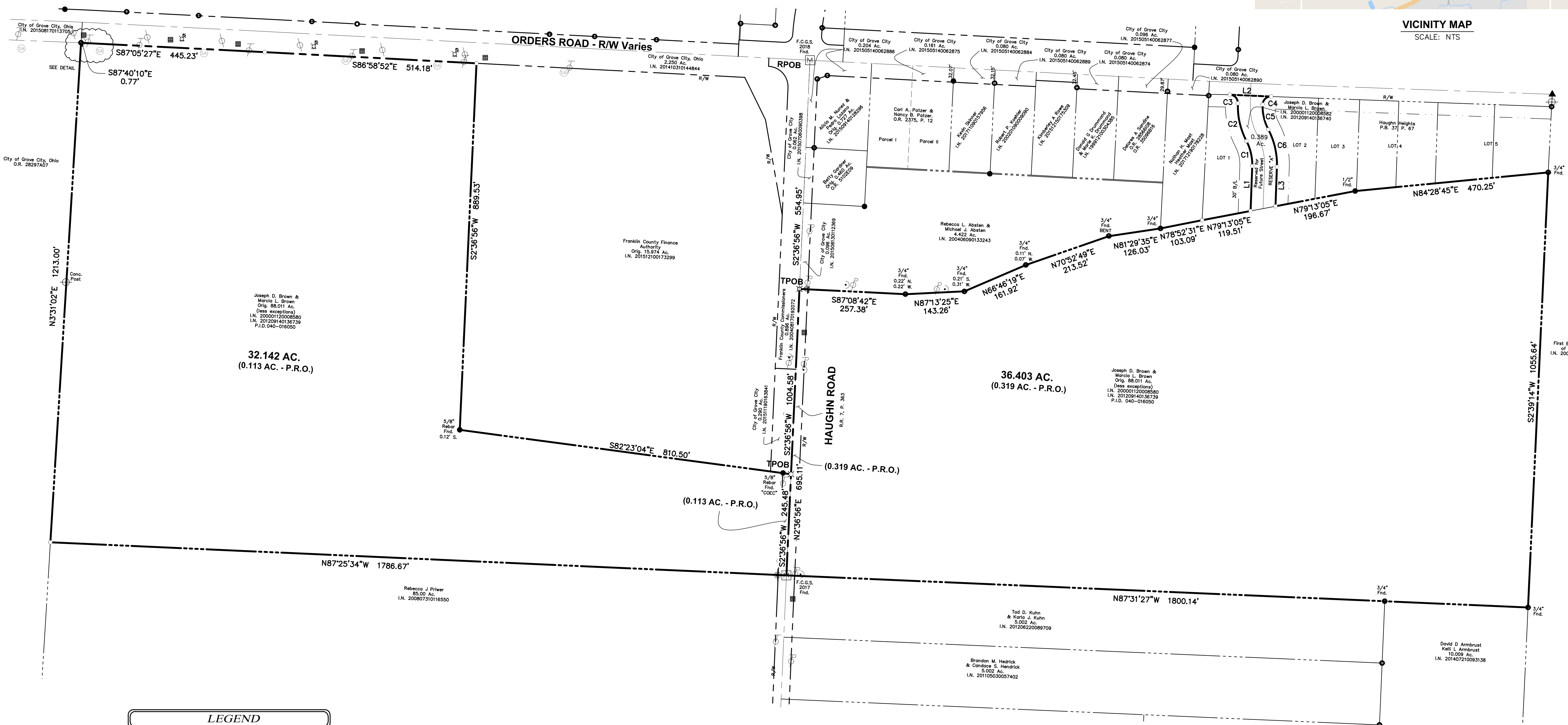


**PARCEL EXHIBIT  
HAUGHN ROAD & ORDERS ROAD  
32.142 AC. & 36.403 AC. (By Survey)**  
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO  
SURVEY NUMBER 1434, VIRGINIA MILITARY SURVEY



VICINITY MAP  
SCALE: NTS

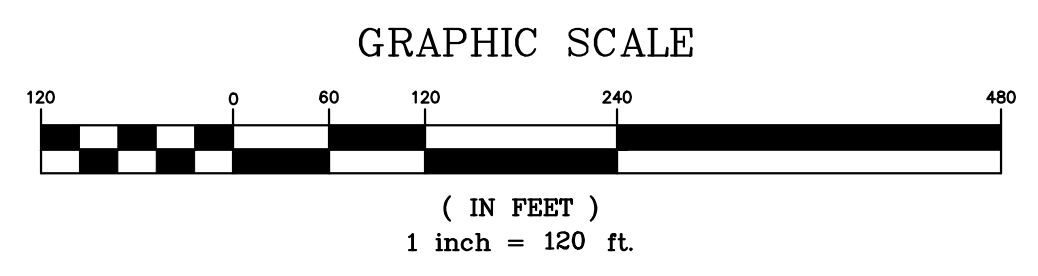
Detail - 1" = 5'



**LEGEND**

- Iron Pin Found
- Iron Pin Set W / Cop
- ✱ PK Nail Found
- ✱ PK Nail Set
- ▲ RR Spike Found
- △ RR Spike Set
- ▭ Monument Box
- ⊕ Monument

Bearings are based on the bearing of S 02° 36' 56" E for the centerline of Haughn Road between F.C.G.S. 2018 found and F.C.G.S. 2017 found (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) and as established using a GPS survey. Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.



LINE	BEARING	DISTANCE
L1	N02°03'57"E	109.08'
L2	S87°28'00"E	100.32'
L3	S02°03'57"W	95.40'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	030°00'00"	120.00'	62.83'	N12°55'57"W	62.12'
C2	030°14'01"	180.00'	94.98'	N12°48'57"W	93.88'
C3	091°08'49"	20.00'	31.82'	N43°16'21"W	28.57'
C4	090°00'00"	20.00'	31.42'	S47°03'57"W	28.28'
C5	029°59'54"	120.00'	62.83'	S12°56'00"E	62.11'
C6	030°00'00"	180.00'	94.25'	S12°55'57"E	93.17'

ADVANCED CIVIL DESIGN, INC.

**PRELIMINARY 3-18-19**

Douglas R. Hock, P.S. 7661

Date:

City of Grove City, Franklin County, Ohio  
Survey Number 1434,  
Virginia Military District

**Parcel Exhibit**

PLAN PREPARED BY: BCK  
CHECKED BY:

422 Beecher Road  
Cahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

SCALE: 1" = 120'  
DATE: March 18, 2019

SHEET 1 / 1  
JOB NO.: 17-0001-889