

Received

MAY 24 2019

City of Gray City

Additional Narrative to Answer Questions for 5965 Haughn Road Special Use Permit

- A. We will operate the existing storage facility in a manner typical of other class A storage facilities. We will have 1 or 2 employees in the office from Monday through Saturday from 9am to 6pm. We also plan to become a U-haul dealer and add availability of rental trucks to our customers.
- B. The Evergreen Storage property currently rents storage units and outdoor parking to its customers. Current outdoor parking spaces include boats, cars, trailers, RV's, inoperable vehicles, and semi trailers. It also rents space in the front building and far back building to a few commercial tenants. We have very strict policies that will remove any excess loitering. We do not allow customers to run a business out of their units, perform work inside their units, or sell items out of their units. Our facility will be used for storage only with the only exception possibly being the commercial tenants in the front building.
- C. There is currently a 12 foot high electrified fence as well as chain link fencing surrounding the property. We plan to remove the electrified fence, and repair and replace existing chainlink fencing to secure the entire perimeter of the property. We are going to replace the entire front section of fencing with new black wrought iron lift gate and matching fence. This will give the property both security and great curb appeal.
- D. We intend to be a class A storage facility that will offer both inside and outside storage. We would like to continue renting outdoor parking to our customers, but we will remove all inoperable vehicles, semi trailers, and trash from the property. All outdoor parking will be located at the back half of the property to limit view from the street. We also plan to utilize trees and other landscaping to reduce its visibility from any right of way.
- E. Our goal is to clean up, modernize, and beautify this property, which will do nothing but have a positive impact on the neighboring properties. Currently there are a number of unsightly uses on our property including a used appliance business and storage of other "scrap" items outside. We plan to remove this business and remove all "scrap or trash" from the facility. Any loose items will need to be stored inside of a unit moving forward. The renovation and modernization of this property will add to the value of the redevelopment in the area and will prove to be an asset for the community.
- F. The proposed expansion of the facility will give a brand new look to the area and will help to entice future development and provide much needed storage to the residence of the community. The improvements and modernization will signify a much needed change of revitalization and will upgrade a property that is in desperate need of repair.
- G. Existing traffic will increase slightly with the added customer base, but will remain very minimal. A property of this size is expected to have approximately 10-15 customers per day.

May 1, 2019

City of Grove City
Development Department
4035 Broadway
Grove City, Ohio 43123

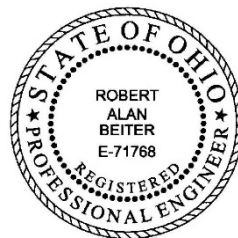
RE: ***Narrative for Proposed Improvements to Grove City Self Storage – Phase II, located at 5965 Haughn Road, Grove City, Franklin County, Ohio***

On May 10th 2019, Grove City Self Storage, LLC is purchasing the existing Evergreen Storage, LLC facility located at 5965 Haughn Road in Grove City, Ohio. The overall intent of the transaction is to re-develop and revitalize the existing site into a Class A facility with the addition of security cameras, LED lighting and a nice retail office staffed by professional management.

The existing site consists of a total of 8.28 acres containing six (6) total buildings, a very small area of asphalt parking and drive area & a very large area of gravel parking and driveways. The site has very poor drainage, and apparently has one (1) single storm catchbasin located along the eastern property line in the vicinity of the southwest corner of the adjacent Capital City Mechanical property. There is very minimal existing landscaping currently.

Proposed improvements shall be the demolition of one (1) existing building structure and four (4) new building structures, with an addition planned to the existing office. Said improvement area shall also be re-developed by means of installing a storm sewer system with underground detention to greatly improve the stormwater quality and quantity of the site. Asphalt paving shall be proposed in the improvement areas. Landscaping shall conform to the current City standards.

If you have any questions, feel free to contact my office.
Thank you for your time and consideration.



Robert A. Beiter, P.E.
Project Engineer
Crossing Waters Engineering, Inc.
(740) 746-0250
rbeiter@crossingwaterseng.com

CC: File

24160110
CHICAGO TITLE BOX - COM

Received by
City of Grove City
05-01-19



200404300098020
Pgs: 4 \$44.00 T20040038821
04/30/2004 12:01PM BXCHICAGO TIT
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

John D. Strawser and Mary L. Strawser, Husband and Wife

names(s) and marital or organizational status of grantors(s)

of Franklin County, for valuable consideration paid, grant(s), with general warranty covenants, to Evergreen Storage, L.L.C., an Ohio Limited Liability Company whose tax mailing address is 132 Foxfire Boulevard, Commercial Point, Ohio 43116, the following described real property situated in the State of Ohio, County of Franklin and City of Grove City:

SEE LEGAL DESCRIPTION ATTACHED

PRIOR INSTR NOs. ORV 4598 F08
ORV 4813 B17

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Tax district number and parcel number: 040-10230

Street address of property: 5965 Haughn Road

Prior instrument reference:

of the Official Records of Franklin County, Ohio.

John D. Strawser and Mary L. Strawser, Husband & Wife, spouse of grantor releases all rights of dower wherein.

Signed this 27 day of April, 2004.

Signed and acknowledged

John D. Strawser
John D. Strawser

Mary L. Strawser
Mary L. Strawser

STATE OF OHIO, COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 27 day of April, 2004

By John D. Strawser and Mary L. Strawser, Husband and Wife

, who under penalty of perjury in violation of Section 2921.11 of the Revised Code represented to me to be said person.



JENNIFER L. FAUGHT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 9, 2008

Jennifer L. Faught
Notary Public

This instrument prepared by Thomas R. Clark, 3083 Columbus Street, Grove City, Ohio 43123, Attorney at Law

Auditor's and Recorder's Stamps

TRANSFERRED

APR 30 2004

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

9768
CONVEYANCE TAX
\$1300.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

PARCEL I

Situated in the County of Franklin, in the City of Grove City, and the State of Ohio, and being part of Virginia Military Survey No. 1434, and being 5.3552 acres out of Tract 1 (42.27 acres) conveyed to Frederick B. Hill by a Deed of Record in Deed Volume 3558, Page 26, in the Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at a found stone, said stone being the Northwest corner of Tract 2, also being recorded in Deed Volume 3558, Page 26 and standing in the name of Frederick B. Hill, said stone also being the Northeast corner of a certain 60.00 acre tract of land standing in the name of Concrete Construction Company, and found recorded in Deed Volume 3133, Page 8 in the Franklin County Recorder's Office.

Thence with the West line of Tract 2, South 02 deg. 56' 51" West, a distance of 1626.70 feet to a found stone in the Northeast corner of the above mentioned Tract 1 and also being the Southwest corner of Tract 2.

Thence South 02 deg. 56' 51" West, a distance of 1188.03 feet to an iron pin in the West line of Tract 1, said iron pin being the true place of beginning for this description.

Thence South 87 deg. 57' 36" East, a distance of 1165.15 feet (passing an iron pin at 1130.15 feet) to a "PK" Nail in the centerline of Haughn Road, said "PK" nail also being in the West line of Tract 1. Thence with the centerline of Haughn Road, South 02 deg. 15' 12" West, a distance of 200.00 feet to a "PK" nail.

Thence North 87 deg. 57' 36" West, a distance of 1167.58 feet (passing an iron pin at 52.00 feet) to an iron pin in the West line of Tract 1.

Thence North 02 Deg. 56' 51" East, a distance of 200.02 feet to the true place of beginning containing 5.3552 acres, more or less, subject however, to all recorded easements and rights of ways.

PARCEL II

Situated in the County of Franklin, City of Grove City, and the State of Ohio, and being a part of Virginia Military Survey No. 1434, and being 5.3440 acres out of Tract 1 (42.27 acres) conveyed to Frederick B. Hill by Deed of Record in Deed Volume 3558, Page 26, in the Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at a found stone, said stone being the Northwest corner of Tract 2, also being recorded in Deed Volume 3558, Page 26, and standing in the name of Frederick B. Hill, said stone also being the Northeast corner of a certain 60.00 tract of land standing in the name of Concrete Construction Company, and found recorded in Deed Volume 3133, Page 8 in the Franklin County Recorder's Office.

Thence with the West line of Tract 2, South 02 deg. 56' 51" West, a distance of 1626.70 feet to a found stone in the Northeast corner of the above mentioned Tract 1 and also being the Southwest corner of Tract 2.

Thence South 02 deg. 56' 51" West, a distance of 988.01 feet to an iron pin in the West line of Tract 1, said iron pin being the true place of beginning for this description.

Thence South 87 deg. 57' 36" East, a distance of 1162.73 feet, (passing an iron pin at 1132.73 feet) to a "PK" nail in the centerline of Haughn Road, said "PK" nail also being in the West line of Tract 1.

Thence with the centerline of Haughn Road, South 02 deg. 15' 12" West, a distance of 200.00 Feet to a "PK" nail.

Thence North 87 deg. 57' 36" West, a distance of 1165.15 feet (passing an iron pin at 35.00 feet) to an iron pin in the West line of Tract 1.

Thence North 02 deg. 56' 51" East, a distance of 200.02 feet to the true place of beginning, containing 5.3440 acres, more or less, subject however, to all recorded easements and rights of ways.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1434 and being a part of an original 5.344 acre parcel as conveyed to John D. and Mary L. Strawser and recorded in Official Record No. 4813, B-05 and being bounded and more fully described as follows:

Beginning for reference at a found stone at the Northwest corner of Tract 2, also being recorded in Deed Volume 3558, Page 26, and standing in the name of Frederick B. Hill, said stone being also the Northeast corner of a certain 60.00 acre tract of land standing the in the name of Concrete Construction Company, and recorded in Deed Volume 3133, Page 8 in the office of the Recorder of Franklin County, Ohio;

Thence with the West line of Tract 2, South 02 deg. 56' 51" West a distance of 2614.71 feet to found iron pin at the Northwest corner of said 5.344 acre tract of which this parcel is a part, passing a found stone 1626.70 feet at the Southwest corner of said Tract 2; Thence South 87 deg. 57' 36" East a distance of 682.73 feet to a set iron pin and the true place of beginning for this description:

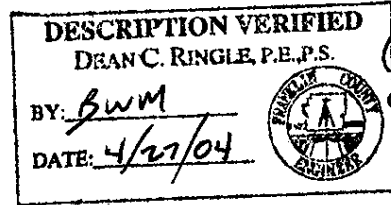
Thence South 87 deg. 57' 36" East a distance of 480.00 feet to a found P.K. Nail in the centerline of Haughn Road (passing a found iron pin at 450.00 feet);

Thence South 02 deg. 15' 12" West along the centerline of Haughn Road a distance of 170.00 feet to a set P.K. Nail;

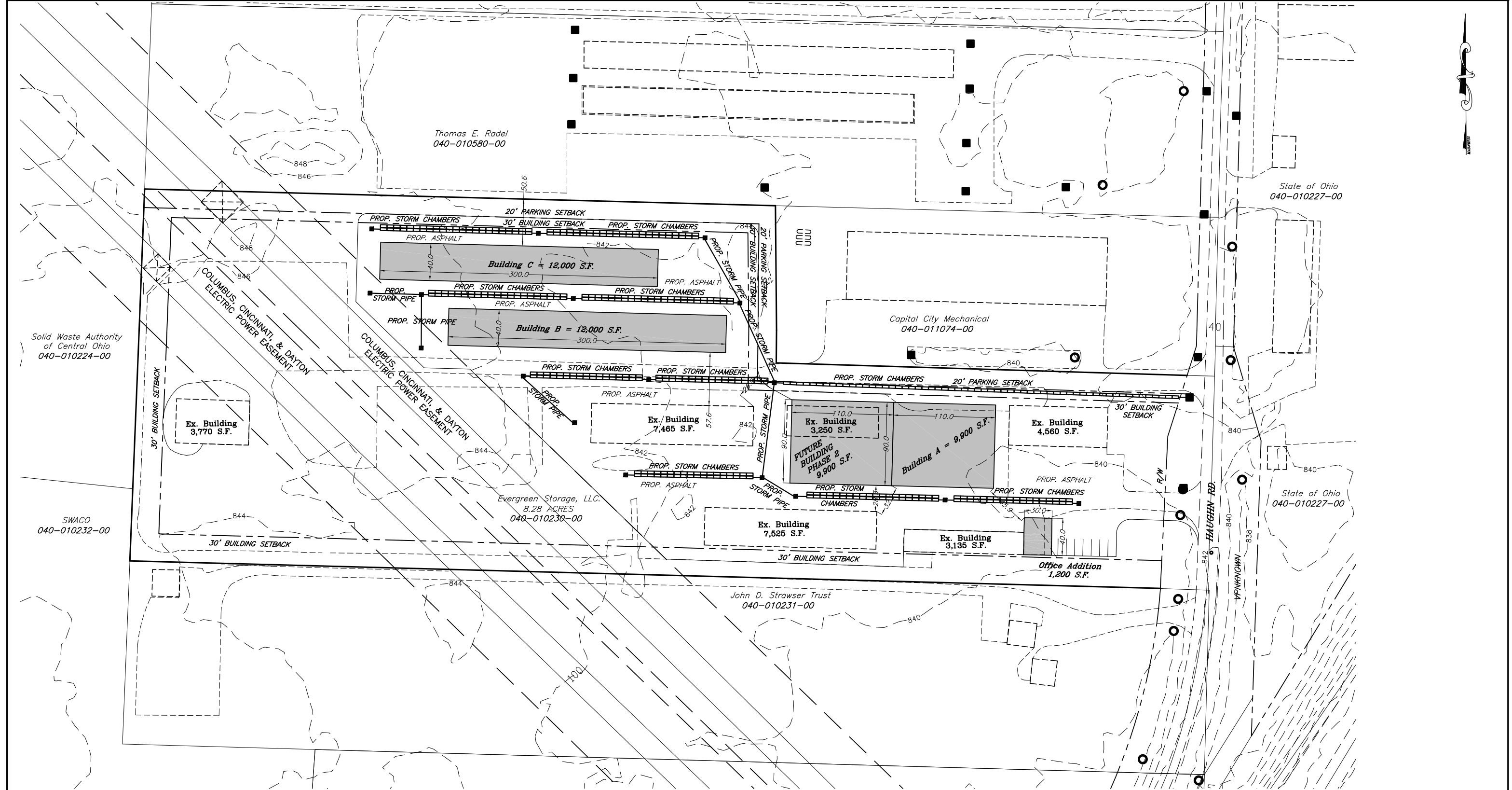
Thence North 87 deg. 57' 36" West a distance of 460.00 feet to a set iron pin (passing a set iron pin at 34.25 feet);

Thence North 02 deg. 15' 12" East a distance of 170.00 feet to the place of beginning and containing 1.873 acres mor or less. Subject however to any easements, restrictions or rights-of-ways of record.

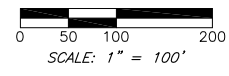
Description for this parcel was based on an actual field survey by the Jerry A. Malott Surveing Co. in March, 1988. All iron pins set are 1 inch in diameter and 30 inches long. Bearings were based on the recorded description of which this parcel is a part.



All of
(040)
010230



Received by
City of Grove City
05-01-19



CROSSING WATERS ENGINEERING, INC.
P.O. Box 27
260 S. Main St., Suite A
Sugar Grove, Ohio 43155
(740) 746-0250
www.crossingwaterseng.com



NO.	REVISION	BY	DATE	RECORD DRAWING

CROSSING WATERS ENGINEERING, INC. P.O. BOX 27, 260 S. MAIN ST., SUITE A SUGAR GROVE, OHIO 43155 (740) 746-0250	
GROVE CITY STORAGE, PHASE II 5965 HAUGHN ROAD GROVE CITY, FRANKLIN COUNTY, OHIO PRELIMINARY SITE PLAN	
CONTRACT	JOB NO.: CW-19001
DRAWN BY: RAB	SCALE: 1" = 100'
CHECKED BY: JAS	DATE: 04/30/2019
APPROVED BY: RAB	SHEET: 1 OF 1