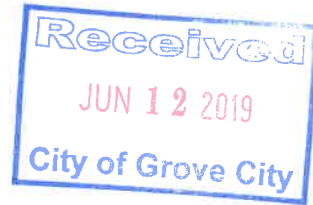


Project Narrative

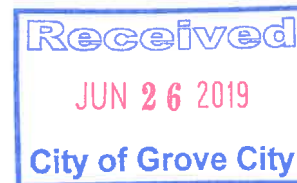
One of the parcels for re-zoning has always been a vacant lot. The other two parcels had small single-family homes on them which were torn down over 6 years ago. All three parcels now sit as vacant lots on Stringtown Road with 1.38 acres in total. During the Stringtown Road widening project, the construction companies used the lots for parking the road equipment. Since the road project was completed, the lots have again just been vacant, unused land.

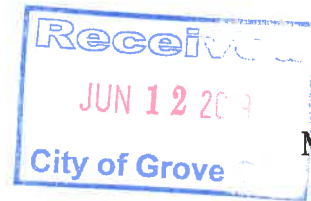
Currently, there is no contemplated use of the land. The lots will likely be sold sometime in the future either together or separately for commercial development. Because of the nature of the area, the project owner would like to change the zoning from SF1 to C2. Other commercial establishments nearby include a veterinarian office, car dealership, and hospital. Should the property be sold for development, the future owner would submit an application for development to the City for approval at that time.



ADJACENT PROPERTY OWNERS

<u>Parcel</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
040-009263	EFS Holdings, LLC 3069 Dunlavin Glen Road Columbus, OH 43221	1320 Stringtown Road Grove City, OH 43123
040-007339	Manheim Services Corp. 3905 Jackson Pike Grove City, OH 43123	3905 Jackson Pike Grove City, OH 43123
040-014328	1220 Stringtown, LLC 1327 Daventry Lane Powell, OH 43065	1250 Stringtown Road Grove City, OH 43123
160-002831	Reorganized Church of Jesus Christ of Latter Day Saints 630 Brooksedge Boulevard Westerville, OH 43081-2818	1255 Stringtown Road Grove City, OH 43123
160-002838	Reorganized Church of Jesus Christ of Latter Day Saints 630 Brooksedge Boulevard Westerville, OH 43081-2818	1255 Stringtown Road Grove City, OH 43123





May 30, 2019

**DESCRIPTION OF 0.462 ACRE  
BEING LOT 1 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
NORTH OF STRINGTOWN ROAD (WIDTH VARIES)  
WEST OF JACKSON PIKE (S.R. 104 ~ 75' R/W)  
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 469, being all of Lot 1 of "Miller's Stringtown Road Addition", a subdivision of record in Plat Book 24, Page 5 and being 0.462 acre of land described as Tract 2 in a deed to 5850 Ravine, LLC, of record in Instrument No. 201301230012061, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

**BEGINNING** at the southeasterly corner of a 1.185 acre tract of land as described in a deed to EFS Holdings, LLC, of record in Instrument No. 201806050074325, also being a point in the northerly right-of-way line of Stringtown Road;

Thence **North 4° 46' 55" East**, along the easterly line of said 1.185 acre tract, a distance of **204.83 feet** to a point at a southerly corner of a 87.926 acre tract of land as described in a deed to Manheim Services Corporation, of record in Official Record 31643, Page I16;

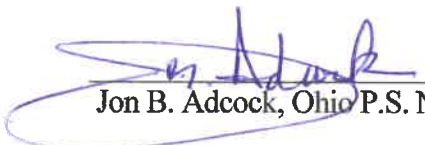
Thence **South 74° 43' 05" East**, along a southerly line of said 87.926 acre tract, a distance of **100.00 feet** to a point at the northwesterly corner of Lot 2 of said "Miller's Stringtown Road Addition" described as Tract 1 in deed to said 5850 Ravine, LLC;

Thence **South 4° 46' 55" West**, along the westerly line of said Lot 2, a distance of **204.83 feet** to a point in the northerly right-of-way line of said Stringtown Road;

Thence **North 74° 43' 05" West**, along said northerly right-of-way line, a distance of **100.00 feet** to the **PLACE OF BEGINNING** and containing **0.462 acre** of land.

Bearings herein are based on GPS observations from a previous survey, being the Ohio State Plane coordinate system, South Zone, North American datum of 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is for zoning purposes only and is not intended to be used for a fee conveyance.

  
Jon B. Adcock, Ohio P.S. No. 8461      Date 5/30/19



# ZONING EXHIBIT

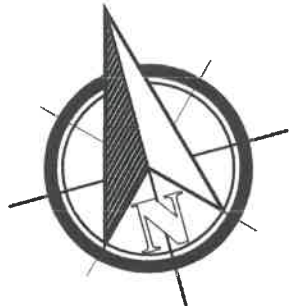
BEING LOT 1 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 469  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

**VICINITY MAP:**

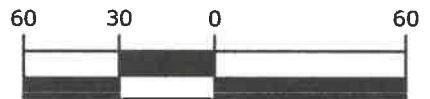


**BASIS OF BEARINGS:**

BEARINGS HEREON ARE BASED ON GPS OBSERVATIONS FROM A PREVIOUS SURVEY, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.



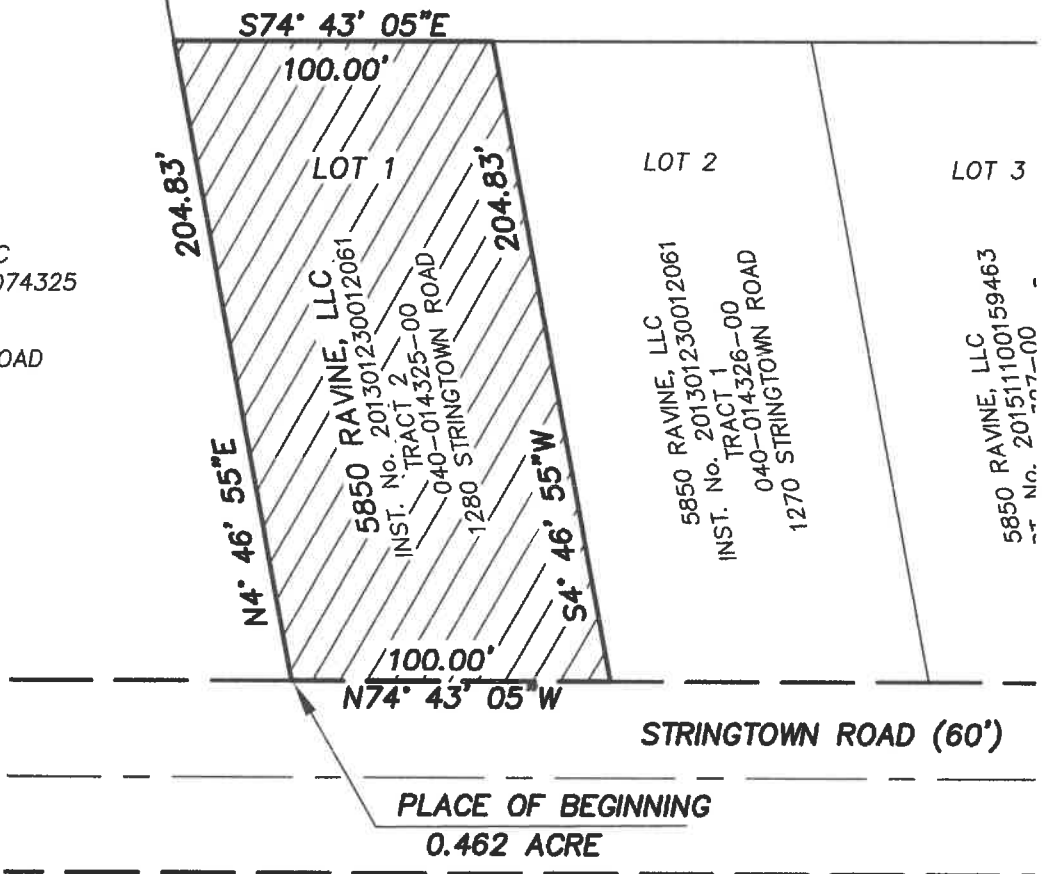
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

MANHEIM SERVICES CORPORATION  
O.R. 31643, PG. 116  
87.926 ACRES  
040-007339-00

EFS HOLDINGS, LLC  
INST. No. 201806050074325  
1.185 ACRES  
040-009263-00  
1320 STRINGTOWN ROAD



Received  
JUN 12 2019  
City of Grove City

**LEGEND:**



AREA TO BE REZONED



SCALE: 1"=60'

SURV'D	DRAW	CHECKED
BA	BA	BA

DATE 05/29/19 JOB# 19-041

BY *[Signature]* 8461  
REGISTERED SURVEYOR No.

May 30, 2019

**DESCRIPTION OF 0.462 ACRE  
BEING LOT 2 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
NORTH OF STRINGTOWN ROAD (WIDTH VARIES)  
WEST OF JACKSON PIKE (S.R. 104 ~ 75' R/W)  
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 469, being all of Lot 2 of "Miller's Stringtown Road Addition", a subdivision of record in Plat Book 24, Page 5 and being 0.462 acre of land described as Tract 1 in a deed to 5850 Ravine, LLC, of record in Instrument No. 201301230012061, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

**BEGINNING** at the southeasterly corner of Lot 1 as shown and delineated on said "Miller's Stringtown Road Addition" described as Tract 2 in a deed to 5850 Ravine, LLC, of record in Instrument No. 201301230012061, also being a point in the northerly right-of-way line of Stringtown Road;

Thence **North 4° 46' 55" East**, along the easterly line of said Lot 1, a distance of **204.83 feet** to a point in the southerly line of a 87.926 acre tract of land as described in a deed to Manheim Services Corporation, of record in Official Record 31643, Page I16;


Thence **South 74° 43' 05" East**, along the southerly line of said 87.926 acre tract, a distance of **100.00 feet** to a point at the northwesterly corner of Lot 3 of said "Miller's Stringtown Road Addition" as described in a deed to 5850 Ravine, LLC, of record in Instrument No. 201511100159463;

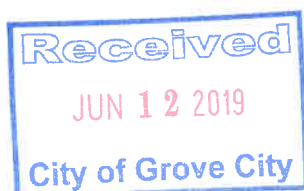
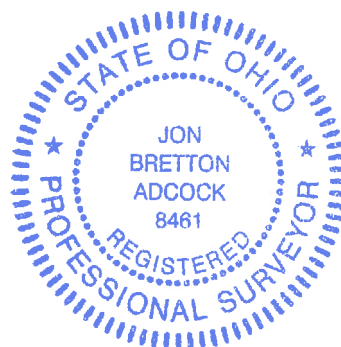
Thence **South 4° 46' 55" West**, along the westerly line of said Lot 3, a distance of **204.83 feet** to a point in the northerly right-of-way line of said Stringtown Road;

Thence **North 74° 43' 05" West**, along said northerly right-of-way line, a distance of **100.00 feet** to the **PLACE OF BEGINNING** and containing **0.462 acre** of land.

Bearings herein are based on GPS observations from a previous survey, being the Ohio State Plane coordinate system, South Zone, North American datum of 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is for zoning purposes only and is not intended to be used for a fee conveyance.

  
Jon B. Adcock, Ohio P.S. No. 8461    Date 5/30/19





# ZONING EXHIBIT

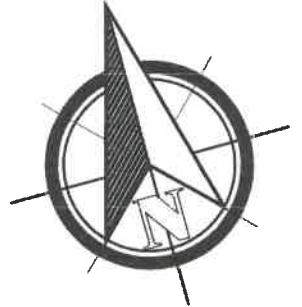
BEING LOT 2 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 469  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

VICINITY MAP:

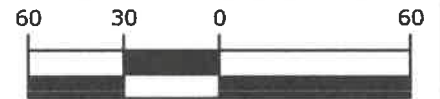


BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON GPS OBSERVATIONS FROM A PREVIOUS SURVEY, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

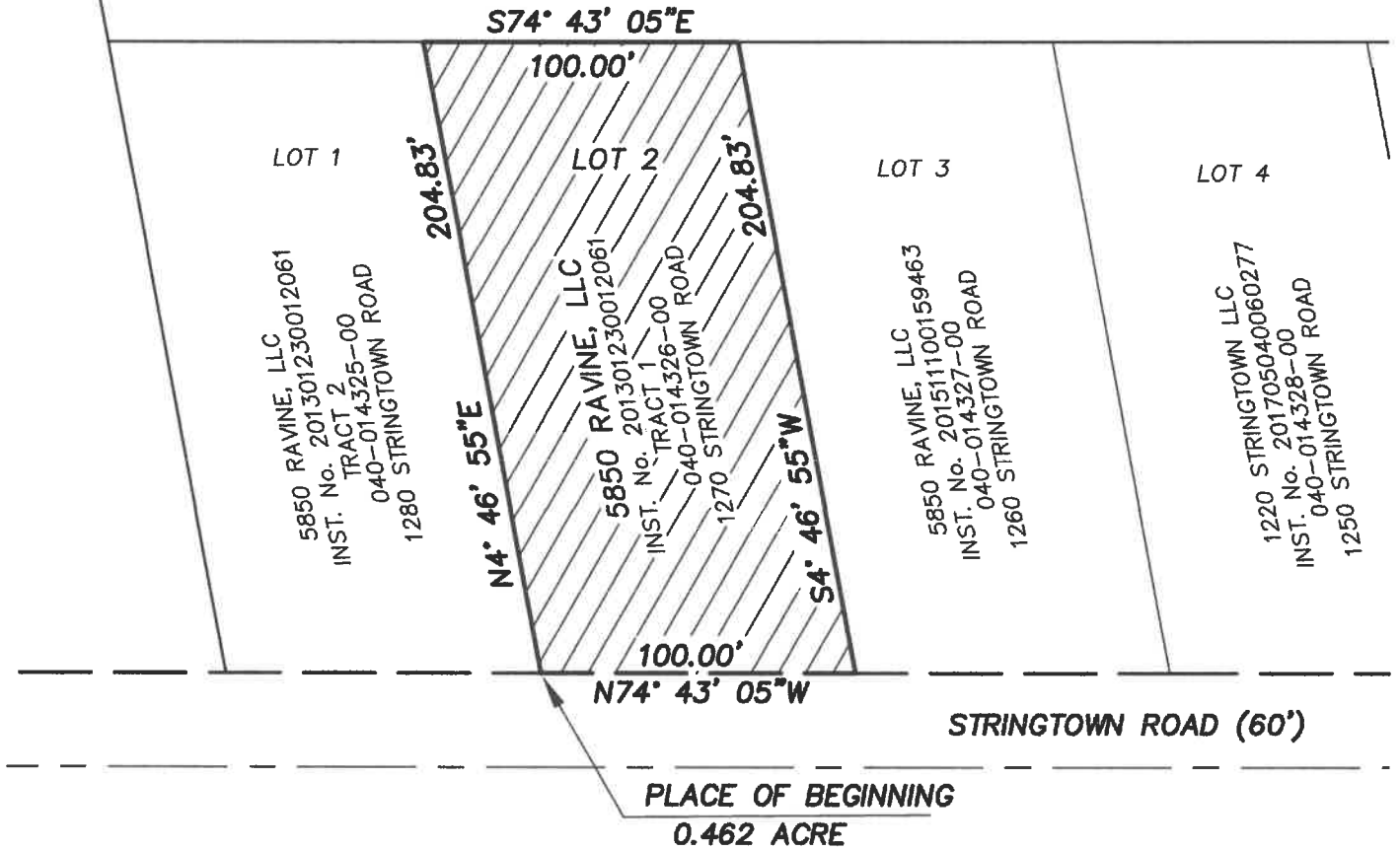


GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

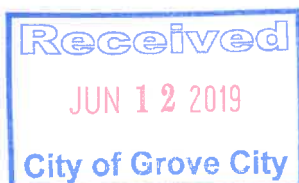
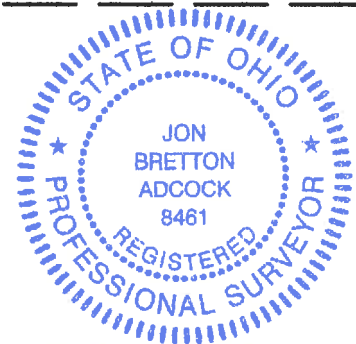
MANHEIM SERVICES CORPORATION  
O.R. 31643, PG. 116  
87.926 ACRES  
040-007339-00



LEGEND:



AREA TO BE REZONED



SCALE: 1"=60'

SURV'D	DRAW	CHECKED
BA	BA	BA

DATE 05/29/19 JOB# 19-041

BY *Brett Adcock* 8461  
REGISTERED SURVEYOR No.

May 30, 2019

**DESCRIPTION OF 0.462 ACRE  
BEING LOT 3 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
NORTH OF STRINGTOWN ROAD (WIDTH VARIES)  
WEST OF JACKSON PIKE (S.R. 104 ~ 75' R/W)  
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 469, being all of Lot 3 of "Miller's Stringtown Road Addition", a subdivision of record in Plat Book 24, Page 5 and being 0.462 acre of land as described in a deed to 5850 Ravine, LLC, of record in Instrument No. 201511100159463, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

**BEGINNING** at the southeasterly corner of Lot 2 as shown and delineated on said "Miller's Stringtown Road Addition" described as Tract 1 in a deed to 5850 Ravine, LLC, of record in Instrument No. 201301230012061, also being a point in the northerly right-of-way line of Stringtown Road;

Thence **North 4° 46' 55" East**, along the easterly line of said Lot 2, a distance of **204.83 feet** to a point in the southerly line of a 87.926 acre tract of land as described in a deed to Manheim Services Corporation, of record in Official Record 31643, Page I16;


Thence **South 74° 43' 05" East**, along the southerly line of said 87.926 acre tract, a distance of **100.00 feet** to a point at the northwesterly corner of Lot 4 of said "Miller's Stringtown Road Addition" as described in a deed to 1220 Stringtown Road LLC, of record in Instrument No. 201705040060277;

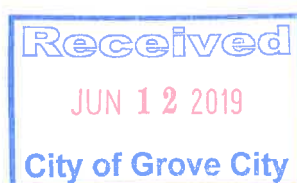
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Jon B. Adcock, Ohio P.S. No. 8461    Date 5/30/19



# ZONING EXHIBIT

BEING LOT 3 OF MILLER'S STRINGTOWN ROAD ADDITION  
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 469  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

**VICINITY MAP:**

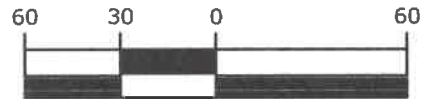


**BASIS OF BEARINGS:**

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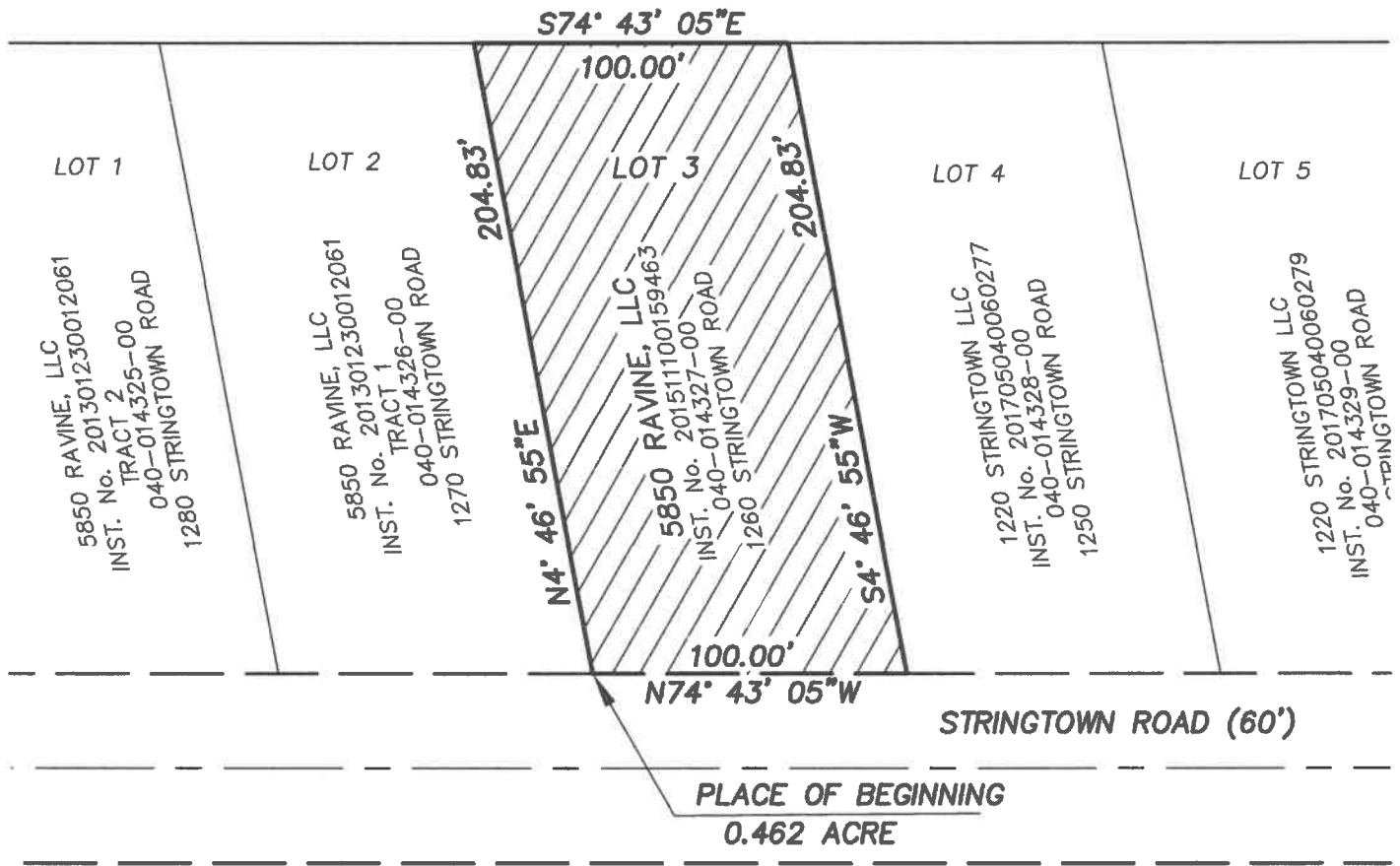


**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

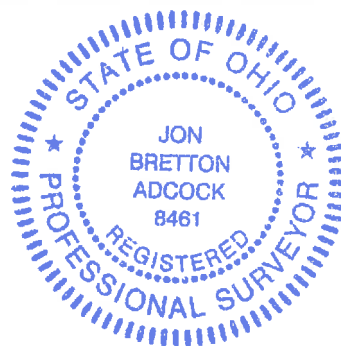
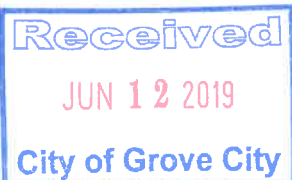
MANHEIM SERVICES CORPORATION  
O.R. 31643, PG. 116  
87.926 ACRES  
040-007339-00



**LEGEND:**



AREA TO BE REZONED



SCALE: 1"=60'

SURV'D	DRAW	CHECKED
BA	BA	BA

DATE 05/29/19 JOB# 19-041

BY *[Signature]*  
REGISTERED SURVEYOR No.