

Received by
City of Grove City
08-05-20

Exhibit 1

Project Narrative

Beulah Park – Sub-Area G

Applicant and property owner, BP TH LLC, request the approval of a final development plan for the above-referenced Sub-Area as part of the Beulah Park development (the “Development”). Applicant proposes to construct eighty-two (82) multi-family townhome units contained within seventeen (17) buildings within Development Sub-Area G. Three three (3) story buildings shall be constructed along the curve of Street C facing the park. The rest of the buildings nearest the single-family residential lots within Subarea C and Subarea D, shall be two (2) story. A rezoning with zoning text for the Development was approved by the City of Grove City City Council on May 7, 2018 (the “Zoning Text”), as revised. Zoning Text Article V, Section G declared the permitted uses and general development standards for Sub-Area G, an 11.352 acre portion of the Development intended for multi-family townhome units. The proposed buildings will meet all Zoning Text standards, as applicable.

Legal Description

1.985 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being 1.985 acres out of that original 13.148 acre tract as conveyed to BP TH LLC of record in Instrument Number 202002030015887, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a point on the easterly line of said BP TH LLC tract, at the northeasterly corner of a parcel conveyed to Lori A Kidwell & Kory F. Metcalf by the instrument filed as Instrument Number 201503120030565 and in the westerly line of Elm Street.

Thence along the southerly line of said BP TH LLC tract, North 87°03'11" West for a distance of 161.73 feet to a point;

Thence along the westerly line of said BP TH LLC tract the following two (2) courses:

- 1) North 03°13'24" East for a distance of 124.87 feet to a point;
- 2) North 02°20'12" East for a distance of 424.70 feet to a point;

Thence along the northerly line of said BP TH LLC tract, along a non-tangent curve to the right, said curve having a central angle of 21°23'55", a radius of 465.00 feet, an arc length of 173.67 feet, and a long chord which bears South 70°40'20" East for a distance of 172.66 feet to a point;

Thence along the easterly line of said BP TH LLC tract the following two (2) courses:

- 1) South 02°55'42" West for a distance of 121.89 feet to a point;
- 2) South 02°57'11" West for a distance of 378.96 feet to the **Point of Beginning**, containing **1.985 acres**, more or less. Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description is for zoning purposes only and was prepared from the record information from the Franklin County Engineer's, Recorder's, and Auditor's offices. It is not a boundary survey as defined by OAC Chapter 4733-37 and is not intended for the transfer of real property.

The basis of bearings for this description are based on a bearing of North 03°14'40" East for the centerline of Demorest road between Franklin County Monuments F.C.G.S 5131, F.C.G.S. 1236 and F.C.G.S. 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.



CESO, Inc.

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

A handwritten signature in blue ink, followed by the date "7-24-20" written in blue ink.

Received by
City of Grove City
08-05-20



Legal Description 7.944 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being 7.944 acres out of that original 13.148 acre tract as conveyed to BP TH LLC of record in Instrument Number 202002030015887, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a point on the easterly line of said BP TH LLC tract, at the southwesterly corner of the remainder of that 212.706 acre parcel conveyed to GC Beulah Park Investments, LLC, by the instrument filed as Instrument Number 201610060136210 and the easterly line of Elm Street.

Thence along the southerly line of said BP TH LLC tract the following seven (7) courses:

- 1) Along a non-tangent curve to the left, having a central angle of $33^{\circ}23'45''$, with a radius of 400 feet, arc length of 233.15 feet, and a long chord which bears North $74^{\circ}41'18''$ East for a distance of 229.86 feet to a point;
- 2) North $57^{\circ}59'25''$ East for a distance of 369.49 feet to a point;
- 3) Along a curve to the right, having a central angle of $59^{\circ}56'49''$, with a radius of 150 feet, arc length of 156.94 feet, and a long chord which bears North $87^{\circ}57'52''$ East for a distance of 149.88 feet;
- 4) South $62^{\circ}03'41''$ East for a distance of 341.57 feet to a point;
- 5) South $61^{\circ}41'47''$ East for a distance of 88.10 feet to a point;
- 6) South $72^{\circ}39'54''$ East for a distance of 110.80 feet to a point;
- 7) South $73^{\circ}28'56''$ East for a distance of 556.48 feet to a point;

Thence along the Grantor's easterly line the following four (4) courses:

- 1) Along a non-tangent curve to the right, having a central angle of $71^{\circ}55'16''$, a radius of 20.00 feet, an arc length of 25.11 feet, and a long chord which bears South $35^{\circ}25'02''$ West for a distance of 23.49 feet to a point;
- 2) South $71^{\circ}22'40''$ West for a distance of 88.61 feet to a point;
- 3) Along a curve to the left, having a central angle of $41^{\circ}40'44''$, with a radius of 178.92 feet, an arc length of 130.15 feet, and a long chord which bears South $50^{\circ}40'11''$ West for a distance of 127.30 feet to a point;
- 4) South $30^{\circ}05'28''$ West for a distance of 8.02 feet to a point;

Thence along the southerly line of said BP TH LLC tract the following twelve (12) courses:

- 1) North $56^{\circ}02'55''$ West for a distance of 287.96 feet to a point;
- 2) South $32^{\circ}39'50''$ West for a distance of 133.58 feet to a point;
- 3) Along a curve to the right, having a central angle of $91^{\circ}17'15''$, with a radius of 20.00 feet, an arc length of 31.87 feet, and a long chord which bears South $78^{\circ}18'28''$ West for a distance of 28.60 feet to a point;
- 4) North $56^{\circ}02'55''$ West for a distance of 251.27 feet to a point;
- 5) North $33^{\circ}24'57''$ East for a distance of 5.23 feet to a point;
- 6) North $56^{\circ}35'03''$ West for a distance of 500.50 feet to a point;
- 7) South $33^{\circ}38'11''$ West for a distance of 200.56 feet to a point;
- 8) North $56^{\circ}02'55''$ West for a distance of 47.68 feet to a point;
- 9) South $32^{\circ}20'43''$ West for a distance of 324.00 feet to a point;
- 10) North $56^{\circ}10'44''$ West for a distance of 98.49 feet to a point;
- 11) South $32^{\circ}47'41''$ West for a distance of 100.02 feet to a point;
- 12) North $56^{\circ}10'44''$ West for a distance of 112.94 feet to a point;

Thence along the westerly line of said BP TH LLC tract, North $03^{\circ}58'12''$ East for a distance of 184.24 feet to the **Point of Beginning**, containing **7.944 acres**, more or less. Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description is for zoning purposes only and was prepared from the record information from the Franklin County Engineer's, Recorder's, and Auditor's offices. It is not a boundary survey as defined by OAC Chapter 4733-37 and is not intended for the transfer of real property.

The basis of bearings for this description are based on a bearing of North $03^{\circ}14'40''$ East for the centerline of Demorest road between Franklin County Monuments F.C.G.S 5131, F.C.G.S. 1236 and F.C.G.S. 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.



CESO, Inc.

Jeffrey A. Miller, PS
Registered Surveyor No. 7211



W:\PROJECTS\KIMLEY HORN\754907-01 Beulah\04-SURVEY\DESC\754907-SURV-ZONING-7.944 AC.docx

Legal Description

1.423 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being 1.423 acres out of that original 13.148 acre tract as conveyed to BP TH LLC of record in Instrument Number 202002030015887, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a point on the westerly line of said BP TH LLC tract, at the corner of a parcel conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210.

Thence along the westerly and northerly lines of said BP TH LLC tract the following three (3) courses:

- 1) North $02^{\circ}57'14''$ East for a distance of 20.43 feet to a point;
- 2) Along a curve to the right, said curve having a central angle of $89^{\circ}55'01''$, a radius of 315.00 feet, an arc length of 494.34 feet, and a long chord which bears North $47^{\circ}54'44''$ East for a distance of 445.15 feet to a point;
- 3) South $87^{\circ}07'45''$ East for a distance of 126.41 feet to a point;

Thence along the easterly and southerly lines of said BP TH LLC tract the following two (2) courses:

- 1) South $51^{\circ}28'40''$ West for a distance of 411.70 feet to a point;
- 2) Along a curve to the right, said curve having a central angle of $32^{\circ}08'07''$, a radius of 265.00 feet, an arc length of 148.63 feet, and a long chord which bears South $67^{\circ}32'43''$ West for a distance of 146.69 feet to the **Point of Beginning**, containing **1.423** acres, more or less.

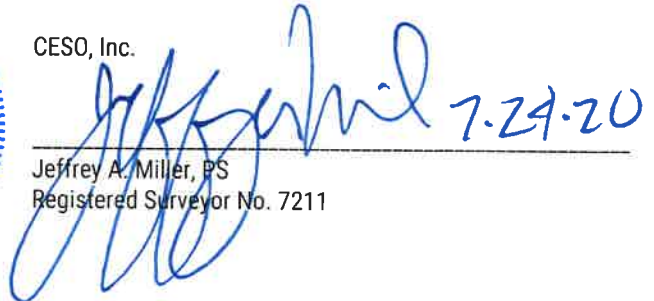
Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description is for zoning purposes only and was prepared from the record information from the Franklin County Engineer's, Recorder's, and Auditor's offices. It is not a boundary survey as defined by OAC Chapter 4733-37 and is not intended for the transfer of real property.

The basis of bearings for this description are based on a bearing of North $03^{\circ}14'40''$ East for the centerline of Demorest road between Franklin County Monuments F.C.G.S 5131, F.C.G.S. 1236 and F.C.G.S. 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.



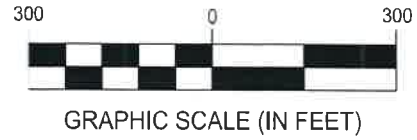
CESO, Inc.

 7.29.20

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

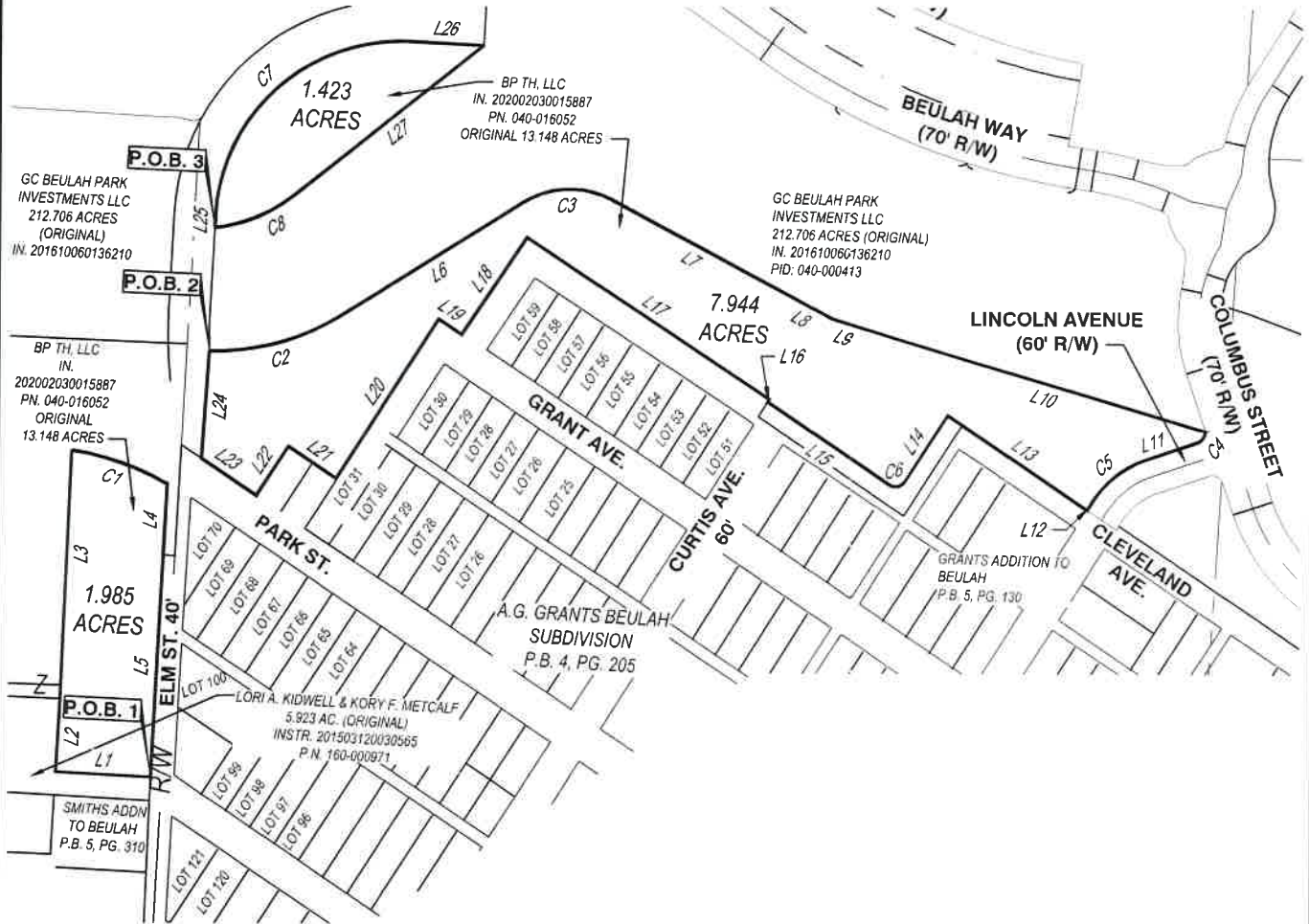
ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBER 1388



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N87° 03' 11"W	161.73'	L15	N56° 02' 55"W	251.27'
L2	N03° 13' 24"E	124.87'	L16	N33° 24' 57"E	5.23'
L3	N02° 20' 12"E	424.70'	L17	N56° 35' 03"W	500.50'
L4	S02° 55' 42"W	121.89'	L18	S33° 38' 11"W	200.56'
L5	S02° 57' 11"W	378.96'	L19	N56° 02' 55"W	47.68'
L6	N57° 59' 25"E	369.49'	L20	S32° 20' 43"W	324.00'
L7	S62° 03' 41"E	341.57'	L21	N55° 10' 44"W	98.49'
L8	S61° 41' 47"E	88.10'	L22	S32° 47' 41"W	100.02'
L9	S72° 39' 54"E	110.80'	L23	N56° 10' 44"W	112.94'
L10	S73° 28' 56"E	556.48'	L24	N03° 58' 12"E	184.24'
L11	S71° 22' 40"W	88.61'	L25	N02° 57' 14"E	20.43'
L12	S30° 05' 28"W	8.02'	L26	S87° 07' 45"E	126.41'
L13	N56° 02' 55"W	287.96'	L27	S51° 28' 40"W	411.70'
L14	S32° 39' 50"W	133.58'			

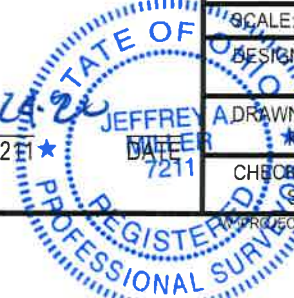
Curve table					
Curve	Radius	Arc Length	Chord	Delta Angle	Tangent
C1	465.00'	173.67'	S70° 40' 20"E, 172.66'	21° 23' 55"	87.86'
C2	400.00'	233.15'	N74° 41' 18"E, 229.86'	33° 23' 45"	119.99'
C3	150.00'	156.94'	N87° 57' 52"E, 149.88'	59° 56' 49"	86.51'
C4	20.00'	25.11'	S35° 25' 02"W, 23.49'	71° 55' 16"	14.51'
C5	178.92'	130.15'	S50° 40' 11"W, 127.30'	41° 40' 44"	68.11'
C6	20.00'	31.87'	S78° 18' 28"W, 28.60'	91° 17' 15"	20.45'
C7	315.00'	494.34'	N47° 54' 44"E, 445.15'	89° 55' 01"	314.54'
C8	265.00'	148.63'	S67° 32' 43"W, 146.69'	32° 08' 07"	76.33'



BASIS OF BEARING:

THE BASIS OF BEARING IS BASED ON A BEARING OF NORTH 03° 14' 40" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, AS SHOWN ON THE CENTERLINE SURVEY PLAT, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@cesoinc.com



ZONING EXHIBIT	
11.352 ACRES	
GROVE CITY	FRANKLIN COUNTY, OHIO
SCALE: 1" = 300'	DATE: 7-24-20
DESIGN:	JOB NO.: 754907
A DRAWN: *RS	SHEET NO.:
CHECKED: *STB	1 OF 1
 WWW.CESOINC.COM	