

Received By:  
Grove City Development  
Date: 12/21/2020

**1.821 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being part of the remainder of that 34.658 acre tract conveyed to Townsend Construction Company by deed of record in Instrument Number 201912230172808, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 1361 found at the centerline intersection of Demorest Road (50 feet in width) and Grove City Road (50 feet in width);

Thence North  $03^{\circ}10'25''$  East, with the centerline of said Demorest Road, a distance of 1128.30 feet to a magnetic nail found at a common corner of said 34.658 acre tract and that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187, said corner being South  $03^{\circ}10'25''$  West, a distance of 990.24 feet from Franklin County Geodetic Survey Monument Number 5131 found at an angle point in the centerline of said Demorest Road;

Thence South  $87^{\circ}39'47''$  East, with a line common to said 34.658 acre tract and that tract conveyed to The Ohio Conference Association of Seventh Day Adventists, and partially across said Demorest Road, (passing a 3/4 inch iron pipe found capped "Bird & Bull" at 25.00 feet) a total distance of 301.18 feet to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence North  $03^{\circ}24'50''$  East, across said 34.658 acre tract, a distance of 120.04 feet to an iron pin set in a proposed southerly right-of-way line;

Thence across said 34.658 acre tract, with said proposed southerly right-of-way line, the following courses and distances:

With the arc of a curve to the left, having a central angle of  $01^{\circ}04'37''$ , a radius of 105.00 feet, an arc length of 1.97 feet, a chord bearing of South  $87^{\circ}07'29''$  East and chord distance of 1.97 feet to an iron pin set at a point of tangency;

South  $87^{\circ}39'47''$  East, a distance of 111.34 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of  $08^{\circ}04'12''$ , a radius of 170.00 feet, an arc length of 23.94 feet, a chord bearing of South  $83^{\circ}37'41''$  East and chord distance of 23.92 feet to an iron pin set at a point of tangency;

South  $79^{\circ}35'35''$  East, a distance of 100.00 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of  $08^{\circ}04'12''$ , a radius of 230.00 feet, an arc length of 32.40 feet, a chord bearing of South  $83^{\circ}37'41''$  East and chord distance of 32.37 feet to an iron pin set at a point of tangency; and

South  $87^{\circ}39'47''$  East, a distance of 368.00 feet to an iron pin set;

Thence South  $02^{\circ}20'13''$  West, a distance of 125.00 feet to an iron pin set in a southerly line of said 34.658 acre tract, in the northerly line of that 2.767 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 202007100099807;

Thence North  $87^{\circ}39'47''$  West, with a southerly line of said 34.658 acre tract, with the northerly line of said 2.767 are tract, with a northerly line of that 1.506 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 202009220142571, (passing a 1 inch iron pin found at 374.12 feet (0.36 feet South)) a total distance of 473.16 feet to a large nail found at a southwesterly corner of said 34.658 acre tract;

Thence North  $02^{\circ}20'13''$  East, with a westerly line of said 34.658 acre tract, with an easterly line of said 1.506 acre tract, a distance of 23.00 feet to an iron pin set;

1.821 ACRES

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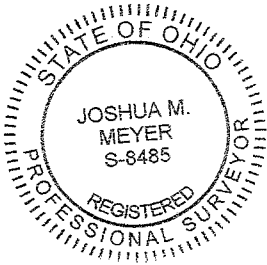
Thence North 87° 39' 47" West, with a southerly line of said 34.658 acre tract, with a northerly line of said 1.506 acre tract, a distance of 165.57 feet to the TRUE POINT OF BEGINNING, containing 1.821 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, having a bearing of North 03°10' 25" East and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in October 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

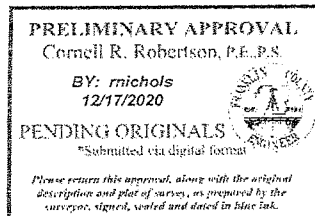
Handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer  
Professional Surveyor No. 8485

12-17-2020

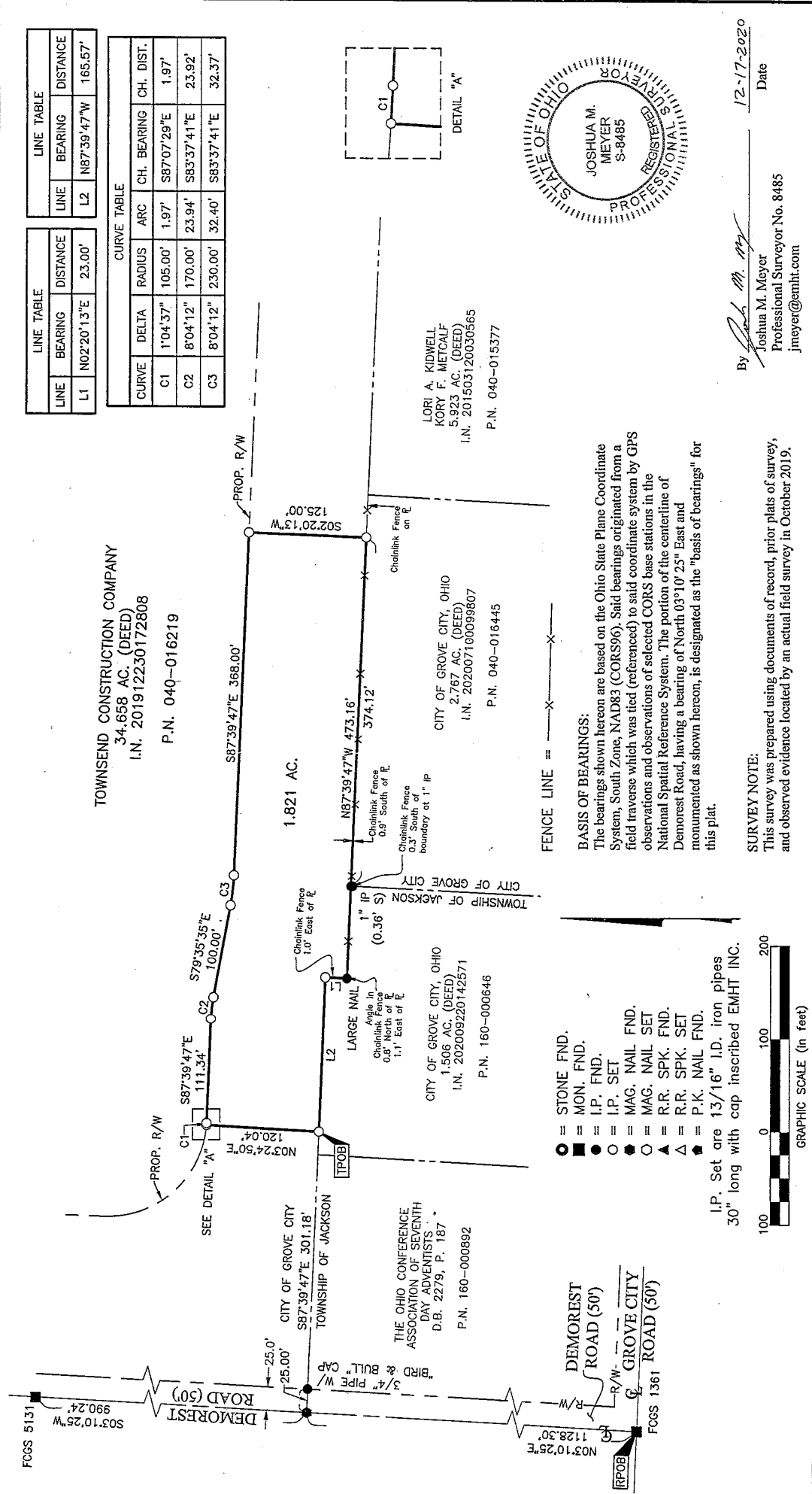
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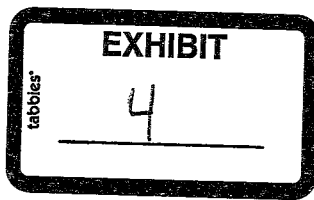
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**SURVEY OF ACREAGE PARCEL**  
 VIRGINIA MILITARY DISTRICT  
 SURVEY NUMBER 1388  
 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: December 16, 2020  
 Scale: 1" = 100'  
 Job No: 2019-1065  
 Sheet No: 1 of 1





TOWNSEND CONSTRUCTION COMPANY  
AUTHORIZATION

I, William C. Bunstine, am president of Townsend Construction Company (the "Company"), and am authorized by the Company's board of directors to enter into, on behalf of the Company, such contracts, development applications and other documents as may be necessary to carry out the day-to-day business of the Company.

The Company has engaged Donald T. Plank and the Plank Law Firm to complete, file and prosecute to completion lot split applications on behalf of the Company as part of the redevelopment of Beulah Park.

I hereby authorize and direct Donald T. Plank to execute on behalf the Company any and all lot split application(s) as be necessary and appropriate for the redevelopment of Beulah Park and to deliver the same to the City of Grove City, Ohio Planning Commission. Further, Rebecca J. Mott, of the Plank Law Firm, is also authorized to appear before the City of Grove City, Ohio Planning Commission on behalf of the Company as a legal counsel for said application(s).

This authorization shall remain in effect until such time as it is revoked in writing or three (3) years hereafter, whichever shall occur first.

Dated: September 4, 2020

  
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William C. Bunstine, President

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Exhibit 1

Project Narrative

Beulah Park – Sub-Area D Lot Split

Applicant and property owner, Townsend Construction Company, request the approval of a lot split for a 1.281 acre portion of the above-referenced Sub-Area as part of the Beulah Park development. Applicant proposes to split 1.281 acres from Franklin County Auditor Tax Parcel Id. No. 040-016219 and transfer the property to the City of Grove City for the construction of Brookpark Middle School. The 1.281 acre school site was depicted as Reserve “C” on the Final Development Plan for Beulah Park Section 2, which was approved by the City of Grove City City Council on November 16, 2020 (Resolution No. CR-51-20).