

Received By:  
Grove City Development  
Date: 04/22/2021

## LEGAL DESCRIPTION Containing 20.865 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey #469 and being 20.865 acres out of a 72.233 acre tract of land as conveyed to MI Homes INC., of record in Instrument Number \_\_\_\_\_;

All deed references are on record at the Recorder's Office of Franklin County, Ohio and described as follows:

**BEGINNING**, at a mag nail set in the centerline of Jackson Pike and at the northeasterly corner of a 146.799 acre tract of land as conveyed to Pinnacle Golf Club LLC, of record in Instrument Number 200608100157983;

Thence, North 75°53'14" West with the northerly line of said 146.799 acre tract, a distance of 2649.82 feet to a 1/2" iron pin found with no cap at the southeasterly corner of a 6.0009 acre tract of land as conveyed to Erica R. Masloski, of record in Instrument Number 201006290081132;

Thence leaving said centerline, North 14°51'51" East with the easterly line of said 6.0009 acre tract, a distance of 148.38 feet to an iron pin set at a point of curvature;

Thence with a new division line through said 72.233 acre tract the following courses:

With a curve to the left having a central angle of 57°29'15", a radius of 100.00 feet, an arc length of 100.33 feet, a chord bearing and distance of North 49°34'10" West, 96.18 feet to an iron pin set;

South 74°52'14" East, a distance of 228.02 feet to an iron pin set;

North 15°07'46" East, a distance of 120.00 feet to an iron pin set;

South 74°52'14" East, a distance of 85.96 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of 13°41'20", a radius of 525.00 feet, an arc length of 125.43 feet, a chord bearing and distance of South 81°42'54" East, 125.13 feet to an iron pin set at a point of tangency;

South 1°26'26" West, a distance of 36.99 feet to an iron pin set;

South 41°20'56" East, a distance of 65.48 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of 34°32'11", a radius of 236.00 feet, an arc length of 142.25 feet, a chord bearing and distance of South 58°37'01" East, 140.11 feet to an iron pin set at a point of tangency;

South 75°53'07" East, a distance of 671.28 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of 20°20'35", a radius of 136.00 feet, an arc length of 48.29 feet, a chord bearing and distance of South 86°03'24" East, 48.03 feet to an iron pin set at a point of tangency;

North 83°46'18" East, a distance of 531.27 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of 68°49'22", a radius of 169.00 feet, an arc length of 203.00 feet, a chord bearing and distance of South 74°44'36" West, 191.01 feet to an iron pin set at a point of tangency;

South 82°29'13" East, a distance of 180.15 feet to an iron pin set;

North 7°30'47" East, a distance of 128.52 feet to an iron pin set at a point of curvature;

With a curve to the left having a central angle of 4°50'35", a radius of 175.00 feet, an arc length of 14.79 feet, a chord bearing and distance of North 85°24'20" East, 14.79 feet to an iron pin set at a point of tangency;

North 82°59'02" East, a distance of 76.25 feet to an iron pin set;

North 7°00'58" West, a distance of 102.48 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of 23°03'10", a radius of 225.00 feet, an arc length of 90.53 feet, a chord bearing and distance of North 4°30'37" East, 89.92 feet to an iron pin set at a point of tangency;

North 16°02'12" East, a distance of 39.06 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of  $75^{\circ}17'40''$ , a radius of 25.00 feet, an arc length of 32.85 feet, a chord bearing and distance of North  $53^{\circ}41'02''$  East, 30.54 feet to an iron pin set;

South  $88^{\circ}40'08''$  East, a distance of 127.69 to a mag nail set in the centerline of Jackson Pike;

Thence, South  $1^{\circ}02'06''$  West with said centerline a distance of 907.55 feet to the POINT OF BEGINNING and containing 20.865 acres of land, 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.

The basis of bearing for this description is based on Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by a series of GPS observations ODOT VRS network, with a bearing of South  $74^{\circ}47'30''$  East for a portion of centerline of White Road.

Based on field observations performed in January 2021.

All iron pins called as set are  $5/8'' \times 30''$  rebar with yellow cap stamped "CESO".

CESO, Inc.

\_\_\_\_\_  
Jeffrey A Miller, PS  
Registered Surveyor No. 7211

\_\_\_\_\_  
Date:





Combination Request of Tax Parcels

I, as the  owner  owner's representative, request the Franklin County Auditor to combine the following:

Parcel Numbers:

040-016489  
040-016492  
040-016486  
040-016490  
040-016491

Current Owner(s): M/I Homes of Central Ohio LLC \*

Is there a home or other structure on any of the above listed parcels?  Yes  No  
They are all being demolished

What is the reason for combining the above listed parcels?

- I want one tax bill
- This is required for a building permit
- This is a planning commission requirement
- Other: simpler lot split & futur subdivision

Would you like to receive a copy of this completed form via email?  Yes  No

Signature: [Handwritten Signature]

Date: 4/30/21  
\* To be submitted after 4/29/21 closing.

Print: Jason Francis

Phone: 614 418-8023

Email: JFrancis@mihomes.com

For Auditor's Use Only

Tax district:  Ownership:  GIS map:  Parcel sheets verified:

Deputy Auditor: \_\_\_\_\_ TID: \_\_\_\_\_ File folder: \_\_\_\_\_

Approved:  Contact date: \_\_\_\_\_ Phone/Email (circle one)

Denied:  Parcel number retained: \_\_\_\_\_

Map/Page: \_\_\_\_\_



Dear Applicant,

Three criteria must be met before combining parcels. Each parcel must:

1. Have identical ownership
2. Be located in the same taxing district
3. Share a common border

If all criteria are met, please email or mail the completed form to the appropriate address provided below. When emailing, type in the subject line "PARCEL COMBINATION" in all caps followed by the property owner name. There is no cost to combine parcels, nor is additional documentation required. Upon receipt, it will take approximately ten business days to process, however, you can deliver the request in person at the address below if you require a quicker response time.

Please note that condominium unit combinations follow an entirely different process. Call the number below if you are attempting to combine condo units.

**\*\*Combining parcels is easy and free. Separating parcels is time consuming and costly. Contact a certified appraiser, real estate attorney or title company if you are unsure how this will affect your future property valuations.**

Respectfully,

Cody Farrell  
Deputy Auditor  
373 South High Street | 19th Floor  
Columbus, OH 43215  
Direct: (614) 525-6266  
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