



Received By:  
Grove City Development  
Date: 03/02/2021

Wright Patt Credit Union  
Grove City, Ohio

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Project Narrative:

The proposed project for Wright Patt Credit Union is new single-story building with a Remote Teller Drive-Thru. The drive-thru is proposed with three drive aisles. The proposed building and canopy are of a contemporary design language with flat roofs, aluminum storefront system, brick, and EIFS exterior materials.

The proposed development coordinates with the surrounding commercial uses as the existing site is a vacant outparcel in front of the K-Mart on Stringtown Road. To the West is a Taco Bell and to the East in an AutoZone Auto Parts. The proposed building is set near the 30' setback requirement in order to address Stringtown Road more directly with parking in the rear.



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Exterior Materials:

**Brick Veneer**

Manufacturer: Bowerston  
Color: Desert Brown Smooth

**Cast Stone**

Manufacturer: Rock Cast  
Color: Charlotte Tan

**EIFS**

Manufacturer: STO Corp  
Color: Match Wright Patt Credit Union Blue & Match DMI Dove Grey

**Metal Coping & Soffit Panels**

Manufacturer: DMI  
Color: Dove Grey

**Storefront**

Manufacturer: Tubelite  
Color: Desert Clear Anodized

**Glazing**

Manufacturer: TBD – Vitro or similar  
Color: Gray Tint

**Description**  
**Lot Split**  
**0.908 Acre Parcel**

Situated in the State of Ohio, County of Franklin, and the City of Grove City. Being part of the Virginia Military Survey Number 8231 and being a portion of the MG Grove City LLC 8.562-acre tract as recorded in Instrument Number 201711130159430 of the Franklin County Record of Deeds

Commencing at Franklin County Survey Monument SW 8 where Franklin County Survey Monument SW 8 bears South 66 degrees 05 minutes 10 seconds East 2934.89 feet,

Thence from said place of commencement South 77 degrees 41 minutes 11 seconds east 605.45 feet to an "X" (found) at the southwest corner of said 8.562-acre parcel on the north right-of-way line of Stringtown Road and on a curve to the right having a radius of 1019.93 feet,

Thence following the south boundary of said 8.562-acre parcel and following the north right-of-way line of Stringtown Road and along said curve a distance of 28.58 feet to a mag nail (set) at the place of beginning, chord being South 63 degrees 12 minutes 50 seconds East 28.58 feet having a delta angle of 01 degree 36 minutes 21 seconds,

Thence from said place of beginning and leaving the south boundary of said 8.562-acre parcel and leaving the north right-of-way line of Stringtown Road, North 23 degrees 56 minutes 51 seconds East 39.04 feet to a 5/8-inch diameter iron pin (set),

Thence North 03 degrees 15 minutes 37 seconds East 190.99 feet to a mag nail (set) on a curve to the right with a radius of 12.50 feet,

Thence along said curve 19.54 feet to a mag nail (set), chord being North 48 degrees 02 minutes 43 seconds 17.61 feet having a delta angle of 89 degrees 34 minutes 11 seconds,

Thence South 87 degrees 10 minutes 11 seconds East 115.77 feet to a mag nail (set) on a curve to the right having a radius of 12.50 feet,

Thence along said curve 19.80 feet to a mag nail (set), chord being South 41 degrees 47 minutes 18 seconds East 17.79 feet having a delta angle of 90 degrees 45 minutes 47 seconds,

Thence South 03 degrees 35 minutes 35 seconds West 256.96 feet to a mag nail (set),

Thence South 23 degrees 56 minutes 51 seconds West 50.99 feet to a mag nail (set) on the south boundary of said 8.562-acre parcel and on the north right-of-way line of Stringtown Road,

Thence following the south boundary of said 8.562-acre parcel and following the north right-of-way line of Stringtown Road, North 49 degrees 25 minutes 27 seconds West 24.67 feet to a 5/8 inch diameter iron pin (set) on a curve to the left with a radius of 1019.93 feet,

Thence along said curve 130.84 feet to the place of beginning, chord being North 58 degrees 44 minutes 09 seconds West 130.75 feet with a delta angle of 07 degrees 21 minutes 00 seconds. Being 0.908-acres to be conveyed. Being 0.908-acres of Auditors Parcel ID #040-005710-00.

Bearings in this description are based on the Grid Meridian of the Ohio Coordinate System, South Zone (NAD 83-2011), as determined by GPS Observation.

All iron pins (set) are 30 inches in length with a plastic cap stamped, "GHG LLC".

This description prepared by Robert L. Griffin, Professional Surveyor 7204, after a field survey of the parcel herein described during September 2020.

Robert L. Griffin September 28, 2020

Date



Approved by the City of Grove City Planning Commission; no plat required. This approval does not infer that the parcel in question is consistent with zoning and/or other governmental regulations. This approval void if not recorded by 01/18/21  
Date: 01/18/21  
Signed: [Signature]

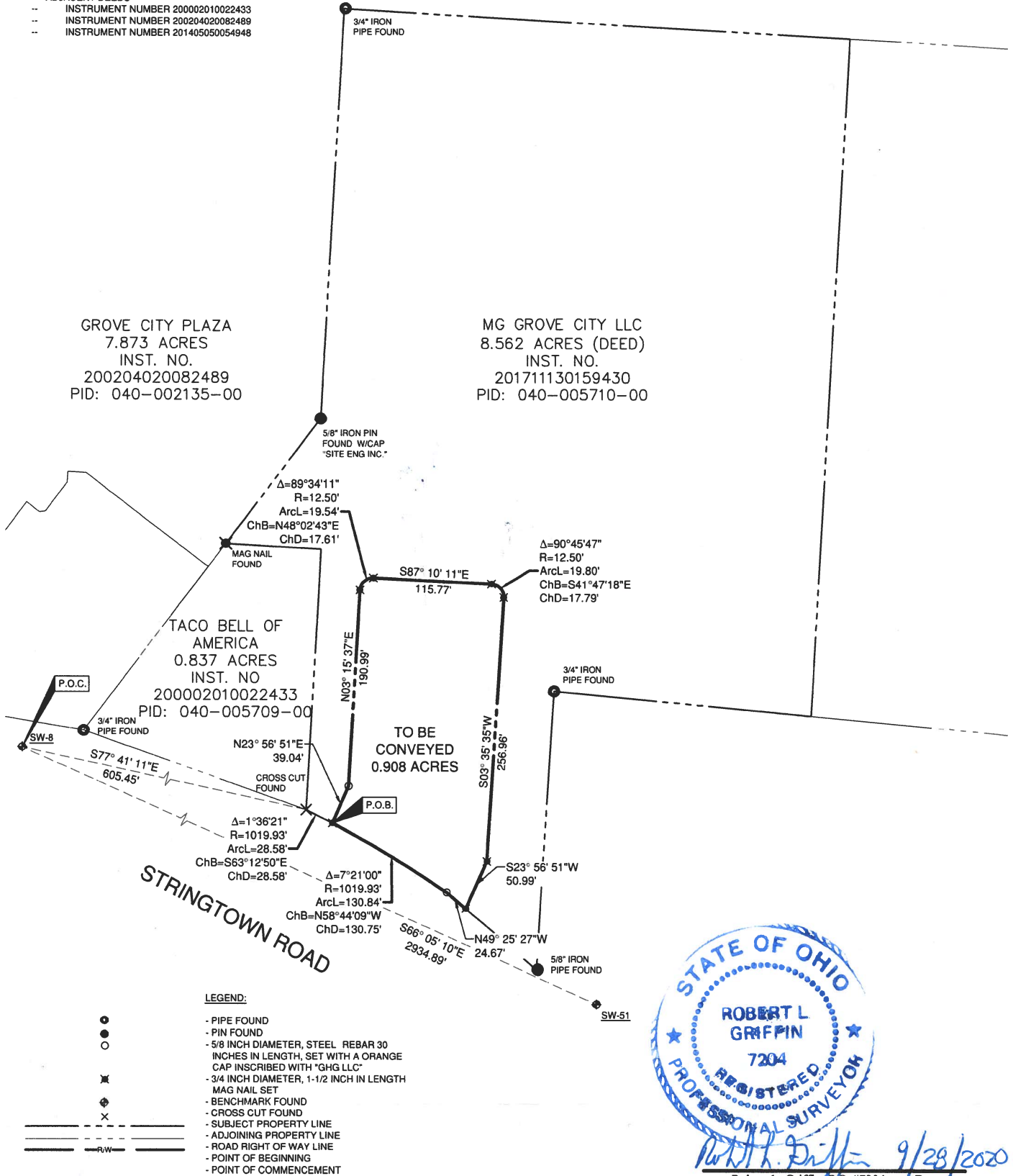


**SURVEYOR'S NOTES:**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) ESTABLISHED IN THE ARE OF THE TRACT BY GLOBAL POSITIONING SURVEY (GPS) PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING AUGUST 2020.
2. THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO" AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
3. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - DEED OF CURRENT PARCEL
  - INSTRUMENT NUMBER 201711130159430
  - ADJACENT DEEDS
  - INSTRUMENT NUMBER 200002010022433
  - INSTRUMENT NUMBER 200204020082489
  - INSTRUMENT NUMBER 201405050054948

GROVE CITY PLAZA  
7.873 ACRES  
INST. NO.  
200204020082489  
PID: 040-002135-00

MG GROVE CITY LLC  
8.562 ACRES (DEED)  
INST. NO.  
201711130159430  
PID: 040-005710-00



*Robert L. Griffin* 9/28/2020  
Robert L. Griffin, P.S. #7204 Date



**GRAPHIC SCALE**



1 inch = 100 feet

BEING PART OF A 8.562 ACRE TRACT, VIRGINIA MILITARY SURVEY NO. 8231, CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

**LOT SPLIT SURVEY**

FOR

**2400 STRINGTOWN RD**

PLAN PREPARED BY:



**GANDEE HEYDINGER GROUP**  
CIVIL ENGINEERS & SURVEYORS

642 Brooksedge Boulevard, Westerville, OH 43081  
P: 614.942.6042 F: 614.942.6041

SCALE: 1" = 100'  
DATE: September 25, 2020

SHEET 1 / 1

## CROSS ACCESS EASEMENT AGREEMENT

THIS CROSS ACCESS EASEMENT AGREEMENT (“Easement Agreement”) is made to be effective as of the [REDACTED] day of [REDACTED], 2021, by and between **MG GROVE CITY LLC**, an Ohio limited liability company (“MG”), and **MG GROVE CITY II LLC**, an Ohio limited liability company (“MG II”). MG and MG II are sometimes individually referred to herein as a “party” and collectively as the “parties”.

### RECITALS

WHEREAS, MG is the owner of certain real property located in the City of Grove City, Franklin County, Ohio, known as parcel number 040-005710-00, by virtue of a deed of record as Instrument Number 201711130159430, Recorder’s Office, Franklin County, Ohio (the “MG Development Parcel”); and

WHEREAS, MG II is the owner of certain real property located in the City of Grove City, Franklin County, Ohio, known as parcel number 040-016795-00, by virtue of a deed of record as Instrument Number 202103310056580, Recorder’s Office, Franklin County, Ohio (the “MG II Parcel”); and

WHEREAS, the parties desire to create and establish easements over, across, under and through the MG Development Parcel and the MG II Parcel for the purposes of vehicular access.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of Easement. MG hereby grants and conveys to MG II, its successors and assigns, a perpetual non-exclusive easement over, on, upon, under, through and across defined aisles on the MG Development Parcel for purposes of ingress and egress to public right-of-way. Said easement shall include, in addition to all other rights as described hereunder, the right of MG II, its tenants and lessees, and their respective employees, visitors, and customers to use the defined drive aisles of the MG Development Parcel in common with MG, its tenants and lessees, and their respective employees, visitors, and customers for all uses for which existing and future

improvements thereon are intended. MG II hereby grants and conveys to MG, its successors and assigns, a perpetual non-exclusive easement over, on, upon, under, through and across the defined drive aisles of the MG II Parcel for purposes of vehicular access. Said easement shall include, in addition to all other rights as described hereunder, the right of MG, its tenants and lessees, and their respective employees, visitors, and customers to use the MG II drive aisles in common with, its tenants and lessees, and their respective employees, visitors, and customers for all uses for which existing and future improvements thereon are intended.

2. Maintenance of Easement Area; Alterations of Improvements. MG shall be responsible for maintaining and repairing the drive aisles within MG Development Parcel, and shall keep and maintain them in good condition and repair (the "Maintenance Work"). MG II shall be responsible for maintaining and repairing the drive aisles within the MG II Development Parcel. Notwithstanding the foregoing, each party shall be responsible, at its expense, for any maintenance or repair of the drive aisles primarily necessitated by its own negligence or wrongful intentional acts, or those of its tenants, agents, contractors or employees.

Any alterations that are made to any improvements within the drive aisles on or after the Effective Date shall be undertaken by the fee owner of the properties.

3. Performance and Remedies. In the event of any breach or threatened breach of any easement or right granted under this Easement Agreement, the non-breaching party shall have all rights available at law or in equity, including, without limitation, the right to enjoin such breach or threatened breach in a court of competent jurisdiction, and the right to specific performance.

4. Not a Public Dedication. Nothing contained herein shall be deemed to constitute a dedication of any part of the Easement Area to the general public or for any public purpose whatsoever, it being the intent of the parties hereto that this Easement Agreement is strictly limited to and for the uses and purposes expressed herein.

5. Covenants Run with Land. The rights and obligations created in this Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the respective successors, assigns and transferees of MG and MG II. "MG" and "MG II" as used herein shall refer to any person or entity owning the MG Development Parcel or the MG II Parcel, respectively. An owner of the New Albany Development Parcel or the Waters Edge Parcel shall have no liability under this Easement Agreement except with respect to matters occurring during its period of ownership.

6. Entire Agreement. This Easement Agreement constitutes the entire agreement and understanding between the parties relating to the subject matter hereof. There are no statements, promises, representations or understandings, either oral or written, not herein expressed.

7. Counterparts. This Easement Agreement may be executed in two or more counterparts, which together shall be deemed to constitute but one and the same instrument.

8. Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

*[Signature pages follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date first set forth above.

**MG GROVE CITY LLC,**  
an Ohio limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO            )  
  )  
COUNTY OF FRANKLIN    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, the \_\_\_\_\_ of MG Grove City LLC, an Ohio limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public



**MG GROVE CITY II LLC,**  
an Ohio limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO            )  
  )  
COUNTY OF FRANKLIN    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_, the \_\_\_\_\_ of MG Grove City II LLC, an Ohio limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public

This instrument prepared by:  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054