

**PULTE – COMMUNITIES AT PLUM RUN  
(Huggett Property)  
Development Standards and Zoning Text  
Grove City, Ohio**

CURRENT ZONING: SF-1 (SINGLE FAMILY)

PROPOSED ZONING: PUD-R (PLANNED UNIT DEVELOPMENT- RESIDENTIAL)

Property Owners: S & W Huggett Ohio LLC  
14337 US Rte. 23  
Ashville, OH 43103

Applicant: Pulte Homes of Ohio LLC  
475 Metro Place S. Ste. 200  
Dublin, OH 43017

Authorized Representative: Thomas L. Hart  
Isaac Wiles  
Two Miranova Place, Ste. 700  
Columbus, Ohio 43215

**I. PROPERTY**

The property (“Property”) consists of approximately 144.27 acres± acres north and west of London-Groveport Road (S.R. 665) and east of Jackson Pike (S.R. 104) as further described on the attached Final Development Plan, legal description (Exhibit A) and Survey (Exhibit B).

**II. INTRODUCTION**

The proposed community will consist of a mixture of single-family homes designed for families with children and free-standing patio/condominium homes designed with a minimum of two bedrooms on the first floor and no more than 50% of the first floor area permitted on the second floor (if a second floor option is chosen by the customer). The patio/condominium homes are designed for buyers seeking “first floor living” and typically appeal to the active adult consumer who desires community lifestyle services such as lawn/ landscape maintenance and snow removal.

Patio home lifestyle living is in high demand in the area as active adults continue to downsize but prefer to stay in their own community. The community is designed as an enclave

opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living nearby.

The style, size and types of conventional single-family homes are consistent with the adjacent communities, but include updated home designs, features and enhanced values.

The site plan will activate and allow regional access to the Plum Run stream corridor by providing scenic overlooks as well as by locating the regional multi-use path within the property and near the stream.

### **III. GENERAL PROVISIONS**

- a. The provisions outlined within these development standards zoning text and the Final Development Plan (Exhibit C) shall apply to the 144.27 +/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this zoning text and Final Development Plan standards do not address such matters.
- b. This PUD-R development is divided into four Subareas A, B, C and D with applicable standards for each described herein.

### **IV. PERMITTED AND ACCESSORY USES**

- a. The Communities at Plum Run PUD will be a residential neighborhood that shall contain a mixture of detached single-family homes on public streets (Plum Run Ridge) and detached Patio/Condominium Homes (Plum Run Preserve) on private streets.
- b. A maximum number of detached single-family homes shall be permitted at three-hundred and ninety-seven (397) as follows:
  1. Subarea A - a maximum 73 conventional single family lots with a minimum 70 ft. in width as measured at the building line
  2. Subarea B - a maximum 110 units conventional single family lots with a minimum 63 ft. in width as measured at the building line
  3. Subarea C - a maximum 120 conventional single family lots with a minimum 60 ft. in width as measured at the building line
  4. Subarea D - a maximum of 94 detached patio/condominium homes.
- c. Open spaces at +/- 44.3 acres (30.7% of the site)
- d. Other permitted uses shall include entry features, site landscape fences or walls, signs, columns, related landscape lighting, multi-use paths and scenic overlooks to incorporate natural views, playground/tot lot, landscaping structures and benches to enhance open space, signage, trees and other plantings, protected natural areas of the stream corridor, model homes and related operations and other features incidental to detached single-family housing.
- e. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.
- f. Each home in Sub-Areas A, B & C shall be on fee-simple platted lots. Homes in Sub-Area D are intended to be owned in a condominium form of ownership as per ORC 5311.

**V. GENERAL DEVELOPMENT STANDARDS:**

- a. The density of the site shall not exceed Three Hundred and Ninety-Seven (397) units, with a maximum gross density of +/-2.75 dwelling units per acre.
- b. Entryways. Landscaped entry features to the site will be located on London-Groveport Road (SR 665, two entrances for single family subareas) and Jackson Pike (SR 104) with lesser landscaping provided at Fountainview and Ann Arundal Lane for the single-family subareas A, B and C. A separate entrances and entry features to the patio homes/condominium subarea D from London-Groveport Road are also provided. The entrances shall incorporate design elements as depicted on exhibits and site plans and may include fencing, landscaping walls, signage, columns/piers, fountains, and related landscaping and lighting within open spaces.
- c. Streets.
  - 1. All Public Streets shall be a minimum of 28 feet in width (as measured from back to back of curb).
  - 2. All Private Streets shall be a minimum of 24 feet in width (as measured from back to back of curb), owned and maintained by the Condominium or Home Owners Association. Private streets shall be permitted to deviate from the public roadway standards as part of the Final Development Plan for the patio/condominium subarea. Such deviations shall be approved as part of the Final Development Plan.
- d. Sidewalk and Multi-Use Path. Each street shall have a path and/or sidewalk on each side. Sidewalks may be replaced with a path where such pathways are located and provided for. Such paths that replace sidewalks shall be a minimum of five (5) wide. An 8-foot wide regional asphalt path as depicted on plan exhibits shall be constructed and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community and to access the natural areas bordering Plum Run as depicted on the Final Development Plan. Final sidewalk and path locations shall be generally consistent with the Final Development Plan locations with allowance for the balancing of aesthetics, construction feasibility, maintaining grade, topography and drainage, and/or existing vegetation.
- e. Open Space. Open space shall amount to +/- 44.3 acres (30.7% of the site).
  - 1. Open space is to be reserved for passive activities, as well as recreation, and will include benches and other seating areas, along with connecting paths and sidewalk accesses as generally shown on the Final Development Plan.
  - 2. Open space calculations may vary from the calculations provided herein and on Final Development Plan Exhibits based on minor site plan adjustments for engineering, utility and other field location decisions as shown on the final engineering plan/plats provided such final open space

- calculations meet the requirements of Section 1101.09(b) and such adjustments are approved by the City's Development Department.
3. Open space, including stormwater ponds, structures, facilities and paths shall be owned and maintained by the owners' associations, unless otherwise agreed with the City under an approved Development Agreement or if approved by Council at the time of platting.
  4. Open space amenities shall include the following as depicted on the Final Development Plan:
    - i. A stream corridor protection zone to be protected as a No Disturb Zone amounting to 19.3 +/- acres in subareas A, C and D and activated by a path system and scenic overlooks.
    - ii. A neighborhood scale park of 1.2 +/- acres in subarea B with path access and a community shelter feature.
    - iii. Two separate green spaces around ponds in subarea C, amounting to 2.1 +/- and 2.6 +/- acres respectively, with the southwest green space activated by path access and a shelter structure.
    - iv. Two separate green spaces in subarea D, of 0.2 +/- and 1.1 +/- acres respectively.
    - v. Playgrounds and related facilities as depicted on plan exhibits.
    - vi. Open spaces may also include elements such as bicycle racks and trash receptacles for the convenience of homeowners and guests.
- f. Site Lighting. Site lighting on the public streets shall meet the current requirements of Grove City Code and the lighting fixtures will match the fixtures in the adjacent community of Scioto Meadows. The Private Street lighting will be similar to the fixtures in the Public Street area but will be owned and maintained by the owners' association (or via a "lease lighting" program entered into by the condominium association and the local utility provider, e.g., AEP). Street intersections shall be lighted with more limited lighting and spacing of lights on streets away from intersections.
- g. Fencing. Fencing shall be limited to entry feature fencing, courtyard privacy fencing and pool fencing as required by applicable rules and regulations and owners' association documents. This fencing shall provide a visual barrier to delineate the property lines and is to be maintained by the owners' association. Yard fencing may be permitted provided that the Developer will designate a singular style to be used so as to maintain a consistent aesthetic approach to any such fencing.
- h. Retention Ponds. Retention Ponds shall comply and be constructed in accordance with Grove City's Stormwater Design Manual.

- i. Landscaping, Screening, and Tree Preservation.
  1. Screening of Service Structures
    - a. Service structures shall be screened per Code (Section 1136.08).
  2. Unit Trees
    - a. There shall be three (3) trees planted per single-family residence.
    - b. Trees may be small, medium or large species and shall be a minimum of two (2) inches in caliper at installation or a minimum of six (6) feet in height.
    - c. Multi-stem and evergreen trees are permitted to account for trees required for Subarea D.
    - d. Trees shall be arranged within the front, side or rear yard areas with emphasis on the front facades in all Subareas. In addition, trees required for Subarea D may be located within any open space or setback area of any Subarea.
    - e. In the case that trees die, trees shall be re-installed by the developer or the HOA per the final development plan.
  3. Foundation Plantings
    - a. A minimum of one-third (1/3) of the façade, or facades in the case of corner lots, fronting the public or private street shall be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover or ornamental plantings.
    - b. The average height of foundation plantings at installation shall be twenty-four (24) inches minimum.
  4. Entry Features
    - a. Prominent entry features shall be provided at all major points of ingress and egress along London-Groveport Road (SR 665) and Jackson Pike (SR 104).
    - b. Entry features shall be at least five hundred (500) square feet in area.
    - c. Entry features shall incorporate design elements as depicted in the Final Development Plan and may include fencing, landscape walls, signage, columns/piers, fountains, landscaping, hardscaping, irrigation and/or lighting.
  5. Perimeter Landscape Treatment
    - a. A landscape treatment shall be provided in the open space areas between residential lots and London-Groveport Road (SR 665) and Jackson Pike (SR 104) as detailed in the Final Development Plan, including the following;
      - i. Mounding, minimum three (3) feet in height.
      - ii. Plantings at a rate of seven (7) evergreen trees, two (2) large deciduous trees and one (1) ornamental tree per one hundred (100) linear feet of lot perimeter.
      - iii. Evergreen trees shall be installed at a minimum height of six (6) feet.

- iv. Deciduous trees shall be installed at a minimum caliper of two and one-half (2½) inches.
- v. Ornamental trees shall be installed at a minimum height of seven (7) feet.

6. Street Trees

- a. Street trees shall be located along all streets within the Communities at Plum Run development and be spaced at a maximum of fifty feet (50') for all trees. In the case that trees die, street trees shall be replaced by the property owner for that parcel, if located outside of the right of way.
- b. Street trees shall vary in species to prevent a monoculture so long as they are in accordance with the City's planting list as approved by the City's Urban Forester. Invasive plant species - as listed by the Ohio Department of Natural Resources (ODNR) shall be prohibited and the use of native plants will be encouraged. The amount and type of trees shall be approved by the City's Urban Forester.
- c. At time of installation, all street trees shall have a clear canopy height of at least five feet (5') above the ground for traffic safety purposes.
- d. The minimum distance between the tree and the back of the street curb shall be two and one-half feet (2-1/2'). In the areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalk shall be two feet.
- e. The minimum trunk caliper measured at six inches above the rootball for all street trees shall be no less than two (2) inches.
- f. Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City's Urban Forester.

7. Retention Area Planting

- a. There shall be one (1) tree planted on site for every fifty (50) lineal feet of retention area perimeter.
- b. Trees may be planted near the retention areas or in other open space areas in the development.
- c. Retention areas may be planted to provide natural character in areas adjacent to the Plum Run stream corridor in order to maintain and enhance the native character.
- d. Jute matting is permitted as an option for shoreline protection.

8. Preservation of Trees and Wooded Areas

- a. Existing healthy trees with a minimum of 4" diameter as measured at DBH and with fifteen (15) feet of the site's perimeter (measured from the property line) and within the 100-year floodplain or Stream Corridor Protection Zone of Plum Run shall be preserved with the exception of the

need for utilities, pedestrian path, accesses and/or road crossings. Ash Trees shall be removed as directed by the City's Urban Forester.

9. Grass and Groundcover

- a. Any open space along a prominent corridor, such as Jackson Pike and London Groveport Road, shall be maintained as turf grass established by either seed or sod and which may include planting and landscape features as set forth herein.
- b. Other areas of the Development not covered by landscaping shall be planted per Code (Section 1136.11).

10. Fencing

- a. Site landscape fencing as depicted in plan exhibits, may be located at entry features and within perimeter setback areas along Jackson Pike and London Groveport Road and is to be white three-rail of a composite or weather resistant material. All other fencing must be decorative in nature with no wood privacy ("stockade") fencing utilized on the site, other than for privacy around decks or patios, as the same will be defined and specified in owners' association deed restrictions. In addition, all fences and/or enclosures must be approved in writing by the owners' associations prior to installation.
- j. No disturb zones - For purposes of this text, "no disturb" zones shall prohibit the placement of structures (above or below ground), storage of items/materials, or the removal of trees of 4 inches or more caliper unless otherwise required to keep the property within good horticultural practices, including the clearing of brush, hazard branches or dead trees, or other noxious, invasive plant material. Alteration of grade is prohibited, except as approved by the City of Grove City, for utility, path or street placement and in keeping with positive drainage practices and subdivision grading requirements.
- k. Parking.
  1. Four parking spaces shall be provided for each dwelling unit with a minimum of two spaces in an attached garage of each home and two spaces in each driveway.
  2. On-Street parking will be restricted to one side of the street (Non-Fire Hydrant side of the street). "No Parking" signs shall be installed as directed by the fire department or public service.
  3. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the subdivision shall be prohibited.
- l. Signage.
  1. Entry feature signs are permitted at the site entrances from London-Groveport Road, Jackson Pike, Fountainview Court and Ann Arundal Avenue for this subdivision as depicted on final development plan. The signs shall meet signage requirements and setbacks of Chapter 1145 and the landscaping requirements of Section 1136.09(a)(1).

- 2. Project signage including temporary signage, model home signage, and marketing signage as depicted in Signage Plan Exhibits is permitted within this PUD.
  - 3. Any additional signage proposed on site shall meet the requirements of Chapter 1145 and shall be approved by the Development Department. If not included in the Final Development Plan, additional signage shall meet code requirements and shall be reviewed and approved by the Development Department
- m. Utilities. All new utilities shall be located underground except for pedestals for electricity, cable, phone, or similar utilities.
  - n. No trash dumpsters shall be used except during construction, alteration, or repair of a home. Each resident shall be responsible for trash pickup and have individual trash containers.
  - o. Mailboxes and locations shall meet standard postal service requirements.
    - 1. CBUs shall be located in appropriate areas as depicted on site plans, and/or as determined by the USPS and City during the site construction process.
    - 2. All mailboxes or CBUs shall have a uniform and consistent design. These fixtures shall be decorative in appearance and shall match the quality and theme of other site fixtures within the community.
    - 3. Landscaping shall be installed around CBUs as permitted by the USPS.
  - p. Playgrounds are as depicted and located on site plan exhibits.

**VI. LOT STANDARDS AND AREA REQUIREMENTS**

- a. The following standards shall apply to the **Subareas A, B and C single family lots**, known as **Plum Run Ridge\***

Min lot width*	60'(sub. C), 63'(sub. B), 70'(sub. A)
Min. Lot size	7,200, 7,560 & 8,400 sf respectively
Max. building coverage	35%
Max. height	35'
Min. parking	4 spaces, including garages
Min. side yard setback	7.0'
Min. side yard setback adjacent R.O.W.	15'
Min. front yard setback	20'
Min. rear yard setback	20'
Min. square footage	1,900 sf two story 1,600 sf one story

\*Minimum lot widths shall be measured at the building line.



b. The following standards shall apply to the **Subarea D Patio/Condo Homes**, known as **Plum Run Preserve**.

Setback - SR 665.....	30'
Setback (Perimeter).....	25'
Max. building coverage.....	25%
Max. height.....	35'
Min. parking.....	4 spaces, including garages
Min. setback between units .....	10' total
Min. building setback from curb.....	6'
Min. building setback from sidewalk.....	4'
Min. rear yard areas.....	per plan details (+/-25')
Min. square footage.....	1,200 sf one and two story*

\*Patio/condo homes shall include a minimum of two bedrooms on the first floor and no more than 50% of the first floor area shall be permitted on the second floor, where a second floor option is provided for.

## VII. BUILDING MATERIALS AND ARCHITECTURE

The architectural character of the homes depicted in the building elevations and/or renderings shall be approved as part of the Final Development Plan. Additional plans and/or elevations submitted after Final Development Plan approval by City Council shall be approved by the Development Department to allow for alterations based on changes in market demand and customer preferences and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations approved with the Final Development Plan, subject to the following standards being met:

The exterior of the buildings shall be restricted to the following materials ***listed below*** and may also include the architectural elements listed below. The primary materials and details used on front elevations of homes shall be carried through to and utilized on all other elevations of the home in a manner that creates continuity, cohesive design and balance among all facades. Primary exterior materials shall be:

1. LP Smart Side and Trim or an equivalent siding product
2. Fiber cement siding such as Hardie Plank™
3. Aluminum or vinyl soffits and fascia
4. Stone, cultured stone
5. Brick, brick veneer
6. Single or double hung low-e vinyl windows
7. Dimensional architectural shingles
8. EIFS accents
9. Vinyl siding premium/architectural grade with a minimum thickness of .044 mills

## 10. Wood

- (a) **Masonry Requirements: Front** – All front elevations are to include not less than 20% brick, brick veneer, stone or cultured stone, exclusive of windows, door openings and garage doors. Subject to the review and approval by the Development Department, homes may be permitted without the requirement of 20% masonry on the front elevation provided they are compatible with or complementary to the built environment. Such review will conclude with final determinations made by the Development Department and shall be based on appropriate massing, as well as character and design.
- (b) **Trim Requirements: Sides and Rear Windows/Doors** – 3 ½” actual minimum trim required, but not if window is bordered by masonry or includes shutters. Trim material for windows front, sides and rear may be vinyl.
- (c) **Major roof elements** shall have a minimum 6:12 pitch. Secondary or accent roofs may have 3:12 pitch. Roof materials shall be of a medium or dark color.
- (d) **Garage doors** shall be paneled and of one color and material (windows shall be allowed if consistent with architectural character and theme).
- (e) **Overhangs and Eaves:** Required 8” minimum from outside walls.
- (f) **Exterior Colors**
  - i. **Siding colors.** Natural earth tones and/or warm neutral colors, including white. High-Chroma colors are not permitted
  - ii. **Trim colors.** Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting siding color. High-Chroma colors are not permitted.
  - iii. **Roof Colors.** Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- (g) **Basements.** All homes in Subarea A shall have partial or full basements, soil conditions permitting.
- (h) **Garages and driveways.** All homes shall have an attached, minimum two-car garage. Garage door openings shall not exceed 45% of the width of the house façade for a two-car garage or 50% of the width of the house façade for a three-car garage, including the garage.

- (i) All elevations of the homes shall be articulated in a manner as to represent a similar character on all facades.
- (j) Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to or directly across the street from one another. A lot shall be deemed to be directly across the street from any other lot that is located in whole or in part between two imaginary straight-line extensions of the side lot lines for the first lot which extend to the opposite site of the public right-of-way on which the first lot has frontage, as illustrated on and subject to the conditions noted on the Attachment "A". On corner lots, the diversity requirement shall be applied to the street on which the home's front façade is located. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."
- (k) Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.
- (l) All exposed courses of foundations of all homes shall be brick or stone, or brick or stone veneer, or if not such treatment, shall not exceed 12 inches in exposure and shall be any other material or stamped design that simulates the appearance of brick or stone.
- (m) Deviations to these standards shall be approved by the Development Department.
- (n) Four-Sided Architecture – the following elements and details shall be considered "design elements" for creating the standards for four-sided architecture. All homes shall have at least one element on each elevation, no blank facades shall be permitted.
  - 1. Doors
  - 2. Porches
  - 3. A window or grouping of windows at least 6 sq. ft.
  - 4. Window mullions
  - 5. Window trim wrap
  - 6. Faux shutters
  - 7. Dormers (active and inactive)

8. Bay window or bay elements
  9. Chimney
  10. Water table
  11. Masonry covered foundation
  12. Decorative louvers of at least 3 sq. ft.
  13. Other design elements and materials used as accents, including but not limited to accent siding, band boards, brackets, corbels, and/or decorated A-frames; subject to approval of the Development Department.
- (o) High Impact and Special Treatment Areas;
- a. “*High Impact Areas*” – High Impact Area lots are shown on plan exhibits. In such areas, where the front or side elevations of homes are exposed to the adjacent roadways a minimum of two of the design elements from the list under (n) shall be included on each such elevation.
  - b. “*Special Treatment Areas*” – Mounding and/or landscape screening, consisting of 7 evergreen trees (minimum height of 6 feet at install), 2 deciduous trees (minimum 2 1/2” caliper at install) and 1 ornamental trees (minimum height of 7 feet at install) per 100 linear feet shall be installed in the open space areas adjacent to the sides and rears of homes backing to the Special Treatment Areas as depicted on the Plan. Homes shall include four-sided architectural features as defined in (n).

## VIII. PHASING

The property will be developed in phases as depicted on the Final Development Plan, subject to minor revisions necessitated by final engineering and design details.

## IX. MODEL HOMES

- a. Conceptual layouts, landscaping, parking areas, lighting and signage for model homes in the Communities at Plum Run are included herein in the Model Home Layouts Exhibit. In addition to the exhibit provided herein, the following standards shall apply:
  - i. Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sale of new homes.
  - ii. Manufactured and/or modular buildings are permitted for use as a sales office during the development of the project and the construction of residential units therein.

## **X. HOME OWNERS ASSOCIATION AND PATIO/CONDOMINIUM OWNERS ASSOCIATION**

- a. Prior to occupancy by any residents in single-family subareas, the developer will establish a private, forced and funded homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. Association responsibility shall include care for the entryway, required tree installations and all open spaces after the development period and turnover date. All association responsibilities and obligations shall be set forth in the HOA declaration prepared and recorded by the developer prior to occupancy.
  
- b. Prior to the occupancy by any residents in the patio/condominium subarea the developer will establish a Patio/Condominium Owners' Association. (COA) Control of the association shall be turned over to the residents according to Ohio Law. The Patio/Condominium homeowners will be a member of a Condominium Association for maintenance of the open spaces, required tree installations and the entryway after the development period and turnover date. The Patio/Condominium Owners' Association responsibility shall include private street maintenance; snow plowing, lawn and landscape maintenance, street lighting and other duties as agreed to by members. All association responsibilities and obligations shall be set forth in the COA declaration prepared and recorded by the developer prior to occupancy.

4826-5701-8617.1

## Zoning Description

### 144.27 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1105 and being all of that tract of land as conveyed to S & W Huggett Ohio LLC of record in Instrument Number 200809300146421, all deed references refer to the records of the Recorder's Office Franklin County, Ohio and described as follows:

**Beginning** at the northeasterly corner of said S & W Huggett Ohio LLC tract at the intersection of the southerly line extended of that plat entitled Scioto Meadows Section 1 Part 1 of record in Plat Book 89, Page 3, with the centerline of State Route 665;

Thence South 5°34'09" East with said centerline a distance of 2567.35 feet to an angle point in said centerline;

Thence North 82°15'14" West continuing with said centerline a distance of 2215.35 feet to the southeasterly corner of a 2.204 acre tract as conveyed to Steve M. and Sharon Doersam of record in Instrument Number 201101070004133;

Thence with the perimeter of said 2.204 acre tract the following courses:

North 7°25'40" East a distance of 481.11 feet to a corner thereof;

North 82°34'20" West a distance of 200.00 feet to a corner thereof;

South 7°25'39" West a distance of 480.00 feet to a corner thereof in the centerline of said State Route 665;

Thence North 82°15'14" West with said centerline a distance of 1629.33 feet to the southeasterly corner of a 1.520 acre tract as conveyed to Kip A. and Barbara R. Thompson of record in Instrument Number 200506210120647;

Thence with the perimeter of said 1.520 tract the following courses:

North 7°46'04" East a distance of 290.74 feet to a corner thereof;

North 80°15'21" West a distance of 180.18 feet to a point in the easterly right-of-way line of State Route 104;

Thence North 3°41'08" East with said easterly right-of-way line a distance of 543.33 feet to an angle point in said right-of-way line;

Thence North 86°26'33" West with said easterly right-of-way line a distance of 54.70 feet to a point in the centerline of said State Route 104;

Thence North 3°41'45" East with said centerline a distance of 113.01 feet to a point;

## Zoning Description 144.27 Acres

Thence partly with the southerly line of a 1.0614 acre tract as conveyed to Daniel Riffe of record in Instrument Number 200309110290430 and partly with the southerly line of Scioto Meadows Section 1 Part 2 (Plat Book 89, Page 3) the following courses:

North 84°47'39" East a distance of 2928.35 feet to a corner thereof;

North 3°52'11" East a distance of 686.51 feet to a corner thereof;

North 85°01'11" East a distance of 950.27 feet to the **Point of Beginning** and containing **144.27 acres** of land more or less.

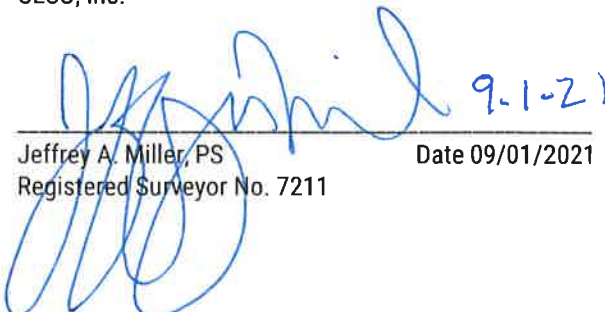
Subject to all covenants, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for Zoning Purposes only.

The Basis of Bearing for this description is South 05°34'09" East for a portion of State Route 665.



CESO, Inc.

  
Jeffrey A. Miller, PS  
Registered Surveyor No. 7211  
Date 09/01/2021 9-1-21