



Received By:  
Grove City Development  
Date: 11/10/2021

November 3, 2021

Grove City Development Department  
Attn. Terry Barr  
4035 Broadway  
Grove City, OH 43123

**Re: Lot Split – Residences at Browns Farm**

Dear Mr. Barr:

Please accept this letter as the required narrative to accompany our lot split application for the Residences at Browns Farm project on Orders Rd. Because we are developing the project in two phases, we are required to split the property into two parcels for financing and mortgage purposes.

Nothing with the project itself will be changing, this is simply to accommodate the filing of mortgages on each phase.

As always please feel free to reach out to me directly if you have any questions on this application.

Sincerely,

A handwritten signature in black ink that reads "Jonathan A. Wilcox".

Jonathan A. Wilcox  
Wilcox Communities, LLC  
Browns Farm 1, LLC

Z:\17-0001-889\DWG\PRODUCTION DRAWINGS\SURVEY\Phase 1 & 2 Split\_West side of Haughn\_NorthSplit.dwg Layout1 Nov 08, 2021 10:34:37am jphelps

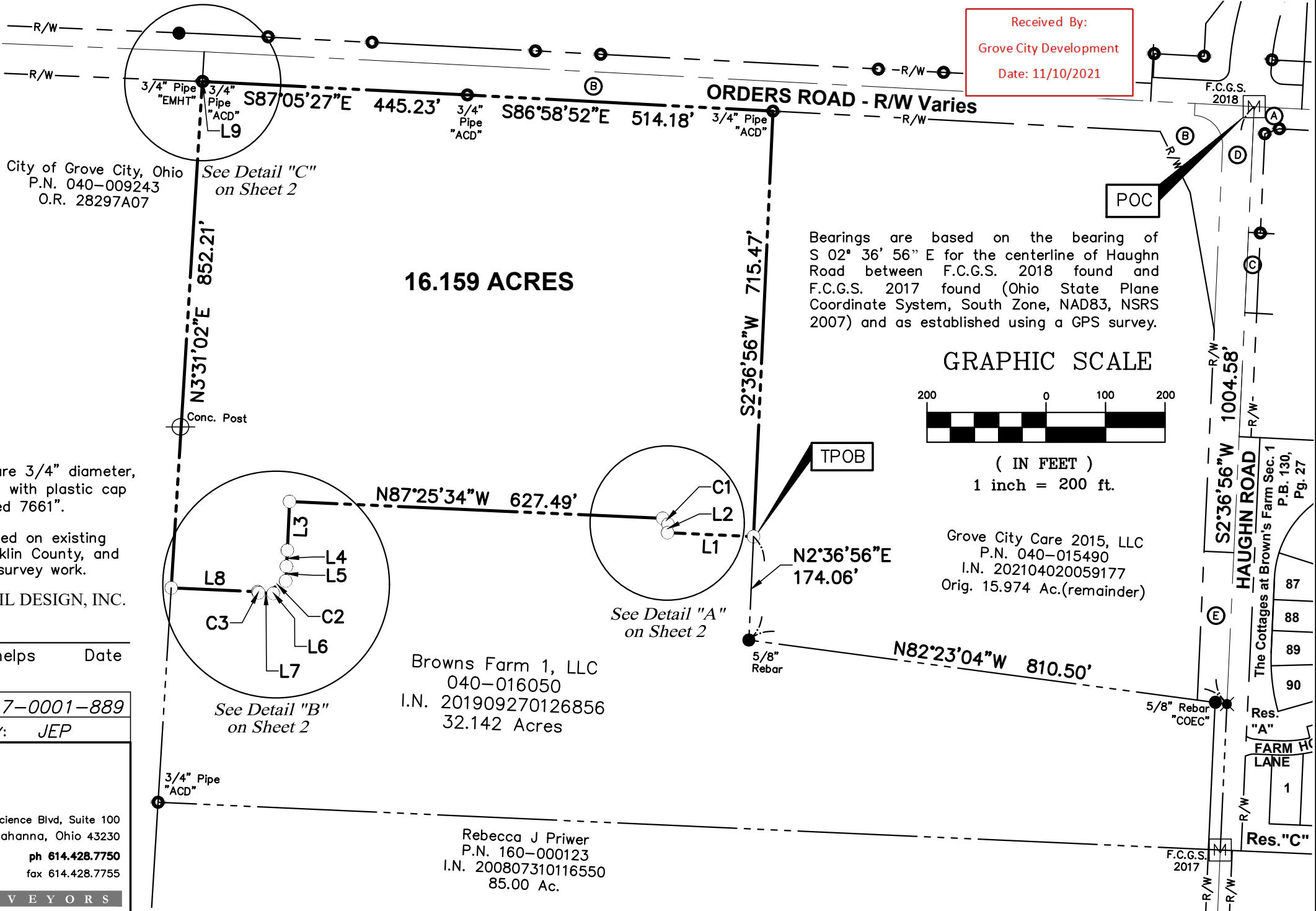
# 16.159 Ac. Exhibit

VMS No. 1434  
City of Grove City,  
Franklin County, Ohio

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## LEGEND

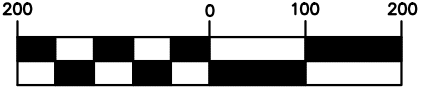
- Iron Pin Found
- ⊙ Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- ⊠ Monument Box
- Iron Pin Set
- ⊗ MagNail Set
- △ RR Spike Set



**16.159 ACRES**

Bearings are based on the bearing of S 02° 36' 56" E for the centerline of Haughn Road between F.C.G.S. 2018 found and F.C.G.S. 2017 found (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) and as established using a GPS survey.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

Grove City Care 2015, LLC  
P.N. 040-015490  
I.N. 202104020059177  
Orig. 15.974 Ac.(remainder)

Browns Farm 1, LLC  
040-016050  
I.N. 201909270126856  
32.142 Acres

Rebecca J Priwer  
P.N. 160-000123  
I.N. 200807310116550  
85.00 Ac.

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".  
  
This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps      Date  
Reg. No. 8241

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DATE: 11/08/2021	CHECKED BY: JEP



781 Science Blvd, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

F.C.G.S. 2018

F.C.G.S. 2017

The Cottages at Brown's Farm Sec. 1  
P.B. 130,  
Pg. 27

87  
88  
89  
90

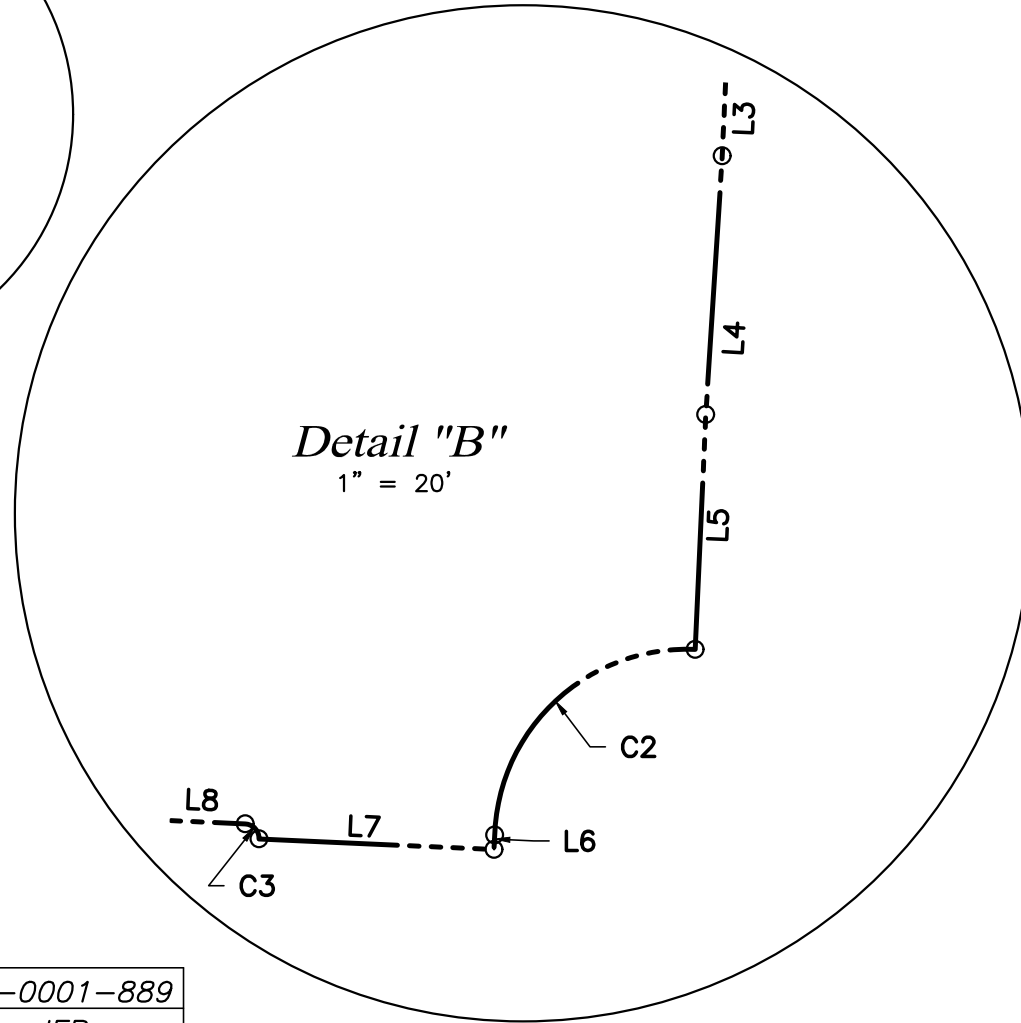
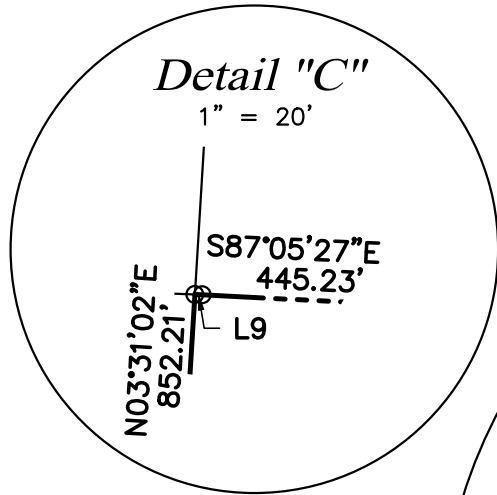
Res. "A"  
FARM HILL LANE  
1  
Res. "C"

F.C.G.S. 2017

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# 16.159 Ac. Exhibit

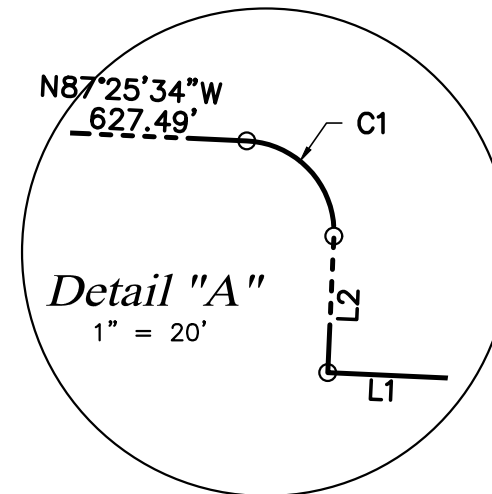
VMS No. 1434  
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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	9.50'	14.92'	N42°25'34"W	13.44'
C2	90°43'15"	20.00'	31.67'	S47°12'39"W	28.47'
C3	90°00'00"	1.50'	2.36'	N42°25'34"W	2.12'

(A)	City of Grove City I.N. 201505140062886 0.204 Ac.
(B)	City of Grove City, Ohio I.N. 201410310144844 2.250 Ac.
(C)	City of Grove City I.N. 201507060090398 0.062 Ac.
(D)	Franklin County Commissioners I.N. 200408170192072 0.896 Ac.
(E)	City of Grove City I.N. 201511190163841 0.290 Ac.
(F)	City of Grove City I.N. 201508130112369 0.096 Ac.

LINE	DISTANCE	BEARING
L1	144.51'	N87°25'34"W
L2	14.23'	N02°34'26"E
L3	82.00'	S02°34'26"W
L4	27.00'	S03°38'05"W
L5	24.50'	S02°34'26"W
L6	1.50'	S02°34'26"W
L7	24.50'	N87°25'34"W
L8	145.66'	N87°25'34"W
L9	0.77'	S87°40'10"E



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Sheet 2 of 2

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