

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

To: Grove City Planning Commission
From: Lotz, William F. JR
Date: 10 November 2021
Re: William F. Lotz JR Lot split project narrative

Comments: I William F. Lotz Jr am requesting a lot split for Parcel 040-011578-00 site address 3800 Zuber Road that I am owner of. This current parcel is 43.71 Acres spanning between Zuber Road and I71. I request to split this one parcel into three different parcels. #1 41.282 Acres #2 1.439 Acres #3 0.964 Acres as shown on the map prepared by Smart Engineering Services drawing number 800301.DWH. Please consider this request and let me know if you have any questions or requests.

William F. Lotz Jr
3810 Zuber Road
Orient Ohio 43146
614-774-9106
WFLOTZ@GMAIL.COM

LOT SPLIT SURVEY FOR WILLIAM F. LOTZ, JR

PART OF SURVEY 1365, VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

PROPERTY ADDRESS

3800 ZUBER ROAD, GROVE CITY, OHIO 43123 (Auditor)

LEGEND

- ☐/● MONUMENT FOUND AS NOTED
- 5/8" x 30" REBAR W/YELLOW I.D.
- ☆ MAG NAIL SET
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE
- (T) TOTAL DISTANCE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES (OHIO SOUTH ZONE), AS ESTABLISHED BY GPS OBSERVATION. A BEARING OF NORTH 87°15'45" WEST WAS HELD FOR THE CENTERLINE OF ZUBER ROAD BETWEEN FC GS #0045 AND FC GS #0046.

PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY, ADJACENT PROPERTIES, AND ROAD RECORDS AS NOTED HEREON, AS WELL AS ZUBER AND SEEDS ROAD PLANS - FRANKLIN COUNTY ENGINEER 1940, AND ZUBER ROAD CENTERLINE SURVEY PLAT - FRANKLIN COUNTY ENGINEER 2010.

THE ROAD RIGHT-OF-WAY (PERPETUAL EASEMENT) FOR INTERSTATE 71 WAS ESTABLISHED BY RECORDS AS SHOWN, AND BY A SURVEY OF THE CENTERLINE OF THE SAME MADE IN 1957.

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN APRIL 2021.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

DRAFT

JOHN C. DODGION REG. SURVEYOR NO. 8069

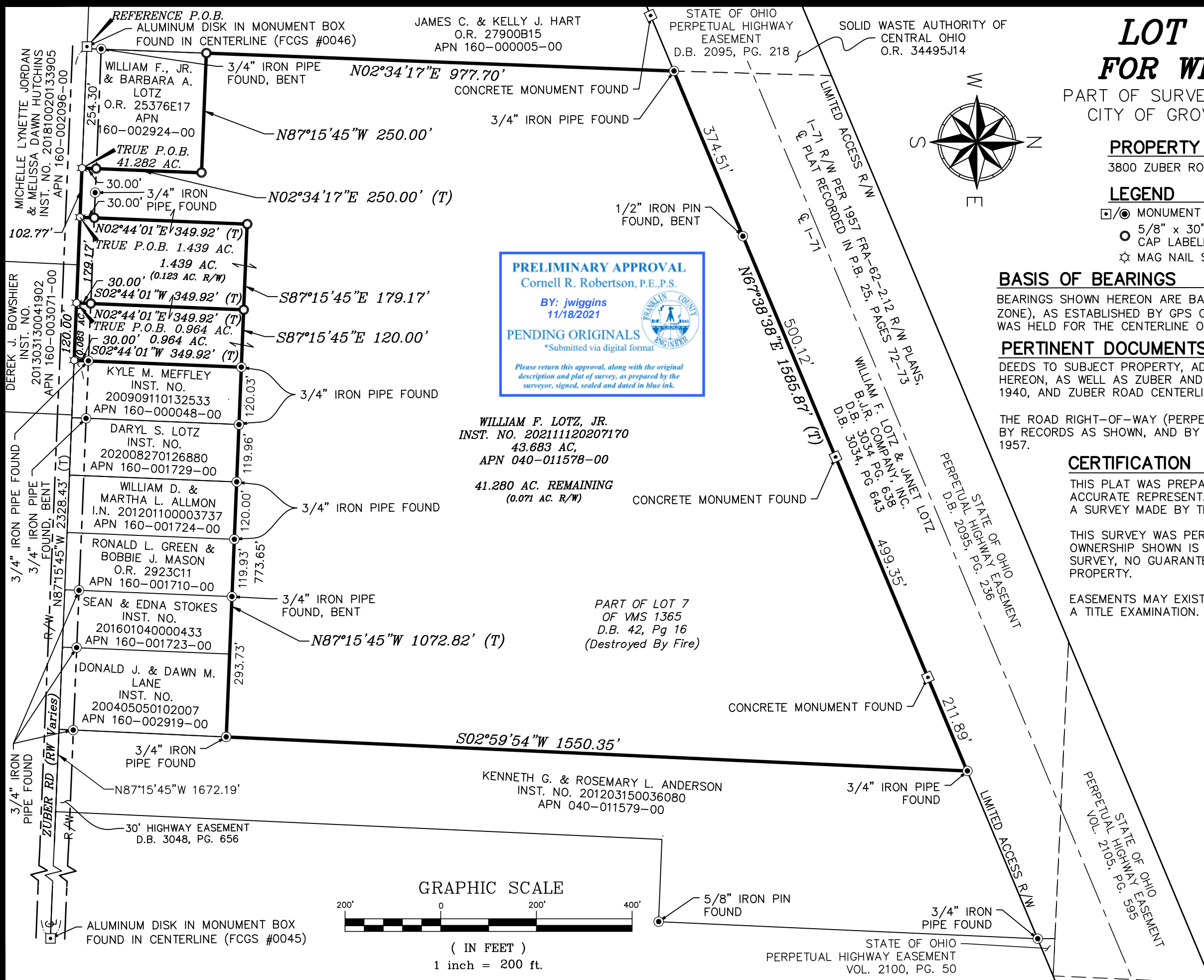
Received By:
Grove City Development
Date: 11/19/2021

DRAWN BY: A. STEVENS	DATE: NOV. 17, 2021
CHECKED BY: J. DODGION	DRAWING NO.: 800301.DWG
JOB NO.: 800301	SHEET 1 OF 1



PREPARED BY:
SMART
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES

88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706



PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: jwiggins 11/18/2021
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



0.964 ACRE
November 17, 2021
Page 1 of 1

Situated in the State of Ohio, County of Franklin, City of Grove City, part of Lot 7 of Survey 1365 of the Virginia Military District as shown on Deed Book 42, Page 16 (Original Destroyed by Fire; Plat on file at Franklin County Engineer's), and being a part of the property conveyed to William F. Lotz, Jr. by Instrument Number 202111120207170 and being more particularly described as follows:

Beginning, for reference, at county monument FCGS #0046 (aluminum disk in monument box) found in the centerline of Zuber Road (Right-of-Way Variable), said monument being North 87 degrees 15 minutes 45 seconds West, with said centerline, 2328.43 feet from county monument FCGS #0045 (aluminum disk in monument box) found in said centerline;

Thence, along the centerline of said Zuber Road, South 87 degrees 15 minutes 45 seconds East, 536.24 feet to a Mag Nail Set in the centerline of Zuber Road, the same being the **True Point of Beginning** for the parcel herein described;

Thence, crossing through said William F. Lotz, Jr. property, the following two (2) courses:

North 02 degrees 44 minutes 01 second East, passing over a Rebar Set at 30.00 feet, a total distance of **349.92 feet** to a Rebar Set;


South 87 degrees 15 minutes 45 seconds East, 120.00 feet to a 3/4-inch iron pipe found at the northwest corner of property conveyed to Kyle M. Meffley by Instrument Number 200909110132533, the same being a corner to said William F. Lotz, Jr. property;

Thence, with an easterly line of said William F. Lotz, Jr. property and westerly line of said Kyle Meffley property, **South 02 degrees 44 minutes 01 second West**, passing over a 3/4-inch iron pipe found at 319.92 feet, a total distance of **349.92 feet** to a Mag Nail Set at a common corner thereof, in the centerline of said Zuber Road;

Thence, along the centerline of said Zuber Road, **North 87 degrees 15 minutes 45 seconds West, 120.00 feet** to the **True Point of Beginning**, containing 0.964 acre, more or less, inclusive of present right-of-way, which occupies 0.083 acre.

Subject to all, legal, easements, rights-of-way, conditions and restrictions. Bearings are based upon State Plane Coordinates (Ohio South Zone), as established by GPS observation. A bearing of North 87°15'45" West was held for the centerline of Zuber Road between FCGS #0045 and FCGS #0046. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description was prepared by John C. Dodgion, Registered Surveyor No. 8069, of Smart Services, Inc., and is based on an actual field survey.

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: *jwiggins*
11/18/2021
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



DRAFT

John C. Dodgion, PS 8069

R:\2021 Projects\800301 - William Lotz - 3810 Zuber Road Boundary\Maps-Plans-Drawings\description



1.439 ACRES
November 17, 2021
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Situated in the State of Ohio, County of Franklin, City of Grove City, being a part of Lot 7 of Survey 1365 of the Virginia Military District as shown on Deed Book 42, Page 16 (Original Destroyed by Fire; Plat on file at Franklin County Engineer's), and being a part of property conveyed to William F. Lotz, Jr. by Instrument Number 202111120207170, and being more particularly described as follows:

Beginning, for reference, at county monument FCGS #0046 (aluminum disk in monument box) found in the centerline of Zuber Road (Right-of-Way Variable), said monument being North 87 degrees 15 minutes 45 seconds West, with said centerline, 2328.43 feet from county monument FCGS #0045 (aluminum disk in monument box) found in said centerline;

Thence, along the centerline of said Zuber Road, South 87 degrees 15 minutes 45 seconds East, 357.07 feet to a Mag Nail Set in the centerline of Zuber Road, the same being the **True Point of Beginning** for the parcel herein described;

Thence, crossing through said William F. Lotz, Jr. property, the following three (3) courses:

North 02 degrees 44 minutes 01 second East, 349.92 feet to a Rebar Set, passing over a Rebar Set at 30.00 feet;

South 87 degrees 15 minutes 45 seconds East, 179.17 feet to a Rebar Set;

South 02 degrees 44 minutes 01 seconds West, passing over a Rebar Set at 319.92 feet, a total distance of **349.92 feet** to a Mag Nail Set in the centerline of said Zuber Road;

Thence, with the centerline of said Zuber Road, **North 87 degrees 15 minutes 45 seconds West, 179.17 feet** to the **True Point of Beginning**, containing 1.439 acre, more or less, inclusive of present right-of-way, which occupies 0.123 acre.

Subject to all, legal, easements, rights-of-way, conditions and restrictions. Bearings are based upon State Plane Coordinates (Ohio South Zone), as established by GPS observation. A bearing of North 87°15'45" West was held for the centerline of Zuber road between FCGS #0045 and FCGS #0046. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description was prepared by John C. Dodgion, Registered Surveyor No. 8069, of Smart Services, Inc., and is based on an actual field survey.

DRAFT

John C. Dodgion, PS 8069

R:\2021 Projects\800301 - William Lotz - 3810 Zuber Road Boundary\Maps-Plans-Drawings\description



41.280 ACRES
November 17, 2021
Page 1 of 2

Situated in the State of Ohio, County of Franklin, City of Grove City, being a part of Lot 7 of Survey 1365 of the Virginia Military District as shown on Deed Book 42, Page 16 (Original Destroyed by Fire; Plat on file at Franklin County Engineer's), and being a part of property conveyed to William F. Lotz, Jr. by Instrument Number 202111120207170, and being more particularly described as follows:

Beginning, for reference, at county monument FCGS #0046 (aluminum disk in monument box) found in the centerline of Zuber Road (Right-of-Way Variable), said monument being North 87 degrees 15 minutes 45 seconds West, with said centerline, 2328.43 feet from county monument FCGS #0045 (aluminum disk in monument box) found in said centerline;

Thence, along the centerline of said Zuber Road, South 87 degrees 15 minutes 45 seconds East, 254.30 feet to a Mag Nail Set at the southeast corner of property conveyed to William F. Lotz, Jr. and Barbara A. Lotz by Official Record 25376E17, the same being the **True Point of Beginning** for the parcel herein described;

Thence, along the east line of said William Lotz, Jr. and Barbara Lotz property, **North 02 degrees 34 minutes 17 seconds East, 250.00 feet** to a Rebar Set, passing over a Rebar Set at 30.00 feet;

Thence, along the north line of said William Lotz, Jr. and Barbara Lotz property, **North 87 degrees 15 minutes 45 seconds West, 250.00 feet** to a Rebar Set at the northwest corner of said William Lotz, Jr. and Barbara Lotz property and in the east line of property conveyed to James C. and Kelly J. Hart by Official Record 27900B15;

Thence, along the east line of said Hart property, **North 02 degrees 34 minutes 17 seconds East, 977.70 feet** to a 3/4-Inch Iron Pipe Found at the southeast corner of a State of Ohio Perpetual Highway Easement as recorded in Deed Book 2095, page 218 and the southwest corner of a State of Ohio Perpetual Highway Easement as recorded in Deed Book 2095, Page 236, the same being a corner to that tract conveyed to Solid Waste Authority of Central Ohio of record in Official Record 34495J14 and the remainder of that tract conveyed to William F. and Janet Lotz of record in Deed Book 3034, Page 638 and B.J.R. Company, Inc. of record in Deed Book 3034, Page 643, in the southerly right of way line of Interstate 71 as shown on 1957 FRA-62-2.12 Right of Way Plans (Plat Book 25, Pages 72-73);

Thence, along said southerly right of way line of said Interstate Route 71 and the southerly line of said State of Ohio Perpetual Highway Easement recorded in Deed Book 2095, Page 236, **North 67 degrees 38 minutes 38 seconds East, 1585.87 feet**, passing a 1/2-inch iron pipe found bent at 374.51 feet and concrete monuments found at 874.63 feet and 1373.98 feet, to a 3/4-inch iron pipe found at the northwest corner of property conveyed to Kenneth G. and Rosemary L. Anderson by Instrument Number 201203150036080;

Thence, along the west line of said Anderson property, **South 02 degrees 59 minutes 54 seconds West, 1550.35 feet** to a 3/4-inch iron pipe found at northeast corner of property conveyed to Donald J. and Dawn M. Lane by Instrument Number 200405050102007;

41.280 ACRES
November 17, 2021
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Thence, with the north line of said Lane property, the north line of property conveyed to Sean and Edna Stokes by Instrument Number 201601040000433, the north line of property conveyed to Ronald L. Green and Bobbie J. Mason by Official Record 2923C11, the north line of property conveyed to William D. & Martha L. Allmon by Instrument Number 201201100003737, the north line of property conveyed to Daryl S. Lotz by Instrument Number 202008270126880, and the north line of property conveyed to Kyle M. Meffley by Instrument Number 200909110132533, **North 87 degrees 15 minutes 45 seconds West, 773.65 feet**, passing a bent 3/4-inch iron pipe found at 293.73 feet, a 3/4-inch iron pipe found at 413.66, 533.66, and 653.62 feet, to a 3/4-inch iron pipe found at the northwest corner of said Meffley property;

Thence, crossing through said William F. Lotz, Jr. property the following two (2) courses:

North 87 degrees 15 minutes 45 second West, 299.17 feet, passing a Rebar Set at 120.00 feet, to a Rebar Set;

South 02 degrees 44 minutes 01 seconds West, 349.92 feet, passing a Rebar Set at 319.92 feet, to a Mag Nail Set in the centerline of said Zuber Road;

Thence, along said centerline of said Zuber Road, **North 87 degrees 15 minutes 45 seconds West, 102.77 feet** to the **True Point of Beginning**, containing 41.280 acres, more or less, inclusive of present right-of-way, which occupies 0.071 acre.

Subject to all, legal, easements, rights-of-way, conditions and restrictions. Bearings are based upon State Plane Coordinates (Ohio South Zone), as established by GPS observation. A bearing of North 87°15'45" West was held for the centerline of Zuber road between FCGS #0045 and FCGS #0046. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description was prepared by John C. Dodgion, Registered Surveyor No. 8069, of Smart Services, Inc., and is based on an actual field survey.

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John C. Dodgion, PS 8069

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