

Received By:
Grove City Development
Date: 11/18/2021

PROPOSED MCCOMB ROAD LOT SPLIT

The Churches of Christ in Christian Union (the “Church”) is submitting an application for a lot split relating to Parcels 040-005707 and 040-005708 (the “Property”). The Church is the current owner of the Property and has agreed to sell the northerly 3.0031 acre tract comprised of land that currently is a part of both the Parcels in the Property including a one-family residence. The Buyer is David Holycross who is referenced on the application as the Applicant. The Church plans to retain a 1.7607 acre tract containing the church building, shelter house and garage. Both legal descriptions and a survey depicting the new lot configurations are included in the application.

There is no present intent to subdivide the parcels any further. The four lots depicted on the survey are there strictly at the request of the Franklin County Tax Map Engineer’s Office and references the historical lots set forth in the legal descriptions.

The Applicant and Church have no affiliation to each other. The Applicant will access the house via McComb Road and will not rely on the Church’s parking lot and access from Home Road to access the house. However, as part of the purchase agreement between the Church and Applicant, the Church is granted an easement from McComb Road to access the garage on the property the Church will retain. That easement is also included for your reference and review.

July 29, 2021

DESCRIPTION OF A 3.0031 ACRE TRACT OF LAND ON THE EAST SIDE OF MC COMB ROAD AND NORTH OF HOME ROAD, CITY OF GROVE CITY, OHIO

Being part of PPN 040-005707-00 and PPN 040-005708-00

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey No. 6839 and being all of that 1.495 acre tract of land referred to as Parcel One, all of that 1.00 acre tract of land referred to as Parcel Three, part of that 1.254 acre tract of land referred to as Parcel Two and part of that 1.013 acre tract of land referred to as Parcel Four, all being described in a deed to The Churches of Christ in Christian Union, of record in Instrument 201507010088296 (all instruments referred to in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 3.0031 acre tract of land being more particularly described as follows:

Beginning, for reference, at a spike (found) in the centerline intersection of Mc Comb Road (40 feet in width, source of dedication Road Record 11, Page 177) and Home Road (formerly referred to as Gantz Road) (variable width right-of-way, source of dedication Road Record 7, Page 369 and Road Record 15, Page 267); thence N 11 deg. 22' 25" E, with the centerline of said Mc Comb Road, the westerly line of said Parcel Four, a distance of 233.00 feet to an iron pin (set) and being the true point of beginning of the tract herein described;

Thence N 11 deg. 22' 25" E, continuing with said centerline of Mc Comb Road, the westerly line of said Parcel Four, the westerly line of said Parcel Three and the westerly line of said Parcel One a distance of 451.41 feet to a 3/4" iron pin (found) at a corner of said Parcel One, the southwesterly corner of that 0.106 acre tract of land as described in a deed to the State of Ohio, Department of Highways, of record in Deed Book 2813, Page 280;

Thence S 77 deg. 45' 58" E, with a northerly line of said Parcel One, the southerly line of said 0.106 acre tract, a distance of 50.26 feet to a 3/4" iron pin (found) at a corner of said Parcel One, the southeasterly corner of said 0.106 acre tract and passing a 3/4" iron pin (found) at a distance of 30.00 feet in the easterly right-of-way line of Mc Comb Road;

Thence N 12 deg. 14' 02" E, with a westerly line of said Parcel One, the easterly line of said 0.106 acre tract, a distance of 90.00 feet to a 3/4" iron pin (found) at a northwesterly corner of said Parcel One, the northeasterly corner of said 0.106 acre tract and being in the southerly limited access right-of-way line of Interstate 270 (FRA-270-6.09S) and being 150.00 feet right of centerline station 298+80 and being of record in Deed Book 2813, Page 278;

Thence S 77 deg. 45' 58" E, with the northerly line of said Parcel One, the southerly line of said limited access right-of-way line of Interstate 270, a distance of 195.00 feet to a 3/4" iron pin (found) at the northeasterly corner of said Parcel One, and being in the westerly right-of-way of Mc Comb Road East (variable width right-of-way) and being of record in Deed Book 2813, Page 282;

Thence S 7 deg. 09' 49" W, with the easterly line of said Parcel One, the easterly line of said Parcel Three, part of the easterly line of said Parcel 2 and being the westerly line of said Mc Comb Road East a distance of 494.64 feet to an iron pin (set);

Thence N 78 deg. 57' 50" W, crossing said Parcel Two, a distance of 152.91 feet to an iron pin (set) in the westerly line of said Parcel Two, the easterly line of said Parcel Four;

Thence S 11 deg. 22' 21" W, with the westerly line of said Parcel Two, the easterly line of said Parcel Four, a distance of 10.00 feet to an iron pin (set);

Thence N 78 deg. 37' 39" W, crossing said Parcel Four, a distance of 44.19 feet to an iron pin (set);

Thence S 11 deg. 02' 10" W, a distance of 33.00 feet to an iron pin (set);

Thence N 78 deg. 57' 50" W, crossing said Parcel Four, a distance of 86.00 feet to the point of beginning and containing 3.0031 acres of land, more or less, 2.7196 acres being out of Parcel Number 040-005707-00, and 0.2835 acres being out of Parcel Number 040-005708-00 and present right-of-way occupied being 0.207 acres.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

Bearings herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS observations processed against the Ohio CORS

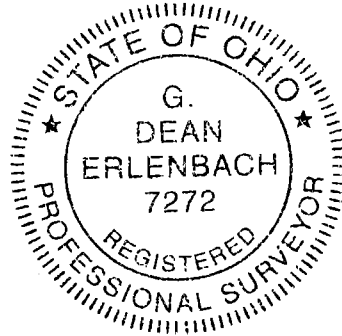
Network, with the centerline of Mc Comb Road being N 11 deg. 22' 25" E, and are used to denote angles only.

The foregoing description was prepared from information obtained from existing deed, plat and survey records also an actual field survey of the premises in June of 2021 in accordance with Chapter 4733-37, Ohio Administrative Code by COMPASS SURVEYING SOLUTIONS.

10/07/2021

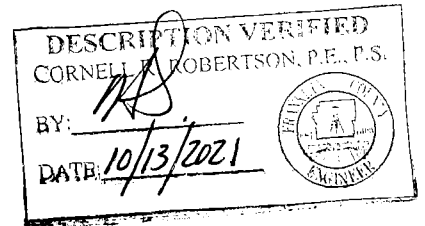
By 

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272



0-032-A
SPLIT
2.7196 ACRE
OUT OF
(040)
005707
E

SPLIT
0.2835 ACRE
OUT OF
(040)
005708



July 29, 2021

DESCRIPTION OF A 1.7607 ACRE TRACT OF LAND ON THE EAST SIDE OF MC COMB ROAD AND NORTH SIDE OF HOME ROAD, CITY OF GROVE CITY, OHIO

Being part of PPN 040-005707-00 and PPN 040-005708-00

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey No. 6839 and being part of that 1.254 acre tract of land referred to as Parcel Two and part of that 1.013 acre tract of land referred to as Parcel Four, all being described in a deed to The Churches of Christ in Christian Union, of record in Instrument 201507010088296 (all instruments referred to in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 1.7607 acre tract of land being more particularly described as follows:

Beginning at a spike (found) in the centerline intersection of Mc Comb Road (40 feet in width, source of dedication Road Record 11, Page 177) and Home Road (formerly referred to as Gantz Road) (variable width right-of-way, source of dedication Road Record 7, Page 369 and Road Record 15, Page 267); thence N 11 deg. 22' 25" E, with the centerline of said Mc Comb Road, the westerly line of said Parcel Four, a distance of 233.00 feet to an iron pin (set);

Thence S 78 deg. 57' 50" E, crossing said Parcel Four, a distance of 86.00 feet to an iron pin (set);

Thence N 11 deg. 02' 10" E, crossing said Parcel Four, a distance of 33.00 feet to an iron pin (set);

Thence S 78 deg. 37' 39" E, crossing said Parcel Four, a distance of 44.19 feet to an iron pin (set) in the easterly line of said Parcel Four, the westerly line of said Parcel Two;

Thence N 11 deg. 22' 21" E, with the easterly line of said Parcel Four, the easterly line of said Parcel Two, a distance of 10.00 feet to an iron pin (set);

Thence S 78 deg. 57' 50" E, crossing said Parcel Two, a distance of 152.91 feet to an iron pin (set) in the easterly line of said Parcel Two and being in the westerly right-of-way line of Mc Comb Road East (variable width right-of-way), of record in Deed Book 2813, page 282;

Thence S 7 deg. 09' 49" W, with the easterly line of said Parcel Two, the westerly right-of-way line of said Mc Comb Road East, a distance of 276.37 feet to a spike (found) at the southeasterly corner of said Parcel Two, the intersection of the westerly right-of-way line of said Mc Comb Road East with the centerline of said Home Road and passing a 3/4" iron pin (found) at a distance of 246.28 feet;

Thence N 78 deg. 57' 50" W, with southerly line of said Parcel Two and said Parcel Four, the centerline of said Home Road, a distance of 303.19 feet to the point of beginning and containing 1.7607 acres of land, more or less, 0.7295 acres being out of Parcel Number 040-005708-00 and 1.0312 acres being out of Parcel Number 040-005707-00 and present right-of-way occupied being 0.269 acres.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

Bearings herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS observations processed against the Ohio CORS Network, with the centerline of Mc Comb Road being N 11 deg. 22' 25" E, and are used to denote angles only.

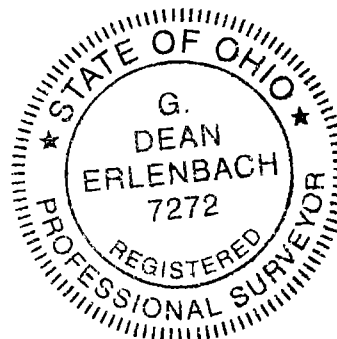
The foregoing description was prepared from information obtained from existing deed, plat and survey records also an actual field survey of the premises in June of 2021 in accordance with Chapter 4733-37, Ohio Administrative Code by COMPASS SURVEYING SOLUTIONS.

By



G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

10/07/2021



COMPASS

SURVEYING SOLUTIONS

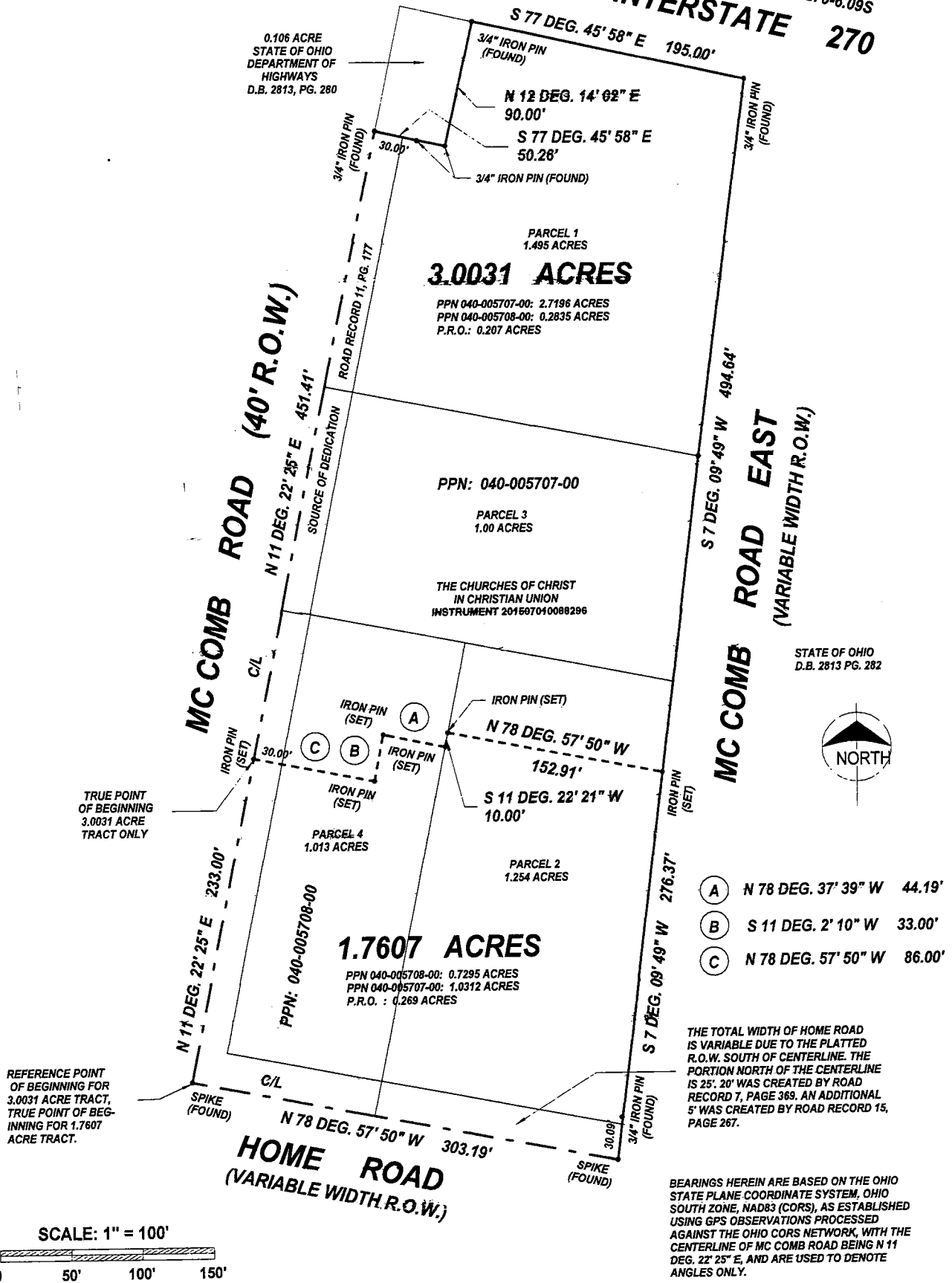
ORDER NO.: 423B-21
 P.O. BOX 1902
 WESTERVILLE, OH 43086-1902
 (614) 378-9140
 COMPASSSURVEYING@HOTMAIL.COM

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 6839

BOUNDARY SURVEY OF A 3.0031 ACRE TRACT OF LAND ON THE EAST SIDE OF MC COMB ROAD AND NORTH OF HOME ROAD, CITY OF GROVE CITY, OHIO.

STATE OF OHIO
 D.B. 2813, PG. 278

FRA-270-6.09S
270



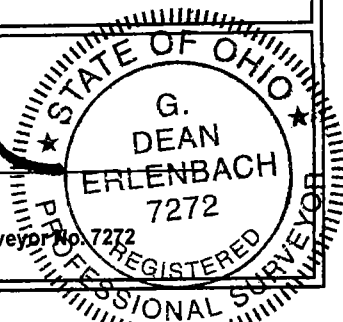
We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "COMPASS S7272" (unless noted) and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others. Prepared from existing deed, plat and survey records and also an actual field survey of the premises in June of 2021.

July 29, 2021

10/07/2021

By

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



COMPASS

SURVEYING SOLUTIONS

ORDER NO.: 423MS-21
 P.O. BOX 1902
 WESTERVILLE, OH 43086-1902
 (614) 378-9140
 COMPASSSURVEYING@HOTMAIL.COM

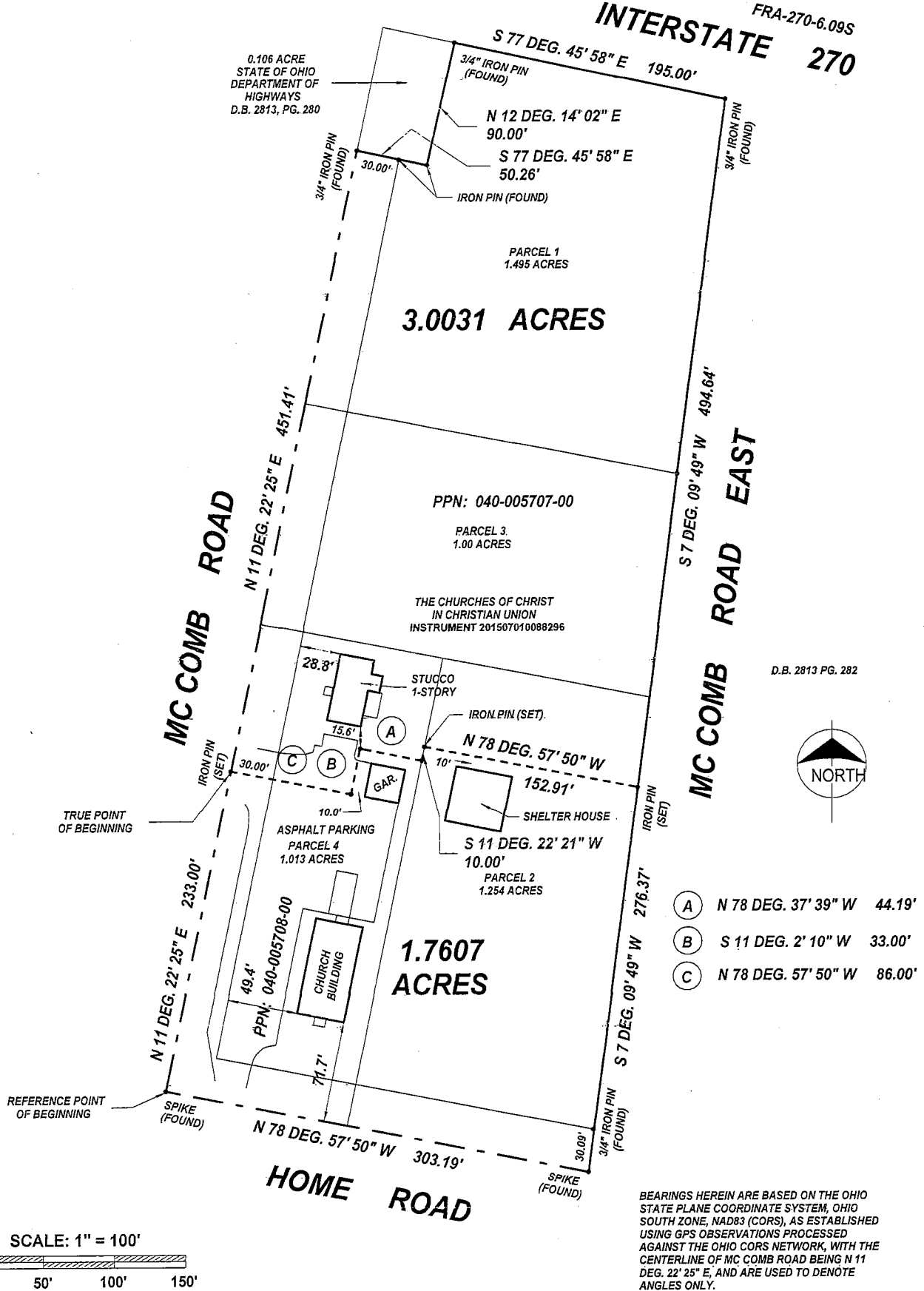
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 6839

BOUNDARY SURVEY OF A 3.0031 ACRE TRACT OF LAND ON THE EAST SIDE OF MC COMB ROAD AND NORTH OF HOME ROAD, CITY OF GROVE CITY, OHIO.

D.B. 2813, PG. 278

FRA-270-6.09S

270




D.B. 2813 PG. 282

SCALE: 1" = 100'
 0 50' 100' 150'

We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "COMPASS S7272" (unless noted) and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

July 29, 2021

By 
 G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272

STATE OF OHIO
 G. DEAN ERLENBACH
 7272
 REGISTERED PROFESSIONAL SURVEYOR

EASEMENT


KNOWN ALL MEN BY THESE PRESENTS, that David Ryan Holycross ("Holycross"), in consideration of the sum of One dollar (\$1.00) and other good and valuable considerations to him paid by The Churches of Christ in Christian Union (the "Church"), the receipt of which is hereby acknowledged, does hereby grant and release to the Church, its successors and assigns forever, a right-of-way over and through, and the use of a driveway easement on the real estate as described as follows:

See Attached Exhibit "A"

This easement is granted for the purpose of allowing the Church access to a garage on property the Church is retaining as part of a sale of property to Holycross. The Church shall be responsible for the cost of the maintenance and upkeep of the driveway as it is described in the attached Exhibit "A". Holycross, his heirs and assigns, shall keep its premises clear so the Church or its successors or assigns, shall have access to the garage via the driveway easement granted herein at all times.

TO HAVE AND TO HOLD said easement unto the Church, its successors and assigns forever, for the uses and purposes hereinbefore mentioned.

IN WITNESS WHEREOF, David Ryan Holycross executed this Easement, this 6th day of October, 2021.




David Ryan Holycross

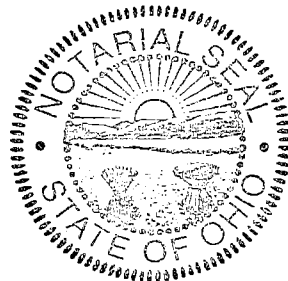
STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Be it remembered, that on this 6th day of October, 2021 before me, the subscriber, a Notary Public in and for the said County, personally came David Ryan Holycross, in the foregoing Easement, and acknowledge the signing of the same to be his voluntary act and deed for the purposes and uses therein mentioned.

In testimony whereof, I have hereunto subscribed by name and affixed my official seal on the day and year last aforesaid.



Notary Public



SCOTT D. GOLDBERG
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R.C.

This Instrument Prepared By:
Scott Goldberg, Attorney-at-Law
5329 N. High St.
Columbus, Ohio 43214
614-802-0902

September 17, 2021

DESCRIPTION OF A 2080 SQUARE FOOT PROPOSED INGRESS/EGRESS EASEMENT ON
THE EAST SIDE OF MC COMB ROAD AND NORTH OF HOME ROAD, CITY OF GROVE CITY,
OHIO

Being part of PPN 040-005708-00

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey No. 6839 and being part of that proposed 3.0031 acre tract of land to be deeded to David Holycross, said 2080 square foot proposed ingress/egress easement described as follows:

Beginning at an iron pin (set) at the southwesterly corner of said 3.0031 acre tract; thence with a southerly line of said 3.0031 acre tract S 78 deg. 57' 50" E, a distance of 86.00 feet to an iron pin (set);

Thence N 11 deg. 02' 10" E, with a westerly line of said 3.0031 acre tract, a distance of 24.20 feet to a point;

Thence N 87 deg. 57' 50" W, crossing said 3.0031 acre tract, a distance of 86.00 feet to a point in the westerly line of said 3.0031 acre tract, the centerline of Mc Comb Road;

Thence S 11 deg. 22' 25" W, with the westerly line of said 3.0031 acre tract, the centerline of said Mc Comb Road, a distance of 24.20 feet to the point of beginning and containing 2080 square feet of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

Bearings herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS observations processed against the Ohio CORS Network, with the centerline of Mc Comb Road being N 11 deg. 22' 25" E, and are used to denote angles only.

The foregoing description was prepared from information obtained from existing deed, plat and survey records also an actual field survey of the premises in June of 2021 in accordance with Chapter 4733-37, Ohio Administrative Code by COMPASS SURVEYING SOLUTIONS and is intended to be used as an ingress/egress easement only.

By



G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

