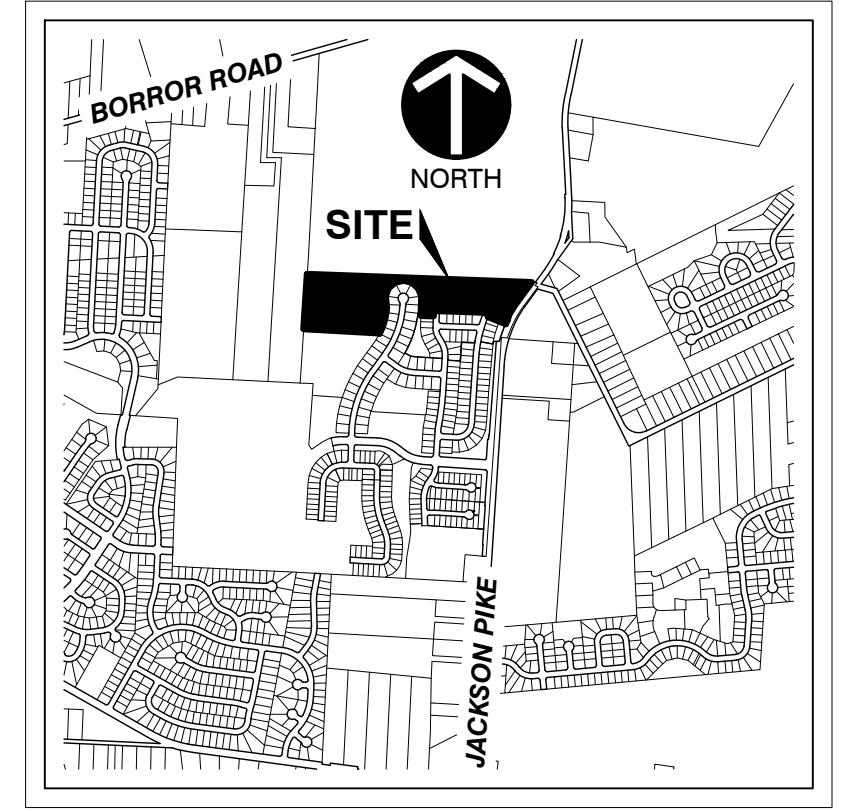


# FARMSTEAD PHASE 5A

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NUMBER 6115

Received By:  
Grove City Development  
Date: 03/03/2022



VICINITY MAP  
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6115, BEING A RESUBDIVISION OF PORTION OF LOT 4 OF THE PARTITION OF EPHRAIM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 20.345 ACRES OF LAND, BEING PART OF A 207.933 ACRE TRACT OF LAND, DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NO. 201906070067841, PAGE 38, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "FARMSTEAD PHASE 5A", A SUBDIVISION CONTAINING LOTS NUMBERED 212-236 INCLUSIVE, RESERVE "L" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 1.185 ACRES, AS SUCH, ALL OR PART OF MORNING BIRD COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", OR "SHARED-USE PATH EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE, STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GROVE CITY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SHARED USE PATH EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC, MAINTENANCE, OPERATION, AND REPAIR OF THE CONSTRUCTED PATHWAYS. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CITY OF GROVE CITY.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, \_\_\_\_\_, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNED AND ACKNOWLEDGED GRAND COMMUNITIES, LLC  
IN THE PRESENCE OF: A KENTUCKY LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
\_\_\_\_\_  
NAME  
\_\_\_\_\_  
TITLE

### COMMONWEALTH OF KENTUCKY COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY \_\_\_\_\_ OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES \_\_\_\_\_

### LEINHOLDER'S ACKNOWLEDGMENT:

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "FARMSTEAD PHASE 5A" WITH 1.185 ACRES OF DEDICATED RIGHT-OF-WAY. ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

SIGNED: JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNED: LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
MAYOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
PLANNING COMMISSION CHAIR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER \_\_\_\_\_, PASSED THIS DAY OF \_\_\_\_\_, WHEREIN MORNING BIRD COURT, LAVENDER FIELD AND HONEY FARM WAY IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
CITY CLERK / COUNCIL CLERK

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
AT \_\_\_\_ M.  
\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2022  
\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

### SETBACK REQUIREMENTS:

50' MINIMUM  
FRONT YARD SETBACK\*\*: 20' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.143 AC (6,000 SF)

80' MINIMUM  
FRONT YARD SETBACK\*\*: 30' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.225 AC (10,000 SF)

60' MINIMUM  
FRONT YARD SETBACK\*\*: 25' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.172 AC (7,200 SF)

\*\* CORNER LOTS SHALL INCREASE THE SIDE SETBACK LONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (½) THE MINIMUM FRONT SETBACK.

### CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

\_\_\_\_\_  
DARRELL B. PLUMMER  
PROFESSIONAL LAND SURVEYOR NO. 7595  
DATE

DEVELOPER:  
GRAND COMMUNITIES, LLC  
3940 OLYMPIC BOULEVARD, SUITE 400  
ERLANGER, KENTUCKY 41018  
PHONE: (859)341-4709  
CONTACT: TODD HUSS  
EMAIL: THUSS@FISCHERHOMES.COM

ACREAGE BREAKDOWN:  
ACREAGE IN LOTS 212-2361 INCLUSIVE: 5.122 ACRES  
ACREAGE IN RESERVE "L": 14.038 ACRES  
ACREAGE IN RIGHT-OF-WAY: 1.185 ACRES  
TOTAL ACREAGE: 20.345 ACRES  
  
ACREAGE IN P.I.D.: 040-016097: 20.345 ACRES

### FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 5A", ARE IN THE FOLLOWING FLOOD ZONES: ZONE "AE", "X" AND "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0408K AND 39049C0409K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "AE"  
(THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH BASE FLOOD ELEVATIONS DETERMINED)  
THIS AREA AFFECTS RESERVE "L".

ZONE "X"  
(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).  
THIS AREA AFFECTS RESERVE "L".

ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD, PHASE 5A"

### BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 26°24'47" WEST, AS DETERMINED FOR THE CENTERLINE OF HIBBS ROAD (TWP. RD. 255), AS DETERMINED BETWEEN FCOS 1514 AND FCOS 5470 BY THE FRANKLIN COUNTY ENGINEER AND SHOWN ON THE CENTERLINE SURVEY PLAT FOR HIBBS ROAD ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

### SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

### IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

### PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

### NOTE "A":

AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "FARMSTEAD PHASE 5A" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

### NOTE "B":

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

### NOTE "C":

NO DETERMINATION HAS BEEN MADE BY THE CITY OF GROVE CITY AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE AREA HEREBY PLATTED. THE CITY OF GROVE CITY, OHIO APPROVAL OF THIS PLAT OF "FARMSTEAD PHASE 5A" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

### NOTE "D": RESERVE "L":

RESERVE "L" IS TO BE OWNED AND MAINTAINED BY FARMSTEAD HOMEOWNERS' ASSOCIATION, INC.

### NOTE "E":

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

NO	DATE	REVISION RECORD DESCRIPTION

**CEC**  
**Civil & Environmental Consultants, Inc.**  
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO**

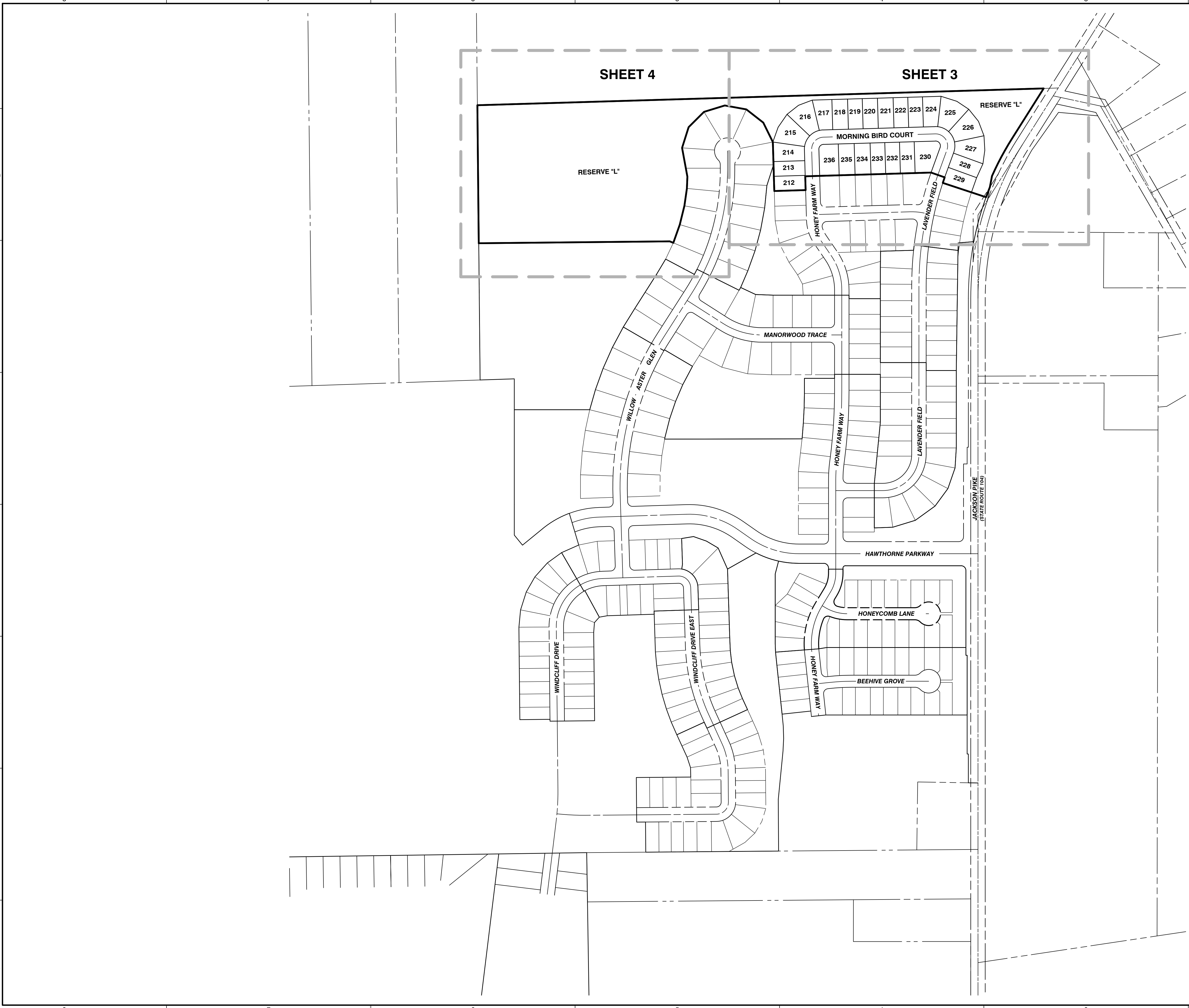
**FARMSTEAD PHASE 5A**

DATE:	MARCH 2022	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	DBP
PROJECT NO.:		APPROVED BY:	302-711

DRAWING NO.:  
**PLAT**  
SHEET 1 OF 4

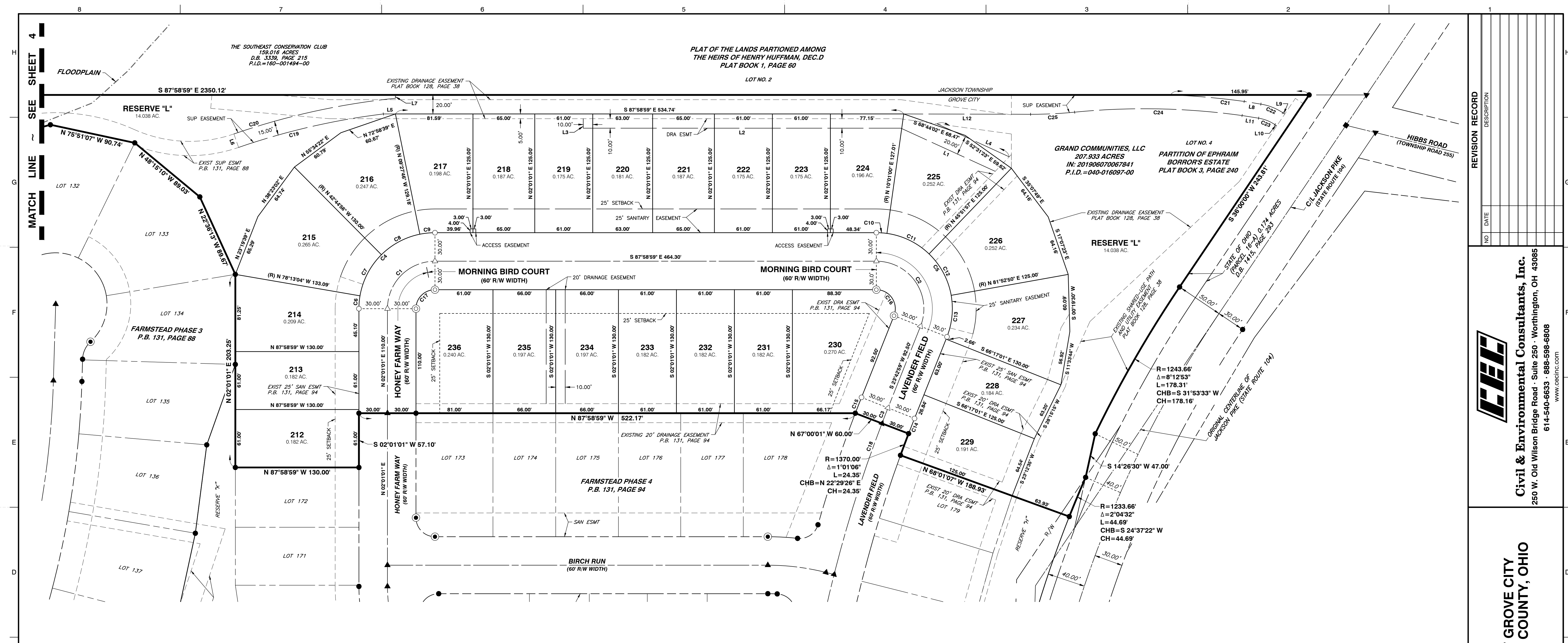
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DRAWING NO.: <b>PLAT</b>		DATE: MARCH 2022		DRAWN BY: KAS	
PROJECT NO. 302-711		DWG SCALE: 1"=200'		DBP	
APPROVED BY:		CHECKED BY:		302-711	
<b>FARMSTEAD PHASE 5A</b>					
<b>CITY OF GROVE CITY FRANKLIN COUNTY, OHIO</b>					
 <b>Civil &amp; Environmental Consultants, Inc.</b> 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com					
<b>REVISION RECORD</b>					
NO.	DATE	DESCRIPTION			

SHEET 2 OF 4

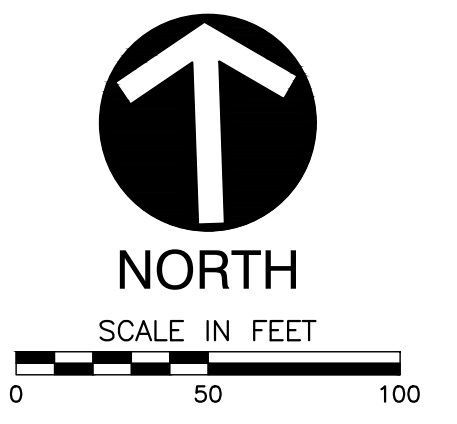


LINE #	DIRECTION	LENGTH
L1	S 63°23'45" E	109.10'
L2	S 87°58'59" E	334.18'
L3	S 02°01'01" W	10.00'
L4	N 63°23'45" W	83.51'
L5	S 87°58'59" E	12.66'
L6	S 17°02'45" E	15.00'
L7	S 02°01'01" W	3.48'
L8	N 78°54'39" W	17.73'
L9	N 54°00'00" W	2.51'
L10	N 54°00'00" W	2.51'
L11	N 78°54'39" W	17.59'
L12	N 87°49'58" W	133.42'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	50.00'	90°00'00"	78.54'	70.71'	N 47°01'01" E
C2	50.00'	111°41'58"	97.48'	82.76'	S 32°08'00" E
C3	1400.00'	0°43'00"	17.51'	17.51'	S 23°21'29" W
C4	80.00'	90°00'00"	125.66'	113.14'	N 47°01'01" E
C5	80.00'	111°41'29"	155.96'	132.41'	S 32°08'00" E
C6	80.00'	9°45'55"	13.63'	13.62'	S 06°53'59" W
C7	80.00'	35°29'08"	49.52'	48.74'	S 29°31'00" W
C8	80.00'	33°17'10"	46.48'	45.83'	S 63°53'39" W
C9	80.00'	11°28'47"	16.03'	16.00'	S 86°16'38" W
C10	80.00'	7°59'59"	11.17'	11.16'	N 83°58'59" W
C11	80.00'	35°50'57"	50.05'	49.24'	N 62°03'31" W
C12	80.00'	36°00'52"	50.29'	49.46'	N 26°07'36" W
C13	80.00'	31°50'09"	44.45'	43.88'	N 07°47'54" E
C14	1370.00'	0°43'00"	17.13'	17.13'	N 23°21'29" E
C15	1430.00'	0°43'00"	17.88'	17.88'	S 23°21'29" W
C16	20.00'	111°41'58"	38.99'	33.10'	S 32°08'00" E
C17	20.00'	90°00'00"	31.42'	28.28'	N 47°01'01" E
C18	1400.00'	6°49'48"	166.89'	166.79'	N 19°35'05" E
C19	742.50'	12°05'05"	156.61'	156.32'	S 78°59'47" W
C20	757.50'	13°11'14"	174.35'	173.96'	S 79°32'52" W
C21	757.50'	5°53'57"	77.99'	77.96'	N 82°57'06" W
C22	57.50'	24°54'39"	25.00'	24.80'	N 66°27'20" W
C23	42.50'	24°54'39"	18.48'	18.33'	N 66°27'20" W
C24	742.50'	13°37'50"	176.64'	176.22'	N 86°49'42" W
C25	457.50'	5°48'40"	46.40'	46.38'	N 89°15'43" E

- LEGEND**
- ▲ MAG NAIL FOUND
  - △ MAG NAIL SET
  - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
  - REBAR SET & CAP (SEE IRON PINS NOTE)
  - ⊙ PERMANENT MARKER (1" REBAR SET)
  - ⊙ PERMANENT MARKER (1" REBAR FOUND)
- DRA ESMT = DRAINAGE EASEMENT  
 SAN ESMT = SANITARY SEWER EASEMENT  
 SUP ESMT = SHARED-USE PATH EASEMENT  
 (R) = RADIAL

\*\* CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (1/2) THE MINIMUM FRONT SETBACK.



NO	DATE	DESCRIPTION

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**CITY OF GROVE CITY**  
**FRANKLIN COUNTY, OHIO**

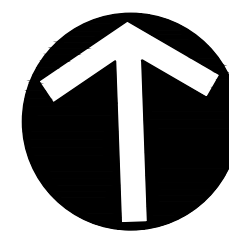
**FARMSTEAD PHASE 5A**

DRAWING NO.: **PLAT**

SHEET 3 OF 4

DATE: MARCH 2022 DRAWN BY: KAS  
 DWG SCALE: 1"=50' CHECKED BY: DBP  
 PROJECT NO.: 302-711  
 APPROVED BY:

P:\300-000\302-711-Survey\Draw\2022\1-500-Sub-Phase 5A.dwg (L:\01\01) LSC\2\2022 2:15 PM



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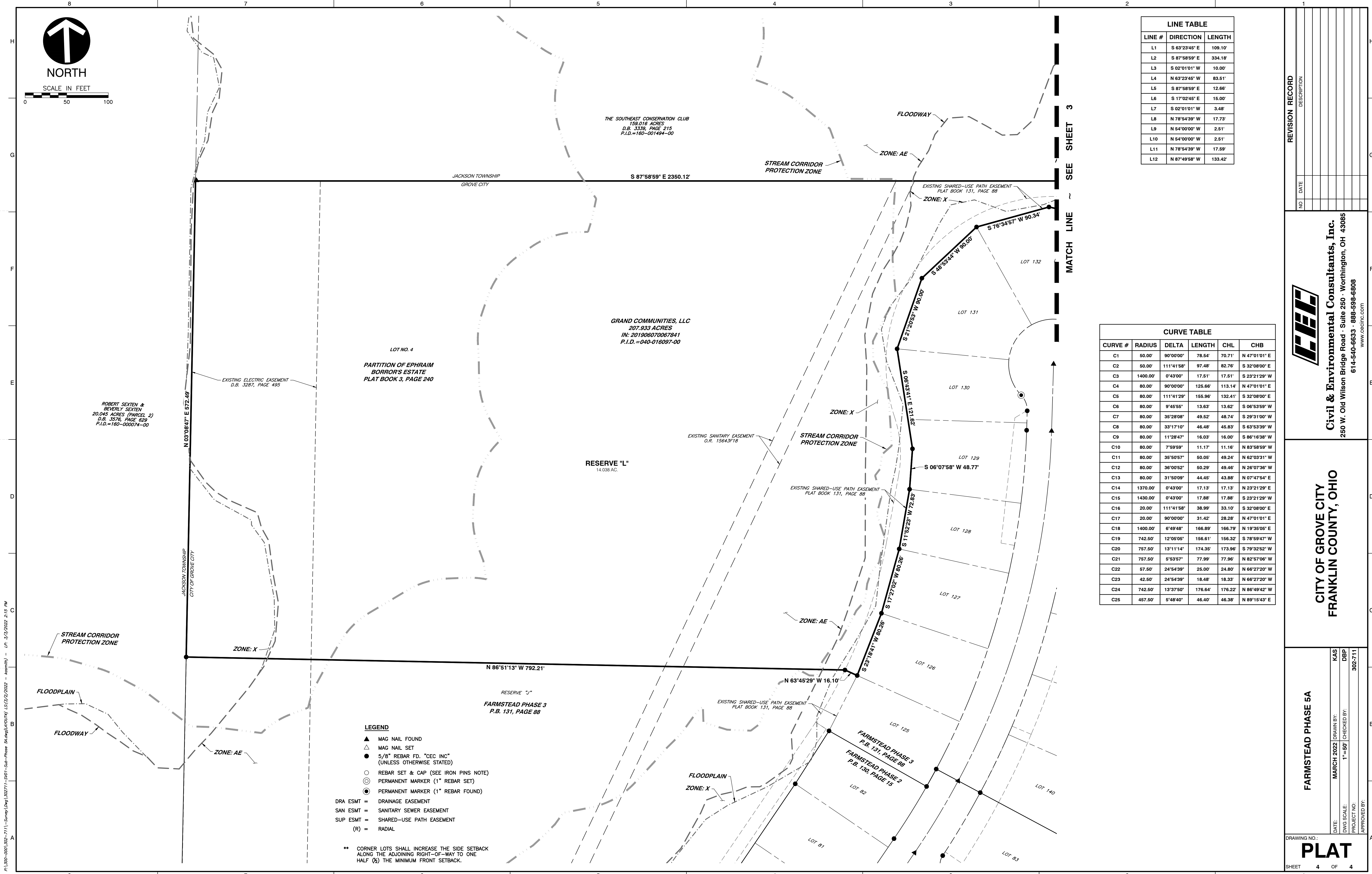
SCALE IN FEET  
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LINE TABLE		
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  - △ MAG NAIL SET
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  - REBAR SET & CAP (SEE IRON PINS NOTE)
  - ⊙ PERMANENT MARKER (1" REBAR SET)
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  - DRA ESMT = DRAINAGE EASEMENT
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  - SUP ESMT = SHARED-USE PATH EASEMENT
  - (R) = RADIAL

\*\* CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (½) THE MINIMUM FRONT SETBACK.



REVISION RECORD	
NO	DATE

**Civil & Environmental Consultants, Inc.**  
 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
 www.cecinc.com

**CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO**

**FARMSTEAD PHASE 5A**

DRAWING NO.: **PLAT**

SHEET 4 OF 4

DATE: MARCH 2022  
 DWG SCALE: 1"=50'  
 PROJECT NO: 302-711  
 DRAWN BY: KAS  
 CHECKED BY: DBP  
 APPROVED BY:

P:\302-711\302-711-Sub-Phase 5A\Map\PLAT01.dwg (LSC\JZ\2022 - kas\mks) - LP, 3/7/2022 2:15 PM