



Project Narrative:  
3530 Sunshine Place Grove City Ohio

The Sharp residence that will be located at 3530 Sunshine Place has been developed to enrich the local community of downtown Grove City. The goal of the new home is to complement the new mainstream homes being built throughout the downtown and Beulah Park locations. I have worked with a local architect over the past year to ensure the best layout of the home. This has included optimizing the lot by only consuming 20% which will not only increase the aesthetics it meets a personal goal to keep the environment a part of the process. In my research when planning for this home I came across several articles stating that grass produces 3 times the amount of oxygen as the same area if it were trees. In designing this two story home I took into account the current style and layout of Franklin Street. Noting the variable heights of current homes, I planned for my home's rooftop to be comparable if not shorter than 4163 Franklin. The style of my home is a modern farmhouse which has been considered timeless throughout the decades. A home with the same style was recently finished in Buelah Park and another one is currently under construction within the Historic District of Grove City on Park Street. To follow suite of my block for corner lots, both 3521 and 3516 Olive Street have garages facing Franklin and home fronts facing Olive. My plan is to continue this with my home facing Sunshine with the garage access off Franklin.

Additions After June 20th ,2022 meeting

\*Roof line from finish grade is under 30ft

\*3 windows in Garage are now 3ft long and 2ft tall

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## Easement Surveyed for Will Sharp

The following described 3 feet wide easement is situated in the State of Ohio, Franklin County, City of Grove City, VMS 1383, being part of the southwesterly portion Lots 2, 3 and 4 of Grossman Place Addition, as recorded in Plat Book 17 page 236, (Parcel #04-000890-00), as conveyed to Redbrook Development, LLC, by Instrument Number 201910230140971, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Sunshine Part Place (40 feet wide) at the South corner of said Lot 2 in the West corner of Lot 1 of said Addition as conveyed to Jordan M Abbruzzese by Instrument Number 201904220045771, said iron pin and cap bears South 56° 30' 31" West a distance of 111.72 feet from a drill hole in concrete sidewalk set at the intersection of the Southeast line of Franklin Street (40 feet wide) with the Northeast line of Sunshine Part Place as dedicated in said Grossman Place Addition;

Thence, with the Northeast line of said Sunshine Park Place, **North 56° 30' 31" West** a distance of 3.00 feet to a point;

Thence, across said Lot to, **North 33° 30' 11" East** a distance of **58.59 feet** to a point in the Southwest line of the 60 feet mid-portion of said Lots 2, 3 and 4 of Grossman Place Addition, conveyed to Megan S Robertson by Instrument Number 201503110029543 and 201202130020545,;

Thence, with the Southwest line of said Robertson tract, **South 56° 28' 28" East** a distance of **3.00 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of said Lot 1;

Thence, with the Northwest line of said Lot 1, **South 33° 30' 11" West** a distance of **58.59 feet** returning to the **Point of Beginning**, containing **0.0040 Acres** more or less.

Bearings are based on a GPS observation on April 14, 2022, WGS 1984 Geodetic North, the Southwest line of Franklin Street is North 33° 18' 01" East.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

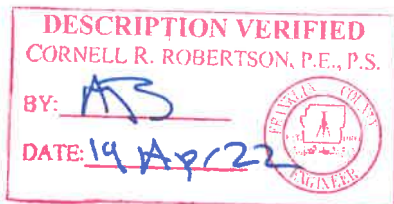
All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed April 14, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220328-EASE)

TNN  
contained  
in  
(040)  
890



  
Nathan L. Cottrill, PS #8821



# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 0.1505 Acre Tract Surveyed for Will Sharp

The following described 0.1505 acre tract is situated in the State of Ohio, Franklin County, City of Grove City, VMS 1383, being all of the southwesterly portion Lots 2, 3 and 4 of Grossman Place Addition, as recorded in Plat Book 17 page 236, (Parcel #04-000890-00), as conveyed to Redbrook Development, LLC, by Instrument Number 201910230140971, and being more particularly described as follows:

Beginning at a drill hole in concrete sidewalk set at the intersection of the Southeast line of Franklin Street (40 feet wide) with the Northeast line of Sunshine Part Place (40 feet wide) as dedicated in said Grossman Place Addition and being the West corner of said Lot 4;

Thence, with the Southeast line of Franklin Street, **North 33° 18' 01" East**, passing an iron pin and cap set at 24.92 feet, a total distance of **58.66 feet** to the West corner of the 60 feet mid-portion of said Lots 2, 3 and 4 of Grossman Place Addition, conveyed to Megan S Robertson by Instrument Number 201503110029543 and 201202130020545, from said corner a 3/4 inch diameter iron pipe found bears North 56° 18' 28" West a distance of 0.96 feet;

Thence, with the Southwest line of said Robertson tract, **South 56° 28' 28" East**, passing the Northwest line of Lot 3 at 37.10 feet, passing the Northwest line of Lot 2 at 74.51 feet, a total distance of **111.92 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of Lot 1 of said Addition as conveyed to Jordan M Abbruzzese by Instrument Number 201904220045771;

Thence, with the Northwest line of said Lot 1, **South 33° 30' 11" West** a distance of **58.59 feet** to an iron pin and cap set in the Northeast line of Sunshine Park Place;

Thence, with the Northeast line of said Sunshine Park Place, **North 56° 30' 31" West**, passing the South corner of said Lot 3 at 37.45 feet, passing the South corner of said Lot 4 at 74.90 feet, passing an iron pin and cap set at 86.80 feet, a total distance of **111.72 feet** returning to the **Point of Beginning**, containing **0.1505 Acres** more or less.

Bearings are based on a GPS observation on April 14, 2022, WGS 1984 Geodetic North, the Southwest line of Franklin Street is North 33° 18' 01" East.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

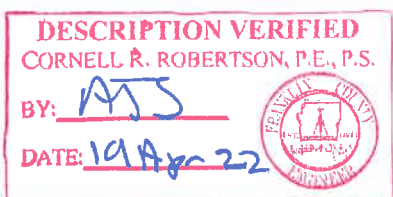
All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed April 14, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220328-0.1505)

All of  
(040)  
890

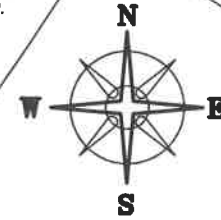


  
Nathan L. Cottrill, PS #8821



**GROSSMAN PLACE ADDITION  
PB 17 PG 236**

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 04/14/22  
WGS 1984 GEODETIC NORTH.  
THE SOUTHWEST LINE OF  
FRANKLIN STREET IS  
N 33°18'01" E



**FRANKLIN STREET (40' WIDE)**

N 56°28'28" W  
0.96'

N 33°18'01" E 58.88'

LOT 4  
0.0498± ACRES

37.10'

MEGAN S ROBERTSON  
INSTR No. 201503110028543  
INSTR No. 201202130020545

S 56°28'28" E 111.92'

**0.1505± ACRES**

LOT 3  
0.0504± ACRES

N 33°34'04" E 58.63'

N 33°32'07" E 58.61'

LOT 2  
0.0504± ACRES

**SUNSHINE PARK PLACE (40' WIDE)**

N 56°30'31" W 111.72'

JORDAN M ABBRUZZESE  
INSTR No. 201904220045771  
LOT 1

NEW  
3.00' WIDE  
EASEMENT

N 33°30'11" E 58.58'  
S 33°30'11" W 58.58'

PARK

**LEGEND**

ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊙ DRILL HOLE IN SIDEWALK (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L COTTRILL, P.S. #8821

*[Signature]* DATE: 4/15/22

**DEED REFERENCE**  
**REDBROOK DEVELOPMENT LLC**  
**INSTR No. 201910230140971**

Ⓐ PARCEL No. 040-000890-00  
PARTS OF LOTS 2, 3 & 4 OF

**GROSSMAN PLACE ADDITION**  
**PB 17 PG 236**

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE PS  
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**0.1505± ACRES,**  
**VMS 1383, CITY OF GROVE CITY,**  
**FRANKLIN COUNTY, STATE OF OHIO.**  
**SURVEYED FOR WILL SHARP**

SCALE : 1" = 10'  
10' 5' 0' 10'

JOB No. S220328	CREW: NC,AM
SURVEYED 04/14/22	DWN BY: NC
DRAWN 04/14/22	CHECK: RC