

## **Comment Response Letter**

### **Replat of Lots 114-121 Meadow Grove Estates North Section 9**

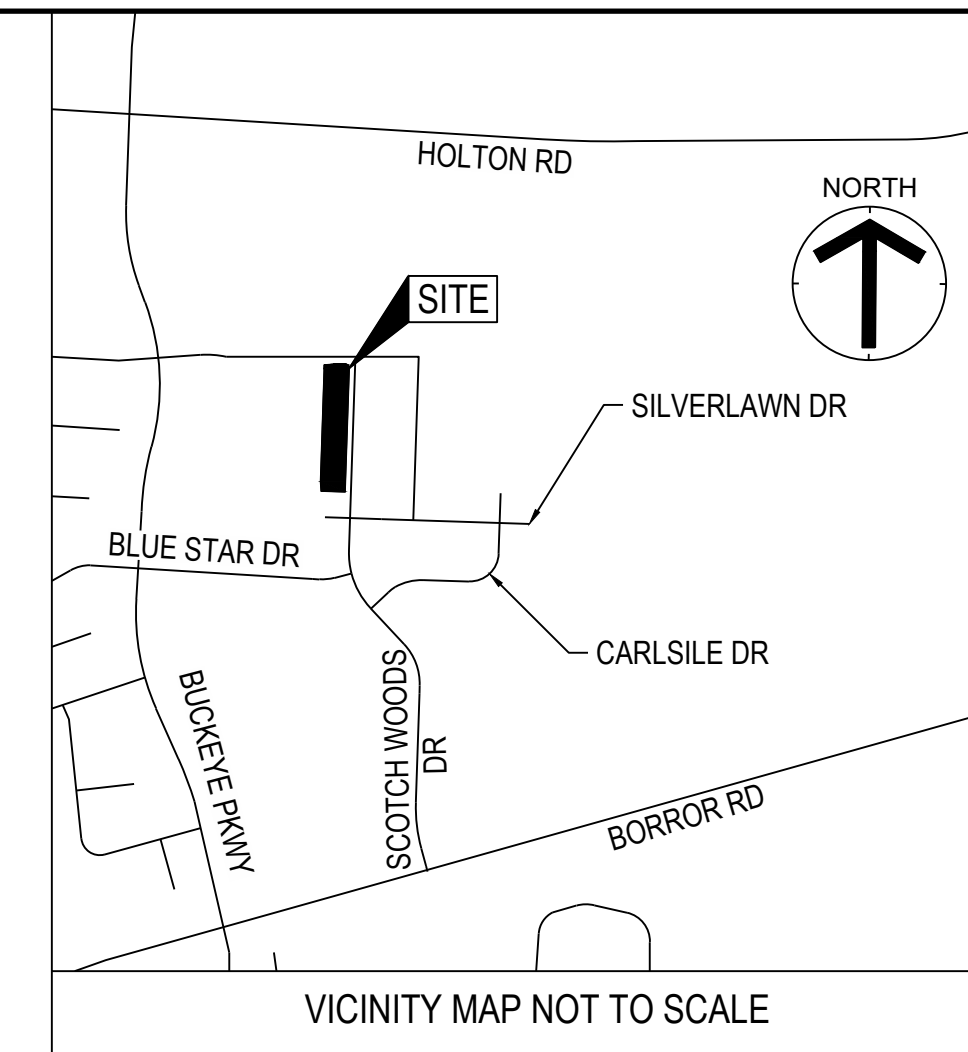
The comments received by RPC have been addressed. A revised project narrative has been included in this submittal. The comments we received were on a markup of the plat, therefore our comments have been added to this markup in the color blue.

## **Projective Narrative**

### **Replat of Lots 114-121 Meadow Grove Estates North Section 9**

The purpose of this submittal is to renumber the existing lots 114-121 of record in “Meadow Grove Estates North Section 9”, of record in Plat Book 132, Page 119. The reason for renumbering these lots is that lot numbers 114-121 already exist in “Meadow Grove Estates North Section 7 Phase A”, of record in Plat Book 124, Page 78 and “Meadow Grove Estates North Section 8”, of record in Plat Book 124, Page 71. The total acreage of this area is 1.975 acres. There will be no additional easements or reserves dedicated with this plat.

**FINAL PLAT  
REPLAT OF LOTS 114-121  
MEADOW GROVE ESTATES NORTH SECTION 9  
PLAT BOOK 132, PAGE 119  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY 6840**



**Received By:  
Grove City Development  
10/05/2022**

REVISSED  
North

TEXT ADDED HERE. BOLD WITH A BOX SURROUNDING TEXT.

Typically this is stated at the top and is bolded or boxed to clearly state the intent.

SITUATED IN THE COUNTY OF FRANKLIN, CITY OF GROVE CITY, STATE OF OHIO, AND BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 6840, CONTAINING 1.975 ACRES OF LAND, MORE OR LESS, AND BEING LOTS 114-121 ALL OUT OF THAT SUBDIVISION ENTITLED MEADOW GROVE ESTATES NORTH SECTION 9, OF RECORD IN PLAT BOOK 132, PAGE 119, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO. THE PURPOSE OF THIS PLAT IS TO RENUMBER EXISTING LOTS 114-121 TO LOTS 230-237.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "REPLAT OF LOTS 114-121 MEADOW GROVE ESTATES NORTH SECTION 9", A SUBDIVISION CONTAINING LOTS NUMBERED 230-237 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND HERETOFORE DEDICATED.

IN WITNESS WHEREOF, COREY THEUERKAUF, VICE PRESIDENT OF LAND OF ROCKFORD HOMES, INC., HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: \_\_\_\_\_

ROCKFORD HOMES, INC.  
AN OHIO CORPORATION

COREY THEUERKAUF  
VICE PRESIDENT OF LAND

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAYOR, GROVE CITY, OHIO

CLERK OF COUNCIL, GROVE CITY, OHIO

TEXT ADDED → Missing standard ordinance paragraph

STATE OF OHIO  
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY THEUERKAUF, VICE PRESIDENT OF LAND OF ROCKFORD HOMES, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS HER VOLUNTARY ACT AND DEED OF SAID ROCKFORD HOMES, INC., FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, NOTARY PUBLIC WITH SEAL

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

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

RECORDER, FRANKLIN COUNTY OHIO

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

AT \_\_\_\_\_, FEE \_\_\_\_\_

AT \_\_\_\_\_, FEE \_\_\_\_\_

FILE No. \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

TEXT ADDED → of

**PLAT NOTES:** PLAT NOTES WITH REGARD TO REPLAT LOTS 114-121 MEADOW GROVE ESTATES NORTH SECTION 9 ARE LOCATED ON PAGE 2 OF 2.

**BASIS OF BEARING**  
THE BASIS OF BEARING IS BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83 (2011) FOR A BEARING OF SOUTH 74°38'32" WEST FOR A PORTION OF THE CENTERLINE OF BORROR ROAD BETWEEN FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 1324 AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 1764.


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

- CESO IRON PIN LEGEND**
- IRON PIPE FOUND
  - ⊗ IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
  - ♂ MAG NAIL FOUND
  - PERMANENT MARKER FOUND (1"X30" REBAR W/ ALUMINUM CESO CAP)
  - PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

**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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

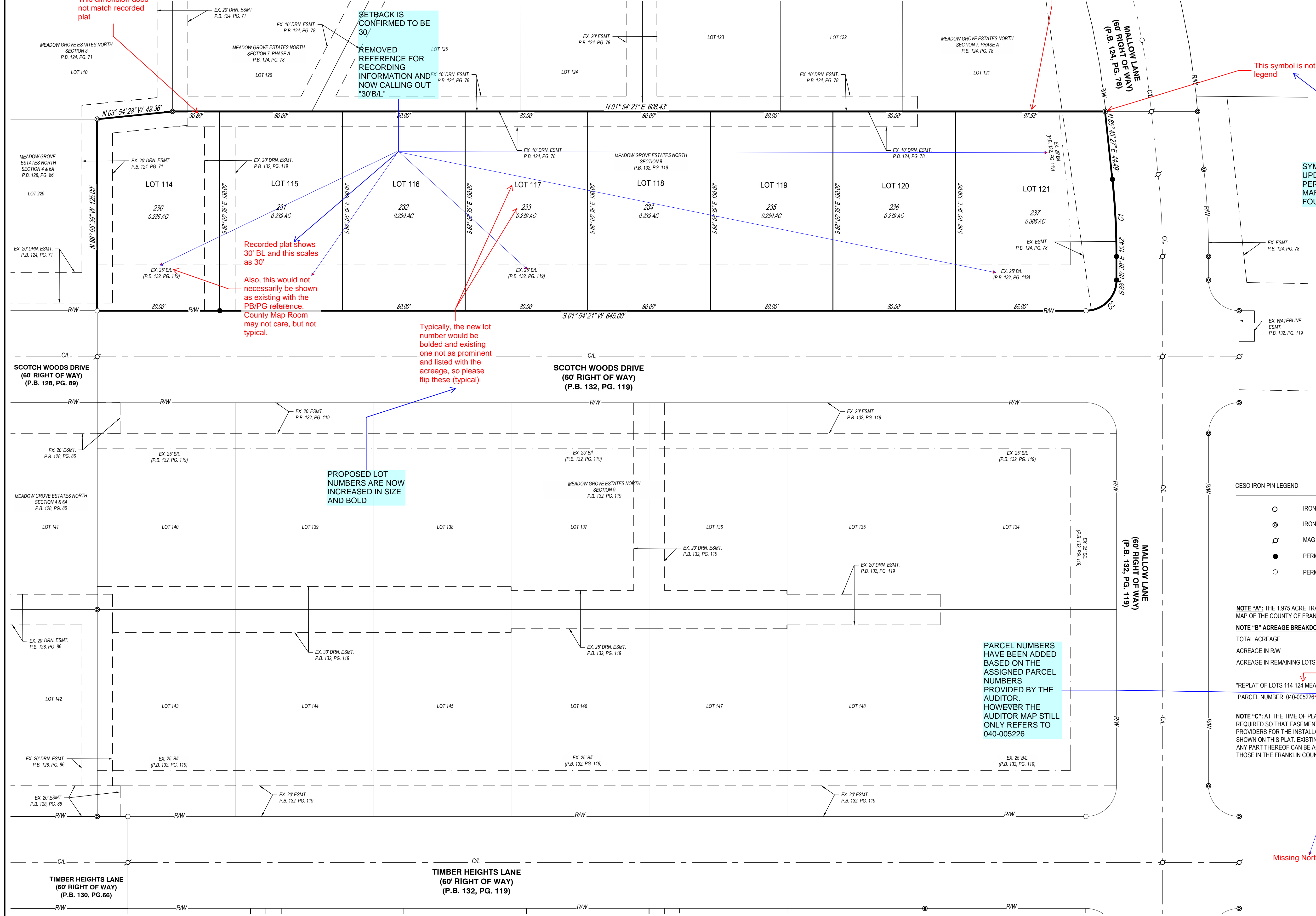
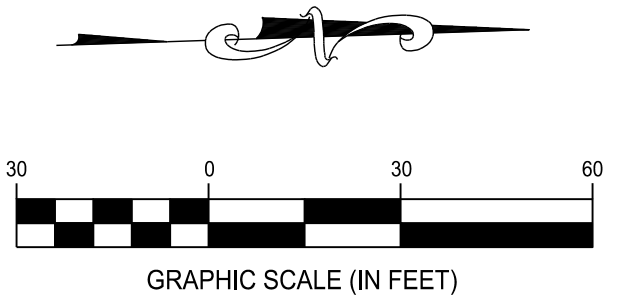
JEFFREY MILLER, P.S. DATE: \_\_\_\_\_  
OHIO P.S. NO. 7211  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

TEXT ADDED → North

<b>REPLAT LOTS 114-121</b>	
<b>MEADOW GROVE ESTATES SECTION 9</b>	
CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
PLAT	DATE: 10/4/2022
SCALE: N/A	JOB NO.: 757157
DESIGN: N/A	 WWW.CESOINC.COM
DRAWN: ALB	
CHECKED: ALB	
CHECKED: ALB	
SHEET NO.: 1 OF 2	

# FINAL PLAT REPLAT OF LOTS 114-121 MEADOW GROVE ESTATES NORTH SECTION 9 PLAT BOOK 132, PAGE 119

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY 6840



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	470.00'	50.43'	N88° 49' 54"E, 50.41'	6° 08' 54"
C2	20.00'	31.42'	S43° 05' 39"E, 28.28'	90° 00' 00"

\*LOT 121 DENOTES EXISTING LOT NUMBER OF "MEADOW GROVE ESTATES NORTH SECTION 9", OF RECORD IN PLAT BOOK 132, PAGE 19, SAID LOTS ARE TO BE RENUMBERED AS SHOWN HEREON.

- CESO IRON PIN LEGEND**
- IRON PIPE FOUND
  - ⊙ IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"X30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
  - ⊕ MAG NAIL FOUND
  - PERMANENT MARKER FOUND (1"X30" REBAR W/ ALUMINUM CESO CAP)
  - PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

**NOTE "A":** THE 1.975 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL No. 39049C0406K.

**NOTE "B" ACREAGE BREAKDOWN:**

TOTAL ACREAGE 1.975 ACRES  
 ACREAGE IN R/W 0.000 ACRES  
 ACREAGE IN REMAINING LOTS 1.975 ACRES

\*REPLAT OF LOTS 114-124 MEADOW GROVE ESTATES NORTH SECTION 9\* BEING ALL OUT OF FRANKLIN COUNTY  
 PARCEL NUMBER: 040-005226 **Not correct**

**NOTE "C":** 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 THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "MEADOW GROVE ESTATES NORTH SECTION 9" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

<b>REPLAT LOTS 114-121</b>			
<b>MEADOW GROVE ESTATES SECTION 9</b>			
PLAT		CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	
SCALE: 1"=30'	DATE: 10/4/2022		JOB NO.: 757157
DESIGN: N/A	 <b>CESO</b> WWW.CESOINC.COM		SHEET NO.:
DRAWN: ALB			2 OF 2
CHECKED: ALB			