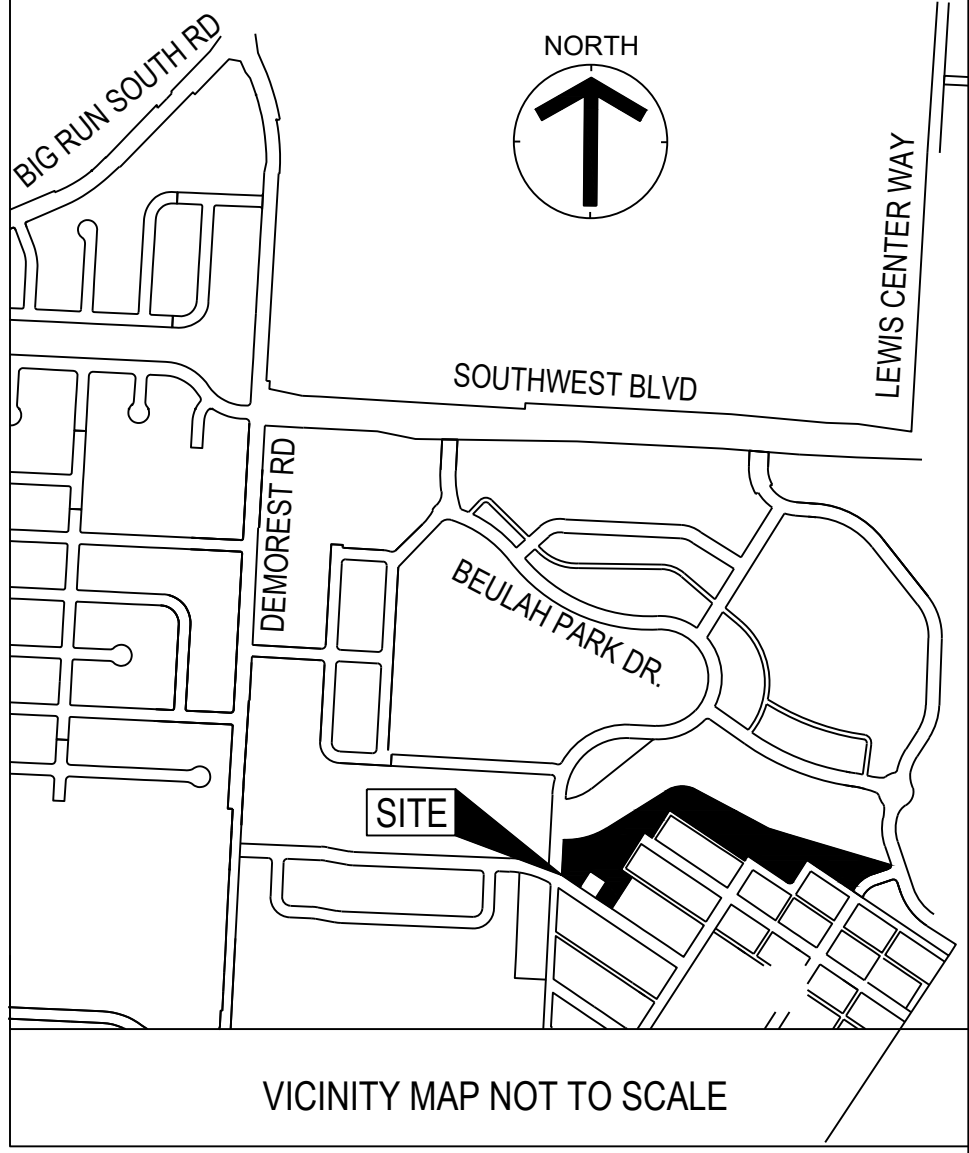


FINAL PLAT
REPLAT OF LOT 225
BEULAH PARK SUBAREA G
PLAT BOOK 132, PAGE 58
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
 VIRGINIA MILITARY SURVEY 1388

Received By:
 Grove City Development
 11/03/2022



SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 1388, CONTAINING 6.998 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOT 225 ALL OUT OF THAT SUBDIVISION ENTITLED "BEULAH PARK SUBAREA G" OF RECORD IN PLAT BOOK 132, PAGE 58, AND BEING OUT OF THAT ORIGINAL 13.148 ACRE TRACT OF LAND, AS CONVEYED TO BP TH LLC, OF RECORD IN INSTRUMENT NUMBER 202002030015887, ALL RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

WE, THE UNDERSIGNED, PATRICK J. KELLEY, MANAGER OF BP TH LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "REPLAT OF LOT 225 BEULAH PARK SUBAREA G". A SUBDIVISION CONTAINING LOTS NUMBERED 225 AND 227 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME HERETOFORE DEDICATED.

IN WITNESS WHEREOF, PATRICK J. KELLEY, MANAGER OF BP TH LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 20__

SIGNED AND ACKNOWLEDGED
 IN THE PRESENCE OF: _____
 BP TH LLC

BY: _____
 PATRICK J. KELLEY
 MANAGER

STATE OF OHIO
 COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK J. KELLEY, MANAGER OF BP TH LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID BP TH LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS _____ DAY OF _____, 20__, NOTARY PUBLIC WITH SEAL.

MY COMMISSION EXPIRES _____, _____.

APPROVED THIS _____ DAY OF _____, 20__, _____
 CHAIRMAN, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 20__, _____
 CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 20__, _____
 DIRECTOR OF PUBLIC SERVICES, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 20__, _____
 MAYOR, GROVE CITY, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20__, BY ORDINANCE NO. _____ WHEREIN THE REPLAT OF LOT 225 BEULAH PARK SUBAREA G IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 20__, _____
 CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____, 20__, _____
 AUDITOR, FRANKLIN COUNTY OHIO

 DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20__, _____
 AT _____ FEE _____
 RECORDER, FRANKLIN COUNTY OHIO

AT _____ FEE _____
 DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____ PAGE _____

BASIS OF BEARING
 THE BASIS OF BEARING IS BASED ON A BEARING OF NORTH 03° 10' 25" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5131 AND F.C.G.S. 1351, AS SHOWN ON THE CENTERLINE SURVEY PLAT, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE 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 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
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - ⊠ FRANKLIN COUNTY MONUMENT
 - ⚡ R.R. SPIKE FOUND

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.

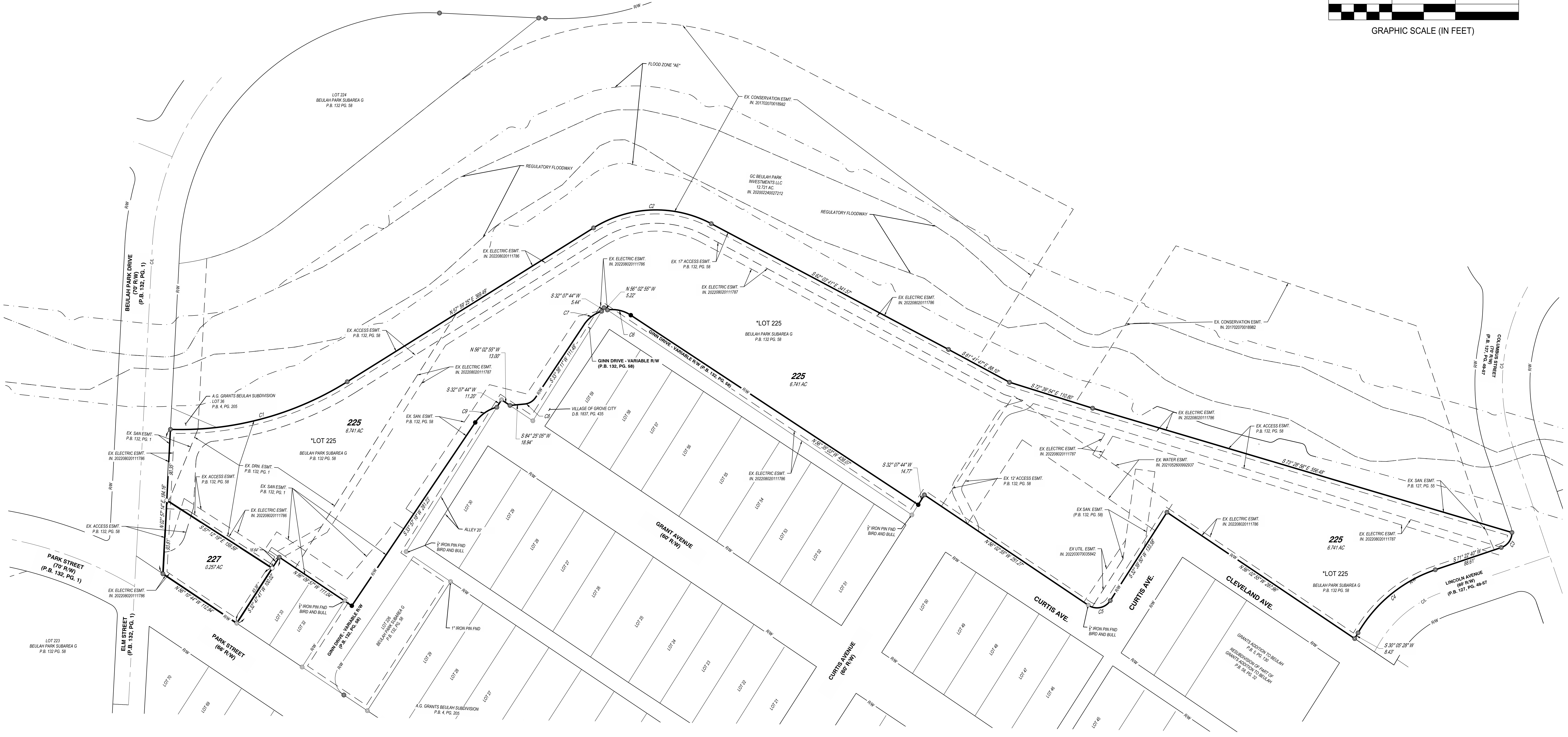
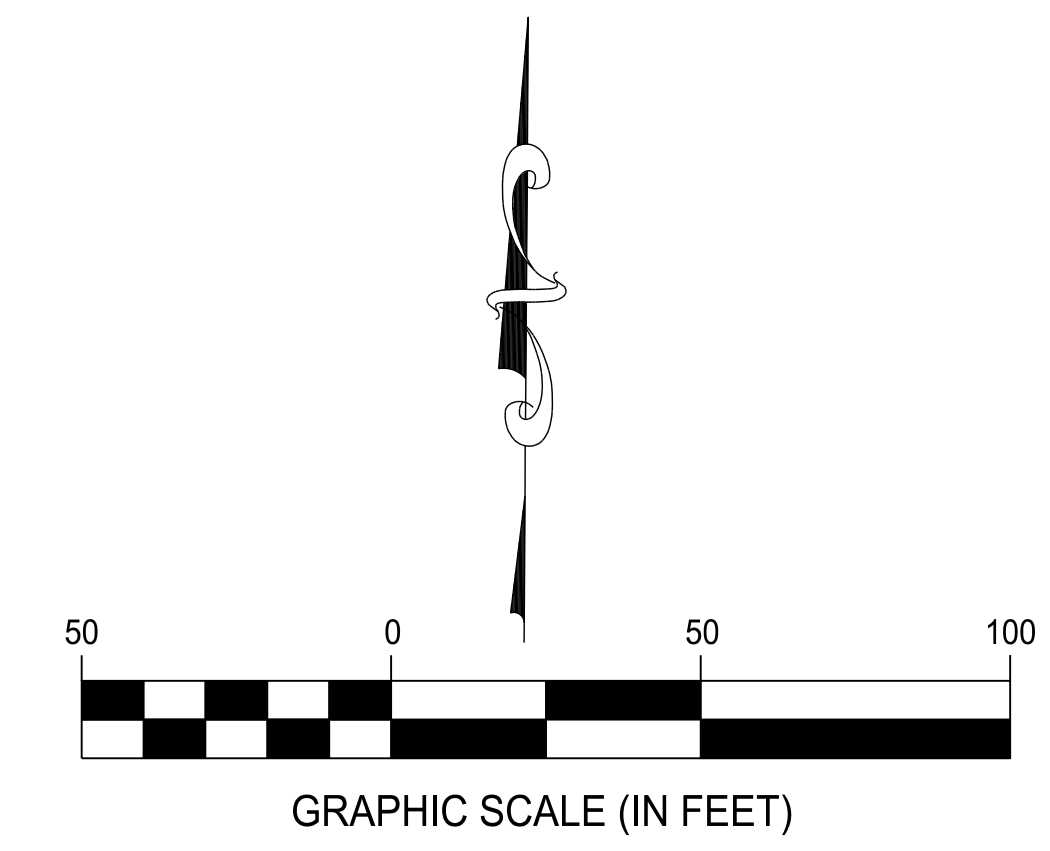
JEFFREY MILLER, P.S. DATE: _____
 OHIO P.S. NO. 7211
 2800 CORPORATE EXCHANGE DRIVE, SUITE 400
 COLUMBUS, OHIO 43231

REPLAT OF LOT 225	
BEULAH PARK SUBAREA G	
GROVE CITY	FRANKLIN COUNTY, OHIO
SCALE: N/A	DATE: 10/26/2022
DESIGN: N/A	JOB NO.: 761399
DRAWN: OPG	SHEET NO.:
CHECKED: ALB	1 OF 2

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FINAL PLAT REPLAT OF LOT 225 BEULAH PARK SUBAREA G PLAT BOOK 132, PAGE 58

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 1388



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	400.00'	236.42'	N74° 55' 21"E, 232.99'	33° 51' 51"
C2	150.00'	156.94'	N87° 57' 52"E, 149.88'	59° 56' 49"
C3	20.00'	25.11'	S35° 25' 02"W, 23.49'	71° 55' 16"
C4	180.00'	129.71'	S50° 44' 04"W, 126.92'	41° 17' 12"
C5	20.00'	31.87'	S78° 18' 28"W, 28.60'	91° 17' 15"
C6	43.00'	31.26'	N77° 24' 39"W, 30.58'	41° 39' 30"
C7	43.00'	28.68'	S52° 44' 46"W, 28.15'	38° 13' 11"
C8	18.50'	16.40'	S59° 01' 38"W, 15.87'	50° 46' 53"
C9	47.50'	34.37'	S54° 41' 11"W, 33.63'	41° 27' 46"

- 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
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - ⊠ FRANKLIN COUNTY MONUMENT
 - ⚡ R.R. SPIKE FOUND

*LOT 225 DENOTES EXISTING LOT NUMBER OF "BEULAH PARK SUBAREA G", OF RECORD IN PLAT BOOK 132 PAGE 58. SAID LOTS ARE RENUMBERED AS SHOWN HEREON.

NOTE "A": THE 6.998 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. 39049C0313K.
 NOTE "B": ACREAGE BREAKDOWN:
 TOTAL ACREAGE 6.998 ACRES
 ACREAGE IN RW 0.000 ACRES
 ACREAGE IN LOTS 225 & 227 6.998 ACRES

*REPLAT OF LOT 225 OF BEULAH PARK SUBAREA G IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBERS:
 040-017264; 6.998 ACRES

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 "REPLAT OF LOT 225 OF BEULAH PARK SUBAREA G" 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.

REPLAT OF LOT 225	
BEULAH PARK SUBAREA G	
GROVE CITY	FRANKLIN COUNTY, OHIO
SCALE: 1"=50'	DATE: 10/26/2022
DESIGN: N/A	JOB NO.: 761399
DRAWN: OPG	SHEET NO.:
CHECKED: ALB	2 OF 2

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