



**ACREAGE BREAKDOWN:**  
 ACREAGE IN LOTS 1-38, & 43-51 INCLUSIVE: 9.852 ACRES  
 ACREAGE IN RESERVES: 11.311 ACRES  
 ACREAGE IN RIGHT-OF-WAY: 10.023 ACRES  
 TOTAL ACREAGE: 31.186 ACRES

ACREAGE IN VMS 1105: 0.451 ACRES  
 ACREAGE IN VMS 6115: 30.735 ACRES  
 TOTAL ACREAGE: 31.186 ACRES

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

**FEMA NOTE:**  
 AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 1", 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 "C".

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 "C".

ZONE "X"  
 (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
 THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD, PHASE 1"

IT IS THE INTENTION OF THE DEVELOPER OF SAID "FARMSTEAD, PHASE 1" TO APPLY TO FEMA FOR A REVISION AND/OR AMENDMENT TO SAID MAP NUMBER 39049C0408K.

**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 FCGS 1514 AND FCGS 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 1" 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 VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE "D":**  
 NO DETERMINATION HAS BEEN MADE BY THE FRANKLIN COUNTY, OHIO 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 1" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE "E": RESERVES A, B, C, D, E, & F:**  
 RESERVES A & C ARE TO BE OWNED AND MAINTAINED BY THE CITY OF GROVE CITY, AND RESERVES B, D, E, & F ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**NOTE "F":**  
 ACCESS EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS/EGRESS OVER AND ACROSS THE LANDS FOR THE MAINTENANCE AND REPAIR OF THE EXISTING UTILITIES WITHIN THE ADJACENT EASEMENTS. THE ACCESS EASEMENT SHALL REMAIN IN AFFECT UNTIL SUCH TIME THE AREA IS DEEDED OR PLATTED FOR ROAD RIGHT-OF-WAY.

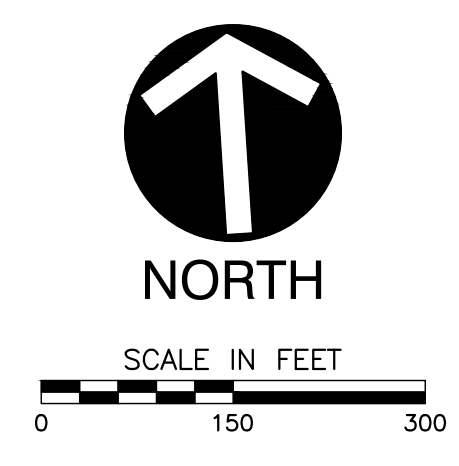
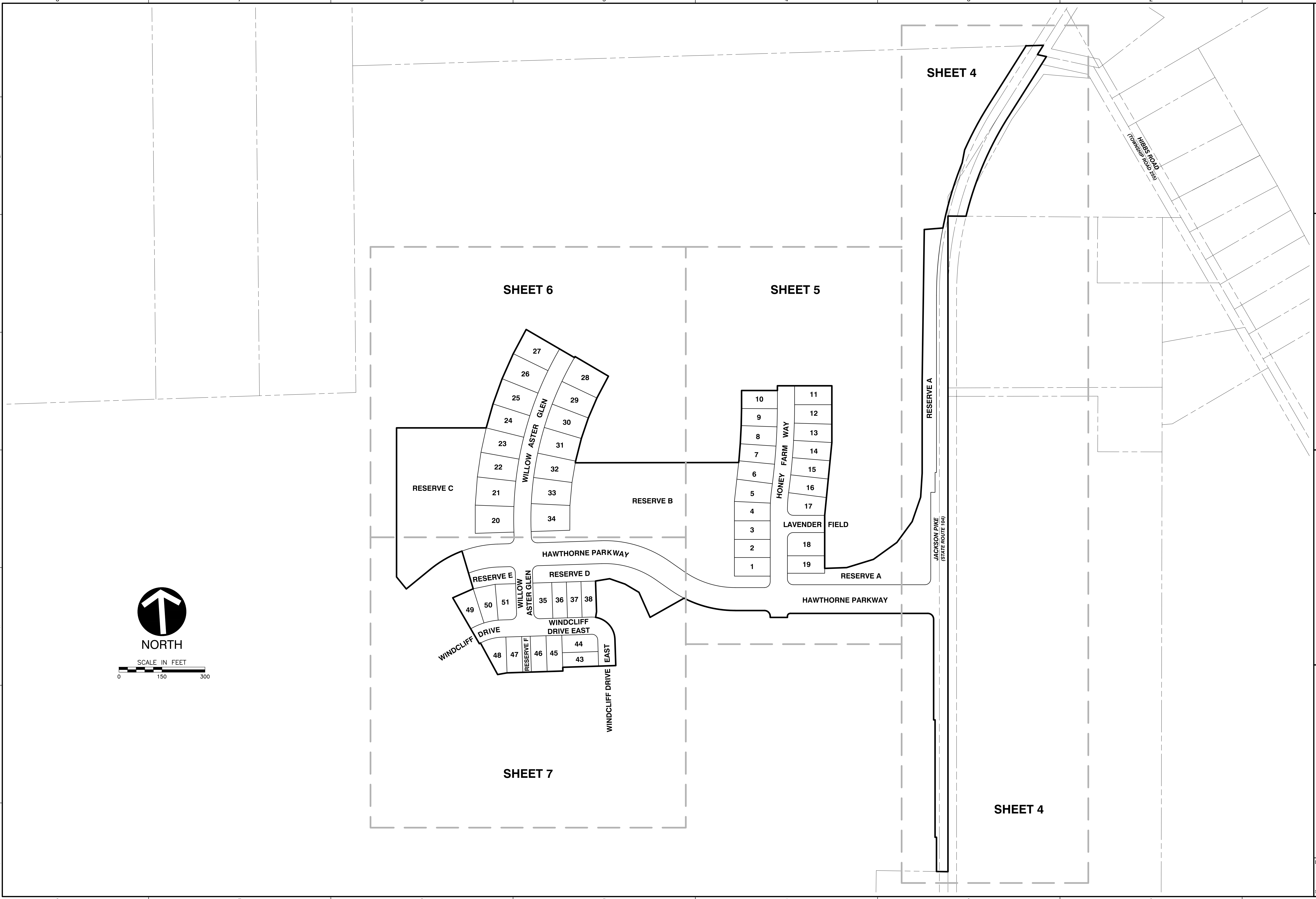
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	20.00'	90°00'00"	31.42'	N 41°17'01" W	28.28'
C2	10.00'	90°00'00"	15.71'	S 48°42'59" W	14.14'
C3	20.00'	90°00'00"	31.42'	N 41°17'01" W	28.28'
C4	390.00'	27°10'06"	184.93'	N 72°41'58" W	183.20'
C5	170.00'	1°34'04"	4.65'	S 64°24'15" W	4.65'
C6	390.00'	18°39'31"	127.01'	S 63°52'08" W	126.45'
C7	1120.00'	0°12'36"	4.10'	N 34°01'23" E	4.10'
C8	1233.66'	10°58'20"	236.25'	N 20°10'28" E	235.88'
C9	1243.66'	8°12'53"	178.31'	N 31°53'33" E	178.16'
C10	1163.66'	18°33'55"	377.05'	S 26°43'02" W	375.41'
C11	1193.66'	18°54'23"	393.88'	S 26°32'48" W	392.10'
C12	350.00'	35°00'00"	213.80'	N 68°47'01" W	210.49'
C13	350.00'	36°51'34"	225.16'	N 69°42'48" W	221.30'
C14	350.00'	19°06'27"	116.72'	S 82°18'11" W	116.18'
C15	500.00'	7°21'40"	64.24'	N 07°23'49" E	64.19'
C16	2180.00'	7°21'40"	280.08'	N 07°23'49" E	279.88'
C17	1150.00'	32°03'41"	643.51'	N 17°53'15" E	635.15'
C18	200.00'	28°14'12"	98.56'	S 77°44'19" W	97.57'
C19	50.00'	90°00'00"	78.54'	S 43°08'35" E	70.71'
C20	1233.66'	10°58'20"	236.25'	S 09°12'09" W	235.88'
C21	20.00'	90°00'00"	31.42'	S 48°42'59" W	28.28'
C22	20.00'	90°00'00"	31.42'	N 41°17'01" W	28.28'
C23	20.00'	90°00'00"	31.42'	N 48°42'59" E	28.28'
C24	20.00'	90°15'17"	31.50'	N 41°09'23" W	28.35'
C25	470.00'	7°06'23"	58.29'	N 07°31'27" E	58.26'
C26	2210.00'	1°03'29"	40.82'	N 10°32'54" E	40.82'
C27	2210.00'	1°33'50"	60.32'	N 09°14'15" E	60.32'
C28	2210.00'	1°33'50"	60.32'	N 07°40'25" E	60.32'
C29	2210.00'	1°33'50"	60.32'	N 06°06'35" E	60.32'
C30	2210.00'	1°36'42"	62.16'	N 04°31'20" E	62.16'
C31	2150.00'	0°18'58"	11.86'	S 03°52'28" W	11.86'
C32	2150.00'	1°41'09"	63.26'	S 04°52'31" W	63.26'
C33	2150.00'	1°47'47"	67.41'	S 06°36'59" W	67.41'
C34	2150.00'	1°41'09"	63.26'	S 08°21'27" W	63.26'
C35	2150.00'	1°49'26"	68.45'	S 10°06'45" W	68.44'
C36	530.00'	4°40'37"	43.26'	S 08°44'20" W	43.25'
C37	530.00'	2°41'03"	24.83'	S 05°03'30" W	24.83'
C38	20.00'	90°00'00"	31.42'	S 48°42'59" W	28.28'
C39	2210.00'	7°21'40"	283.93'	S 07°23'49" W	283.74'
C40	2150.00'	7°18'29"	274.23'	N 07°22'14" E	274.05'
C41	530.00'	7°21'40"	68.09'	N 07°23'49" E	68.05'
C42	310.00'	35°00'00"	189.37'	N 68°47'01" W	186.44'
C43	390.00'	36°51'34"	250.89'	N 69°42'48" W	246.59'
C44	20.00'	90°00'00"	31.42'	N 43°08'35" W	28.28'
C45	1120.00'	4°37'48"	90.51'	N 04°10'19" E	90.48'
C46	1120.00'	4°40'49"	91.49'	N 08°49'37" E	91.46'
C47	1120.00'	4°24'19"	86.11'	N 13°22'11" E	86.09'
C48	1120.00'	4°44'07"	92.56'	N 17°56'24" E	92.54'
C49	1120.00'	4°24'19"	86.11'	N 22°30'37" E	86.09'
C50	1120.00'	4°24'19"	86.11'	N 26°54'55" E	86.09'
C51	1120.00'	5°00'37"	97.94'	N 31°37'23" E	97.91'
C52	1180.00'	4°10'01"	85.82'	S 31°50'05" W	85.80'
C53	1180.00'	4°10'01"	85.82'	S 27°40'04" W	85.80'
C54	1180.00'	4°04'20"	83.87'	S 23°32'53" W	83.85'
C55	1180.00'	3°47'17"	78.02'	S 19°37'05" W	78.00'
C56	1180.00'	3°47'17"	78.02'	S 15°49'47" W	78.00'
C57	1180.00'	3°47'17"	78.02'	S 12°02'30" W	78.00'
C58	1180.00'	4°18'32"	88.74'	S 07°59'35" W	88.72'
C59	1180.00'	3°58'54"	82.00'	S 03°50'52" W	81.99'
C60	1120.00'	32°03'41"	626.73'	S 17°53'15" W	618.58'
C61	1180.00'	32°03'41"	660.30'	N 17°53'15" E	651.72'
C62	20.00'	90°00'00"	31.42'	S 46°51'25" W	28.28'
C63	390.00'	18°39'31"	127.01'	S 82°31'39" W	126.45'
C64	390.00'	37°19'03"	254.01'	S 73°11'53" W	249.55'
C65	310.00'	19°40'21"	106.44'	N 82°01'14" E	105.92'
C66	20.00'	90°00'00"	31.42'	S 43°08'35" E	28.28'
C67	20.00'	90°00'00"	31.42'	S 46°51'25" W	28.28'
C68	230.00'	3°01'35"	12.15'	N 89°39'23" W	12.15'
C69	230.00'	12°36'18"	50.60'	S 82°31'40" W	50.50'
C70	230.00'	12°36'18"	50.60'	S 69°55'22" W	50.50'
C71	230.00'	28°14'12"	113.35'	N 77°44'19" E	112.21'
C72	170.00'	26°40'08"	79.13'	N 78°31'21" E	78.42'
C73	170.00'	28°14'12"	83.78'	S 77°44'19" W	82.93'
C74	20.00'	90°00'00"	31.42'	S 43°08'35" E	28.28'
C75	20.00'	90°00'00"	31.42'	N 46°51'25" E	28.28'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C76	310.00'	36°51'34"	199.43'	S 69°42'48" E	196.01'
C77	390.00'	7°49'54"	53.31'	S 55°11'58" E	53.27'
C78	390.00'	35°00'00"	238.24'	N 68°47'01" W	234.55'
C79	20.00'	90°00'00"	31.42'	N 43°08'35" W	28.28'
C80	80.00'	10°57'10"	15.29'	N 82°40'00" W	15.27'
C81	80.00'	90°00'00"	125.66'	S 43°08'35" E	113.14'


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 11°04'39" E	22.73'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C86	180.00'	11°48'28"	37.10'	N 87°48'45" E	37.03'
C87	205.00'	11°19'18"	40.51'	S 88°03'20" W	40.44'
C88	310.00'	2°54'29"	15.73'	N 84°49'47" W	15.73'
C89	390.00'	9°38'33"	65.63'	N 56°06'18" W	65.56'
C90	390.00'	5°42'49"	38.89'	N 68°16'48" W	38.88'
C91	390.00'	7°58'55"	54.33'	S 84°09'08" E	54.29'
C92	157.50'	5°25'37"	14.92'	N 13°39'15" E	14.91'
C93	406.00'	14°28'35"	102.58'	N 09°07'46" E	102.31'
C94	82.50'	6°30'07"	90.86'	N 33°26'32" E	86.34'
C95	128.50'	82°17'10"	184.55'	S 73°51'49" E	169.09'
C96	81.50'	17°51'18"	249.67'	N 59°31'08" E	162.88'
C97	107.50'	7°6'18"	143.18'	N 09°54'51" E	132.83'
C98	81.50'	42°28'17"	60.41'	N 26°50'03" E	59.04'
C99	81.50'	27°16'21"	38.79'	N 09°06'44" W	38.43'
C100	52.50'	116°27'53"	106.72'	N 35°29'02" E	89.27'
C101	37.50'	116°27'53"	76.23'	S 35°29'02" W	63.76'
C102	96.50'	27°21'22"	46.07'	S 09°04'13" E	45.64'
C103	96.50'	42°33'18"	71.67'	S 26°47'33" W	70.04'
C104	92.50'	76°18'40"	123.20'	S 09°54'51" W	114.29'
C105	96.50'	17°51'18"	295.62'	S 59°31'08" E	192.85'
C106	113.50'	82°17'10"	163.01'	N 73°51'49" W	149.35'
C107	67.50'	6°30'07"	74.34'	S 33°26'32" W	70.64'
C108	421.00'	14°28'35"	106.37'	S 09°07'46" W	106.09'
C109	142.50'	5°25'37"	13.50'	S 13°39'15" W	13.49'
C110	355.00'	32°35'06"	201.89'	N 69°59'28" W	199.18'
C111	1095.00'	2°10'24"	41.53'	S 35°12'53" W	41.53'
C112	1120.00'	2°10'24"	42.48'	N 35°12'53" E	42.48'
C113	20.00'	90°00'00"	31.42'	N 81°18'05" E	28.28'
C114	330.00'	32°35'06"	187.68'	S 69°59'28" E	185.16'
C115	20.00'	90°00'00"	31.42'	S 41°17'01" E	28.28'
C116	1180.00'	0°41'44"	14.32'	N 34°15'57" E	14.32'
C117	390.00'	8°58'14"	61.06'	S 87°22'18" W	61.00'
C118	57.50'	38°35'21"	38.73'	N 16°09'58" W	38.00'
C119	157.50'	24°51'35"	68.34'	N 15°33'30" E	67.80'
C120	103.50'	48°19'32"	87.30'	N 52°09'04" E	84.73'
C121	153.50'	30°16'03"	81.09'	S 88°33'08" E	80.15'
C122	38.50'	85°30'57"	57.46'	N 63°49'24" E	52.28'
C123	1336.50'	15°14'09"	355.40'	N 28°41'00" E	354.35'
C124	1321.50'	15°14'09"	351.41'	S 28°41'00" W	350.38'
C125	53.50'	85°30'57"	79.85'	S 63°49'24" W	72.64'
C126	138.50'	30°16'03"	73.17'	N 88°33'08" W	72.32'
C127	88.50'	48°19'32"	74.64'	S 52°09'04" W	72.45'
C128	142.50'	24°51'35"	61.83'	S 15°33'30" W	61.34'
C129	42.50'	38°35'21"	28.62'	S 16°09'58" E	28.09'
C130	310.00'	14°45'01"	79.81'	N 79°33'34" E	79.59'
C131	230.00'	13°58'49"	56.12'	S 56°37'48" W	55.98'
C132	250.00'	13°58'49"	61.00'	N 56°37'48" E	60.85'
C133	170.00'	6°29'52"	19.28'	S 60°22'17" W	19.27'
C134	191.50'	6°29'52"	21.72'	N 60°22'17" E	21.71'
C135	310.00'	15°21'05"	83.06'	S 80°28'03" E	82.81'
C136	310.00'	4°09			

F:\2017\174-158-Survey\Draw\174-158-301-Sub\_Phase 1.dwg(SHEET-3) LS(10/14/2019 - Assembly) - LP: 10/14/2019 12:24 PM

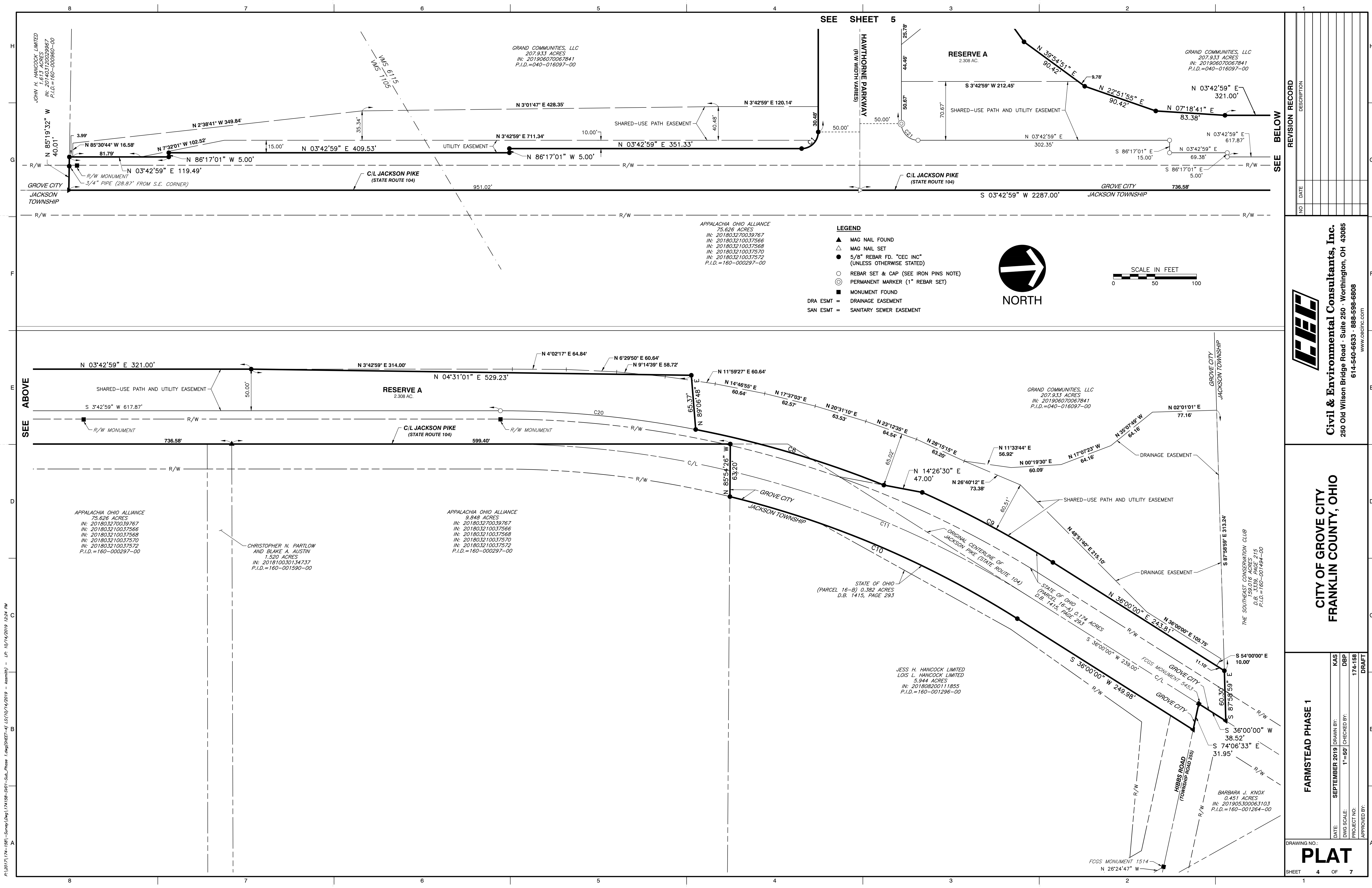


NO.	DATE	DESCRIPTION


**Civil & Environmental Consultants, Inc.**  
 250 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**

<b>FARMSTEAD PHASE 1</b>	
DATE: SEPTEMBER 2019	DRAWN BY: KAS
DWG SCALE: 1"=150'	CHECKED BY: DBP
PROJECT NO: 174-158	DRAFT
APPROVED BY:	

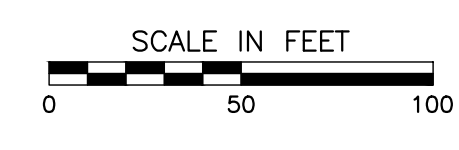
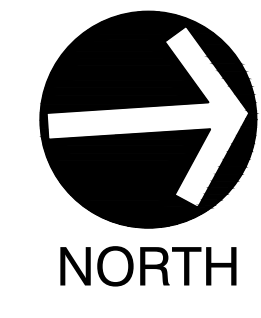


SEE SHEET 5

SEE BELOW

NO	DATE	DESCRIPTION

- 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)
  - MONUMENT FOUND
  - DRA ESMT = DRAINAGE EASEMENT
  - SAN ESMT = SANITARY SEWER EASEMENT



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

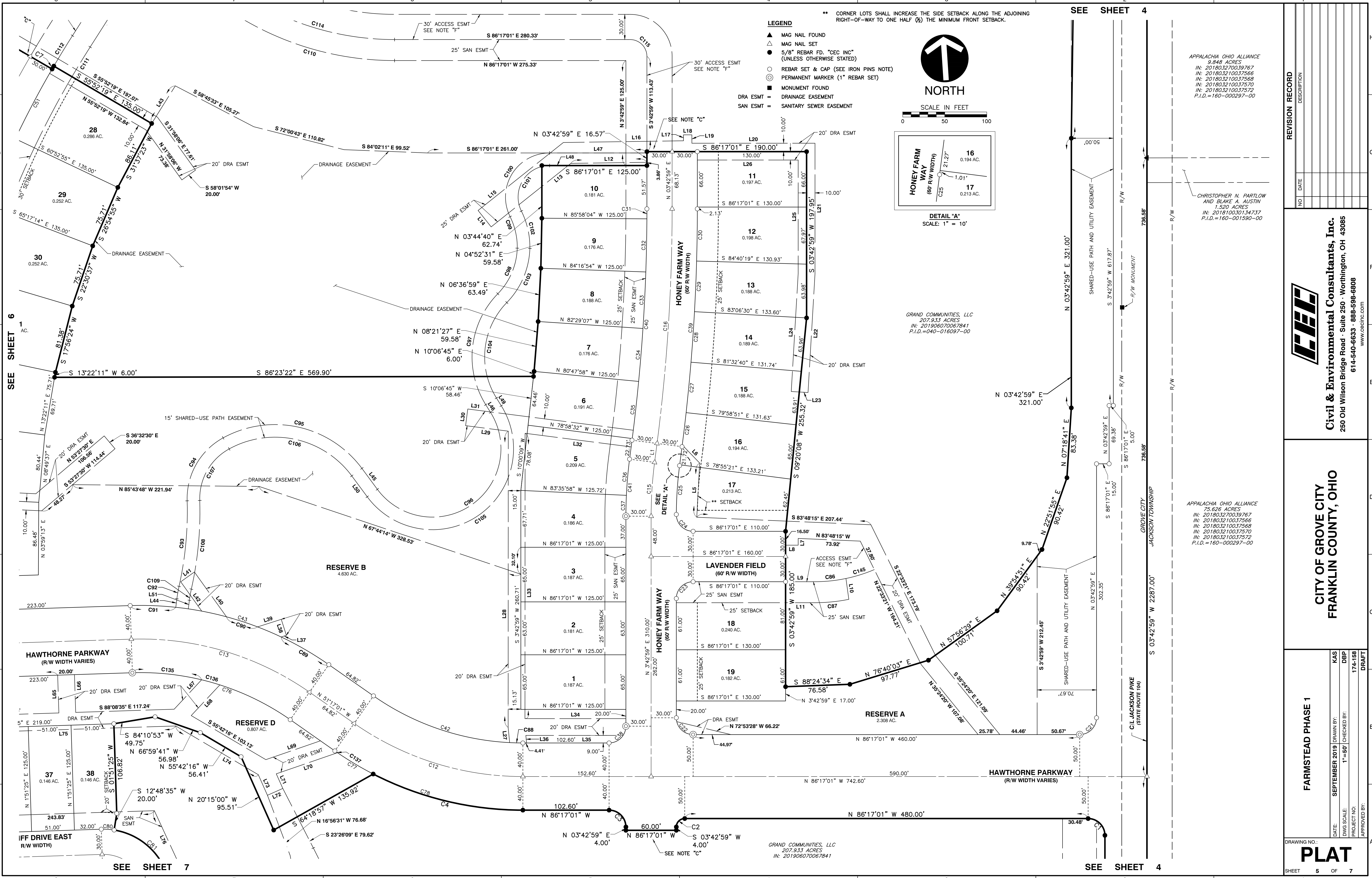
**CITY OF GROVE CITY, OHIO**  
 FRANKLIN COUNTY, OHIO

**FARMSTEAD PHASE 1**

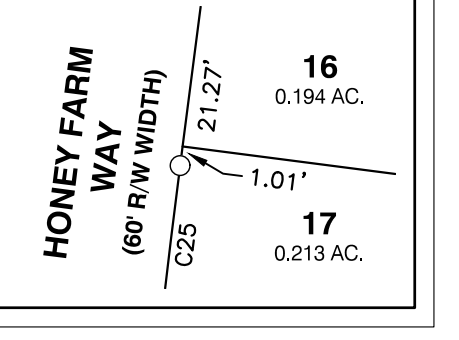
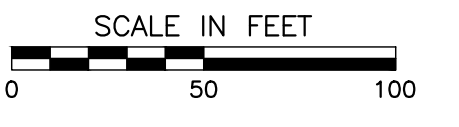
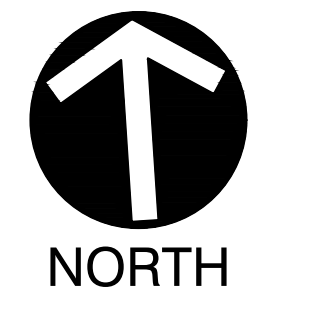
DATE:	SEPTEMBER 2019	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	DBP
PROJECT NO.:	174-158	APPROVED BY:	DRAFT
DRAWING NO.:	PLAT		

SHEET 4 OF 7

P:\2017\174-158-Survey\Draw\174-158-301-Sub\_Phase 1.dwg(SHEET-4) LS(10/14/2019 - 10:24 AM) - L.P. 10/14/2019 10:24 AM



- 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)
  - MONUMENT FOUND
  - DRA ESMT = DRAINAGE EASEMENT
  - SAN ESMT = SANITARY SEWER EASEMENT



GRAND COMMUNITIES, LLC  
207.933 ACRES  
IN: 201906070067841  
P.I.D.=040-016097-00

APPALACHIA OHIO ALLIANCE  
9.848 ACRES  
IN: 201803270039767  
IN: 201803210037568  
IN: 201803210037568  
IN: 201803210037570  
IN: 201803210037572  
P.I.D.=160-000297-00

CHRISTOPHER N. PARTLOW  
AND BLAKE A. AUSTIN  
1.520 ACRES  
IN: 201810030134337  
P.I.D.=160-001590-00

APPALACHIA OHIO ALLIANCE  
75.626 ACRES  
IN: 201803270039767  
IN: 201803210037568  
IN: 201803210037568  
IN: 201803210037570  
IN: 201803210037572  
P.I.D.=160-000297-00

NO	DATE	DESCRIPTION

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

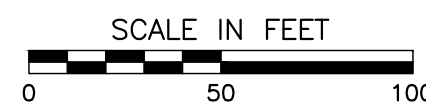
**CITY OF GROVE CITY, OHIO**  
**FRANKLIN COUNTY, OHIO**

DATE		DRAWN BY:		CHECKED BY:		APPROVED BY:	
SEPTEMBER 2019		KAS		DBP		174-158	
DWS SCALE:		T=50'					
PROJECT NO:							
APPROVED BY:							

DRAWING NO.: **PLAT**  
SHEET 5 OF 7



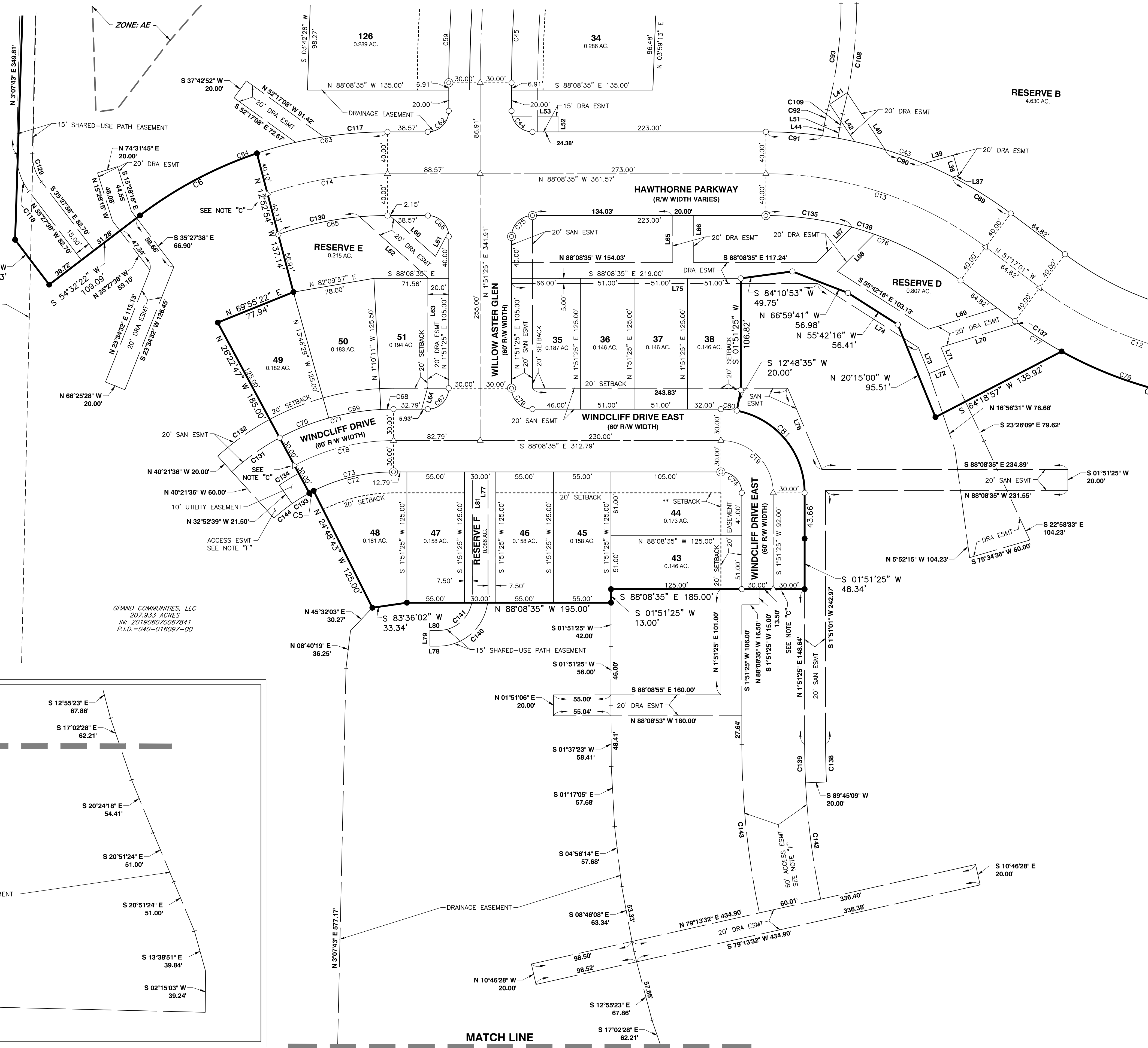
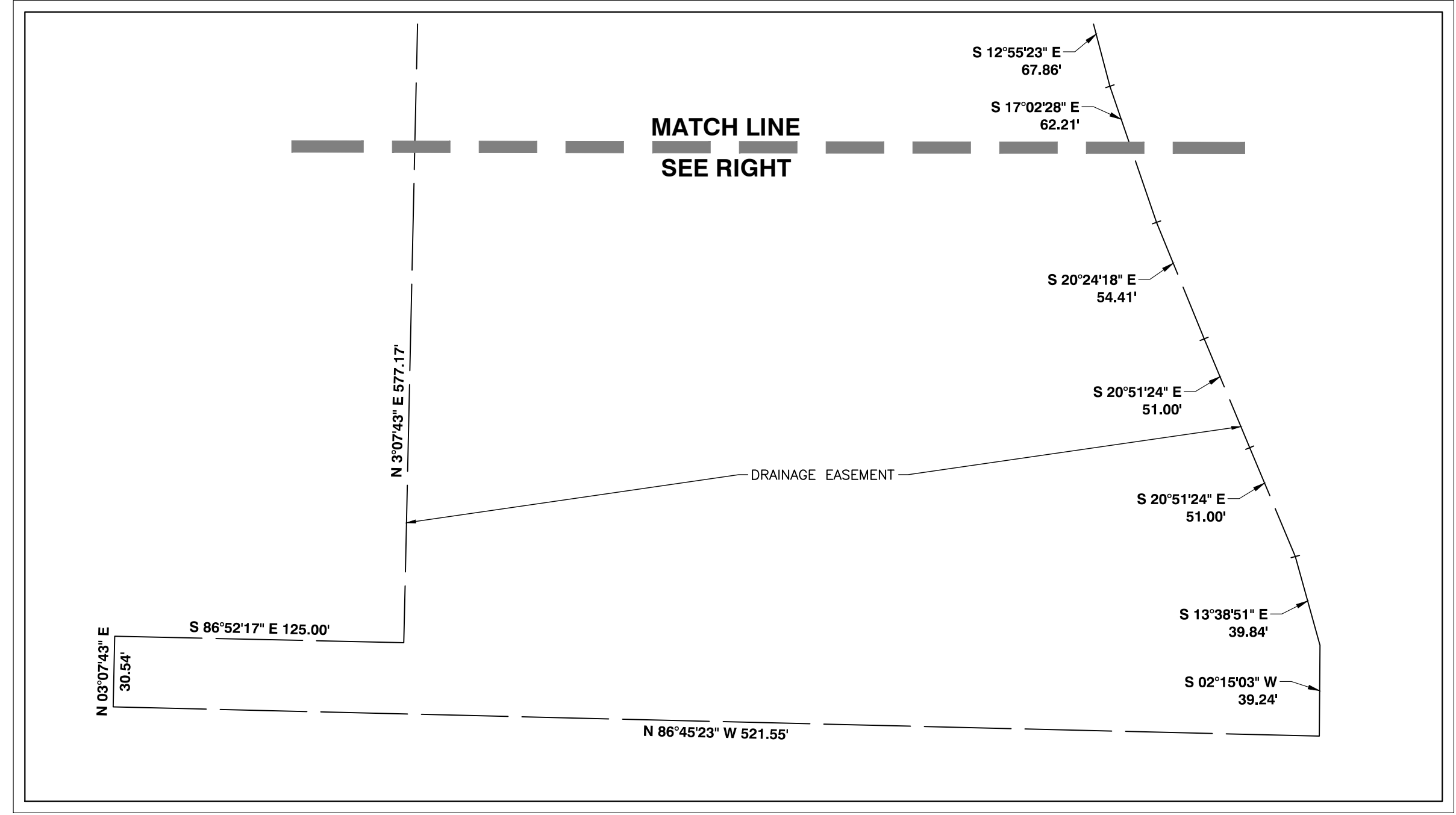
- LEGEND**
- ▲ MAG NAIL FOUND
  - △ MAG NAIL SET
  - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
  - REBAR SET & CAP (SEE IRON PINS NOTE)
  - PERMANENT MARKER (1" REBAR SET)
  - MONUMENT FOUND
  - DRA ESMT = DRAINAGE EASEMENT
  - SAN ESMT = SANITARY SEWER EASEMENT



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

EXISTING ELECTRIC EASEMENT  
D.B. 3287, PAGE 495

GRAND COMMUNITIES, LLC  
207.933 ACRES  
IN: 201906070067841  
P.I.D.=040-016097-00



NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 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**

<b>FARMSTEAD PHASE 1</b>	
DATE: SEPTEMBER 2019	DRAWN BY: KAS
DWG SCALE: 1"=50'	CHECKED BY: DBP
PROJECT NO: 174-158	DRAFT
APPROVED BY:	

P:\2017\174-158-Survey\Draw\174-158-301-Sub\_Phase 1.dwg(SHEET-7) LS(10/14/2019 - Assembly) - LP: 10/14/2019 12:24 PM