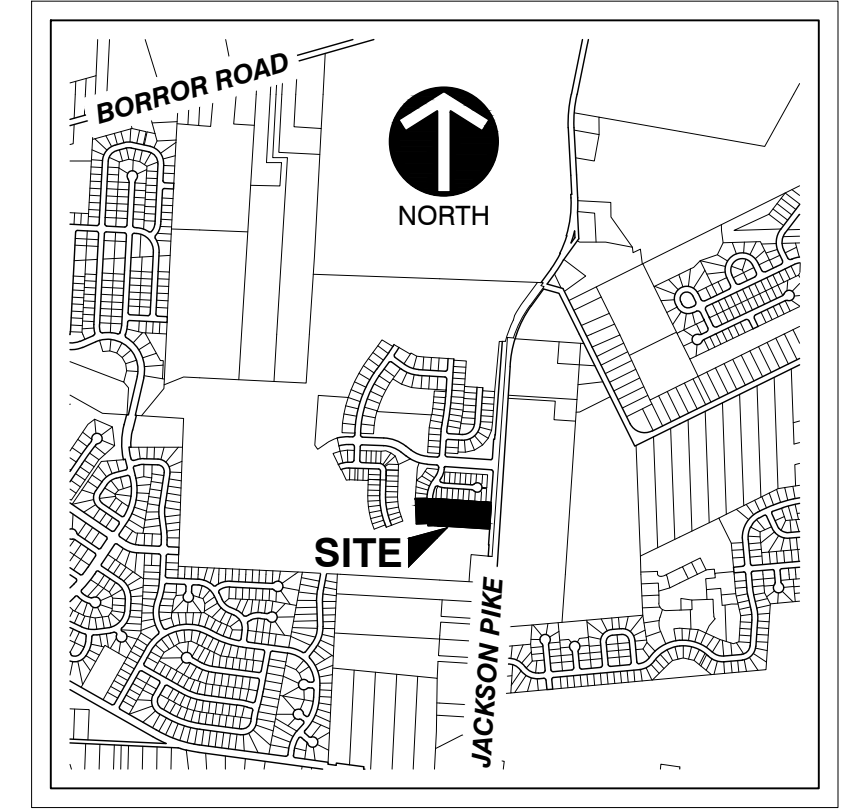


# FARMSTEAD SUB AREA H - PHASE 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115

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



**VICINITY MAP**  
SCALE: 1" = 2000'

Received By:  
Grove City Development  
Date: 04/08/2021

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 1105 AND 6115, BEING A RESUBDIVISION OF PORTIONS OF LOT NO. 3 OF THE PARTITION OF EPHRIAM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 4.947 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, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "FARMSTEAD SUB AREA H - PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 24-46 INCLUSIVE, RESERVES "H-D" & "H-E" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 1.012 ACRES, AS SUCH, ALL OR PART OF HONEY FARM WAY AND BEEHIVE GROVE, 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, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

BY: \_\_\_\_\_ TODD E. HUSS  
PRESIDENT

**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 \_\_\_\_\_, 2021 BY TODD E. HUSS, PRESIDENT 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 SUB AREA H - PHASE 2" WITH 1.012 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 \_\_\_\_\_, 2021 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 \_\_\_\_\_, 2021 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 \_\_\_\_\_, 2021  
\_\_\_\_\_  
MAYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
PLANNING COMMISSION CHAIR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER \_\_\_\_\_,  
PASSED THIS DAY OF \_\_\_\_\_, \_\_\_\_\_, WHEREIN HONEY FARM WAY AND  
BEEHIVE GROVE ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
CITY CLERK / COUNCIL CLERK

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

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

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_ M.

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

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

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

**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.

**DRAFT**

MICHAEL J. WARD  
PROFESSIONAL LAND SURVEYOR NO. 8808

DATE

**ACREAGE BREAKDOWN:**  
ACREAGE IN LOTS 24-46 INCLUSIVE: 3.456 ACRES  
ACREAGE IN RESERVES: 0.479 ACRES  
ACREAGE IN RIGHT-OF-WAY: 1.012 ACRES  
TOTAL ACREAGE: 4.947 ACRES

ACREAGE IN P.I.D.: 040-016097: 4.947 ACRES

**SETBACK REQUIREMENTS:**

50' MINIMUM  
FRONT YARD SETBACK\*\*: 25' MIN. & 35' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.138 AC (6,000 SF)  
LOT DEPTH: 115' MIN.

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

**FEMA NOTE:**

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD SUB AREA H - PHASE 2", IS IN THE FOLLOWING FLOOD ZONE: ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0408K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD SUB AREA H - PHASE 2"

**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 FOGS 1514 AND FOGS 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 SUB AREA H - PHASE 2" 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 SUB AREA H - PHASE 2" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.


**NOTE "E": RESERVES "H-D" & "H-E":**

RESERVES "H-D" & "H-E" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**NOTE "F":**

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD OF RECORD IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.

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

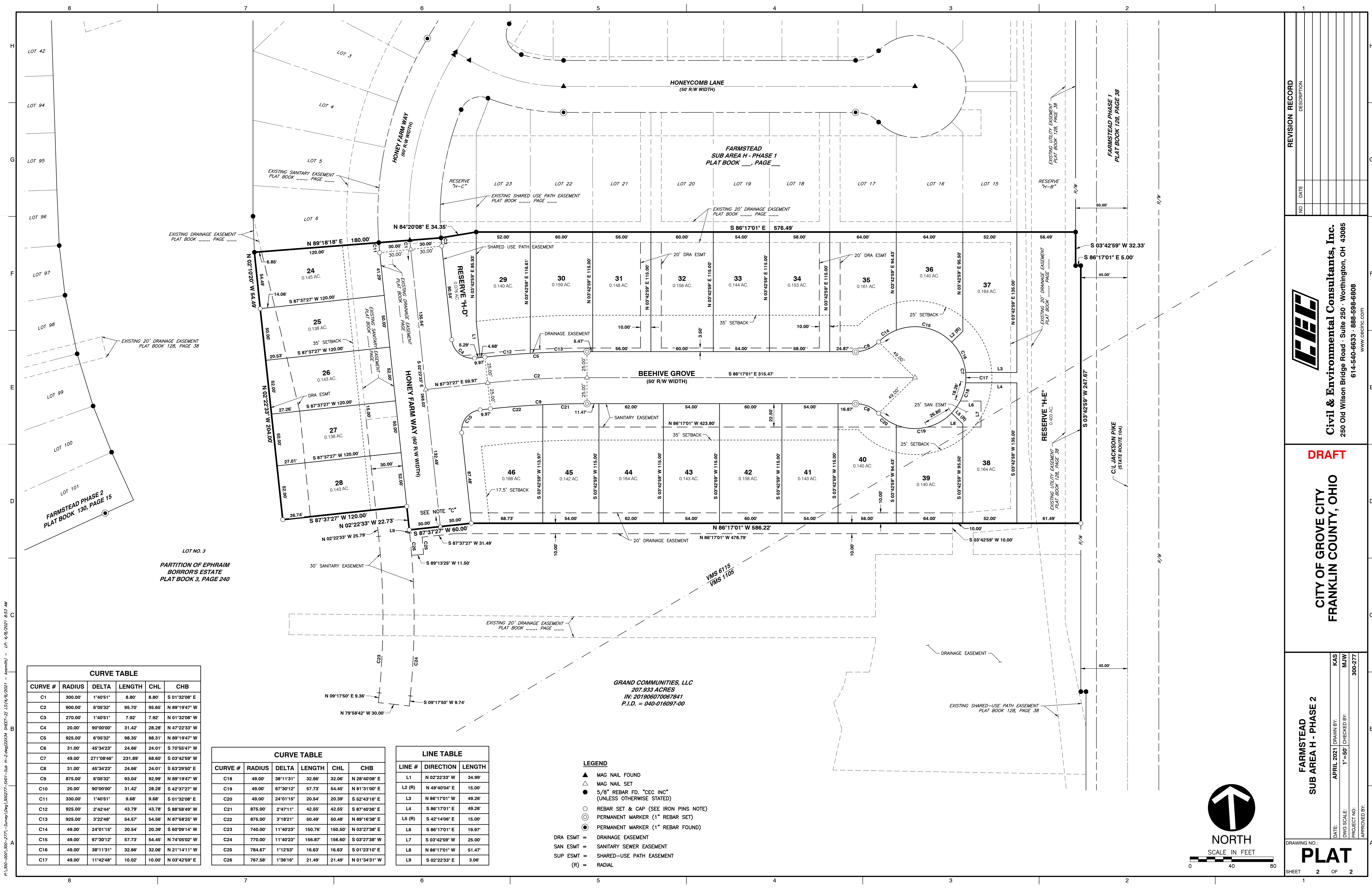
**CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO**

**FARMSTEAD  
SUB AREA H - PHASE 2**

DATE:	APRIL 2021	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	MJW
PROJECT NO:	300-277	APPROVED BY:	

DRAWING NO.: **PLAT**  
SHEET 1 OF 2

P:\300-277\300-277-Survey\Draw\100227-570-Sub H-2.dwg(2/24/21 CONER) LS(4/6/2021 - Resub) - LP: 4/8/2021 8:53 AM



P:\300-000\300-271-Sub H-2.mxd(2024 SHEET-2) LS(4/16/2024 8:53 AM) - LP: 4/16/2024 8:53 AM

LOT NO. 3  
 PARTITION OF EPHRAIM  
 BORROR'S ESTATE  
 PLAT BOOK 3, PAGE 240

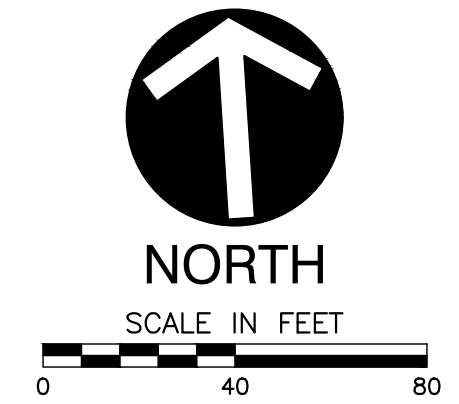
GRAND COMMUNITIES, LLC  
 207.933 ACRES  
 IN: 201906070067841  
 P.I.D. = 040-016097-00

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	300.00'	1°40'51"	8.80'	8.80'	S 01°32'08" E
C2	900.00'	6°05'32"	95.70'	95.65'	N 89°19'47" W
C3	270.00'	1°40'51"	7.92'	7.92'	N 01°32'08" W
C4	20.00'	90°00'00"	31.42'	28.28'	N 47°22'33" W
C5	925.00'	6°05'32"	98.35'	98.31'	N 89°19'47" W
C6	31.00'	45°34'23"	24.66'	24.01'	S 70°55'47" W
C7	49.00'	271°08'46"	231.89'	68.60'	S 03°42'59" W
C8	31.00'	45°34'23"	24.66'	24.01'	S 63°29'50" E
C9	875.00'	6°05'32"	93.04'	92.99'	N 89°19'47" W
C10	20.00'	90°00'00"	31.42'	28.28'	S 42°37'27" W
C11	330.00'	1°40'51"	9.68'	9.68'	S 01°32'08" E
C12	925.00'	2°42'44"	43.79'	43.78'	S 88°58'49" W
C13	925.00'	3°22'48"	54.57'	54.56'	N 87°58'25" W
C14	49.00'	24°01'15"	20.54'	20.39'	S 60°09'14" W
C15	49.00'	67°30'12"	57.73'	54.45'	N 74°05'02" W
C16	49.00'	38°11'31"	32.66'	32.06'	N 21°14'11" W
C17	49.00'	11°42'48"	10.02'	10.00'	N 03°42'59" E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C18	49.00'	38°11'31"	32.66'	32.06'	N 28°40'08" E
C19	49.00'	67°30'12"	57.73'	54.45'	N 81°31'00" E
C20	49.00'	24°01'15"	20.54'	20.39'	S 52°43'16" E
C21	875.00'	2°47'11"	42.55'	42.55'	S 87°40'36" E
C22	875.00'	3°18'21"	50.49'	50.48'	N 89°16'38" E
C23	740.00'	11°40'23"	150.76'	150.50'	N 03°27'38" E
C24	770.00'	11°40'23"	156.87'	156.60'	S 03°27'38" W
C25	784.67'	1°12'53"	16.63'	16.63'	S 01°23'10" E
C26	767.58'	1°36'16"	21.49'	21.49'	N 01°34'31" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 02°22'33" W	34.99'
L2 (R)	N 49°40'04" E	15.00'
L3	N 86°17'01" W	49.26'
L4	S 86°17'01" E	49.26'
L5 (R)	S 42°14'06" E	15.00'
L6	S 86°17'01" E	19.97'
L7	S 03°42'59" W	25.00'
L8	N 86°17'01" W	51.47'
L9	S 02°22'33" E	3.06'

- 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



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

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

FARMSTEAD  
 SUB AREA H - PHASE 2  
 DRAWING NO.:  
**PLAT**  
 SHEET 2 OF 2

DATE: APRIL 2024  
 DRAWN BY: KAS  
 DWG SCALE: 1"=50'  
 CHECKED BY: MJW  
 PROJECT NO.: 300-277  
 APPROVED BY: