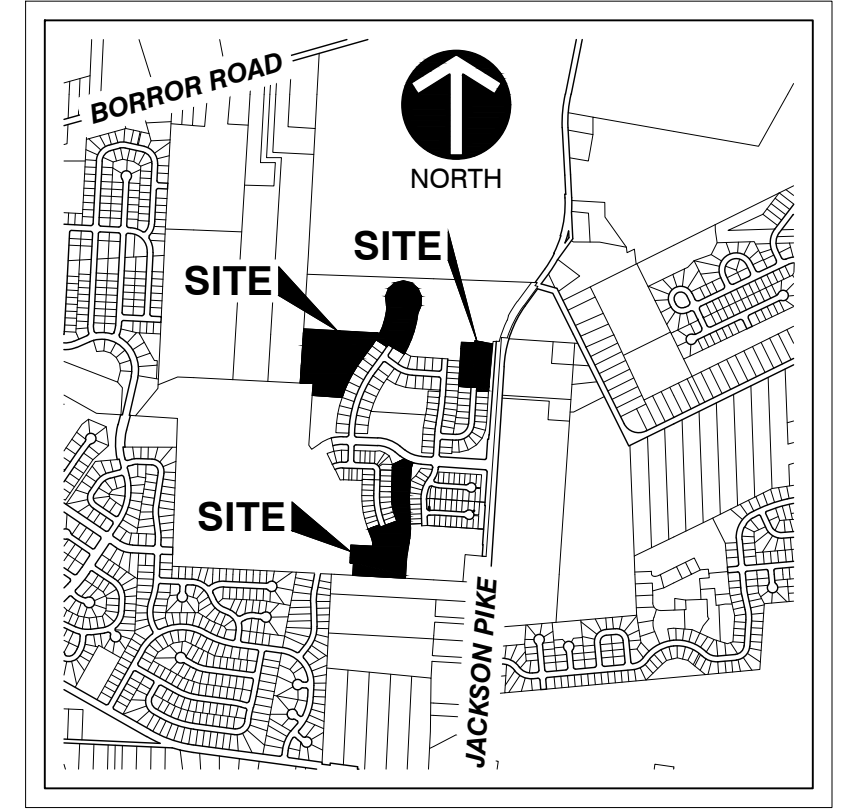


FARMSTEAD PHASE 3

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

Received By:
Grove City Development
Date: 05/21/2021



VICINITY MAP
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115, BEING A RESUBDIVISION OF PORTIONS OF LOTS NO. 3 AND 4 OF THE PARTITION OF EPHRIAM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 27.268 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 PHASE 3", A SUBDIVISION CONTAINING LOTS NUMBERED 110-165 INCLUSIVE, RESERVES "I" AND "J" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 3.387 ACRES, AS SUCH, ALL OR PART OF LAVENDER FIELD, WILLOW ASTER GLEN AND WINDCLIFF DRIVE EAST, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "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: _____
NAME _____
TITLE _____

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 PHASE 3" WITH 2.543 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 ALL AREAS SHOWN DEDICATED HEREON 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
AT _____ M.

RECORDER, FRANKLIN COUNTY, OHIO

FEE \$ _____

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2021

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

SETBACK REQUIREMENTS:

51' MINIMUM
FRONT YARD SETBACK**: 20' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.143 AC (6,250 SF)
LOT DEPTH: 125' MIN.

80' MINIMUM
FRONT YARD SETBACK**: 30' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.225 AC (10,800 SF)
LOT DEPTH: 135' MIN.

61' MINIMUM
FRONT YARD SETBACK**: 25' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.172 AC (7,500 SF)
LOT DEPTH: 130' MIN. (125' MIN. ABUTTING OPEN SPACE)

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

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.

MICHAEL J. WARD
PROFESSIONAL LAND SURVEYOR NO. 8808

DATE

DEVELOPER:

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

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 110-165 INCLUSIVE: 11.518 ACRES
ACREAGE IN RESERVES "I" & "J": 13.207 ACRES
ACREAGE IN RIGHT-OF-WAY: 2.543 ACRES
TOTAL ACREAGE: 27.268 ACRES

ACREAGE IN VMS 1105: 1.301 ACRES
ACREAGE IN VMS 6115: 25.967 ACRES

ACREAGE IN P.I.D.: 040-016097: 27.268 ACRES

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 3", 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 "J".

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 "J".

ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD, PHASE 3"

IT IS THE INTENTION OF THE DEVELOPER OF SAID "FARMSTEAD, PHASE 3" 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 3" 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 3" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "E": RESERVES "I" AND "J":

RESERVES "I" AND "J" 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.

NOTE "G":

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

REVISION RECORD
DESCRIPTION

NO DATE

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

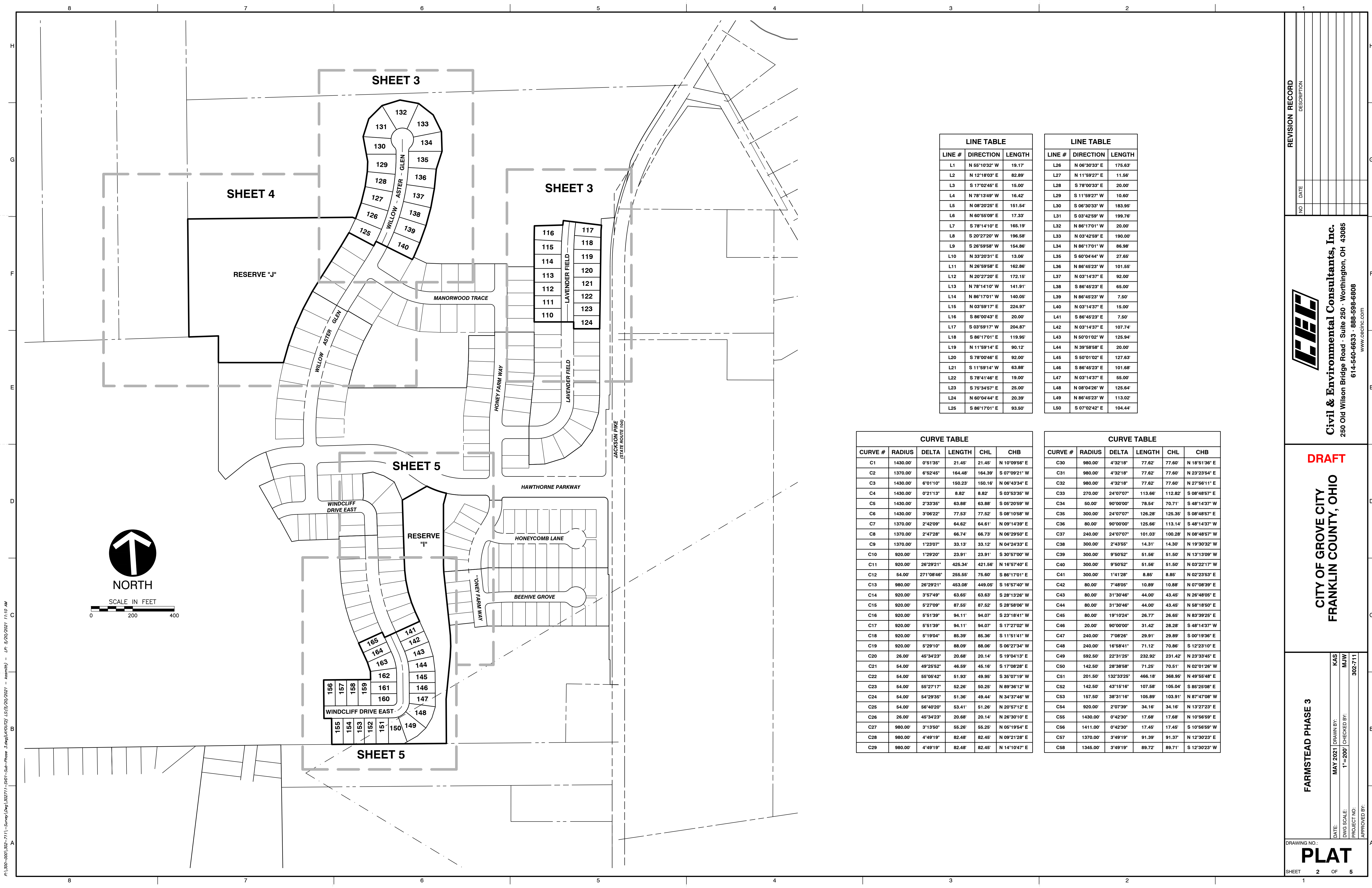
DRAFT

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 3

DRAWING NO.:
PLAT
SHEET 1 OF 5

DATE: MAY 2021
DRAWN BY: KAS
DWG SCALE: 1"=50'
PROJECT NO.: 302-711
CHECKED BY: MLW
APPROVED BY:



LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|---------------|---------|
| L1 | N 55°10'32" W | 19.17' |
| L2 | N 12°18'03" E | 82.89' |
| L3 | S 17°02'45" E | 15.00' |
| L4 | N 78°13'49" W | 16.42' |
| L5 | N 08°20'25" E | 151.54' |
| L6 | N 60°55'09" E | 17.33' |
| L7 | S 78°14'10" E | 165.19' |
| L8 | S 20°27'20" W | 196.58' |
| L9 | S 26°59'58" W | 154.86' |
| L10 | N 33°20'31" E | 13.06' |
| L11 | N 26°59'58" E | 162.86' |
| L12 | N 20°27'20" E | 172.15' |
| L13 | N 78°14'10" W | 141.91' |
| L14 | N 86°17'01" W | 140.05' |
| L15 | N 03°59'17" E | 224.97' |
| L16 | S 86°00'43" E | 20.00' |
| L17 | S 03°59'17" W | 204.87' |
| L18 | S 86°17'01" E | 119.95' |
| L19 | N 11°59'14" E | 90.12' |
| L20 | S 78°00'46" E | 92.00' |
| L21 | S 11°59'14" W | 63.88' |
| L22 | S 78°41'46" E | 19.00' |
| L23 | S 75°34'57" E | 25.00' |
| L24 | N 60°04'44" E | 20.39' |
| L25 | S 86°17'01" E | 93.50' |

LINE TABLE

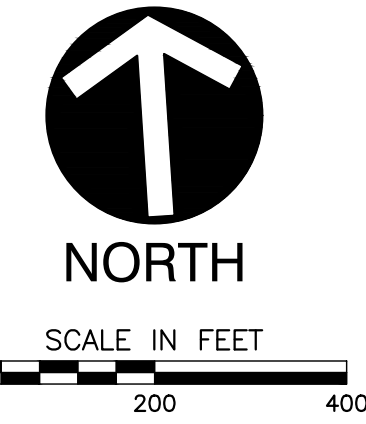
| LINE # | DIRECTION | LENGTH |
|--------|---------------|---------|
| L26 | N 06°30'33" E | 175.63' |
| L27 | N 11°59'27" E | 11.56' |
| L28 | S 78°00'33" E | 20.00' |
| L29 | S 11°59'27" W | 10.60' |
| L30 | S 06°30'33" W | 183.95' |
| L31 | S 03°42'59" W | 199.76' |
| L32 | N 86°17'01" W | 20.00' |
| L33 | N 03°42'59" E | 190.00' |
| L34 | N 86°17'01" W | 86.98' |
| L35 | S 60°04'44" W | 27.65' |
| L36 | N 86°45'23" W | 101.55' |
| L37 | N 03°14'37" E | 92.00' |
| L38 | S 86°45'23" E | 65.00' |
| L39 | N 86°45'23" W | 7.50' |
| L40 | N 03°14'37" E | 15.00' |
| L41 | S 86°45'23" E | 7.50' |
| L42 | N 03°14'37" E | 107.74' |
| L43 | N 50°01'02" W | 125.94' |
| L44 | N 39°58'58" E | 20.00' |
| L45 | S 50°01'02" E | 127.63' |
| L46 | S 86°45'23" E | 101.68' |
| L47 | N 03°14'37" E | 55.00' |
| L48 | N 08°04'26" W | 125.64' |
| L49 | N 86°45'23" W | 113.02' |
| L50 | S 07°02'42" E | 104.44' |

CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
|---------|----------|------------|---------|---------|---------------|
| C1 | 1430.00' | 0°51'35" | 21.45' | 21.45' | N 10°09'56" E |
| C2 | 1370.00' | 6°52'45" | 164.48' | 164.39' | S 07°09'21" W |
| C3 | 1430.00' | 6°01'10" | 150.23' | 150.16' | N 06°43'34" E |
| C4 | 1430.00' | 0°21'13" | 8.82' | 8.82' | S 03°53'35" W |
| C5 | 1430.00' | 2°33'35" | 63.88' | 63.88' | S 05°20'59" W |
| C6 | 1430.00' | 3°06'22" | 77.53' | 77.52' | S 08°10'58" W |
| C7 | 1370.00' | 2°42'09" | 64.62' | 64.61' | N 09°14'39" E |
| C8 | 1370.00' | 2°47'28" | 66.74' | 66.73' | N 06°29'50" E |
| C9 | 1370.00' | 1°23'07" | 33.13' | 33.12' | N 04°24'33" E |
| C10 | 920.00' | 1°29'20" | 23.91' | 23.91' | S 30°57'00" W |
| C11 | 920.00' | 26°29'21" | 425.34' | 421.56' | N 16°57'40" E |
| C12 | 54.00' | 271°06'46" | 255.55' | 75.60' | S 86°17'01" E |
| C13 | 980.00' | 26°29'21" | 453.08' | 449.05' | S 16°57'40" E |
| C14 | 920.00' | 3°57'49" | 63.65' | 63.63' | S 28°13'28" W |
| C15 | 920.00' | 5°27'09" | 87.55' | 87.52' | S 28°58'06" W |
| C16 | 920.00' | 5°51'39" | 94.11' | 94.07' | S 23°18'41" W |
| C17 | 920.00' | 5°51'39" | 94.11' | 94.07' | S 17°27'02" W |
| C18 | 920.00' | 5°19'04" | 85.39' | 85.36' | S 11°51'41" W |
| C19 | 920.00' | 5°29'10" | 88.09' | 88.06' | S 06°27'34" W |
| C20 | 26.00' | 45°34'23" | 20.68' | 20.14' | S 19°04'13" E |
| C21 | 54.00' | 49°25'52" | 46.59' | 45.16' | S 17°08'28" E |
| C22 | 54.00' | 55°05'42" | 51.93' | 49.95' | S 35°07'19" W |
| C23 | 54.00' | 55°27'17" | 52.26' | 50.25' | N 89°36'12" W |
| C24 | 54.00' | 54°29'35" | 51.36' | 49.44' | N 34°37'46" W |
| C25 | 54.00' | 56°40'20" | 53.41' | 51.26' | N 20°57'12" E |
| C26 | 26.00' | 45°34'23" | 20.68' | 20.14' | N 26°30'10" E |
| C27 | 980.00' | 3°13'50" | 55.26' | 55.25' | N 05°19'54" E |
| C28 | 980.00' | 4°49'19" | 82.48' | 82.45' | N 09°21'28" E |
| C29 | 980.00' | 4°49'19" | 82.48' | 82.45' | N 14°10'47" E |

CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
|---------|----------|------------|---------|---------|---------------|
| C30 | 980.00' | 4°32'18" | 77.62' | 77.60' | N 18°51'36" E |
| C31 | 980.00' | 4°32'18" | 77.62' | 77.60' | N 23°23'54" E |
| C32 | 980.00' | 4°32'18" | 77.62' | 77.60' | N 27°56'11" E |
| C33 | 270.00' | 24°07'07" | 113.66' | 112.82' | S 08°48'57" E |
| C34 | 50.00' | 90°00'00" | 78.54' | 70.71' | S 48°14'37" W |
| C35 | 300.00' | 24°07'07" | 126.28' | 125.35' | S 08°48'57" E |
| C36 | 80.00' | 90°00'00" | 125.66' | 113.14' | S 48°14'37" W |
| C37 | 240.00' | 24°07'07" | 101.03' | 100.28' | S 08°48'57" W |
| C38 | 300.00' | 2°43'55" | 14.31' | 14.30' | N 19°30'32" W |
| C39 | 300.00' | 9°50'52" | 51.56' | 51.50' | N 13°13'09" W |
| C40 | 300.00' | 9°50'52" | 51.56' | 51.50' | N 03°22'17" W |
| C41 | 300.00' | 1°41'28" | 8.85' | 8.85' | N 02°23'53" E |
| C42 | 80.00' | 7°48'05" | 10.89' | 10.88' | N 07°08'39" E |
| C43 | 80.00' | 31°30'46" | 44.00' | 43.45' | N 26°48'05" E |
| C44 | 80.00' | 31°30'46" | 44.00' | 43.45' | N 58°18'50" E |
| C45 | 80.00' | 19°10'24" | 26.77' | 26.65' | N 83°39'25" E |
| C46 | 20.00' | 90°00'00" | 31.42' | 28.28' | S 48°14'37" W |
| C47 | 240.00' | 7°08'26" | 29.91' | 29.89' | S 00°19'36" E |
| C48 | 240.00' | 16°58'41" | 71.12' | 70.86' | S 12°23'10" E |
| C49 | 592.50' | 22°31'25" | 232.92' | 231.42' | N 23°33'45" E |
| C50 | 142.50' | 28°38'58" | 71.25' | 70.51' | N 02°01'26" W |
| C51 | 201.50' | 132°33'25" | 466.18' | 368.95' | N 49°55'48" E |
| C52 | 142.50' | 43°15'16" | 107.58' | 105.04' | S 85°25'08" E |
| C53 | 157.50' | 38°31'16" | 105.89' | 103.91' | N 87°47'08" W |
| C54 | 920.00' | 2°07'39" | 34.16' | 34.16' | N 13°27'23" E |
| C55 | 1430.00' | 0°42'30" | 17.68' | 17.68' | N 10°56'59" W |
| C56 | 1411.00' | 0°42'30" | 17.45' | 17.45' | S 10°56'59" W |
| C57 | 1370.00' | 3°49'19" | 91.39' | 91.37' | N 12°30'23" E |
| C58 | 1345.00' | 3°49'19" | 89.72' | 89.71' | S 12°30'23" W |



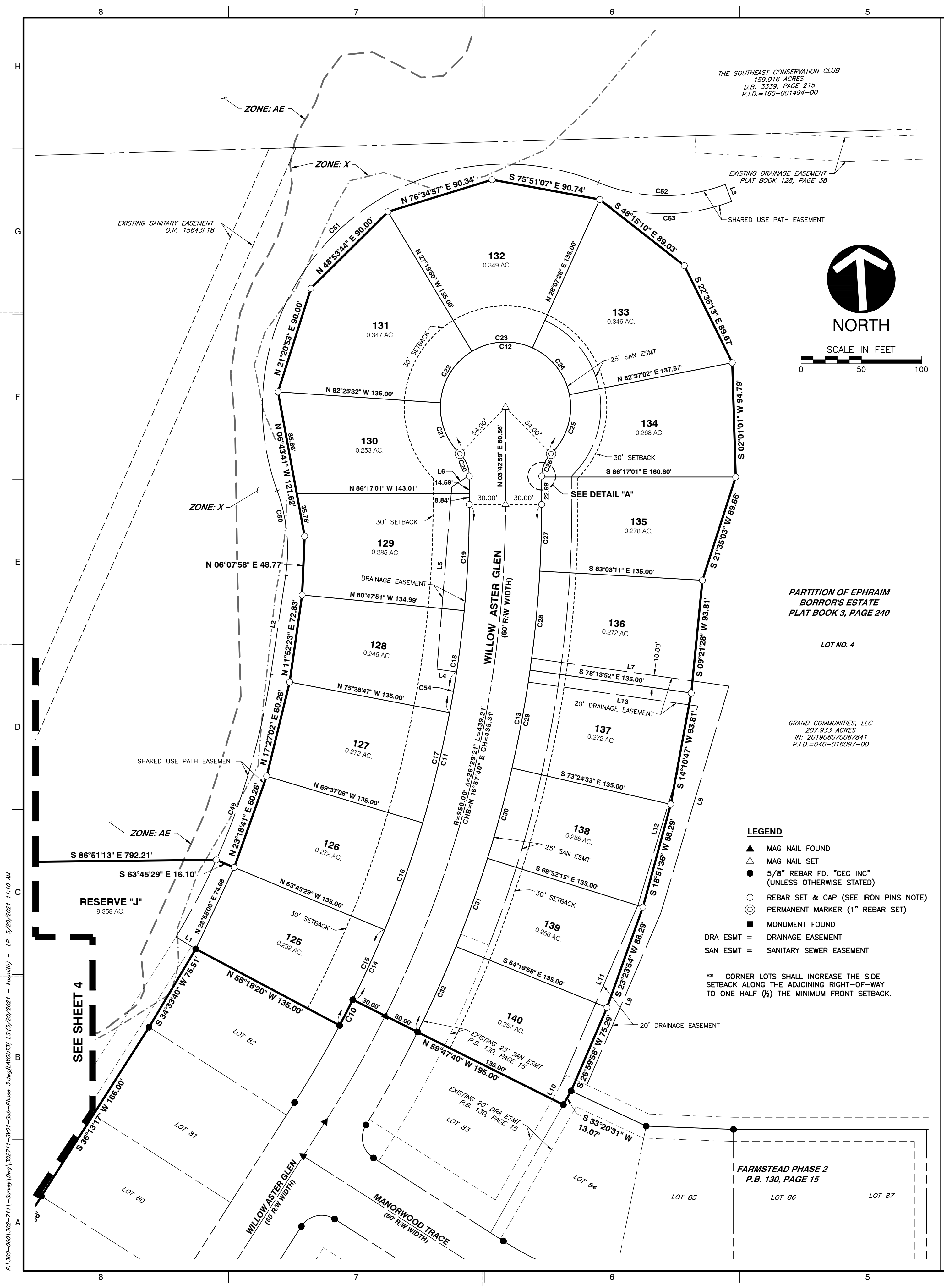
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

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

DRAFT
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 3
 DATE: MAY 2021
 DRAWN BY: KAS
 DWG SCALE: 1"=200'
 PROJECT NO: 302-711
 APPROVED BY: MJW

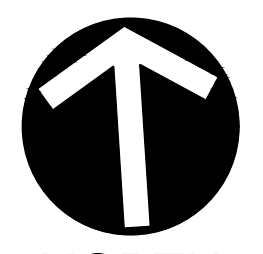
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THE SOUTHEAST CONSERVATION CLUB
152,016 ACRES
D.B. 3339, PAGE 215
P.I.D.=160-001494-00

EXISTING DRAINAGE EASEMENT
PLAT BOOK 128, PAGE 38

EXISTING SANITARY EASEMENT
D.R. 15643F18



NORTH
SCALE IN FEET

PARTITION OF EPHRAIM
BORROR'S ESTATE
PLAT BOOK 3, PAGE 240

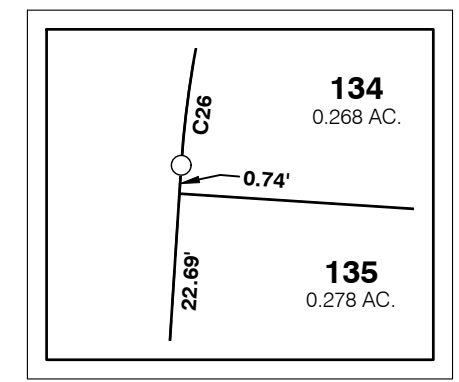
LOT NO. 4

GRAND COMMUNITIES, LLC
207,933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00

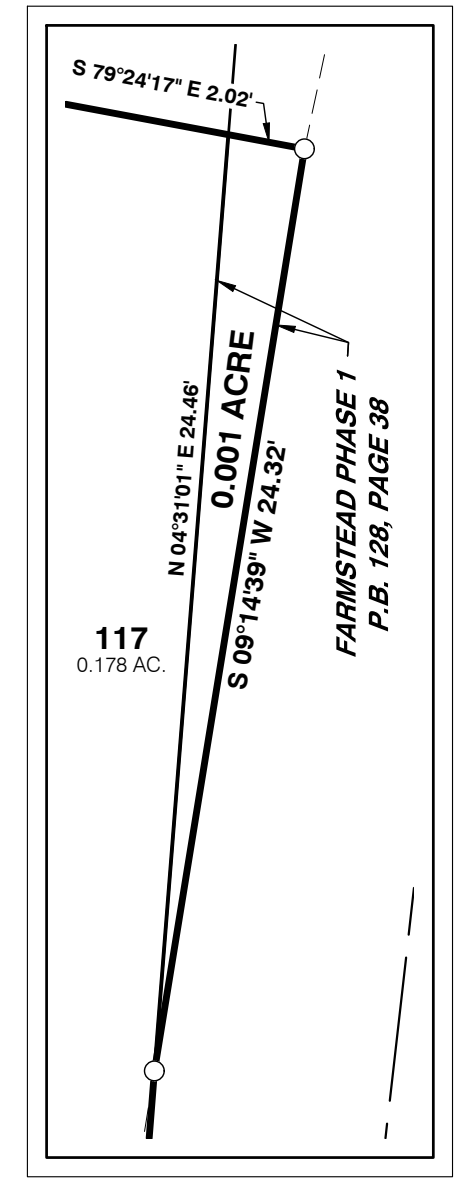
LEGEND

- ▲ 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

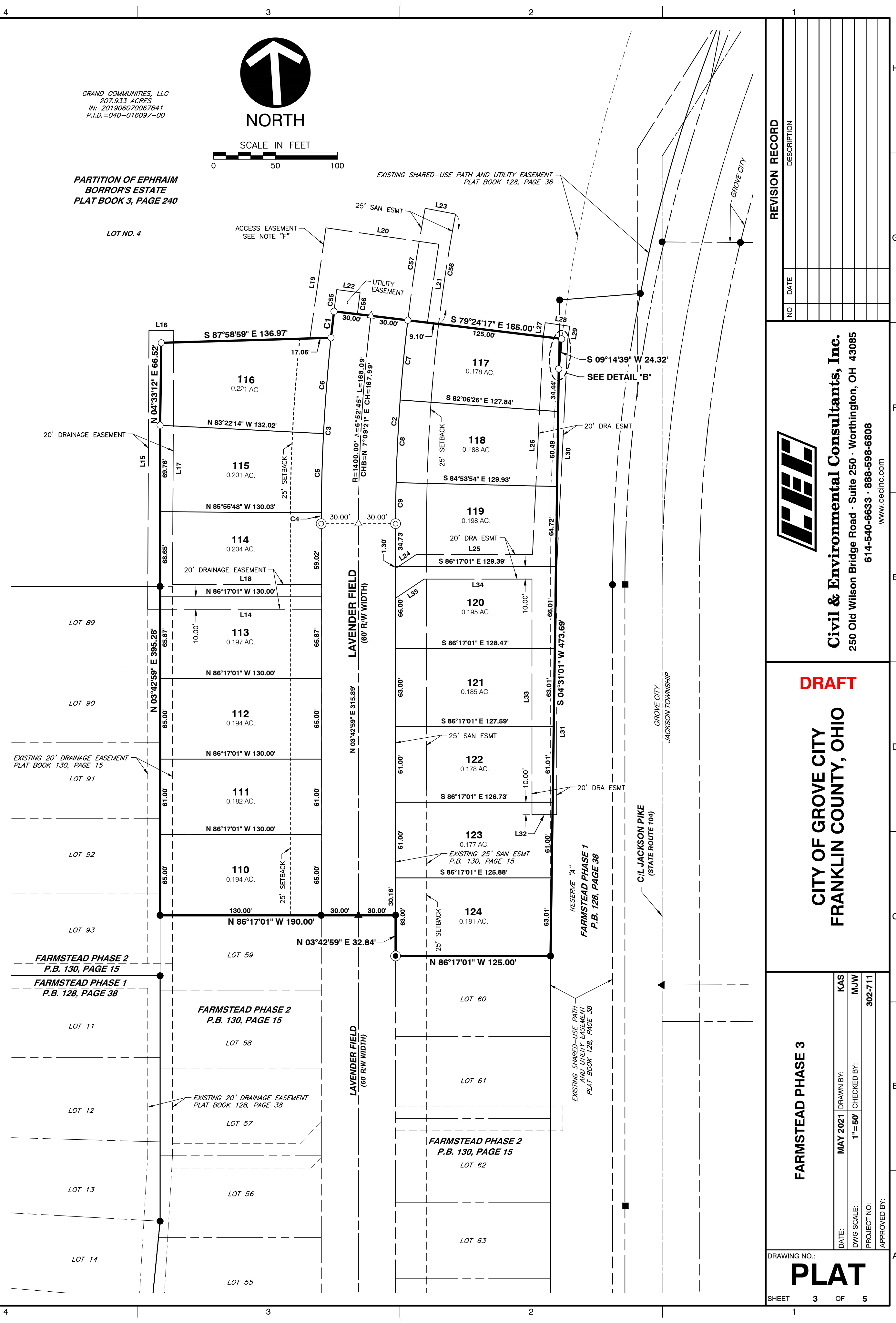
** CORNER LOTS SHALL INCREASE THE SIDE
SETBACK ALONG THE ADJOINING RIGHT-OF-WAY
TO ONE HALF (1/2) THE MINIMUM FRONT SETBACK.



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'



GRAND COMMUNITIES, LLC
207,933 ACRES
IN: 201906070067841
P.I.D.=040-016097-00



NORTH
SCALE IN FEET

PARTITION OF EPHRAIM
BORROR'S ESTATE
PLAT BOOK 3, PAGE 240

LOT NO. 4

EXISTING 20' DRAINAGE EASEMENT
PLAT BOOK 130, PAGE 15

EXISTING SHARED-USE PATH AND UTILITY EASEMENT
PLAT BOOK 128, PAGE 38

| NO. | DATE | DESCRIPTION |
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Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

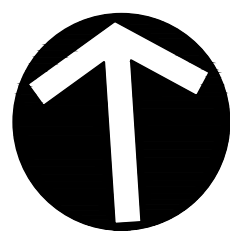
DRAFT

CITY OF GROVE CITY, OHIO
FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 3

DRAWING NO.:
PLAT
SHEET 3 OF 5

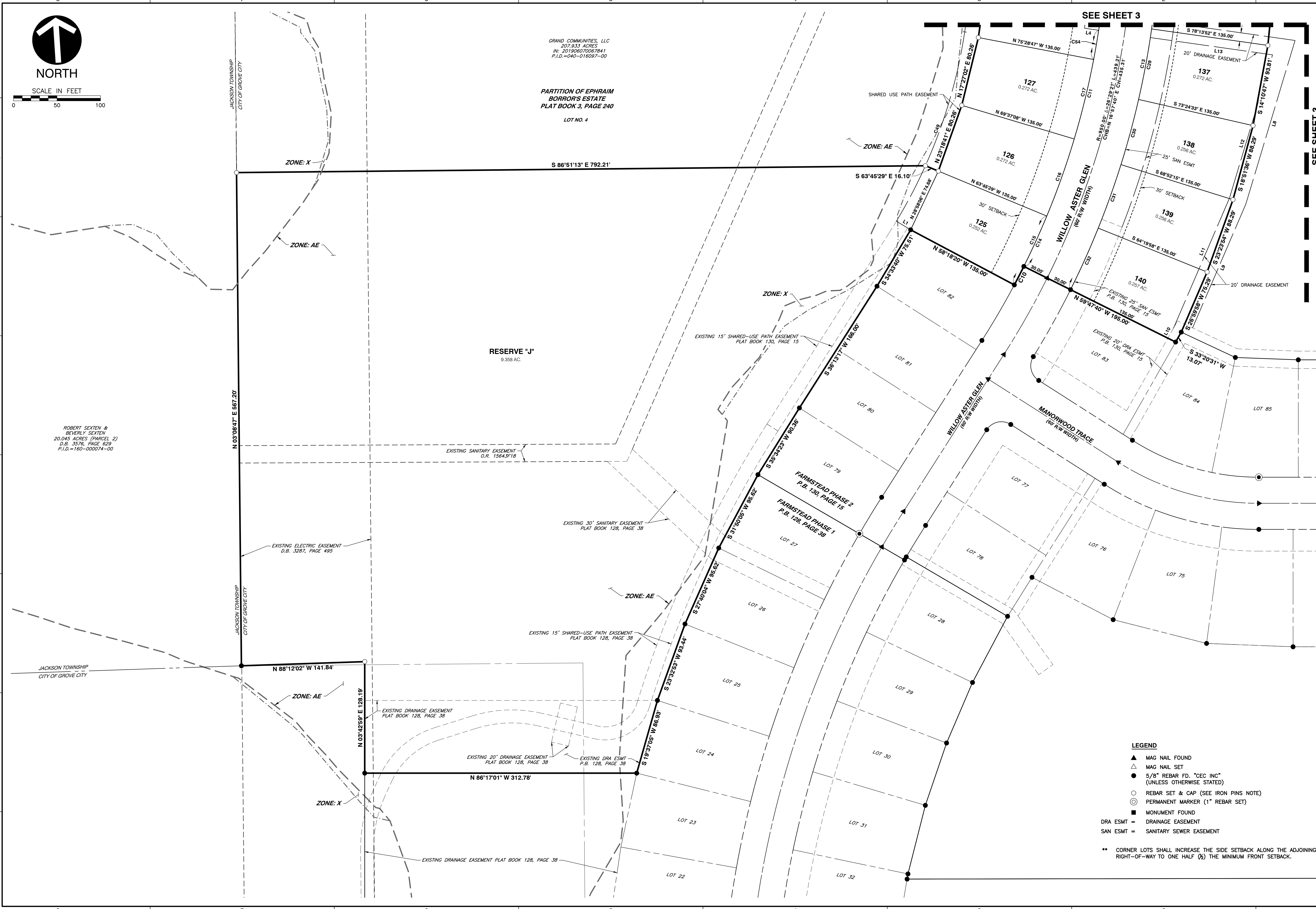
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NORTH

SCALE IN FEET
0 50 100

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GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201506070067941
P.L.D.=040-016097-00

PARTITION OF EPHRAIM
BORROR'S ESTATE
PLAT BOOK 3, PAGE 240

LOT NO. 4

ROBERT SEXTEN &
BEVERLY SEXTEN
20.045 ACRES (PARCEL 2)
D.B. 3576, PAGE 629
P.L.D.=160-000074-00

JACKSON TOWNSHIP
CITY OF GROVE CITY

N 03°08'47" E 667.20'

JACKSON TOWNSHIP
CITY OF GROVE CITY

JACKSON TOWNSHIP
CITY OF GROVE CITY

ZONE: X

ZONE: AE

ZONE: AE

ZONE: X

RESERVE "J"
9.358 AC.

EXISTING 30' SANITARY EASEMENT
PLAT BOOK 128, PAGE 38

EXISTING 15' SHARED-USE PATH EASEMENT
PLAT BOOK 128, PAGE 38

EXISTING 20' DRAINAGE EASEMENT
PLAT BOOK 128, PAGE 38

EXISTING DRA ESMT
P.B. 128, PAGE 38

EXISTING DRAINAGE EASEMENT PLAT BOOK 128, PAGE 38

EXISTING 15' SHARED-USE PATH EASEMENT
PLAT BOOK 130, PAGE 15

ZONE: X

ZONE: AE

SEE SHEET 3

SEE SHEET 3

LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
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- ⊙ PERMANENT MARKER (1" REBAR SET)
- MONUMENT FOUND
- DRA ESMT = DRAINAGE EASEMENT
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** CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (1/2) THE MINIMUM FRONT SETBACK.

| NO. | DATE | DESCRIPTION |
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CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
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DRAFT

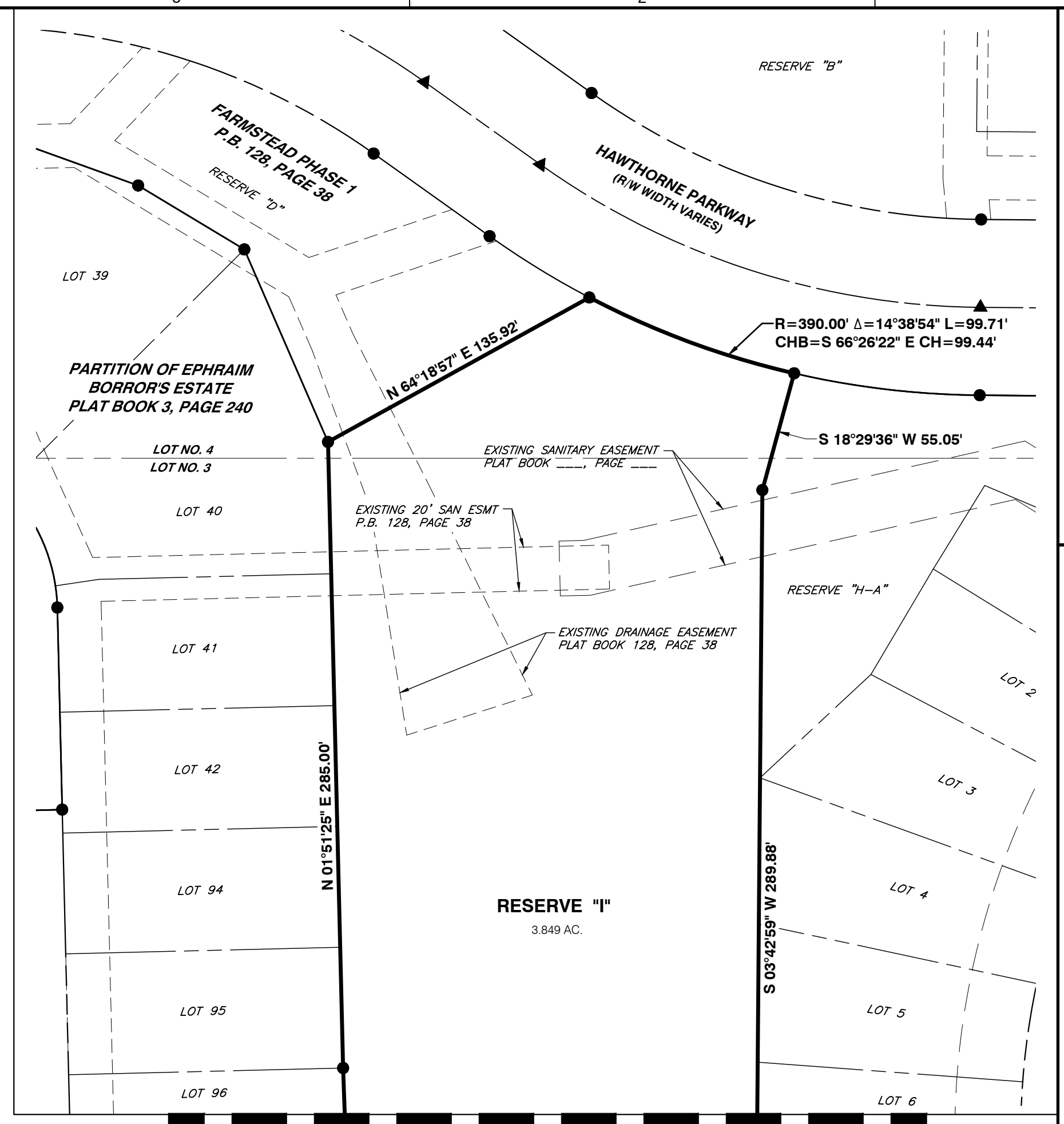
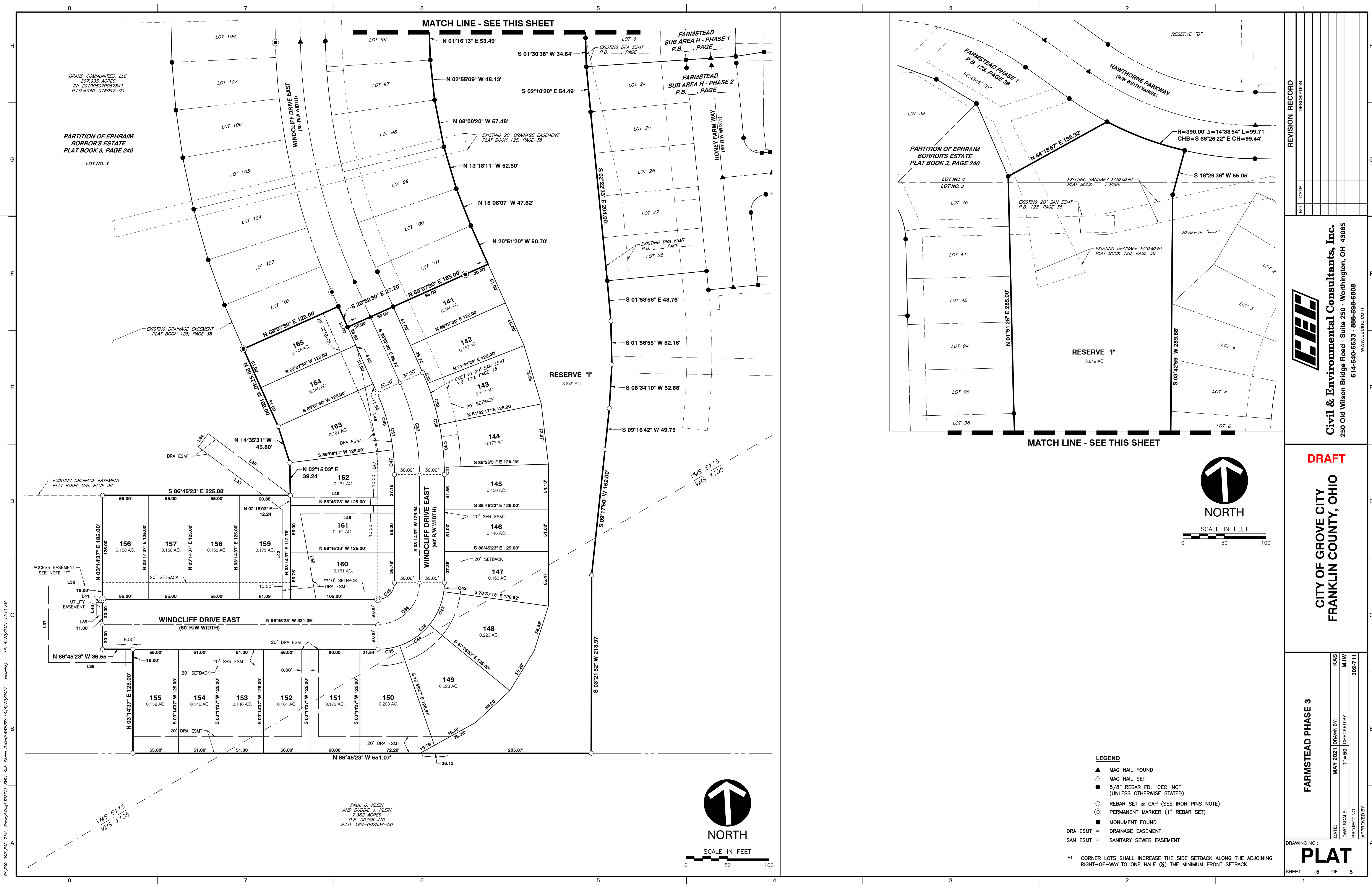
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 3

DATE: MAY 2021 DRAWN BY: KAS
DWG SCALE: 1"=50' CHECKED BY: MLW
PROJECT NO.: 302-711
APPROVED BY:

DRAWING NO.:
PLAT

SHEET 4 OF 5

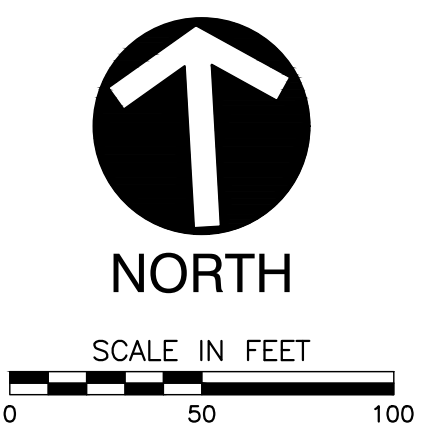


| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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 614-540-6633 · 888-598-6808
 www.cecinc.com

DRAFT
 CITY OF GROVE CITY
 FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 3
 DRAWING NO.: **PLAT**
 SHEET 5 OF 5



- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
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 P:\300-000\302-711-Survey\Draw\202111-500-Sub-Phase 3.dwg(10/19) LS(9/20/2021 - 11:10 AM) - LP: 5/20/2021 11:10 AM

PAUL G. KLEIN
 AND BUDDIE J. KLEIN
 7.362 ACRES
 O.R. 00758 J10
 P.I.D. 160-002538-00