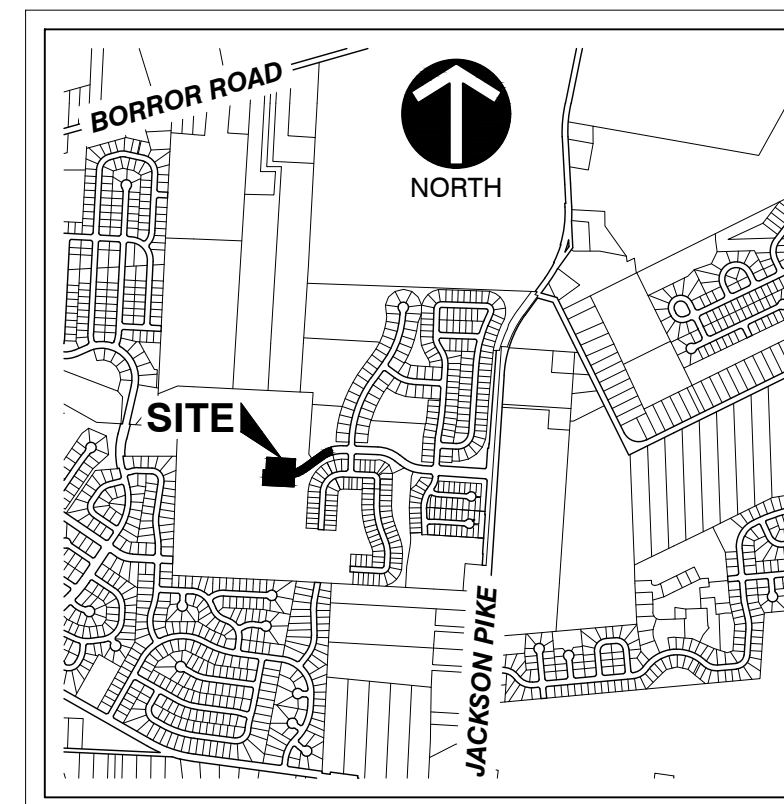


FARMSTEAD PHASE 6

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBER 6115



VICINITY MAP
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6115, BEING A RESUBDIVISION OF PORTION OF LOT 3 OF THE PARTITION OF EPHRAIM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 2.986 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, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "FARMSTEAD PHASE 6", A SUBDIVISION CONTAINING LOTS NUMBERED 262-265 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 1.753 ACRES, AS SUCH, ALL OR PART OF HAWTHORNE PARKWAY & SWEET BASIL LANE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", OR "ACCESS 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 (UTILITY PEDESTALS CAN BE LOCATED WITHIN THE DRAINAGE EASEMENTS AS LONG AS THEY ARE NOT IN THE CENTERLINE OF THE DRAINAGE SWALE), 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 "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC, MAINTENANCE, OPERATION, AND REPAIR OF THE CLUSTER BOX UNITS. THIS EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2023.

SIGNED AND ACKNOWLEDGED **GRAND COMMUNITIES, LLC**
IN THE PRESENCE OF: 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 _____, 2023 BY _____ 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 6" WITH 1.753 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 _____, 2023 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 _____, 2023 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 _____, 2023

MAYOR

APPROVED THIS ____ DAY OF _____, 2023

PLANNING COMMISSION CHAIR

APPROVED THIS ____ DAY OF _____, 2023

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 2023

DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER _____, PASSED THIS DAY OF _____, WHEREIN HAWTHORNE PARKWAY & SWEET BASIL LANE IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS ____ DAY OF _____, 2023

CITY CLERK / COUNCIL CLERK

TRANSFERRED THIS ____ DAY OF _____, 2023

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2023

AT ____ M.

FEE \$ _____

FILE NO. _____

RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS _____, DAY OF _____, 2023

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

SETBACK REQUIREMENTS:

50' MINIMUM
FRONT YARD SETBACK**: 20' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.143 AC (6,000 SF)

80' MINIMUM
FRONT YARD SETBACK**: 30' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.225 AC (10,000 SF)

60' MINIMUM
FRONT YARD SETBACK**: 25' MIN.
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' MIN., 10' TOTAL
MINIMUM LOT AREA: 0.172 AC (7,200 SF)

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

DEVELOPER:

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

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 262-265 INCLUSIVE: 1.233 ACRES
ACREAGE IN RIGHT-OF-WAY: 1.753 ACRES
TOTAL ACREAGE: 2.986 ACRES

ACREAGE IN P.I.D.: 040-016097: 2.986 ACRES

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 6", 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.

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 FC03 1514 AND FC03 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 6" 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 DETERMINATION HAS BEEN MADE BY THE CITY OF GROVE CITY 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 6" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "D":

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

NOTE "E":

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

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 HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP PUMP MAINS.

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.

JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283

DATE _____

NO	DATE	DESCRIPTION

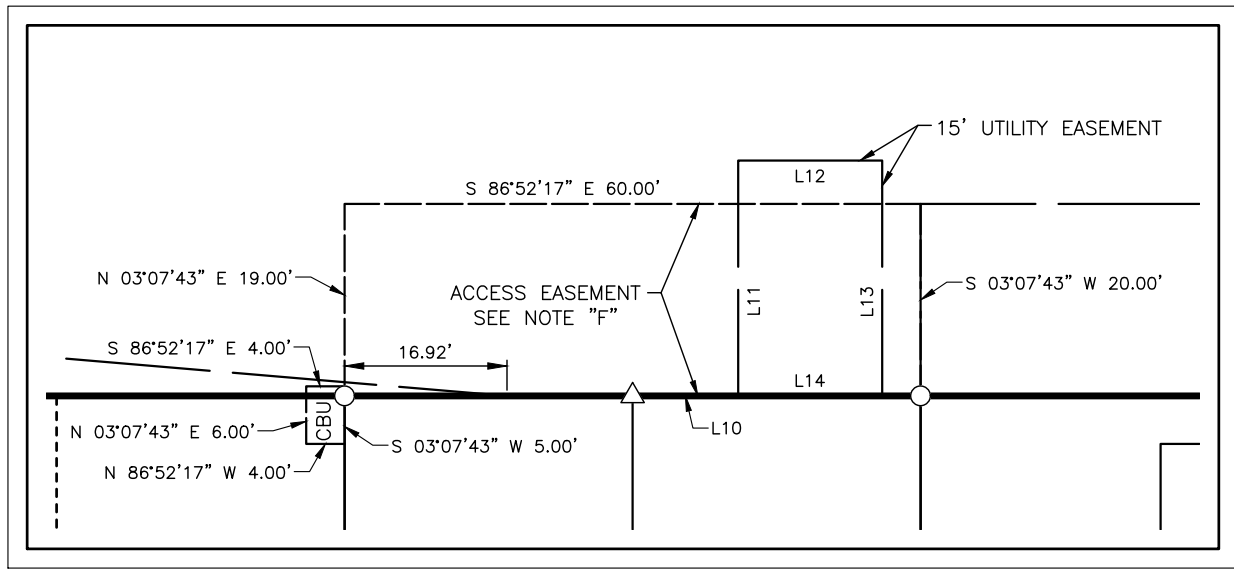
CEC
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

FARMSTEAD PHASE 6

DATE:	MARCH 2023	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	DBP
PROJECT NO.:	311-6689		
APPROVED BY:			DRAFT

P:\310-000\311-6689-Survey\Draw\311689-500-Sub-Phase 6.dwg(15/03/2023 10:34 AM) - LP - 3/15/2023 10:34 AM



DETAIL "A"
SCALE: 1" = 20'

CURVE TABLE					LINE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL	LINE #	DIRECTION	LENGTH
C1	310.00'	17°38'41"	95.47'	S 63°21'43" W	95.09'	L1	S 54°32'22" W	4.09'
C2	390.00'	19°59'35"	136.09'	S 64°32'10" W	135.40'	L2	N 35°27'38" W	8.24'
C3	310.00'	14°56'12"	80.81'	N 62°00'28" E	80.59'	L3	N 15°28'15" W	7.35'
C4	390.00'	18°39'31"	127.01'	N 63°52'08" E	126.45'	L4	N 79°52'12" E	38.75'
C5	350.00'	18°12'35"	111.24'	S 63°38'40" W	110.77'	L5	S 15°28'15" E	8.77'
C6	350.00'	38°35'21"	235.73'	S 73°50'02" W	231.30'	L6	S 35°27'38" E	11.76'
C7	390.00'	37°58'43"	258.51'	S 73°31'44" W	253.81'	L7	N 86°52'17" W	22.50'
C8	20.00'	89°23'22"	31.20'	N 47°49'24" E	28.13'	L8	N 03°07'43" E	15.00'
C9	20.00'	90°00'00"	31.42'	S 41°52'17" E	28.28'	L9	S 86°52'17" E	22.50'
C10	20.00'	90°00'00"	31.42'	S 48°07'43" W	28.28'	L10	S 86°52'17" E	11.00'
C11	20.00'	90°51'47"	31.72'	N 42°18'11" W	28.50'	L11	N 03°07'43" E	24.50'
C12	310.00'	37°43'34"	204.12'	N 73°24'09" E	200.45'	L12	S 86°52'17" E	15.00'
C13	390.00'	17°59'08"	122.42'	N 83°31'31" E	121.92'	L13	S 03°07'43" W	24.50'
C14	310.00'	22°47'22"	123.30'	S 80°52'15" W	122.49'	L14	N 86°52'17" W	15.00'

GRAND COMMUNITIES, LLC
207.933 ACRES
IN: 201906070087841
P.I.D. = 040-018097-00

SEE DETAIL "A" ~ FOR ACCESS & UTILITY EASEMENT

SEE NOTE "F"

SEE NOTE "E"

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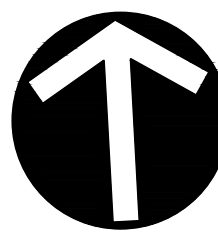
SEE NOTE "E"

SEE NOTE "E"

SEE NOTE "E"

LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FOUND "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- ◎ PERMANENT MARKER (1" REBAR FOUND)
- ⊙ PERMANENT MARKER (1" REBAR SET)



SCALE IN FEET
0 40 80

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. 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

FARMSTEAD PHASE 6
DATE: MARCH 2023 DRAWN BY: KAS
DWG SCALE: T=40' CHECKED BY: DBP
PROJECT NO.: 311-4689
APPROVED BY:
PLAT