

September 25, 2024

Mr. Terry Barr  
Grove City Development Department  
4035 Broadway  
Grove City, Ohio 43123

Dear Mr. Barr:

Subject: Farmstead – Phase 5B Plat Submittal  
Grove City, Franklin County, Ohio  
CEC Project 302-711

Please see below for disposition of comments:

1. Staff is not supportive of the access easements on lots 155 and 200 as they were not shown on previous plats for Phase 3 and Phase 4. The easements should be fully contained in lots created by the Phase 5B Plat or removed and the easements finalized between the affected property owners. **CBU Access easements have been updated to be limited within Phase 5B plat**
2. Label the drainage easement location starting at the rear of lot 247. **Label added**
3. Call out existing easement areas from phase 4 on lot 252. **Existing easement linestyle added to legend, 20' san esmt label on Lot 251. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
4. Call out existing easement areas from phase 3 on lots 237 and 261 (Windcliff Drive east easements). **Existing easement linestyle added to legend. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.**
5. Add language for access easements. Language from Note "F" on previous Phases 3 and 4 should be added. **Access note for the CBU boxes has been added to the dedication to be consistent with previous plats. The Note "F" from phases 3 and 4 do not apply to this phase as all roads are tying into existing streets.**

Date Prepared: 9/25/2024  
File Name: Disposition of Comments Ph 5B

Page 1 of 2:

Please let me know if there are any further questions or comments.

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**



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Jeremy L. Van Ostran, P.S.

9/25/2024

Date

[illegible]

P:\300-000\302-711-Survey\Draw\202711-500-Sub-Phase 5B.dwg(AUGUST21) LS(8/25/2024 - kasamh) - LP: 8/25/2024 10:11 AM

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

MATCH LINE ~ SEE THIS SHEET

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

RESERVE "M"  
4.749 AC.

FARMSTEAD PHASE 3  
P.B. 131, PAGE 88

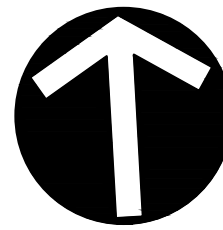
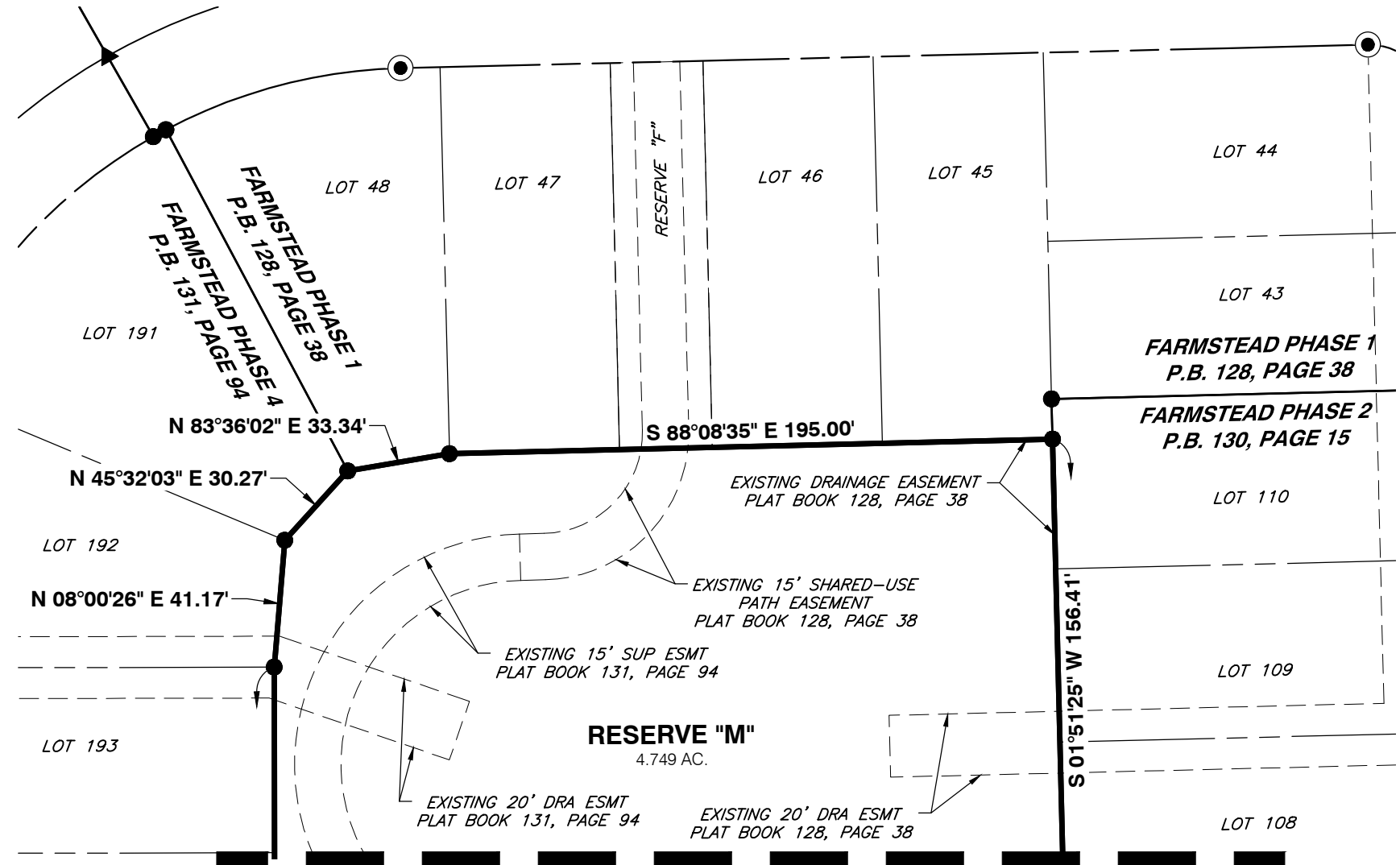
FARMSTEAD PHASE 3  
P.B. 131, PAGE 88

FARMSTEAD PHASE 3  
P.B. 131, PAGE 88

PAUL G. KLEIN  
AND BUDDIE J. KLEIN  
7.362 ACRES  
O.R. 00728 J10  
P.I.D. 160-002538-00

INDIAN TRAILS  
SECTION 7  
P.B. 76, PAGE 25

INDIAN TRAILS  
SECTION 8  
P.B. 80, PAGE 13



SCALE IN FEET  
0 50 100

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
- - - EXISTING EASEMENT

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 03°07'43" W	9.46'
L2	N 86°52'17" W	20.00'
L3	S 19°13'01" W	22.26'
L4	N 03°14'37" E	140.18'
L5	S 89°49'25" W	115.89'
L6	N 89°49'25" E	122.43'
L7	N 57°16'48" E	70.45'
L8	S 32°43'12" E	20.00'
L9	S 57°16'48" W	68.27'
L10	S 03°14'37" W	145.89'
L11	S 32°18'38" W	26.30'
L12	N 86°52'17" W	109.79'
L13	S 86°52'17" E	109.79'
L14	S 32°18'38" E	26.30'
L15	S 57°41'22" E	15.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1000.00'	7°32'34"	131.65'	131.55'	S 06°54'00" W
C2	1000.00'	5°50'17"	101.89'	101.85'	S 06°02'51" W
C3	1000.00'	1°42'17"	29.75'	29.75'	S 09°49'08" W
C4	1000.00'	5°43'23"	99.89'	99.84'	S 83°53'42" E
C5	1030.00'	3°05'09"	55.47'	55.46'	N 04°40'17" E
C6	20.00'	88°56'59"	31.05'	28.02'	N 38°15'38" W
C7	970.00'	2°35'21"	43.83'	43.83'	N 84°01'48" W
C8	970.00'	1°25'54"	24.24'	24.24'	N 86°02'28" W
C9	1030.00'	1°38'28"	29.50'	29.50'	S 85°56'09" E
C10	1030.00'	2°31'52"	45.50'	45.50'	S 83°50'59" E
C11	20.00'	86°44'40"	30.28'	27.47'	N 54°02'37" E
C12	970.00'	0°51'46"	14.60'	14.60'	S 10°14'24" W
C13	970.00'	3°35'31"	60.81'	60.80'	S 08°00'45" W
C14	970.00'	3°05'17"	52.28'	52.27'	S 04°40'21" W
C15	970.00'	4°01'15"	68.07'	68.06'	S 84°44'46" E
C16	1030.00'	4°10'20"	75.00'	74.99'	N 84°40'13" W
C17	970.00'	7°32'34"	127.70'	127.60'	N 06°54'00" E
C18	61.50'	48°30'38"	52.07'	50.53'	S 08°03'19" W
C19	42.50'	109°19'43"	81.10'	69.34'	S 38°27'51" W
C20	27.50'	109°19'43"	52.47'	44.87'	N 38°27'51" E
C21	76.50'	48°30'38"	64.77'	62.85'	N 08°03'19" E

FARMSTEAD PHASE 5B

CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO

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

REVISION RECORD

NO. DATE DESCRIPTION

DRAWING NO.:  
**PLAT**

SHEET 2 OF 2