

3/21/2025

Terry Barr  
Development Planner  
City of Grove City, Ohio  
4035 Broadway  
Grove City, OH 43123

Please see the following disposition of comments and revised subdivision plat for Farmstead Phase 7, as received on March 17, 2025, in reference to the application number 202502280005.

1. Please clarify the intent for Subarea "I" with a note and whether this is going to be a subarea or a reserve. Please clarify Note "H" and the intent for the ownership and maintenance of the mounding and grading easement. **Subarea I, in compliance with the final development plan, will be retained by Grand Communities until such time it is transferred to another entity. The intent of the grading and mounding easement is to prevent drainage from Subarea I from going onto the adjoining lots.**
2. Update note "D" to have the Reserve "O" to be owned and maintained by the City of Grove City. **Note Updated**
3. Move "Approved" and "Transferred" date lines down to be aligned with the Auditor and Deputy Auditor signature lines and not the Clerk of Council. **Updated signature lines**
4. Add **20'** to the reference drainage easements from Farmstead Phase 10. **Labels added**
5. Add distances (**25'** sanitary and **20'** drainage) and update the page number from **275 to 375** to the reference easements from Farmstead Phase 6. **Distances added and page numbers revised**
6. Add "No." in reference to Indian Trails Section No. 6. **"No." added**
7. Move All pins to the front and remove all boundary lines cutting through them. Sweet Basil Lane R/W and along the west and north property/boundary lines. **All pins brought to front.**
8. Add reference to the parcel to the south (P.B. 3, Page 240). **Reference added**
9. Add distance and direction as marked and update the line table. **Curve information added**
10. Add distance along Hawthorne Parkway. **Distance added**

If there are any further comments or questions please feel free to contact me at (614) 540-6633 or [jvanostran@cecinc.com](mailto:jvanostran@cecinc.com).

Sincerely,



Jeremy Van Ostran, PS  
Principal

P:\310-000\311-603-Survey\Draw\311603-Sub-Phase 7.dwg(11:51:42/2025 - kasmih) - LP: 4/2/2023 8:13 AM

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 NO. 3 OF THE PARTITION OF EPHRAIM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 20.821 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 7", A SUBDIVISION CONTAINING LOTS NUMBERED 266-282 INCLUSIVE, RESERVE "O", AND SUB AREA "I" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 3.044 ACRES, AS SUCH, ALL OR PART OF HAWTHORNE PARKWAY AND 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", "LANDSCAPE AND MAINTENANCE EASEMENT", "MOUNDING AND GRADING 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 (UTILITY PEDESTALS CAN BE LOCATED WITHIN 1 FOOT OF THE EDGE OF THE EASEMENT), 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 RESERVED FOR 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, \_\_\_\_\_, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025 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 7" WITH 3.044 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 \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025

MAYOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PLANNING COMMISSION CHAIR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

DIRECTOR OF PUBLIC SERVICE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY CLERK / COUNCIL CLERK

APPROVED AND ACCEPTED BY ORDINANCE NUMBER \_\_\_\_\_, PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, WHEREIN HAWTHORNE PARKWAY AND SWEET BASIL LANE ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

AT \_\_\_\_M.

FEE \$\_\_\_\_\_

RECORDER, FRANKLIN COUNTY, OHIO

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

RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025

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.

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

# FARMSTEAD PHASE 7

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

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 266-282 INCLUSIVE: 5.312 ACRES  
ACREAGE IN RESERVE "O": 1.755 ACRES  
ACREAGE IN RIGHT-OF-WAY: 3.044 ACRES  
ACREAGE IN SUB AREA "I": 10.710 ACRES

TOTAL ACREAGE: 20.821 ACRES

ACREAGE IN P.I.D.: 040-016097: 20.821 ACRES

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 7", 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 FC6S 1514 AND FC6S 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 7" 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 7" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "D": RESERVE "O":

RESERVE "O" IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVE CITY.

NOTE "E":

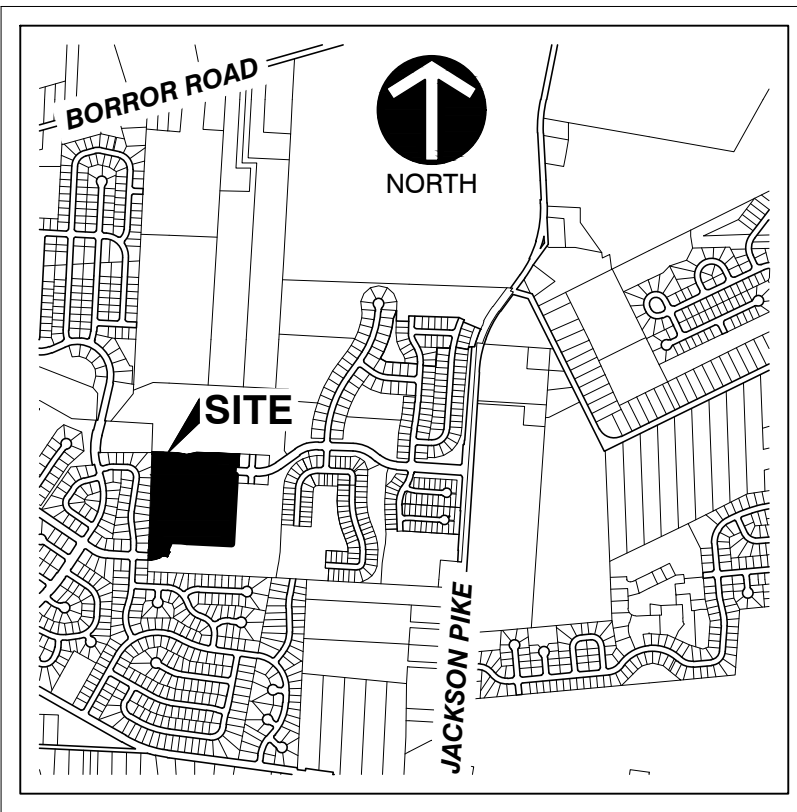
THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

NOTE "F":

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

NOTE "G":

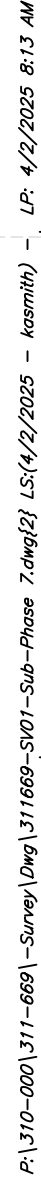
LANDSCAPE AND MAINTENANCE EASEMENT IS FOR THE INSTALLATION AND MAINTENANCE OF A FENCE WHICH IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP  
SCALE: 1" = 2000'

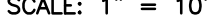
REVISION RECORD	NO	DATE	DESCRIPTION
FARMSTEAD PHASE 7	DATE:	APRIL 2025	DRAWN BY: BTB
	DWG SCALE:	N/A	CHECKED BY: JLV
CITY OF GROVE CITY FRANKLIN COUNTY, OHIO	PROJECT NO.	311-669	DRAFT
	APPROVED BY:		
DRAWING NO.: <b>PLAT</b>			
SHEET 1 OF 2			

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



LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S 43°12'32" W	166.40
L18	S 1°04'47" W	112.99
L19	S 03°21'40" W	417.33
L20	N 86°38'20" W	15.05
L21	N 86°38'21" W	22.95
L22	N 03°21'40" E	466.02
L23	N 44°37'08" E	71.34
L24	N 84°19'29" E	55.95
L25	S 86°52'17" E	258.60
L26	S 03°07'43" W	35.00
L27	N 86°52'17" W	25.00
L28	N 03°07'43" E	35.00
L29	N 29°33'17" W	69.09
L30	N 16°39'29" W	17.80
L31	S 16°39'29" E	12.77
L32	S 29°33'17" E	69.09

SCALE: 1" = 10'



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

## FARMSTEAD PHASE 7

DRAWING NO. -

# PLAT

SHEET 2 OF 2