ORDINANCE C-20-26

AN ORDINANCE TO ACCEPT THE
PLAT OF HICKORY CREEK, SECTION 2

WHEREAS, Hickory Creek, Section 2, a subdivision containing lots 30-60 inclusive, and Reserve "C" and Reserve "F", has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Hickory Creek, Section 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, being 11.698 acres out of that original 36 acre tract of land. Said 11.698 acres being part of a a 36 acre tract of land conveyed to Homewood Corporation, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 06-01-2026
Effective: 07-01-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

HICKORY CREEK SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 1383

Received By:
Grove City Development
4/21/26

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 1383, BEING 11.698 ACRES ALL OUT OF THAT ORIGINAL 36 ACRE TRACT OF LAND, AS CONVEYED TO HOMEWOOD CORPORATION, OF RECORD IN INSTRUMENT NUMBER 200908040113908. ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, HOMEWOOD CORPORATION, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HICKORY CREEK SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 30-70, RESERVE "C" AND RESERVE "F" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF HALEY WAY AND HOLTON RUN COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRAINAGE ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN ESMT.), ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS. EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT, 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN SAID ORIGINAL 36 ACRE TRACT OF LAND, OWNED BY HOMEWOOD CORPORATION, OF RECORD IN INSTRUMENT NUMBER 200908040113908 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, BERRY HOLMES, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

_____

HOMEWOOD CORPORATION

_____
BERRY HOLMES
PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BERRY HOLMES, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____, _____

APPROVED THIS _____ DAY OF _____20___

_____
MAYOR, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____20___

_____
CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____20___

_____
CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____20___

_____
DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE No. _____, PASSED THIS DAY OF _____, _____ WHEREIN THE PLAT OF HICKORY CREEK SECTION 2 AND WHEREIN ALL OF HALEY WAY AND HOLTON RUN COURT SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

_____
CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____,__

_____
AUDITOR, FRANKLIN COUNTY OHIO

_____
DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____, ____

_____
RECORDER, FRANKLIN COUNTY OHIO

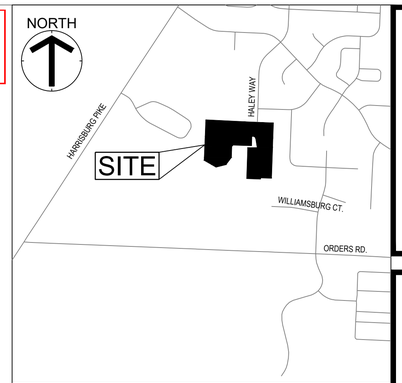
AT _____. FEE _____

AT _____. FEE _____

_____
DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK____, PAGE _____



VICINITY MAP NOT TO SCALE

PLAT NOTES
PLAT NOTES WITH REGARD TO HICKORY CREEK SECTION 2 ARE LOCATED ON PAGE 2 OF 2.

BASIS OF BEARING
BEARINGS ARE BASED ON THE CENTERLINE OF ORDERS ROAD AS BEING SOUTH 87°35'57" EAST, AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION RTN SYSTEM. NAD83 (2011), OHIO STATE PLANE SOUTH ZONE.

SOURCE OF DATA
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND AS DESCRIBED
- ◉ IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO INC CAP)

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.

_____ DATE:
SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828
3601 RIGBY ROAD, SUITE 300,
MIAMISBURG, OHIO 45342

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

HICKORY CREEK SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO.1383

Revisions / Submissions

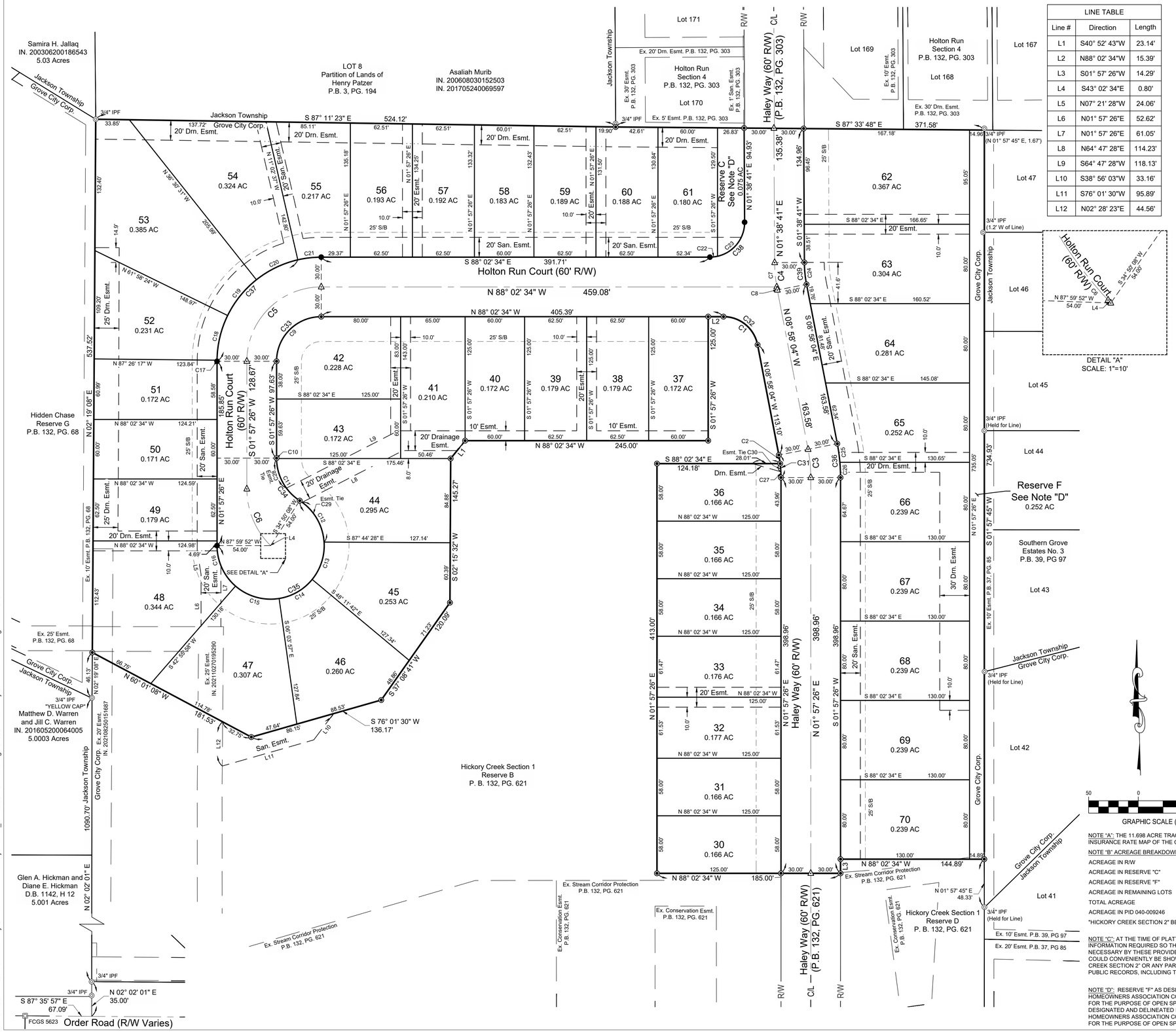
ID	Description	Date

Project Number:	762660
Scale:	N/A
Drawn By:	APC
Checked By:	ALB
Date:	4/21/2026
Issue:	N/A

Drawing Title:
PLAT

1

C:\IDC\ACCDocs\CESO\KH Hickory Creek Schottenstein\Project Files_CESO\05-SURVEY\Dwg\762660-KH-Hickory Creek-Plat-Sec2.dwg - 4/21/2026 - Alex Benson



LINE TABLE		
Line #	Direction	Length
L1	S40° 52' 43"W	23.14'
L2	N88° 02' 34"W	15.39'
L3	S01° 57' 26"W	14.29'
L4	S43° 02' 34"E	0.80'
L5	N07° 21' 28"W	24.06'
L6	N01° 57' 26"E	52.62'
L7	N01° 57' 26"E	61.05'
L8	N64° 47' 28"E	114.23'
L9	S64° 47' 28"W	118.13'
L10	S38° 56' 03"W	33.16'
L11	S76° 01' 30"W	95.89'
L12	N02° 28' 23"E	44.56'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	79° 04' 30"	35.00'	48.30'	N48° 30' 19"W, 44.56'
C2	4° 12' 28"	120.00'	8.81'	N6° 51' 50"W, 8.81'
C3	10° 55' 30"	150.00'	28.60'	N3° 30' 19"W, 28.56'
C4	10° 36' 45"	150.00'	27.78'	N3° 39' 42"W, 27.74'
C5	90° 00' 00"	75.00'	117.81'	S46° 57' 26"W, 106.07'
C6	45° 00' 00"	80.00'	62.83'	S20° 32' 34"E, 61.23'
C7	9° 24' 05"	150.00'	24.61'	S3° 03' 22"E, 24.59'
C8	1° 12' 40"	150.00'	3.17'	N8° 21' 44"W, 3.17'
C9	90° 00' 00"	45.00'	70.69'	S46° 57' 26"W, 63.64'
C10	0° 25' 02"	51.00'	0.37'	S1° 44' 55"W, 0.37'
C11	56° 42' 16"	51.00'	50.47'	S26° 48' 44"E, 48.44'
C12	53° 18' 17"	54.00'	50.24'	S28° 30' 44"E, 48.45'
C13	42° 57' 02"	54.00'	40.48'	S19° 36' 56"W, 39.54'
C14	41° 47' 12"	54.00'	39.38'	S61° 59' 03"W, 38.52'
C15	50° 03' 20"	54.00'	47.18'	N72° 05' 42"W, 45.69'
C16	49° 04' 10"	54.00'	46.25'	N22° 31' 57"W, 44.85'
C17	0° 36' 17"	105.00'	1.11'	N2° 15' 34"E, 1.11'
C18	25° 27' 53"	105.00'	46.67'	N15° 17' 39"E, 46.28'
C19	25° 27' 53"	105.00'	46.67'	N40° 45' 33"E, 46.28'
C20	25° 27' 53"	105.00'	46.67'	N66° 13' 26"E, 46.28'
C21	13° 00' 03"	105.00'	23.83'	N85° 27' 24"E, 23.77'
C22	12° 38' 11"	35.00'	7.72'	N85° 38' 20"E, 7.70'
C23	77° 40' 34"	35.00'	47.45'	N40° 28' 58"E, 43.90'
C24	10° 36' 45"	120.00'	22.23'	S3° 39' 42"E, 22.20'
C25	6° 02' 24"	180.00'	18.98'	S5° 56' 52"E, 18.97'
C26	4° 53' 06"	180.00'	15.35'	S0° 29' 07"E, 15.34'
C27	6° 43' 02"	120.00'	14.07'	S1° 24' 05"E, 14.06'
C28	35° 53' 25"	51.00'	31.95'	S16° 24' 18"E, 31.43'
C29	50° 07' 31"	54.00'	47.24'	S26° 55' 20"E, 45.75'
C30	3° 55' 44"	120.00'	8.23'	S2° 47' 44"E, 8.23'
C31	10° 55' 30"	120.00'	22.88'	N3° 30' 19"W, 22.85'
C32	79° 04' 30"	35.00'	48.30'	N48° 30' 19"W, 44.56'
C33	90° 00' 00"	45.00'	70.69'	S46° 57' 26"W, 63.64'
C34	57° 07' 18"	51.00'	50.85'	S26° 36' 13"E, 48.77'
C35	237° 04' 36"	54.00'	223.44'	S63° 22' 26"W, 94.88'
C36	10° 55' 30"	180.00'	34.32'	S3° 30' 19"E, 34.27'
C37	90° 00' 00"	105.00'	164.93'	N46° 57' 26"E, 148.49'
C38	90° 18' 45"	35.00'	55.17'	N46° 48' 03"E, 49.63'
C39	10° 36' 45"	120.00'	22.23'	S3° 39' 42"E, 22.20'

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO INC CAP)

CESO LEGEND

S/B SETBACK

50 0 50 100
GRAPHIC SCALE (IN FEET)

NOTE "A": THE 11.698 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0401K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN R/W	2.214 ACRES
ACREAGE IN RESERVE "C"	0.075 ACRES
ACREAGE IN RESERVE "F"	0.252 ACRES
ACREAGE IN REMAINING LOTS	9.157 ACRES
TOTAL ACREAGE	11.698 ACRES
ACREAGE IN PID 040-009246	11.698 ACRES

"HICKORY CREEK SECTION 2" BEING ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: PID: 040-009246

NOTE "C": 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 THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "HICKORY CREEK SECTION 2" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVE "F" AS DESIGNATED AND DELINEATED HEREON, IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE. RESERVE "C" AS DESIGNATED AND DELINEATED HEREON IS TO BE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION FOR THE PURPOSE OF OPEN SPACE.

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

HICKORY CREEK SECTION 2

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO.1383

Revisions / Submissions

ID	Description	Date

© 2026 CESO, INC.

Project Number:	762660
Scale:	1"=50'
Drawn By:	APC
Checked By:	ALB
Date:	4/21/2026
Issue:	N/A

Drawing Title:
PLAT

2

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Received By:
Grove City Development
4/21/26

April 21, 2026

The City of Grove City
4035 Broadway
Grove City, Ohio 43123
Attn: Dashiell Logan

RE: Hickory Creek Section 2 Plat (#202603300012)

Dashiell Logan:

We are in receipt of your section 2 plat drawing review dated 4/14/2026 for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with revised plat drawings at your earliest opportunity.

1) Provide a project narrative describing the proposed plat.
Response: Hickory Creek Section 2 consists of 41 buildable lots and public roadways. The parcel being subdivided is out of PID: 040-009246-00 and the total platted area is 11.698 acres all out of land currently owned by Homewood Corporation.

2) Reserve C should be owned by the City and maintained by the homeowner's association, as there is an asphalt path shown within this reserve on the construction plans. These ownership and maintenance designations are identical to that of the reserves in section 1 that contain multi-use paths.
Response: Revised note "D" to include similar verbiage used in section 1.

3) Easements shown on the plat should match what is included in the approved construction plans:
• While the easement between lots 54 and 55 is a sanitary easement, the easement behind lots 53 and 54 should be a drainage easement to match construction plans.
• The easements behind lots 66-68 should be a drainage easement
• The easement on lot 36 should be a drainage easement.
Response: Easements listed have been updated accordingly.

4) Verify recording callouts are correct:
• The Holton Run Section 4 callouts and easements should reference P.B. 132, PG. 303.
• The Hickory Creek Section 1 callout should reference P.B 132, PG 62.
• The Haley Way (60' R/W), conservation easements and stream corridor protection callouts should reference P.B. 132, P.G. 62.
Response: Callouts have been updated accordingly with the exception of Hickory Creek Section 1. The recording information for this plat is Plat Book 132, Page 621.

1) Add adjacent property owner information for the property at the northeast corner of the site (Parcel ID 160-000160).
Response: Added property owner information for this parcel.

2) Add Curve C36 to the curve table.
Response: There isn't a C36, C40 was updated to C36.

3) Update the easement language on the cover sheet to remove the reference to a conservation easement, as there are none proposed with this section.
Response: Removed conservation easement language from the cover sheet easement paragraph statement.

4) Verify the correct name is included for Homewood Corporation for signatures on the cover page.
   Response: Signatures have been updated accordingly.

We greatly appreciate your partnership through your prompt review of these responses and for working with us.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Alex Benson
Project Manager
alex.benson@cesoinc.com
(330) 324-3343