

Exhibit "B"

Supplement – Rezoning Request

Owner : Larry Wray

Subject Property: 2690 London Groveport

Description of Conformity with the Surrounding Area

The Subject Property is immediately surrounded by properties used for a variety of mixed uses. These uses include uses for a place of worship, a motel & apartment complex, and other industrial uses. Located further down the London Groveport road is a gas station and Subway sandwich shop. The vast majority of the surrounding area is non-residential and the anticipated use of the Subject Property would be consistent with the largely non-residential use of the surrounding area. Given the characteristics of the surrounding area, the lack of single family residential use in the immediate area, the mixed use of the properties in the area and that a use of the Subject Property for anything other light industrial or commercial would not be consistent with the surrounding uses, the rezoning of the Subject Property and its use as a facility to be primarily used for basketball training and possibly light retail and daycare would be in line with the uses of the surrounding properties. As such, the general, health, safety and welfare of the public, would not negatively be impacted by the change in zoning of the Subject Property and change in zoning is appropriate.

Supplement – Rezoning Request

Owner : Larry Wray

Subject Property: 2690 London Groveport

Legal Description

See Attached Exhibit “A”

EXHIBIT 'A'

203270-TTA

LEGAL DESCRIPTION

Situated in the of, County of Franklin, State of Ohio, and is described as follows:

Situated in the City of Groveport in the County of Franklin & State of Ohio and bounded and described as follows:

Being in the Southwest Quarter of Section 31, Township 11, Range 21, Mathew's Survey of Congress Lands and being a part of an 86.43 acre tract conveyed by Warranty Deed to Alvin G. Lipfert as recorded in Deed Book 1983, Page 541 and by Quit Claim Deed as recorded in Deed Book 2211, Page 377, Recorder's Office, Franklin County, Ohio, and more particularly bounded and described as follows:

Beginning at a railroad spike at the Southeast corner of the above-mentioned 86.43 acre tract and in the South line of the above-mentioned Section 31 and Township 11 and in the Center of State Route 665;

Thence N 86° 45' W, along the South line of said 86.43 acre tract, Section 31 and Township 11 and the Center of said Road, a distance of 189.12 feet to a nail;

Thence N 01° 49' E. a distance of 345.5 feet to an iron pipe, passing an iron pipe on line at 40 feet;

Thence S 86° 45' E. parallel to the South line of said 86.43 acre tract, Section 31, Township 11 and the Center of said Road, a distance of 189.12 feet to a stone at an angle in the East line of said 86.43 acre tract, passing a stone at 86.6 feet;

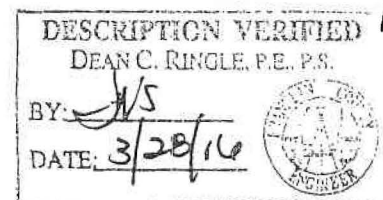
Thence S 01° 49' W. along the East line of said 86.43 acre tract, a distance of 345.5 feet to the place of beginning, passing a concrete monument on line at 305.5 feet;

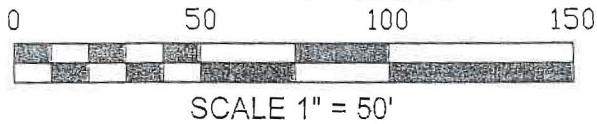
Containing 1.5 acres and being subject to all legal highways of record. Surveyor Louis F. Haines # 4379.

For informational Purposes only:

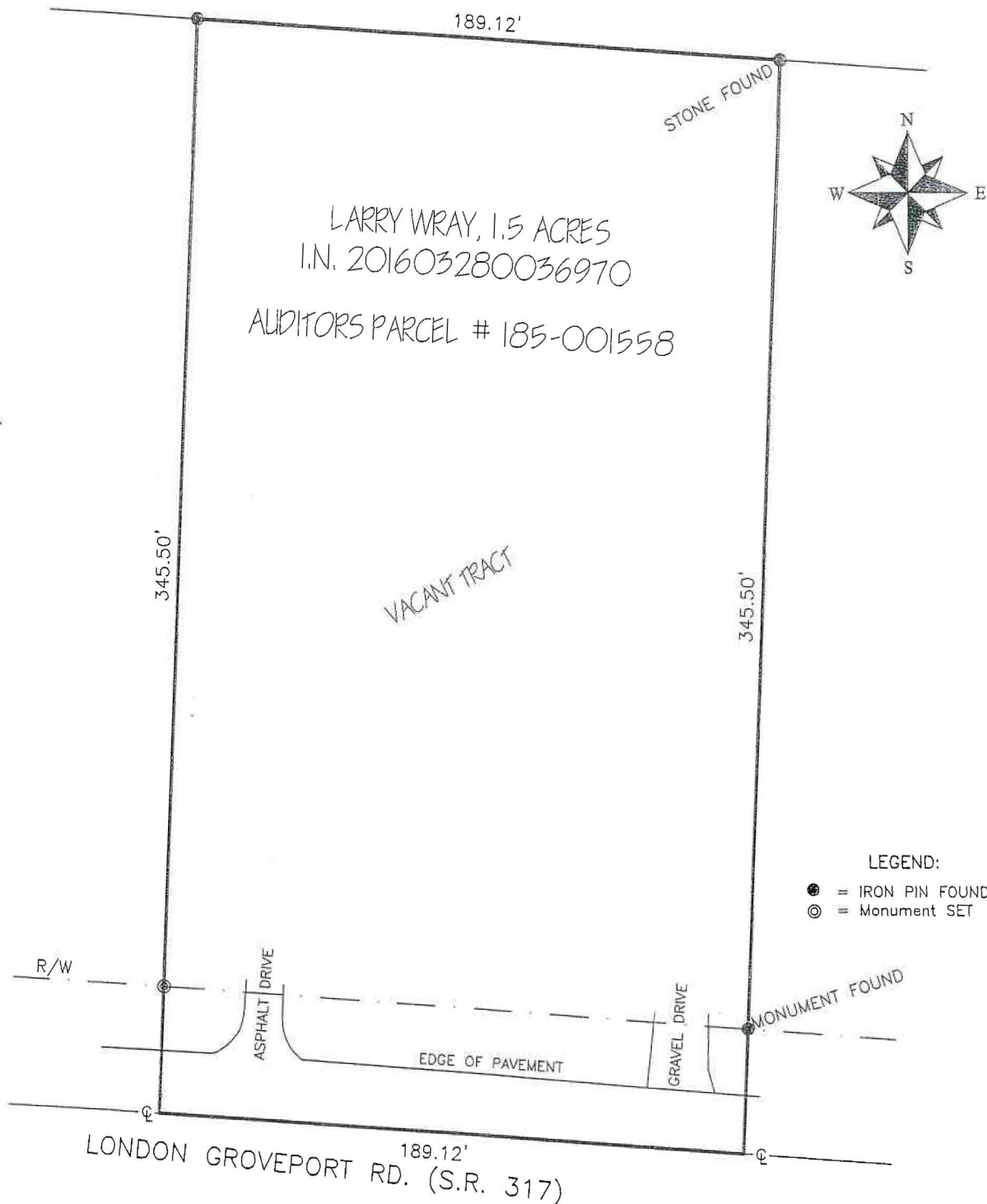
Property Address: 2690 London Groveport Road Groveport, Ohio 43125

Parcel No.:185-001558-00





SITE PLAN
SW. QTR. SECTION 31, TWP. 11,
RANGE 21, CONGRESS LANDS, located in
the City of Groveport, Franklin County, Ohio



I hereby certify that this SITE PLAN survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer

4/19/16

William D. Beer
Registered Professional Surveyor No. 7980

Date



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