



# BEULAH PARK

CENTRAL OHIO'S LARGEST NEW  
WALKABLE RESIDENTIAL COMMUNITY

**LIVABLE. COMFORTABLE. CONNECTED.**

AN ICONIC GATHERING PLACE THAT OFFERS THE BEST IN COMMUNITY-CENTRIC,  
COMFORTABLE LIVING THE AREA HAS TO OFFER.

**ASK ABOUT  
OUR REMAINING  
PARK FRONT AND  
TOWN CENTER LOTS**

- Beulah Crossing
- Beulah Place
- The Courtyards
- The Paddock
- The Townhomes
- Memorial Sculpture
- Beulah Park Middle School
- Danbury Senior Living
- The Grove at Beulah Park
- The Park at Beulah
- The Shoppes at Beulah
- West Grove Medical Offices
- ...and more

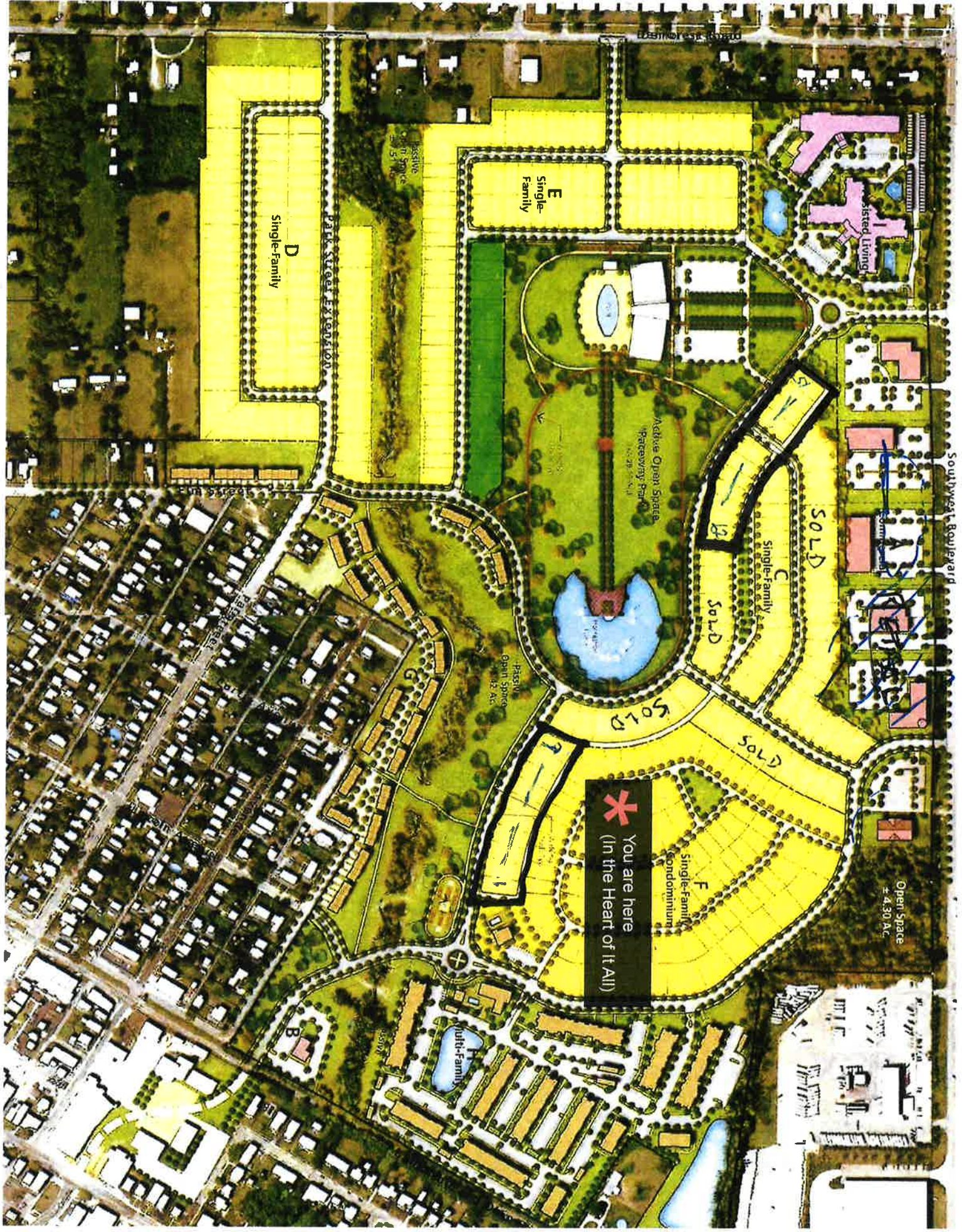
*BEULAH PARK LIVING IS LIVING AT ITS FINEST*



Grove City Historic Town Center



[beulahparkliving.com](http://beulahparkliving.com)



D  
Single-Family

E  
Single-Family

C  
Single-Family

F  
Single-Family  
Condominium

Assisted Living

\*  
You are here  
(In the Heart of It All)

PARK STREET EXTENSION

SOLD

SOLD

SOLD

SOLD

Open Space  
± 4.30 AC

Passive  
Open Space  
± 5.7 AC

Active Open Space  
Recreatory Park  
± 2.5 AC

Passive  
Open Space  
± 2.5 AC

Multi-Family

Southwest Boulevard

BRIDGE STREET

BRIDGE STREET

BRIDGE STREET

BRIDGE STREET

BRIDGE STREET

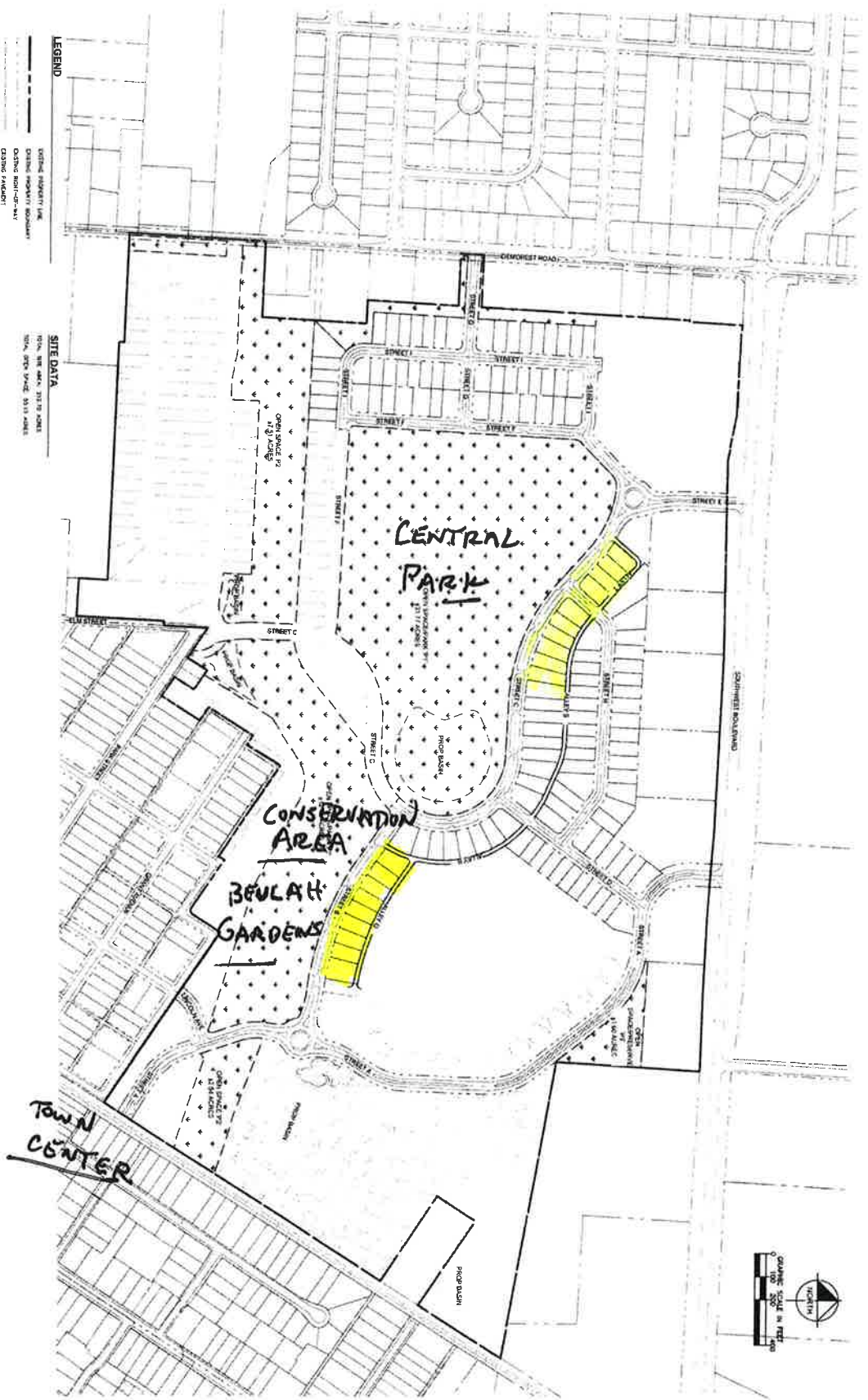
BRIDGE STREET

BRIDGE STREET

- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING PROPERTY BOUNDARY
  - EXISTING RIGHT-OF-WAY
  - EXISTING FENCE
  - EXISTING ALLEYS
  - EXISTING DRIVE
  - EXISTING SIDEWALK
  - EXISTING FOOTPATH
  - IMPROVED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED DRIVE
  - PROPOSED SIDEWALK
  - PROPOSED FOOTPATH

**SITE DATA**

TOTAL SITE AREA: 313.75 ACRES  
 TOTAL OPEN SPACE: 30.13 ACRES



Received by  
 City of Grove City

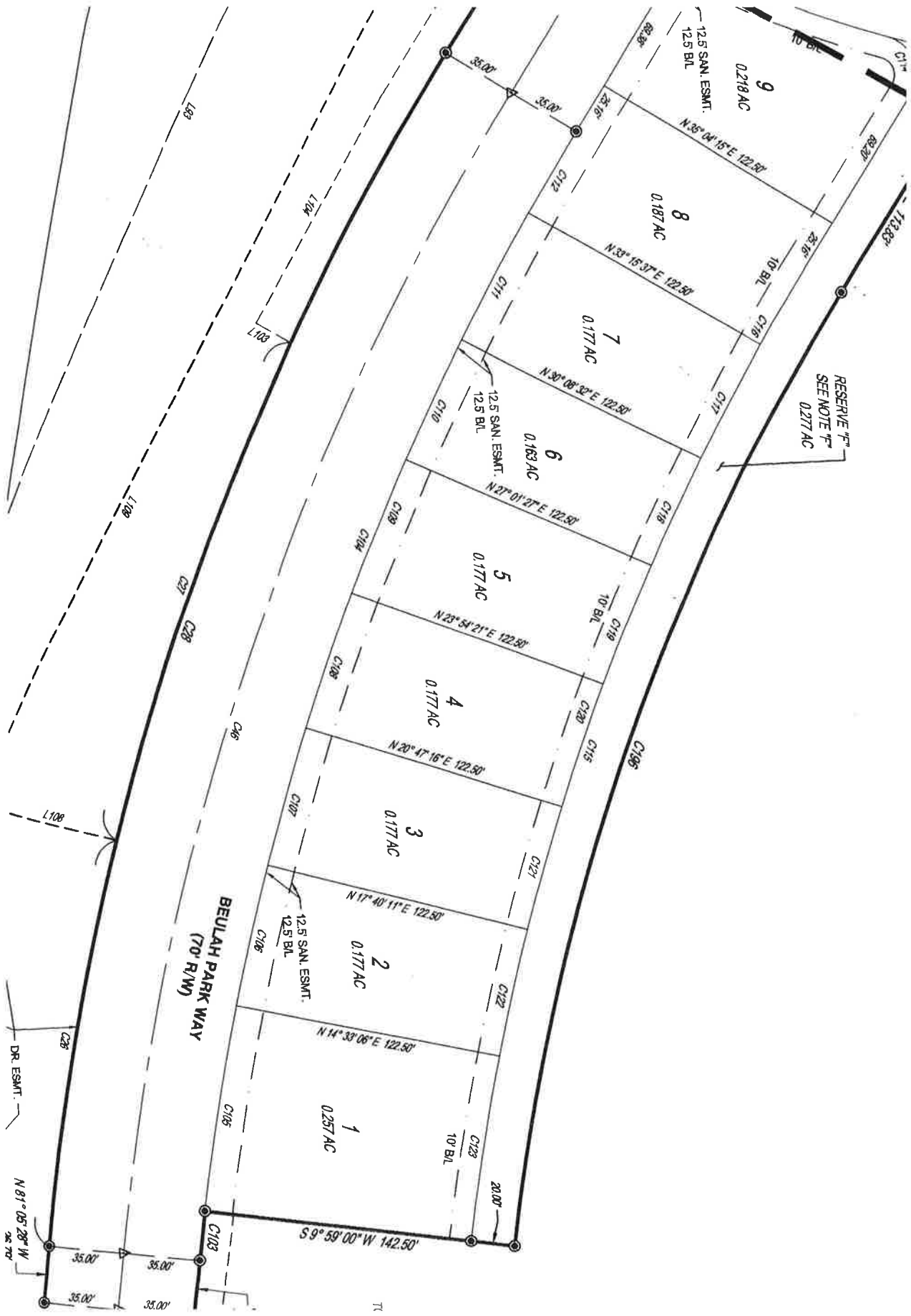
# Town Center Homesites (Overlooking Beulah Gardens) Single Family Alley Lots

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

Being Lots Numbered One (1) through Nine (9), all fo “BEULAH PARK SECTION 1”, as the same and delineated upon the recorded plat thereof, of record in Plat Book 127, Page 49, Recorder’s Office, Franklin County, Ohio.

Lot#	Tax Parcel No.	Address	Lot Price
1	040-016125-00	3514 Beulah Way	89,500.00
2	040-016126-00	3524 Beulah Way	87,900.00
3	040-016127-00	3534 Beulah Way	87,900.00
4	040-016128-00	3544 Beulah Way	87,900.00
5	040-016129-00	3554 Beulah Way	87,900.00
6	040-016130-00	3564 Beulah Way	87,000.00
7	040-016131-00	3574 Beulah Way	87,900.00
8	040-016132-00	3584 Beulah Way	89,500.00
9	040-016133-00	3594 Beulah Way	89,500.00



BEULAH PARK WAY  
(70' R/W)

RESERVE "R"  
SEE NOTE "R"  
0.277 AC

DR. ESMT.

TR

			S 01° W, 125.45'	12° 44' 54"
C26	1285.00'	190.91'	N76° 50' 06"W, 190.74'	8° 30' 45"
C27	1285.00'	244.12'	N67° 08' 11"W, 243.75'	10° 53' 05"
C28	1285.00'	586.75'	N68° 00' 36"W, 581.66'	26° 09' 43"
C29	20.00'	28.15'	S84° 44' 32"W, 25.89'	80° 39' 26"
C30	270.00'	228.35'	S68° 38' 32"W, 221.60'	48° 27' 26"
C31	385.00'	428.38'	S60° 59' 42"W, 406.62'	63° 45' 06"
C32	20.00'	27.29'	S68° 12' 42"W, 25.22'	78° 11' 07"
C33	132.50'	32.61'	N79° 44' 46"W, 32.53'	14° 06' 03"
C42	775.00'	522.54'	S67° 48' 49"E, 512.70'	38° 37' 53"
C43	305.00'	187.69'	S69° 30' 01"E, 184.74'	35° 15' 30"
C44	305.00'	466.26'	S8° 04' 36"E, 422.16'	87° 35' 19"
C45	305.00'	653.94'	S25° 42' 21"E, 535.69'	122° 50' 48"
C46	1250.00'	570.76'	S68° 00' 36"E, 565.82'	26° 09' 43"
C47	600.00'	171.60'	S72° 53' 52"E, 171.01'	16° 23' 11"
C83	270.00'	619.88'	S21° 21' 28"E, 492.43'	131° 32' 34"
C84	270.00'	848.23'	N2° 52' 15"E, 540.00'	180° 00' 00"
C85	810.00'	546.14'	S67° 48' 49"E, 535.85'	38° 37' 53"
C100	482.50'	391.78'	S10° 45' 21"E, 381.11'	46° 31' 24"
C102	722.83'	71.97'	S77° 50' 38"E, 71.94'	5° 42' 17"
C103	8183.61'	23.28'	S80° 32' 31"E, 23.28'	0° 09' 47"
C104	1215.00'	531.50'	S67° 27' 40"E, 527.27'	25° 03' 50"
C105	1215.00'	96.37'	N77° 43' 15"W, 96.35'	4° 32' 41"
C106	1215.00'	66.12'	N73° 53' 22"W, 66.11'	3° 07' 05"
C107	1215.00'	66.12'	N70° 46' 17"W, 66.11'	3° 07' 05"
C108	1215.00'	66.12'	N67° 39' 11"W, 66.11'	3° 07' 05"

	Radius	Arc Length	Chord	Delta Angle
C109	1215.00'	66.12'	N64° 32' 06"W, 66.11'	3° 07' 05"
C110	1215.00'	61.12'	N61° 32' 05"W, 61.12'	2° 52' 56"
C111	1215.00'	66.12'	N58° 32' 04"W, 66.11'	3° 07' 05"
C112	1215.00'	43.39'	N55° 57' 08"W, 43.39'	2° 02' 47"
C113	482.50'	101.26'	N25° 18' 32"E, 101.07'	12° 01' 26"
C114	18.00'	33.23'	N72° 11' 02"E, 28.71'	105° 46' 27"
C115	1092.50'	477.86'	S67° 27' 35"E, 474.06'	25° 03' 41"
C116	1092.50'	39.52'	S55° 57' 56"E, 39.52'	2° 04' 22"
C117	1092.50'	59.46'	S58° 33' 39"E, 59.45'	3° 07' 05"
C118	1092.50'	54.46'	S61° 32' 53"E, 54.45'	2° 51' 21"
C119	1092.50'	59.46'	S64° 32' 06"E, 59.45'	3° 07' 05"
C120	1092.50'	59.46'	S67° 39' 11"E, 59.45'	3° 07' 05"
C121	1092.50'	59.46'	S70° 46' 17"E, 59.45'	3° 07' 05"
C122	1092.50'	59.46'	S73° 53' 22"E, 59.45'	3° 07' 05"
C123	1092.50'	86.60'	S77° 43' 10"E, 86.58'	4° 32' 31"
C124	20.00'	28.54'	S14° 02' 46"E, 26.18'	81° 45' 58"
C125	340.00'	420.35'	N8° 34' 52"W, 394.08'	70° 50' 09"
C126	340.00'	54.70'	S22° 13' 41"W, 54.64'	9° 13' 04"
C127	340.00'	53.81'	S13° 05' 06"W, 53.76'	9° 04' 06"
C128	340.00'	53.81'	S4° 01' 00"W, 53.76'	9° 04' 06"
C129	340.00'	53.81'	S5° 03' 07"E, 53.76'	9° 04' 06"
C130	340.00'	53.81'	S14° 07' 13"E, 53.76'	9° 04' 06"
C131	340.00'	53.81'	S23° 11' 19"E, 53.76'	9° 04' 06"
C132	340.00'	51.59'	S32° 04' 10"E, 51.54'	8° 41' 36"
C133	340.00'	45.00'	S40° 12' 27"E, 44.96'	7° 34' 58"
C134	20.00'	28.40'	S3° 19' 21"E, 26.07'	81° 21' 09"

Line Table

Line Table

# Park Front

## Single Family Alley Lots

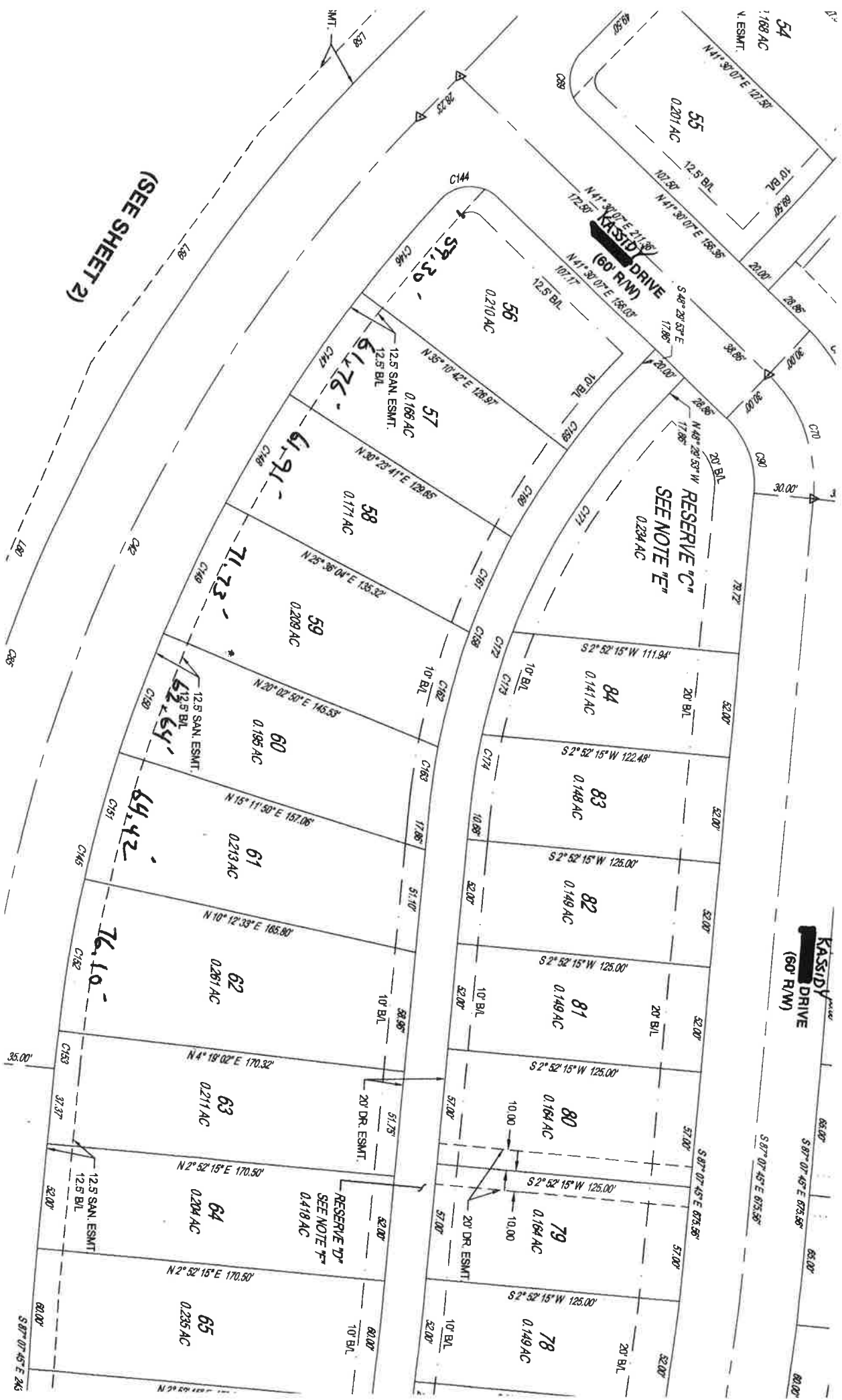
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Situated in the State of Ohio, County of Franklin and City of Gove City and described as follows:

Being Lots Numbered Fifty-One (51) through Sixty-Two (62), all of "BEULAH PARK SECTION 1", as the same and delineated upon the recorded plat thereof, of record in Plat Book 127, Page 49, Recorder's Office, Franklin County, Ohio.

Lot#	Tax Parcel No.	Address	Lot Price
51	040-016175-00	3604 Beulah Park Drive	98,000
52	040-016176-00	3608 Beulah Park Drive	83,500
53	040-016177-00	3612 Beulah Park Drive	83,500
54	040-016178-00	3616 Beulah Park Drive	83,500
55	040-016179-00	3620 Beulah Park Drive/3740 Cassidy Drive	87,500
56	040-016180-00	3624 Beulah Park Drive/3739 Cassidy Drive	89,500
57	040-016181-00	3628 Beulah Park Drive	89,500
58	040-016182-00	3632 Beulah Park Drive	89,500
59	040-016183-00	3636 Beulah Park Drive	89,900
60	040-016184-00	3640 Beulah Park Drive	89,900
61	040-016185-00	3644 Beulah Park Drive	89,900
62	040-016186-00	3648 Beulah Park Drive	92,500

(SEE SHEET 2)





51  
0.472 AC

SAN. ESMT.

52  
0.179 AC

53  
0.178 AC

54  
0.168 AC

55  
0.201 AC

50  
0.463 AC

RESERVE 'G'  
SEE NOTE 'F'  
0.180 AC

CASTLE DRIVE  
(60' R/W)

56  
0.210 AC

57  
0.166 AC

49  
0.309 AC

48  
0.188 AC

47  
0.172 AC

46  
0.172 AC

45  
0.158 AC

RESERVE 'C'  
SEE NOTE 'E'  
0.234 AC

84  
0.141 AC

83  
0.148 AC

82  
0.149 AC

AIDAN  
(60'

