



SUBDIVISION WITHOUT PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 000000 Science Blvd (lot 9)		Project Name/Business Name (if applicable): All R Friends lot split II	
Parcel ID No.(s) 025-013629	Current Zoning: OCT - Limited Overlay Text	Total Acreage: 3.671 Acres	
Reason for request: To add an additional 0.3 acres to the project site for All R Friends, whom was subject of another lot split in May of 2017. The applicant requires more land from the parent parcel (Lot 9)		Acreage to be split: 0.3 acres from 3.671 Acre parcel, leaving a 3.371 acre parcel to the south	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Jordan Fromm		Address: 919 Old Henderson Road	
E-Mail: jfromm@valuerecovery.com		Phone No. 614.324.5959 x.2087	
ATTORNEY/AGENT INFORMATION			
Name: n.a		Address: n.a	
E-Mail: n.a		Phone No. n.a	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: Frank Albanese of ISL Communities -Developer: LLC, developer and representative for buyer JK&R Properties LLC -Architect:		Contact Information (phone no./email): 614.554.3464 fnaohio@gmail.com	
Property Owner Name: (if different from Applicant) Value Recovery Group II		Contact Information (phone no./email): 614.324.5959 x2087 jfromm@valuerecovery.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: _____

Date: 9/11/17

INTERNAL USE ONLY

Zoning File No. SWP-0008-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 9-18-07

PAID: \$ 150.00
DATE: 9-18-07
CHECK#: 10661



SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1106 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by registered surveyor (11x17" copy)	✓		✓	
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓		✓	
	5. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
	6. Application & all supporting documents submitted in digital format	✓		✓	
	7. Application & all supporting documents submitted in hardcopy format	✓		✓	
	8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office .	✓			
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gardner Date: 9/13/17

PC approved 1 acre split 5/17 adding .3 acres to 1 acre not yet recorded

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on 9/13/17. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: Mark Blahnik Date: 9/22/17

Chief Building Official Signature: James Steer Date: 9/19/17

Director of Public Service Signature: Dottie Francy Date: 9/25/17

City Engineer Signature: [Signature] Date: 9/22/17

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, David Poe, VP of VRA II, LLC, the owner of the subject property listed on this application, hereby authorize Jordan Fromm to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] Date: 9/12/17

AUTHORIZATION TO VISIT THE PROPERTY

I, David Poe, VP of VRA II, LLC, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 9/12/17

NOTARY

Subscribed and sworn to before me on this 12th day of September
State of Ohio County of Franklin

Notary Public Signature: [Signature]



SHARON L. GORBY
Notary Public
In and for the State of Ohio
My Commission Expires
June 29, 2020

AGREEMENT TO COMPLY AS APPROVED

I, Jordan Fromm, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: [Signature] Date: 9/12/17

NOTARY

Subscribed and sworn to before me on this 12 day of September, 2017
State of Ohio County of Franklin

Notary Public Signature: [Signature]



Abby J. Shackelford, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

SAVE APPLICATION

**Boundary Description for 0.300 Acres
North of Claycraft Road
West Side of Science Boulevard**

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of a 5.271 acre tract of land conveyed to Value Recovery Group II, LLC of record in Instrument Number 200907080099978, said 5.271 acre tract being part of Lot 23 of David Taylor's Subdivision of record in Plat Book 1, Page 10, and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southeasterly corner of said 5.271 acre tract, being the northerly right-of-way line of Claycraft Road (formerly Fifth Avenue) as dedicated in Plat Book 10, Page 206, also being the westerly right-of-way line of Science Boulevard (60' R/W), the westerly line of a 2.11 acre tract of land conveyed to the City of Gahanna in Official Record 1224A12 and being in the southerly line of Lot 43 as delineated on a plat "Shaleton" of record in Plat Book 10, Page 206;

Thence along the easterly line of said 5.271 acre tract, across said Lot 23, across said Lot 43, across a 10' Alley as dedicated on said "Shaleton" plat, along the westerly right-of-way line of said Science Boulevard (60' R/W) and said 2.11 acre tract, the following two (2) courses;

N 03° 35' 23" E, 394.80 feet to a 5/8" iron rod found at a point of curvature;

with a curve to the right, having a central angle of **09° 32' 47"** and a radius of **653.53 feet**, an arc length of **108.89 feet**, a chord bearing and chord distance of **N 08° 21' 45" E, 108.76 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 76° 51' 52" W**, across said 5.271 acre tract and across said Lot 23, **135.00 feet** to an iron pin set at a point of curvature in the westerly line of said 5.271 acre tract and the easterly line of a 89.244 acre tract of land conveyed to Central Ohio Community Improvements Corp of record in Instrument Number 200807180110425, said 89.244 acre tract also being Lot 9 as delineated on Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79;

Thence with a curve to the right, having a central angle of **07° 41' 39"** and a radius of **788.53 feet**, an arc length of **105.89 feet**, a chord bearing and chord distance of **N 16° 58' 57" E, 105.81 feet** to an iron pin set at a point,

Thence **S 69° 10' 13" E**, across said 5.271 acre tract and across said Lot 23, **135.00 feet** to an iron pin set at a point of curvature in the easterly line of said 5.271 acre tract, the westerly line of said 2.11 acre tract and being the westerly right-of-way line of Science Boulevard;

Thence with a curve to the left, having a central angle of **07° 41' 39"** and a radius of **653.53 feet**, an arc length of **87.76 feet**, a chord bearing and chord distance of **S 16° 58' 57" W, 87.69 feet** to the **True Point of Beginning**. Containing **0.300 acres**, more or less.

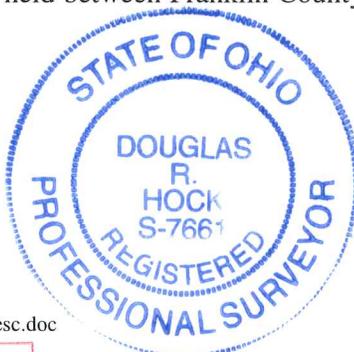
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on September 19, 2017 and is based on existing records and an actual field survey. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

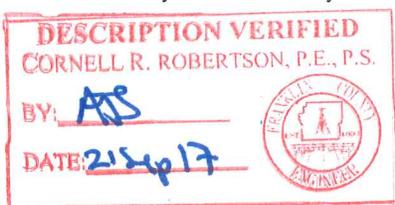
M-94-LL
Split
0.300 acre
out of
(025)
13620

Z:\16-0020-188\survey\0.300 ac boundary desc.doc



ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature] 9/21/17
Douglas R. Hock, P.S. 7661

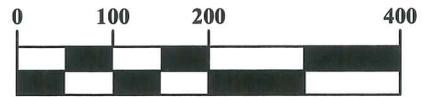


BOUNDARY SURVEY ~ 0.300 Ac.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN THE QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT

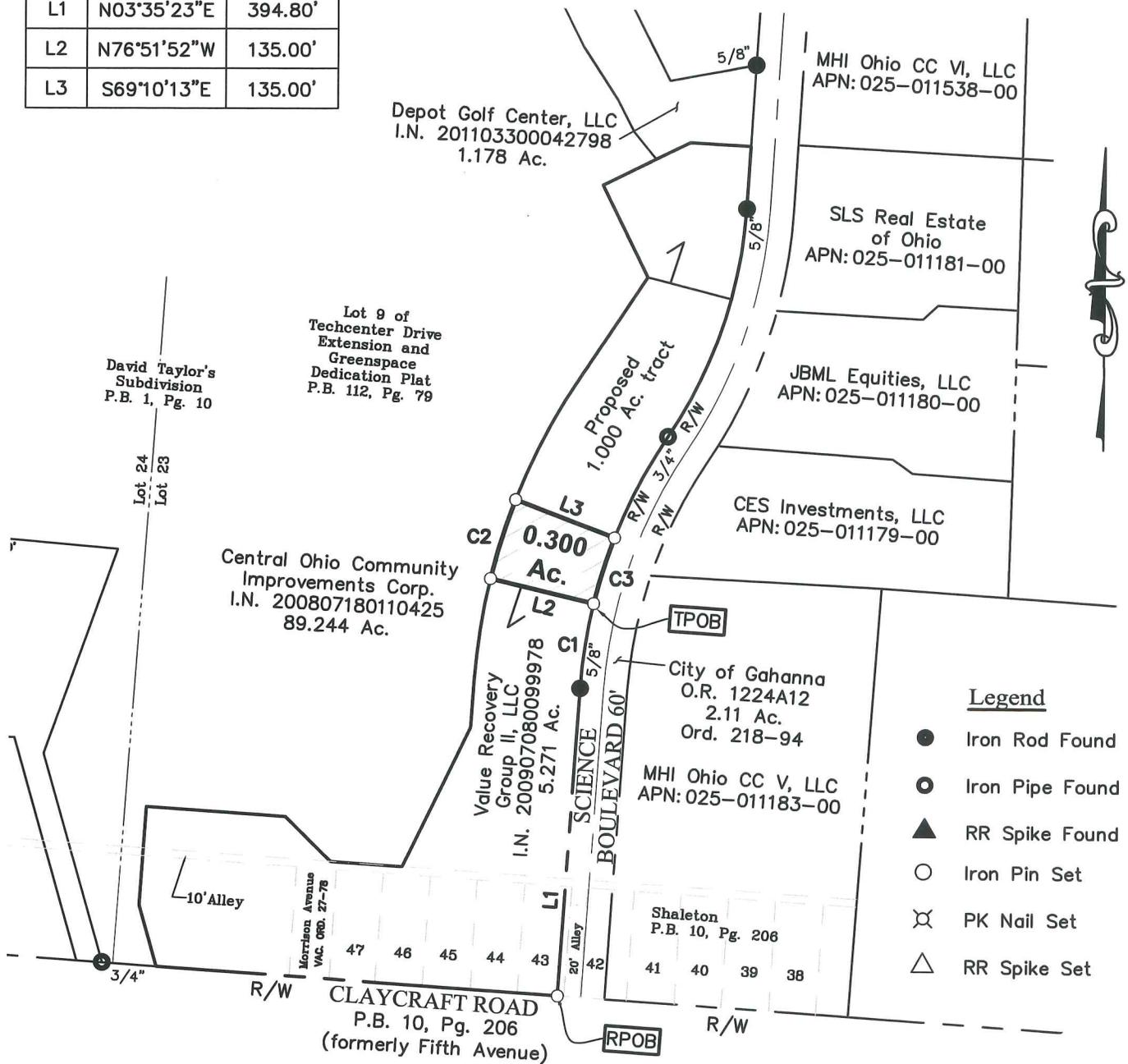
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	009°32'47"	653.53'	108.89'	N08°21'45"E	108.76'
C2	007°41'39"	788.53'	105.89'	N16°58'57"E	105.81'
C3	007°41'39"	653.53'	87.76'	S16°58'57"W	87.69'

GRAPHIC SCALE



1 inch = 200 feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°35'23"E	394.80'
L2	N76°51'52"W	135.00'
L3	S69°10'13"E	135.00'

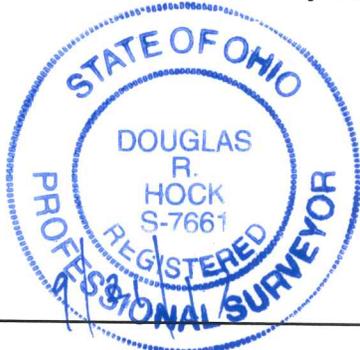


Legend

- Iron Rod Found
- Iron Pipe Found
- ▲ RR Spike Found
- Iron Pin Set
- ⊗ PK Nail Set
- △ RR Spike Set

Iron pins set are 3/4" diameter, 30" long iron pipe with a plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.



Douglas R. Hock, P.S. 7661

DRAWN BY: DRB	JOB NO.: 16-0020-188
DATE: 09/19/2017	CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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Gahanna, Ohio 43230
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