

Gahanna Title Box 5528

**SURVIVORSHIP
GENERAL WARRANTY DEED**

Instr: 200306160178997 06/16/2003
Pages: 2 F: \$14.00 8: 35AM
Robert G. Montgomery T20030073370
Franklin County Recorder BXGAHANNA

THAT David K. Peters and June E. Peters, husband and wife, of Franklin County, State of Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to William Eric Bishoff and Heather M. Bishoff, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is: 5593 Havens Corners Road, Gahanna, Oh 43230

the following REAL PROPERTY:

Situated in the County of Franklin, State of Ohio and in the City of Gahanna:

Being a part of Lot No. 39 of "DAVID TAYLOR'S SUBDIVISION", located in Section 3, Township 1, Range 16, United States Military Lands, and being 4.707 acres of that 20.414 acre tract as conveyed to Gahanna Woods Partnership, by deed of record in Official Record 13501B17, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning for references at an existing railroad spike in the centerline of Havens Corners Road marking the northwesterly corner of said Gahanna Woods Partnership tract and also marking the northeasterly corner of that 1.191 acre tract as conveyed to Earnest E. and Pauline Dunlap, by deed of record in Deed Book 3409, page 103;

thence leaving said centerline South 3 deg. 43' 54" West, along the easterly line of said Dunlap tract a distance of 50.00 feet to a point and being the true place of beginning for the following described tract of land;

thence South 85 deg. 52' 12" East, along a line parallel to centerline 50.00 feet southerly of, as measured at right angles to, the centerline of Havens Corners Road, a distance of 334.80 feet to a point in the easterly line of said Gahanna Woods Partnership tract and also in the westerly line of that 10.414 acre tract as conveyed to Carolyn Y. Kucsma, by deed of record in Deed Book 1546, page 483;

thence leaving said parallel line, South 3 deg. 43' 30" West, along a line common to said tracts, a distance of 635.00 feet to an iron pin set in an existing gravel drive;

thence leaving said common lines, across said Gahanna Woods Partnership tract, along the meanders of an existing stream, the following courses and distances:

North 79 deg. 07' 23" West, a distance of 93.57 feet to a point;
South 84 deg. 00' 00" West, a distance of 47.00 feet to a point; South
88 deg. 00' 00" West, a distance of 85.00 feet to a point;
North 20 deg. 00' 00" West, a distance of 65.00 feet to a point; North
60 deg. 00' 00" West, a distance of 50.00 feet to a point; and,
North 57 deg. 00' 00" West, a distance of 46.00 feet to a point in the westerly line of said Gahanna Woods Partnership tract;

thence leaving said stream, North 3 deg. 43' 54" East, along said westerly line of said Gahanna Woods Partnership tracts, passing an existing iron pin marking the southeasterly corner of said Dunlap 1.191 acre tract at 274.50 feet, a total distance of 538.00 feet to the place of beginning and containing 4.707 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings in the above description are based upon the centerline of Havens Corners Road as being South 85 deg. 52' 12" East, as shown upon a survey plat made by Albert J. Myers Professional Surveyor No. 6579, dated April 24, 1988

TRANSFERRED

JUN 16 2003

Parcel No: 025-9260

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Property Address: 5593 Havens Corners Road, Gahanna, Ohio 43230

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Official Record 14639, page F 20 of the Official Records of Franklin County, Ohio.

Witness their hand(s) this 6th day of June, 2003.

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *FAL*
DATE: 16 JUNE 2003



EXHIBIT A

13194
CONVEYANCE TAX
575.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

RESIDENTIAL OVERLAY DISTRICT

The request is to rezone 4.7± acres that are currently zoned in the Residential Overlay District (ROD/SF3) to the ROD/SF-3 classification to permit a reconfiguration of the site plan currently in effect for the property. This property was previously rezoned in late 2006 to the ROD classification from the ER-2 district to permit a nine (9) lot single-family residential subdivision with a Preservation Zone Setback Area / riparian setback, and vegetation preservation along the south of the site. These efforts were made and engineered as a buffer to existing property owners to the south, in accordance with recommendations made by the Franklin Soil & Water Conservation District. The property is located on the south side of Havens Corners Road. The proposal remains to develop the 4.7± acres with a single family housing subdivision within the City of Gahanna utilizing municipal water and sewer utilities, implementing a reconfiguration of the lots to permit a total of fourteen (14) lots, including preservation of the existing house on Lot 14.

The property is owned by Brookewood Construction Company, Inc., who is the applicant and will be providing the site plan for the rezoning request.

DEVELOPMENT PLAN SUBMISSION

The site contains 4.7± acres and the proposal is to construct 13 single family dwelling units, and preserve the existing residence on the property, for a total of 14 lots which is a density of 2.9 units per acre. The lot sizes will be an average of 60' in width at the building line with depths an average of 160'. The smallest lot will be 7,146 square feet; the average lot size is approximately 12,050 square feet. The houses will be setback at least 25' from the right-of-way line. The minimum rear yard shall be 25', rear yards for Lots 3, 4, and 5 shall be 30' in an effort to preserve existing trees as a buffer to neighboring properties. The minimum side yard per lot shall be 5', except at Lot 8 where the eastern side yard shall be 25' in an effort to preserve existing trees to buffer neighbor. Bay windows, fireplaces, and eaves may not encroach into the required side yard setback. Air conditioning units may encroach into the required side yard setback where it is impracticable that such units be located in the rear yard. Any air conditioning unit located in a side yard shall not exceed a rated value of 80 db during operation. A riparian setback shall be established along lots 9 - 13 as shown on the plan. This riparian setback shall be a Preservation Zone Setback Area. Within this area the construction of any permanent structures; including but not limited to gazebos, decks, sheds, above or in-ground pools, and / or hot tubs is prohibited, provided however, this area may be landscaped and mowed. The developer shall install a split rail fence on lots 9 - 13 along the north boundary of the Preservation Zone Setback Area, it shall be the responsibility of each lot owner to maintain the fence on their property. The intent of this fence is to demarcate the boundary of the Preservation Zone Setback Area. Any fence located along the Preservation Zone Setback Area boundary shall be a 2, 3, or 4 rail split-rail fence, and may have attached thereto a black welded wire metal mesh no smaller than 2" X 2" in

size. All fencing shall comply with the height limitations and requirements of the City of Gahanna. South of the Preservation Zone Setback Area, constituting all of the property that is located within the 100 year floodplain, shall be designated a Flood Zone Preservation Area. The Flood Zone Preservation Area shall be a Preservation Zone as defined in Gahanna City Code, however, subject to the following additional provisions: on each of lots 8 - 12 a 4 foot wide pedestrian path may be constructed across such zone to provide access to the creek consisting of mulch or wood chips, such path will be field located to minimize the disturbance across such zone. A 3-foot high orange construction fence shall be installed prior to construction demarcating the boundary of the Flood Zone Preservation Area. Diseased trees or vegetation, noxious weeds or brush may be removed within the Flood Zone Preservation Area. The applicant commits to adherence to Franklin Soil & Water Conservation District recommendations for implementation of appropriate landscaping measures within the Flood Zone Preservation Area which shall be reflected in a landscape plan approved by the City of Gahanna Planning Commission. The above requirement to implement Franklin Soil & Water Conservation District recommendations shall be listed as an itemized obligation of the Subdivision Improvements when such improvements are accepted by City Council.

The Development Plan provides for 4' wide sidewalks within the right of way as shown on the plan. The subdivision proposes one access point to the site from Havens Corners Road as shown on the Development Plan. A 10 foot right-of-way easement shall be granted to Franklin County for future improvements of Havens Corners Road. Where possible, existing trees on the north side of Lot 1 shall be preserved, in addition, landscaping shall be planted to screen the house on Lot 1 from Havens Corners Road visibility, new landscaping may include mounding, deciduous trees, evergreen trees, or any combination thereof. Lots 8 - 9 will be accessed from a common access drive as indicated on the site plan. Each owner of Lots 8 - 9 shall be required to enter into an agreement permitting cross-access and joint maintenance of the common access drive.

The applicant owns the property and estimates that construction on the subdivision would begin within a year after completion of the rezoning process and completed in one construction phase.

The proposed subdivision is located south of Havens Corners Road in the City of Gahanna. The property to the north across Havens Corners Road is located in Jefferson Township. The property adjacent to the west is also in Jefferson Township, properties further west, southwest, south, and southeast are zoned SF-3, and the properties due east are zoned ER-2. The SF-3 District with ROD is the appropriate zoning classification in this instance as it provides a single-family housing layout that is compatible with Farm Creek and Rathburn Woods subdivisions comprising the surrounding development and further ensures riparian corridor protection and preservation.

The existing pond shall be filled in. The existing barn and silo shall be removed. Storm drainage shall incorporate best management practice (BMP) measures as a "green"

stormwater treatment, which may include, but not be limited to, rain gardens, pervious pavers, and tree lawn detention. Storm drainage shall be in accordance with a Stormwater Drainage Plan approved by the City of Gahanna Engineer as well as the Franklin Soil & Water Conservation District, which plan will include BMP measures to mitigate storm water flow to the Souder-Ealy Ditch.

All electrical, telephone, cable television and similar utility systems shall be located underground.

The following architectural requirements will be applied to all housing units constructed within the subdivision.

- I. All architectural elements shall be consistent with the following requirements:
 - A. The front facade of each house shall utilize brick, cultured stone, stone, stucco, wood siding, or Hardi-plank or other comparable composite siding.
 - B. Side and rear facades shall utilize all natural materials: brick, cultured stone, stucco, wood siding or Hardi-plank or other comparable composite siding.
 - C. All houses in the subdivision shall have a minimum house sizes in accordance with Gahanna City Code Section 1143.06
 - D. All main roofs for homes within the subdivision shall maintain roof pitch of not less than 6:12.
 - E. Within the development the same model with the same elevation shall not appear within two separate houses on the same side of the street and the same model with the same elevation shall not appear directly across the street.
 - F. The applicant shall use deed restrictions and covenants generally in the form as submitted with this application.
 - G. All homes within the subdivision shall have a concrete front service walk, stoop, or porch and uniform mailbox.



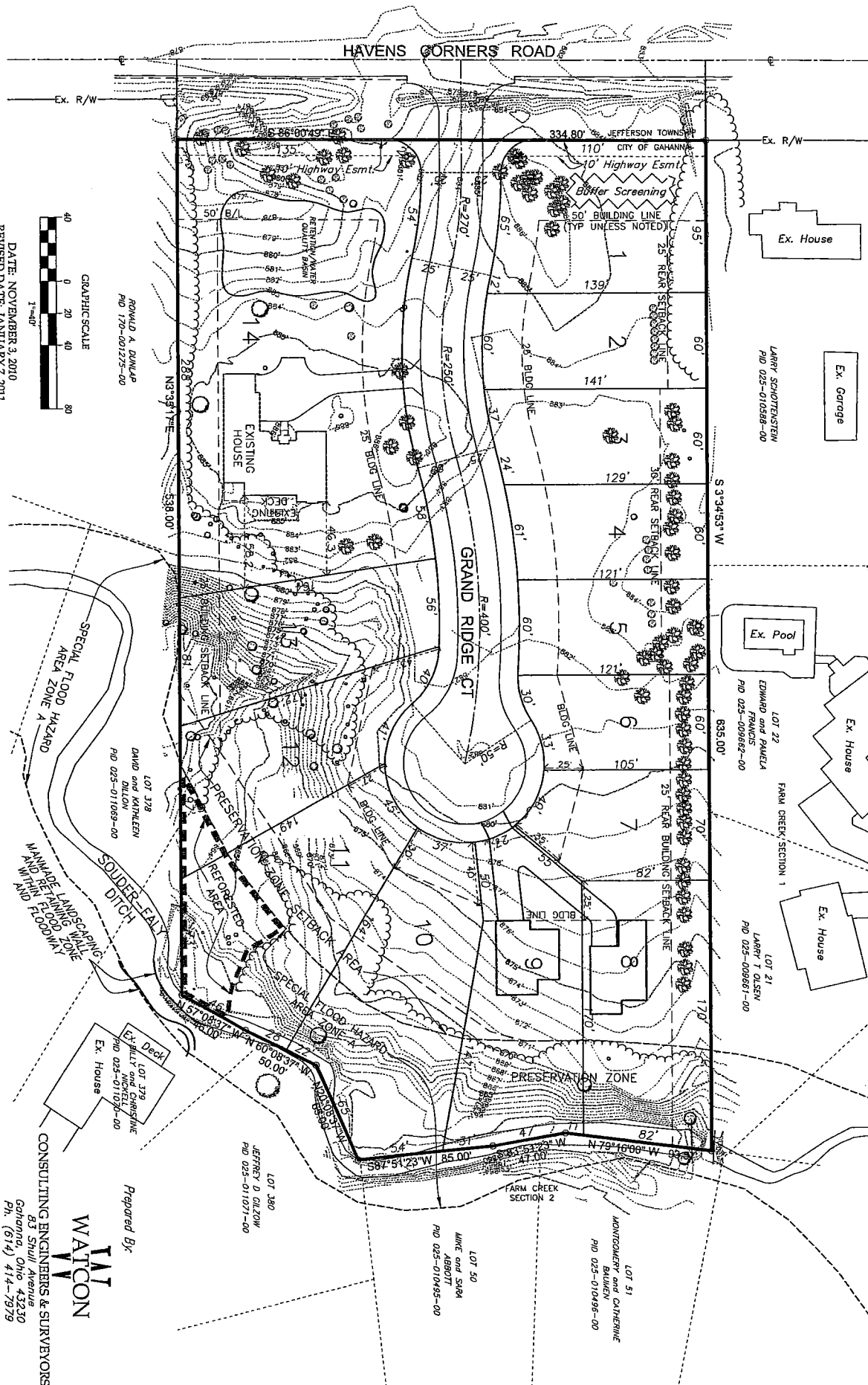
ZONING CHANGE PLAN
FOR:

Meadowbrooke

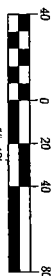
SITE STATISTICS:

TOTAL ACREAGE: 4.706 ACRES
NUMBER OF LOTS: 14
GROSS DENSITY: 2.9 LOT/ACRE
ZONING CLASSIFICATION: R0D / SF-3

SETBACKS: FRONT: 25'
SIDE: 5'
REAR: 25'



GRAPHIC SCALE



RONALD A. DUNLAP
PID 025-010735-00

DATE: NOVEMBER 3, 2010
REVISED DATE: JANUARY 7, 2011
REVISED DATE: JANUARY 27, 2011

LOT 138
DANIEL AND LINDA
PID 025-010693-00

LOT 139
JIMMY AND CHARLIE
PID 025-010703-00

Prepared By:

WATCON

CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

LOT 380
JEFFREY D. CLARK
PID 025-011071-00

LOT 50
MIKE AND SARA
ABBOTT
PID 025-010495-00

LOT 51
MONTGOMERY AND CATHERINE
BAUMEN
PID 025-010496-00

LOT 22
EDWARD AND PAULEA
FRANCIS
PID 025-009862-00

LOT 21
LARRY T. OLSEN
PID 025-009861-00