

SWP-4a-2015

File Number: 15080008
Date Received: 8/7/15
Scheduled Public Hearing Date: N/A

Fee: 75.00
Initials: SN
Check or Receipt Number: 0267



**PLANNING COMMISSION
APPLICATION FOR SUBDIVISION WITHOUT PLAT**

Property Location: 0.021 acres, Stygler Rd, Founders Ridge Parcel ID: 025-010456-00

Current Zoning: Residential Section 2 Total Acreage of Proposed Parcel: 0.021 acres

Reason for Request: Original lot too large per bi-laws, adding acreage to lot

Applicant Name: George Parker / Ridenour Road Develop. Email: clj@nuttelaw.com

Status: Property Owner Option Holder Contractual Purchaser Agent

Business Owner: George Parker / Ridenour Road Develop. Phone: 614-439-6383

Business Address: PO Box 30927 Fax: None

City/State/Zip Code: Gahanna OH 43230 or 614-475-7008

Property Owner: Same as above Phone: _____

Address: _____

City/State/Zip Code: _____

Signature of Applicant: [Signature] Date: 8-7-2015

Submission Requirements

1. Submit ten (10) copies of a survey and legal description of the property certified by a registered surveyor (if being submitted to Planning Commission). Only two (2) copies are necessary if application will be approved administratively.
2. Submit two (2) original deeds to be stamped (instruments of conveyance). Deeds must be submitted after Planning Commission or administrative approval to be stamped by Clerk of Council.
3. Application Fee: \$75 for residential and \$150 for all other districts.
4. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.

APPROVAL

To be approved by: Planning Commission (buildable lot) Administration

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.

[Signature]
Planning & Zoning Administrator

Date: 8/19/15

[Signature]
Chief Building Official

Date: 8/28/15

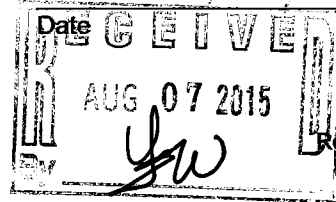
[Signature]
Director of Public Service

Date: 8/27/15

[Signature]
City Engineer

Date: 8/26/15

Note: All correspondence will be to applicant above unless otherwise stated.



DESCRIPTION of a 0.021 acre parcel of land.

Situate in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands and being all out of Lot 52, Founders Ridge Section 2 of record in Plat Book 79, Page 13 as conveyed to Ridenour Road Development of record in Official Record Volume 25222, Page J09, all references to records being on file in the Office of the Recorder, Franklin, Ohio, said 0.021 acre parcel being more fully described herein;

Beginning for reference at a mag nail found at the northeast corner of said Lot 52 also being on the south line of Founders Ridge Drive (50 Feet Right of Way);

Thence, S 03°15'44" W, with the common line of Common Area "A" as shown on said Founders Ridge Section 2 and the east line of said Lot 52, a distance of 23.00 feet to a mag nail set at the True Point of Beginning;

Thence, S 03°15'44" W, with the east line of said Lot 52 and the said common line of Common Area "A" a distance of 18.25 feet to a ½" rebar found at the southeast corner of said Lot 52;

Thence, S 56°23'32" W, with the southeast line of said Lot 52 and the said common line of Common Area "A", a distance of 112.92 feet to a ½" rebar found at a southerly corner of said Lot 52;

Thence, N 86°44'16" W, with the south line of said Lot 52 and the said common line of Common Area "A", a distance of 2.16 feet to iron pin set;

Thence, N 50°20'42" E, across said Lot 52, a distance of 126.30 feet to a mag nail set on the east line of said Lot 52 and the said common line of Common Area "A" to the True Point of Beginning, containing 0.021 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S86°44'16"E was held on centerline of Founders Ridge Drive as shown on the record plat for said Founders Ridge, Section 2. All iron pins set are to be a 30"x3/4" (I.D.) iron pipe with a cap inscribed P.S. 8114. This document is based on a survey completed by Robert W. Martin in April of the year 2015.



Robert W. Martin 6/9/15
Robert W. Martin Date
P.S. 8114

N-134-G
Split (0.021 acre)
18.25 ft East line
2.16 ft South line
off of South East line
out of
(025)
10456

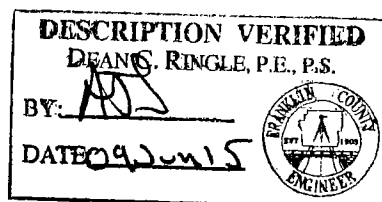
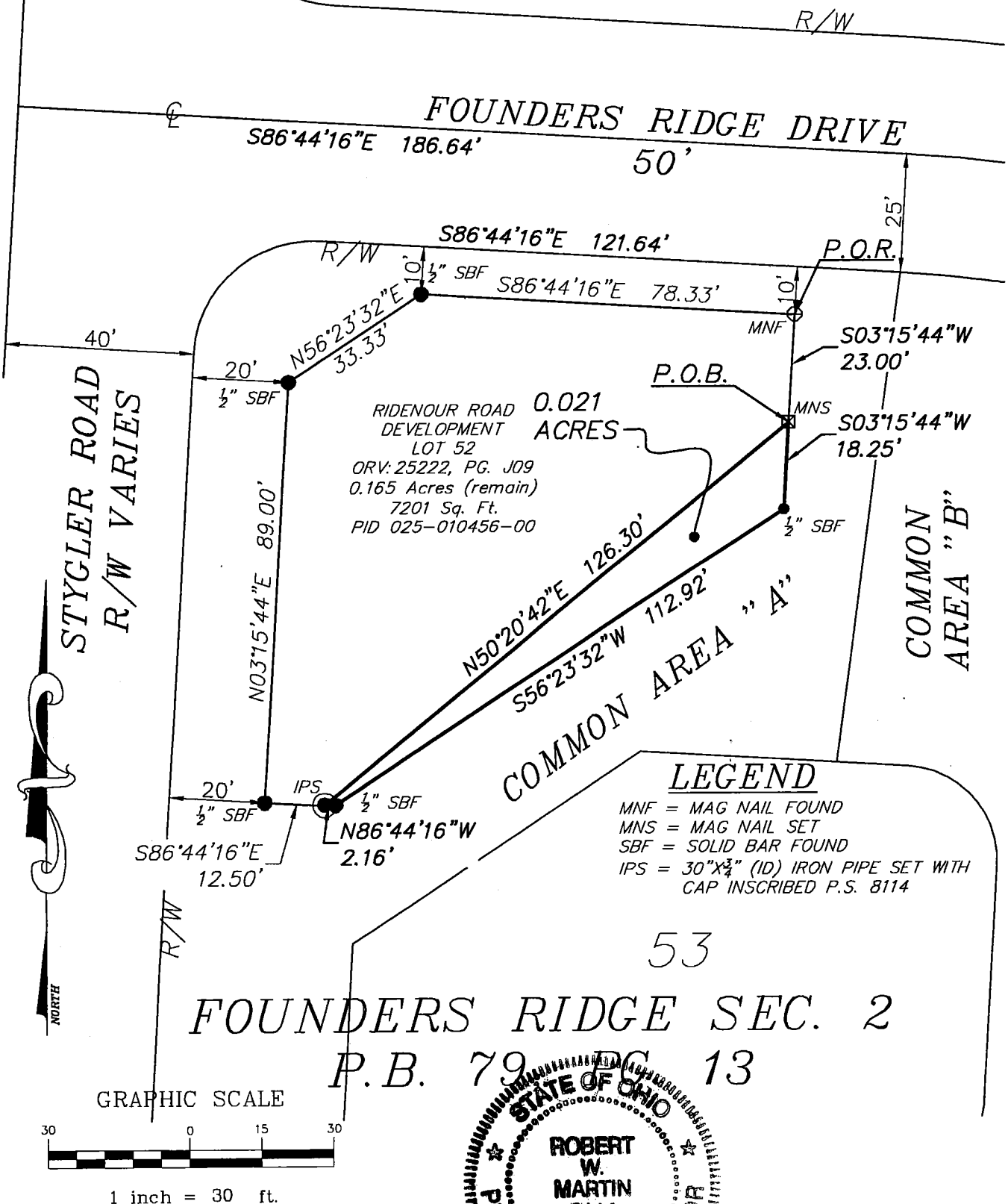


EXHIBIT OF A 0.021 ACRE LOT SPLIT

Situated in State of Ohio, Franklin County, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands and in Founders Ridge, Section 2 of record in Plat Book 7, Page 13 of record in the Franklin County Recorders Office



For the purpose of this exhibit a bearing of S 86°44'16" E was held on Centerline of Founders Ridge Drive (50' Right of Way), as shown on the record plat for Founders Ridge Section 2, of record in Plat Book 79, Page 13. This plat is based on a survey completed by Robert W. Martin in April of the year 2015.



Robert W. Martin 6-9-15
 Robert W. Martin, P.S. 8114

EXHIBIT OF A 0.021 ACRE LOT SPLIT
OUT OF LOT 52
FOUNDERS RIDGE SEC. 2
P.B. 79, PG. 13

Prepared By: **TAT WATCON**
 CONSULTING ENGINEERS & SURVEYORS
 83 Shull Avenue
 Gahanna, Ohio 43230
 Ph. (614) 414-7979

DRAWN BY: RWM	SCALE: 1" = 30'	DATE: 06/08/2015
CHECKED BY: TLC	PROJECT: GEORGE PARKER/FOUNDERS RIDGE	SHEET NO. 1 OF 1

Z:\GEORGE PARKER\FOUNDERS RIDGE\FOUNDERS RIDGE.DWG -- O XREFS: -- PLOTTED BY: BO -- June 09, 2015 -- 12:38 PM