

15040001

File No. SWP-5-2015

Date Received: 4/1/15

Scheduled Public Hearing Date:

Fee:

Initials: J.W.

Check or Receipt No.

APPLICATION FOR SUBDIVISION WITHOUT PLAT
CITY OF GAHANNA PLANNING COMMISSION

*Applicant's Name: City of Gahanna / Rob Priestas

Address: 200 S. Hamilton Rd.

Company: City of Gahanna

Phone: 614-342-4055

Fax: 614-

Status: Land Owner Option Holder X Cont. Purchaser Agent

Property Location: Intersection of Taylor Rd and Helmbright

Parcel ID#: 025-008163

Reason for Request:

Current Zoning: PUD

Total Acreage of Proposed Parcel: 0.4725

Landowner: Jason Shoup

Phone: 614-940-9933

Address: 501 Helmbright Drive

Applicant's Signature [Signature]

Date 4/1/15

Submission Requirements

1. 10 copies (if being submitted to Planning Commission) of a Legal Description of the property certified by registered surveyor. Only 2 copies are necessary if to be approved administratively.
2. 2 copies of deeds to be stamped.
3. Application Fee of \$75 for residential, \$150 for all other districts.
4. Reduced drawing to 8 1/2 x 11 inch size.

To be approved by: Planning Commission (buildable lot) X Administratively

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

Bonnie Gerd
Planning & Zoning Administrator

Date 4/1/15

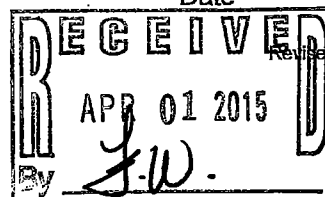
Dottie Franey
Director of Public Service

Date 4/1/15

[Signature]
City Engineer

Date 4/1/15

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



Revised February 2009

Planning Commission Information for All Applicants

- 1. All required information must be submitted with the application. Wednesday, 12 noon is the deadline for acceptance of all applications (type of application determines weeks of advertisement). No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.**
- 2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.**
- 3. Reduced drawings suitable to an 8 ½ x 11 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.**
- 4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.**
- 5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include name and address of property owner. Showing them only on one of the plan sheets is not acceptable.**
- 6. For Design Review applications, a materials list must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.**
- 7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted: on site plan for a freestanding sign or on building elevation, if a wall sign. Color renderings must be submitted.**
- 8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.**
- 9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.**
- 10. Planning Commission members may visit the property prior to the hearing to review the application.**

Portion above reserved for State of Ohio Auditor, Engineer and Recorder's Offices use

LIMITED WARRANTY DEED

(R.C. § 5302.07)

KNOW ALL PERSONS BY THESE PRESENTS THAT THE **JAMES R. SHARP AND KAYANNE M. SHARP** ("GRANTORS"), married, whose tax mailing address is 501 Helmbright Drive, Gahanna, Ohio 43230, for good and valuable consideration given by the **CITY OF GAHANNA, OHIO** ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 200 S. Hamilton Rd., Gahanna, Ohio 43230, the receipt and sufficiency of which is hereby acknowledge, do forever grant in fee simple title with limited warranty covenants under section 5302.08 of the OHIO REVISED CODE, to Grantee, and Grantee's successors and assigns, the following described real property:

0.4725 ± ACRE

PART OF FRANKLIN COUNTY PARCEL NO.: 025-008163

COMMON ADDRESS: 501 HELMBRIGHT DRIVE, COLUMBUS, OHIO 43230

INSTRUMENT REFERENCES: 201110050126536 RECORDER'S OFFICE FRANKLIN
COUNTY, OHIO

IN WITNESS WHEREOF, JAMES R. SHARP AND KAYANNE M. SHARP, voluntarily caused this instrument's execution on _____, 2015.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}

GRANTORS

JAMES R. SHARP

KAYANNE M. SHARP

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBER that on this _____ day of _____, 2015, before me, the subscriber, a Notary Public in and for said County, personally came the above named JAMES R. SHARP, Co-Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

(seal)

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBER that on this _____ day of _____, 2015, before me, the subscriber, a Notary Public in and for said County, personally came the above named KAYANNE M. SHARP, Co-Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

(seal)

Notary Public

*This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

PART OF LOT 121 OF RATHBURN WOODS SECTION 4

Situated in the State of Ohio, County of Franklin, City of Gahanna, being all of that cross-hatched portion of Lot 121 of "Rathburn Woods Section 4" Subdivision, as shown of record in Plat Book 68, Pages 14 & 15 (references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a railroad spike found at an angle point in the centerline of Taylor Road, located at the southeasterly corner of said Subdivision, said spike being located along said centerline, North $85^{\circ}59'26''$ West, 1338.33 feet from FCGS Monument #1164 Reset;

thence westerly with said centerline of Taylor Road, being the south line of said Subdivision, North $85^{\circ}46'57''$ West, (passing at 67.40 feet the intersection of said Road with the centerline of Helmbright Drive, as shown dedicated on said Subdivision) a distance of 132.90 feet to the southwest corner of said Subdivision, being the southeasterly corner of that 2.374 acre tract of land described in the deed to the City of Gahanna, as recorded in Official Record 24492-E20;

thence northerly along the westerly line of said Subdivision, North $4^{\circ}12'31''$ East, (passing at 30.00 feet a $3/4''$ iron pipe found in the northerly right-of-way line of said Road) a distance of 40.00 feet to a rebar set at the southwest corner of said cross-hatched portion of Lot 121, said corner being the TRUE POINT OF BEGINNING:

thence continuing northerly along said westerly line of said Subdivision, being the westerly line of said cross-hatched portion of Lot 121, and being the easterly line of said 2.374 acre tract, North $4^{\circ}12'31''$ East, 620.62 feet to a rebar set at an angle point in said Lot 121, being the northeasterly corner of said 2.374 acre tract;

thence easterly across the northerly end of said cross-hatched portion of Lot 121, South $85^{\circ}45'04''$ East, 6.12 feet to a rebar set in the arc of a curve of the westerly right-of-way line of said Helmbright Drive;

thence South $7^{\circ}04'49''$ East, along said westerly right-of-way line of Helmbright Drive, 151.99 feet along the arc of a curve to the right, (Radius=385.00 feet & Delta= $22^{\circ}37'07''$) a chord distance of 151.00 feet to a rebar set at the point of tangency of said curve;


thence continuing southerly along said westerly right-of-way line, South $4^{\circ}13'44''$ West, 452.54 feet to a rebar set at a point of curvature in said line;

thence South $49^{\circ}13'23''$ West, continuing along said right-of-way line, 31.41 feet along the arc of a curve to the right, (Radius=20.00 feet & Delta= $89^{\circ}59'18''$) a chord distance of 28.28 feet to a rebar set at the point of tangency of said curve in the northerly right-of-way line of said Taylor Road;

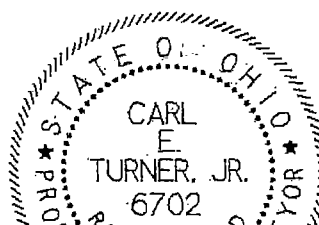
thence westerly along said northerly right-of-way line of Taylor Road, North $85^{\circ}46'57''$ West, 15.52 feet, returning to the 'True Point of Beginning,' containing 0.4725 of an acre of land, more or less, as surveyed and described in January of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Bearings are referenced to GRID NORTH of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS observations using ODOT VRS. All rebar called for as set are $5/8''$, capped with a yellow plastic cap inscribed TERRA SURVEY/TURNER PS6702.

Terra Surveying Services, LLC



Carl E. Turner Jr.
Professional Surveyor No. 6702
14 January 2015



Found (F)=●, Set (S)=○; IP=Iron Pipe (ID);
SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike;
PS=Pony Spike & PK=PK Nail. RBS=5/8" rebar.