



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0033-2024

File Number: ORD-0033-2024

**AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR CRESCENT WOODS
CONSISTING OF 40.807 +/- ACRES LOCATED ON HAMILTON ROAD; PARCELS
025-017173, 025-014172, AND 025-013767; CURRENT ZONING MULTI FAMILY
RESIDENTIAL (L-MFRD) AND SELECT COMMERCIAL PLANNED DISTRICT
(SCPD); GRIFFIN CALDWELL, APPLICANT, FOR CP CRESCENT LLC; WAIVING
SECOND READING AND DECLARING AN EMERGENCY**

WHEREAS, the City received the application for Final Plat on January 3, 2024 for 40.807 +/- acres; said property located on Hamilton Road, parcels 025-017173, 025-014172, and 025-013767, for subdivision known as the Crescent Woods with a mix of residential, office, and commercial uses; and

WHEREAS, the City administration reported that the Final Plat is in conformance with all zoning regulations, including minimum lot size and lot width of the L-MFRD and SCPD zones; and

WHEREAS, the Director of Engineering has certified the final plat as being in full compliance with the design requirements of Gahanna Codified Ordinances Section 1193, Stormwater Management; and

WHEREAS, with proper notice given to the public and interested parties according to law, the Planning Commission met in regular session and held a public hearing on April 24, 2024, voting affirmatively on recommending to City Council CP Crescent LLC's application for Final Plat; and

WHEREAS, the Planning Commission voted affirmatively to recommend to Council the request for Final Plat approval and transmitted its Record of Action to the Council Office April 25, 2024; and

WHEREAS, to preserve the public peace, property, health, safety, and welfare of the City, the applicant requests waiver of second reading and declaration of an emergency, to wit: the timely construction of a public road to serve residents and visitors to the area and the need to facilitate robust economic development of Gahanna's medical corridor, bringing investment in jobs, tax revenue, and essential services to the community in the timeliest manner possible.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Final Plat for the Crescent Woods subdivision consisting of 40.807 +/- acres, said property located on Hamilton Road, parcels 025-017173, 025-014172, and 025-013767, is hereby accepted and confirmed as recommended by the Planning Commission, subject to all requirements as set out in the Codified Ordinances of the City of Gahanna; said Final Plat attached hereto as EXHIBIT A and made a part herein.

Section 2. That for the reasons set forth in the preamble, the Council hereby waives second reading and declares this Ordinance to be an emergency measure immediately necessary for the preservation of public peace, property, health, safety, and welfare of the City, which shall be in full force and effect immediately upon passage by this Council and on date of the signature of approval by the Mayor.

At a regular meeting of the City Council on May 20, 2024, a motion was made by Schnetzler, seconded by Renner, that the second reading of this Ordinance be Waived. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzler, yes; Mr. Weaver, yes.

A motion was made by Renner, seconded by Schnetzler, that this Ordinance be Adopted as an Emergency. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzler, yes; Mr. Weaver, yes.



President Merisa K Bowers Date 5/20/24
Merisa K. Bowers

Attest by Jeremy A. VanMeter Date 5/20/2024
Jeremy A. VanMeter
Clerk of Council

Approved by the Mayor Laurie A. Jadwin Date 5.20.24
Laurie A. Jadwin

Approved as to Form PDT Date 5/20/24
Priya D. Tamarasan
City Attorney

DO NOT DETACH

 <p>Instrument Number: 202406240062364 Recorded Date: 06/24/2024 3:11:20 PM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>									
<p>Transaction Number: T20240043687 Document Type: PLAT Document Page Count: 3</p>	<p>Return To (Box): EP FERRIS</p> <p style="text-align: right;">Box</p>								
<p>Submitted By (Walk-In): EP FERRIS</p> <p style="text-align: right;">Walk-In</p>									
<p>Developer: CP CRESCENT HOLDINGS LLC</p>	<p>Plat: CRESCENT WOODS</p>								
<p>Fees:</p> <table> <tr> <td>Plat Recording Fee:</td> <td>\$259.20</td> </tr> <tr> <td>Total Fees:</td> <td>\$259.20</td> </tr> <tr> <td>Amount Paid:</td> <td>\$259.20</td> </tr> <tr> <td>Amount Due:</td> <td>\$0.00</td> </tr> </table>	Plat Recording Fee:	\$259.20	Total Fees:	\$259.20	Amount Paid:	\$259.20	Amount Due:	\$0.00	<p>Instrument Number: 202406240062364 Volume/Page: PB 132 475 Recorded Date: 06/24/2024 3:11:20 PM</p>
Plat Recording Fee:	\$259.20								
Total Fees:	\$259.20								
Amount Paid:	\$259.20								
Amount Due:	\$0.00								

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

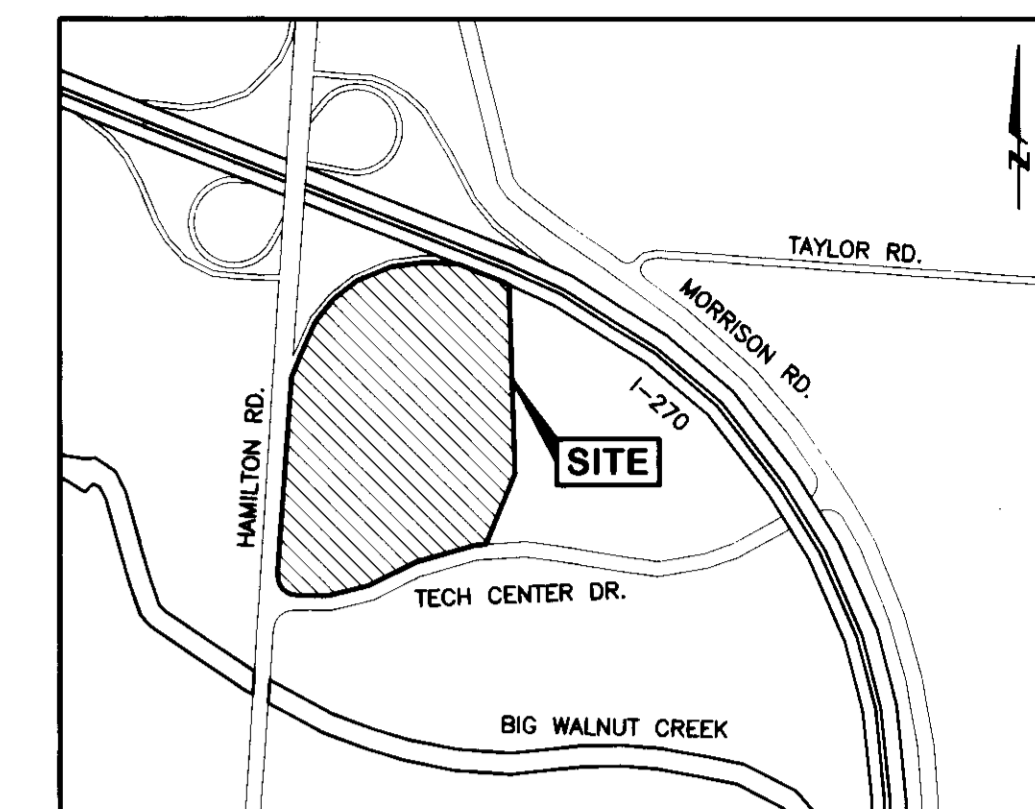
NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

FINAL PLAT CRESCENT WOODS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS



LOCATION MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision originally recorded in Plat Book 1, Page 10 (Destroyed by fire), reconstituted in Plat Book 1, Page 104, and being a resubdivision of all of a 16.666 acre tract as conveyed to Crescent Woods, LLC in Instrument Number 20230922009087, being all of a 9.132 acre tract as conveyed to CP Crescent Holdings LLC in Instrument Number 202309060091662, being all the remainder of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433.

The undersigned, Crescent Woods, LLC, an Ohio Limited Liability Company; by Brent Sobczak, Member of the Management Committee of the Managing Member of the Sole Member of Crescent Woods, LLC; CP Crescent, LLC, an Ohio Limited Liability Company, by Brent Sobczak, Member of the Management Committee; CP Crescent Holdings LLC, an Ohio Limited Liability Company, by Mark D'Alaisio, CEO, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "CRESCENT WOODS", a subdivision containing lots 1-3, inclusive, and do hereby accept this plat the same and dedicated to public use, as such, all parts of Crescent Place shown hereon and not therefore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "EASEMENT", for the construction, operation, and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation, and maintenance of the service connections to all adjacent lots and lands. No permanent structures or plantings will be permitted in said easement areas.

Easements are hereby reserved in, over and under areas designated on this plat as "DRAINAGE EASEMENT", for the construction, operation, and maintenance of major storm water runoff swales and/or storm water runoff drains, and facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over, and under areas designated on this plat as "PEDESTRIAN ACCESS EASEMENT", for the construction, operation, and maintenance of a pedestrian use path. No permanent structures or plantings will be permitted in said easement areas.

In witness whereof, Brent Sobczak, Member of the Management Committee of the Managing Member of the Sole Member of Crescent Woods, LLC, an Ohio Limited Liability Company; Brent Sobczak, Member of the Management Committee of CP Crescent, LLC, an Ohio Limited Liability Company, and Mark D'Alaisio, CEO of CP Crescent Holdings LLC, an Ohio Limited Liability Company; have caused this plat to be executed by this duly authorized office.

This 30th Day of May, 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
CRESCENT WOODS, LLC, an Ohio Limited Liability Company;
By: ERG-CC Crescent Park Venture, LLC, a Delaware Limited Liability Company, its Sole Member
By: Crescent Woods Developer, LLC, an Ohio Limited Liability Company, its Managing Member

BY: Karin J. Scott
Brent Sobczak
Member of the Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:
Before me, a notary public in and for said state, personally appeared Brent Sobczak, Member of the Management Committee of said Crescent Woods, LLC, an Ohio Limited Liability Company; who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said Crescent Woods, LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof, I have hereunto set my hand and affixed my official seal this 30th day of May, 2024.
My commission expires N/A
C.H. Witt
Notary Public, State of Ohio

This 30th Day of May, 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
CP Crescent, LLC, an Ohio Limited Liability Company;

BY: Karin J. Scott
Brent Sobczak
Member of Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:
Before me, a notary public in and for said state, personally appeared Brent Sobczak, Member of the Management Committee of said CP Crescent, LLC, an Ohio Limited Liability Company; who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent, LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof, I have hereunto set my hand and affixed my official seal this 30th day of May, 2024.
My commission expires N/A
C.H. Witt
Notary Public, State of Ohio

This 30th Day of May, 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
CP Crescent Holdings LLC, an Ohio Limited Liability Company;

BY: Mark D'Alaisio
Mark D'Alaisio
CEO

STATE OF OHIO
COUNTY OF FRANKLIN:
Before me, a notary public in and for said state, personally appeared Mark D'Alaisio, CEO of said CP Crescent Holdings LLC, an Ohio Limited Liability Company; who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent Holdings LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof, I have hereunto set my hand and affixed my official seal this 30th day of May, 2024.
My commission expires 1-29-24
Kay Grimen
Notary Public, State of Ohio

CITY OF GAHANNA, OHIO:

Approved this 12th day of June, 2024
Jane Mahr
Chairman, Planning Commission, Gahanna, Ohio

Approved this 4th day of JUNE, 2024
Shirley Kaban
Director of Engineering, Gahanna, Ohio

Approved and Accepted this 20th day of May, 2024 by Ordinance No. 0033-2024 wherein Crescent Place is hereby dedicated and accepted as such by the Council of the City of Gahanna, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this 7th day of June, 2024

Approved this 7th day of June, 2024
Laurie Jammi
Mayor, Gahanna, Ohio

FRANKLIN COUNTY AUDITOR:

Transferred this 24th day of June, 2024
John S. Gane
Auditor, Franklin County, Ohio

J. C. O'Connell
Deputy Auditor, Franklin County, Ohio

FRANKLIN COUNTY RECORDER:

Filed for Record this 24 day of June, 2024
At 3:04 pm
Fee: \$257.20

Darwin J. O'Connor Jr.
Recorder, Franklin County, Ohio

File No. 202406240062364

Recorded this 24 day of June, 2024
Kelli Jamelle
Deputy Recorder, Franklin County, Ohio

Plat Book 132 Page 475-478

OWNERS

- PID: 025-014173 Crescent Woods, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
- PID: 025-014172 CP Crescent Holdings LLC, an Ohio Limited Liability Company
170 Taylor Station Road,
Columbus, Ohio 43213
- PID: 025-013767 CP Crescent, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ACREAGE BREAKDOWN

Total Acreage: 40.807 Ac.
Acreage in Public R/W: 1.586 Ac.
Acreage in Lots 1-3 (Inclusive): 39.221 Ac.

PARCEL BREAKDOWN

PID: 025-014173 - 16.666 Ac.
PID: 025-014172 - 9.132 Ac.
PID: 025-013767 - 15.009 Ac.

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing N 04°09'11" E.

SOURCES OF DATA

Recorder's Office, Franklin County Ohio

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker, both with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE

At the time of platting, part of the subject property is located in Zone X (areas determined to be outside of the 0.2% chance annual floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0213K (June 17, 2008) and 39049C0351K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights.)

CERTIFICATION

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Crescent Woods, as surveyed in August 2022 and January 2023.

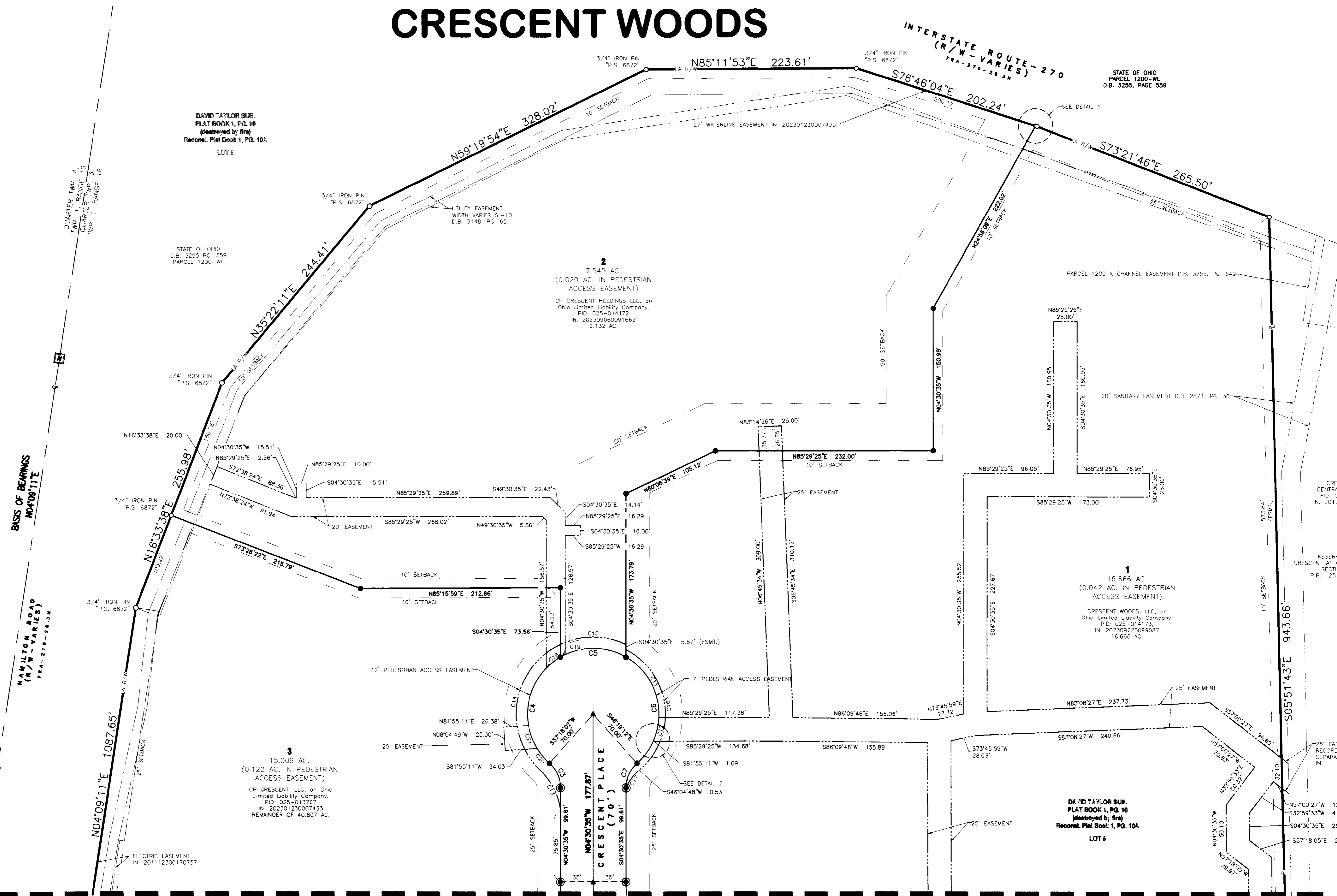
Matthew Lee Sloat 5/24/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS
AND ASSOCIATES
INC

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

FINAL PLAT CRESCENT WOODS



DAVID TAYLOR SUB.
PLAT BOOK 1, PG. 10
(destroyed by fire)
Reconstr. Plat Book 1, PG. 10A
LOT 5

STATE OF OHIO
D.B. 3255 PG. 559
PARCEL 1200-WL

2
7.545 AC.
(0.020 AC. IN PEDESTRIAN
ACCESS EASEMENT)
CP CRESCENT HOLDINGS LLC, an
Ohio Limited Liability Company,
PID: 025-014172
IN: 202309060091662
9.132 AC

STATE OF OHIO
PARCEL 1200-WL
D.B. 3255, PAGE 559

PARCEL 1200 X CHANNEL EASEMENT D.B. 3255, PG. 549

CRESCENT AT
CENTRAL PARK, LLC
PID: 025-013774
IN: 201711280167556

RESERVE "A"
CRESCENT AT CENTRAL PARK
SECTION 1
P.B. 125, PG. 25

1
16.666 AC.
(0.042 AC. IN PEDESTRIAN
ACCESS EASEMENT)
CRESCENT WOODS, LLC, an
Ohio Limited Liability Company,
PID: 025-014173
IN: 202309220099087
16.666 AC.

3
15.009 AC.
(0.122 AC. IN PEDESTRIAN
ACCESS EASEMENT)
CP CRESCENT, LLC, an Ohio
Limited Liability Company,
PID: 025-013767
IN: 202301230007433
REMAINDER OF 40.807 AC.

DAVID TAYLOR SUB.
PLAT BOOK 1, PG. 10
(destroyed by fire)
Reconstr. Plat Book 1, PG. 10A
LOT 5

RIGHT-OF-WAY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	29.44'	35.00'	048°11'23"	N28°36'16"W	28.58'
C4	132.18'	70.00'	108°11'23"	N01°23'44"E	113.40'
C5	73.30'	70.00'	060°00'00"	N85°29'25"E	70.00'
C6	132.18'	70.00'	108°11'23"	S10°24'53"E	113.40'
C7	29.44'	35.00'	048°11'23"	S19°35'07"W	28.58'

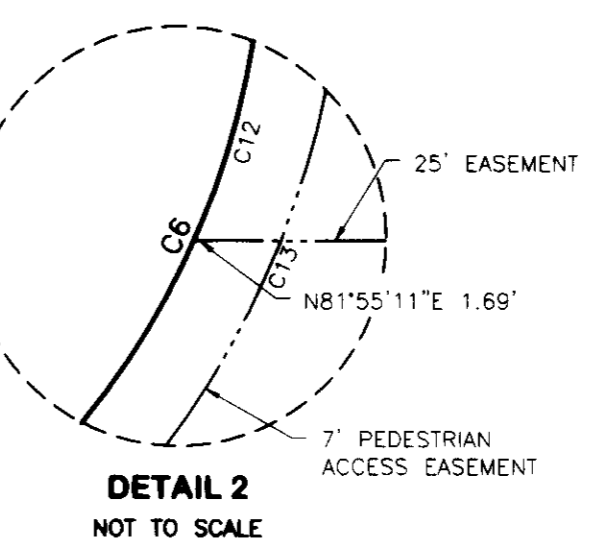
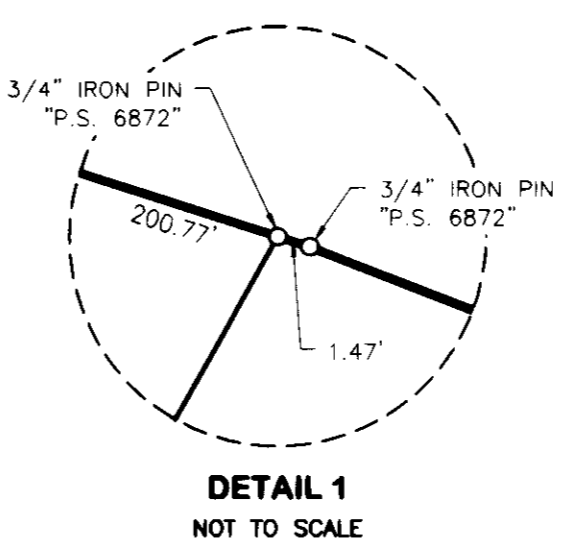
EASEMENT CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	76.90'	70.00'	062°56'33"	S33°02'18"E	73.09'
C12	25.98'	70.00'	021°15'41"	N09°03'49"E	25.83'
C13	48.52'	70.00'	039°42'55"	N31°13'10"W	47.56'
C14	159.29'	82.00'	111°18'03"	N04°34'24"E	135.40'
C15	72.32'	82.00'	050°31'59"	N85°29'25"E	70.00'
C16	152.34'	77.00'	113°21'31"	S10°47'41"E	128.68'
C17	24.10'	44.00'	031°22'41"	S30°35'11"W	23.80'
C18	18.71'	70.00'	015°18'59"	S47°48'21"W	18.66'

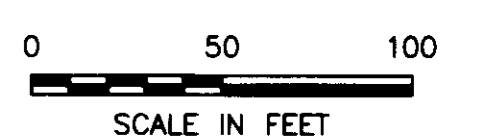
EASEMENT CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C19	5.91'	70.00'	004°50'13"	S57°52'57"W	5.91'
C20	20.58'	70.00'	016°50'40"	N44°16'38"W	20.51'
C21	26.30'	70.00'	021°31'32"	S25°05'32"E	26.14'

MATCHLINE - SEE SHEET 3

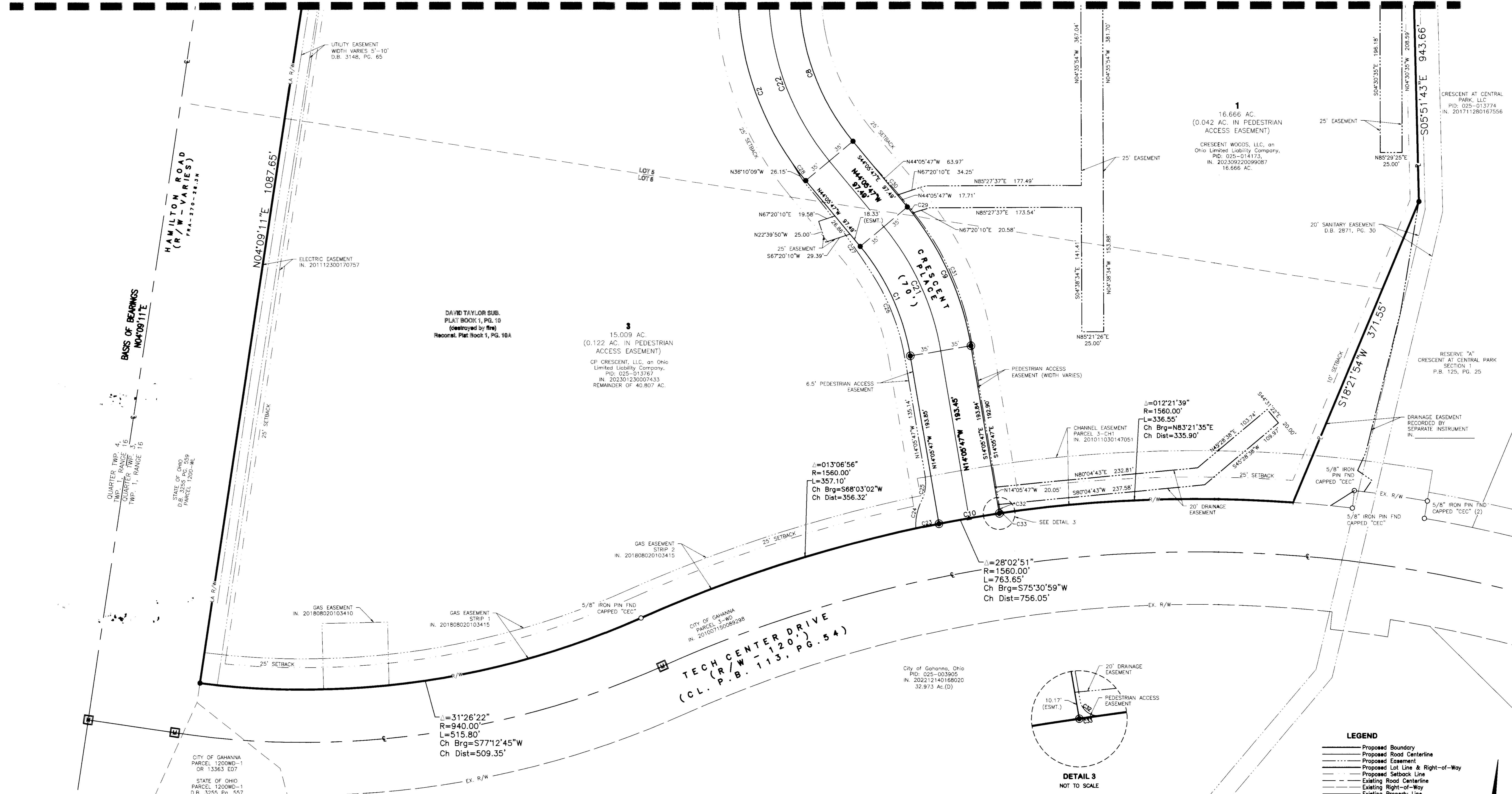


- LEGEND**
- Proposed Boundary
 - Proposed Road Centerline
 - - - Proposed Easement
 - - - Proposed Lot Line & Right-of-Way
 - - - Proposed Setback Line
 - - - Existing Road Centerline
 - - - Existing Right-of-Way
 - - - Existing Property Line
 - Centerline
 - Property Line
 - R/W Right-of-Way
 - LA R/W Limited Access Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - ▲ Mag Nail Found
 - ▲ Mag Nail Set
 - ⊙ Permanent Marker Set
 - ⊠ Centerline Monument Box



FINAL PLAT CRESCENT WOODS

MATCHLINE - SEE SHEET 2



QUARTER TWP. 4, R. 15, RANGE 15
QUARTER TWP. 1, RANGE 16

HAMILTON ROAD
(R/W VARIES)
P.A. 270-283.3

N04°09'11"E 1087.65'

DAVID TAYLOR SUB.
PLAT BOOK 1, PG. 10
(Destroyed by fire)
Reconstr. Plat Book 1, PG. 10A

3
15.009 AC.
(0.122 AC. IN PEDESTRIAN
ACCESS EASEMENT)
OF CRESCENT, LLC, an Ohio
Limited Liability Company,
PID: 025-013767
IN: 202301230007433
REMAINDER OF 40.807 AC.

1
16.666 AC.
(0.042 AC. IN PEDESTRIAN
ACCESS EASEMENT)
CRESCENT WOODS, LLC, an
Ohio Limited Liability Company,
PID: 025-014173,
IN: 20230920089087
16.666 AC.

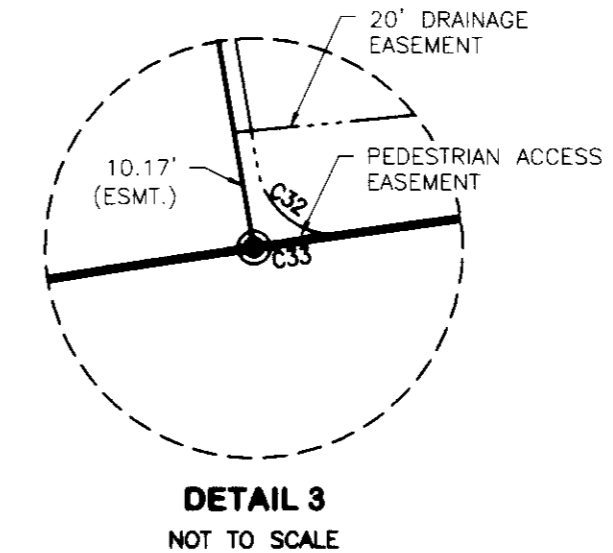
CRESCENT AT CENTRAL
PARK, LLC
PID: 025-013774
IN: 201711280167556

RESERVE "A"
CRESCENT AT CENTRAL PARK
SECTION 1
P.B. 125, PG. 25

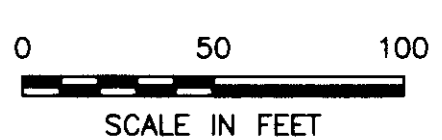
CITY OF GAHANNA
PARCEL 3-WO
IN: 201007150089298
TECH CENTER DRIVE
(R/W - 120')
(CL. P.B. 113, PG. 54)

City of Gahanna, Ohio
PID: 025-003905
IN: 202212140169020
32.973 Ac. (D)

CITY OF GAHANNA
PARCEL 1200W-1
OR 13363 E07
STATE OF OHIO
PARCEL 1200W-1
D.B. 3255 Pg. 557



- LEGEND**
- Proposed Boundary
 - - - Proposed Road Centerline
 - - - Proposed Easement
 - - - Proposed Lot Line & Right-of-Way
 - - - Proposed Setback Line
 - - - Existing Road Centerline
 - - - Existing Right-of-Way
 - - - Existing Property Line
 - CL Centerline
 - PL Property Line
 - R/W Right-of-Way
 - LA R/W Limited Access Right-of-Way
 - LA R/W Iron Pin Found (IPF)
 - Iron Pin Set
 - ▲ Mag Nail Found
 - ▲ Mag Nail Set
 - ▲ Permanent Marker Set
 - M Centerline Monument



RIGHT-OF-WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	138.75'	265.00'	030°00'00"	N29°05'47"W	137.17'
C2	231.46'	335.00'	039°35'13"	N24°18'11"W	226.88'
C8	183.09'	265.00'	039°35'13"	S24°18'11"E	179.47'
C9	175.41'	335.00'	030°00'00"	S29°05'47"E	173.41'
C10	70.01'	1560.00'	002°34'16"	S75°53'38"W	70.00'

CENTERLINE CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	157.08'	300.00'	030°00'00"	N29°05'47"W	155.29'
C22	207.28'	300.00'	039°35'13"	N24°18'11"W	203.18'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	26.70'	1560.00'	000°58'50"	S74°07'04"W	26.70'
C24	31.25'	61.00'	029°21'04"	N06°49'02"E	30.91'
C25	30.44'	49.00'	035°35'22"	N03°41'54"E	29.95'
C26	104.41'	258.50'	023°08'32"	N25°40'03"W	103.70'
C27	131.61'	980.50'	007°41'26"	N41°05'02"W	131.51'
C28	27.03'	335.00'	004°37'23"	S41°47'06"E	27.02'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	9.10'	335.00'	001°33'23"	N43°19'06"W	9.10'
C30	75.78'	1014.50'	004°16'47"	S45°10'21"E	75.76'
C31	158.83'	314.50'	028°56'11"	S28°33'53"E	157.15'
C32	10.81'	7.00'	088°29'42"	S58°20'11"E	9.77'
C33	8.31'	1560.00'	000°18'18"	S77°19'56"W	8.31'