

Kim McWilliams

From: Bonnie Gard
Sent: Friday, August 22, 2014 4:07 PM
To: Kim McWilliams; Shane Ewald
Cc: Michael Blackford
Subject: ZC 1 & ZC 2 modification
Attachments: 20140757-VS-ZONE.PDF; Spectrum zoning legals.pdf

Kim, I received the above attachments from Glen Dugger on Wednesday of this week. There has been a slight modification to the acreage on the Spectrum site and consequently to the New Albany Company site. The Spectrum site has increased by 0.172 acres and the New Albany Company site has decreased by the corresponding amount. This is a very slight change, and in my opinion, will not necessitate any additional action by the Planning Commission.

BONNIE GARD

Planning & Zoning Administrator
Department of Planning & Development
Division of Building & Zoning



CITY OF GAHANNA

200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
614.342.4127(fax)
bonnie.gard@gahanna.gov
www.Gahanna.gov
Twitter @CityOfGahanna

ZONING EXHIBIT
3.892 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being all of those tracts of land conveyed to New Albany Company LLC by deeds of record in Instrument Numbers 199707110045399, 199707110045404 and Official Record 12127E10, and part of those tracts of land conveyed to New Albany Company LLC by deeds of record in Official Records 12773A11 and 16314A03 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of that tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

thence North 86° 34' 31" West, with the northerly line of said Doersam tract, a distance of 289.58 feet to a the northwesterly corner thereof;

thence South 00° 21' 49" East, with the westerly line of said Doersam tract, a distance of 30.07 feet to a point;

thence North 86° 34' 31" West, crossing said New Albany Company LLC tracts, a distance of 250.75 feet to a point;

thence North 03° 08' 08" East, crossing said New Albany Company LLC tracts, a distance of 316.49 feet to a point in the southerly right-of-way line of Morse Road;

thence with said southerly right of way line the following courses and distances:

South 86° 46' 31" East, a distance of 31.13 feet to a point;

South 86° 46' 46" East, a distance of 294.33 feet to a point;

South 02° 45' 41" East , a distance of 31.14 feet to a point; and

South 86° 57' 22" East, a distance of 193.01 feet to the northwesterly corner of that tract conveyed to New Albany Company LLC by deed of record in Instrument Number 201009170121642;

thence South 00° 12' 54" East, with the westerly line of said New Albany Company LLC tract, 287.80 feet to the POINT OF BEGINNING, containing 3.892 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

ZONING EXHIBIT
5.006 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being all of those tracts of land conveyed to New Albany Company LLC by deed of record in Instrument Number 201009130118620, and part of those tracts of land conveyed to New Albany Company LLC by deeds of record in Official Records 12773A11 and 16314A03 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of that tract conveyed to New Albany Company LLC by deed of record in Instrument Number 201309110153998, in the southerly right-of-way line of Morse Road;

thence South 86° 46' 31" East, with said southerly right-of-way line, a distance of 293.32 feet to a point;

thence South 03° 08' 08" West, crossing said New Albany Company LLC tracts, a distance of 346.49 feet to a point;;

thence South 86° 34' 31" East, crossing said New Albany Company LLC tracts, a distance of 250.75 feet to a point in the westerly line of that tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

thence South 00° 21' 49" East, with said westerly line, a distance of 208.74 feet to the northwesterly corner of that tract conveyed to Agoston A. and Anne M. Varsanyi by deed of record in Official Record 18106E04;

thence North 86° 38' 28" West, with the northerly line of said Varsanyi tract, a distance of 563.20 feet to a point;

thence North 03° 47' 45" East, crossing said New Albany Company LLC tracts, a distance of 554.33 feet to the POINT OF BEGINNING, containing 5.006 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

ZONING EXHIBIT
0.914 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being all of that tract of land conveyed to New Albany Company LLC by deed of record in Instrument Number 201009130118617, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of that tract conveyed to New Albany Company LLC by deed of record in Instrument Number 201009170121641, in the northerly right-of-way line of Johnstown Road (Columbus-Millersburg Road);

thence with the boundary of said New Albany Company LLC tract the following courses and distances:

North 12° 57' 00" West, a distance of 144.58 feet to a point;

North 64° 12' 42" East, a distance of 204.57 feet to a point; and

South 00° 52' 38" East, a distance of 234.77 feet to a point in said northerly right-of-way line on the arc of a curve to the right;

thence with said northerly right of way line and with the arc of said curve, having a central angle of 02° 25' 48", a radius of 3766.95 feet, an arc length of 159.76 feet, a chord bearing and distance of South 56° 17' 35" West, 159.75 feet to the POINT OF BEGINNING, containing 0.914 acre of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

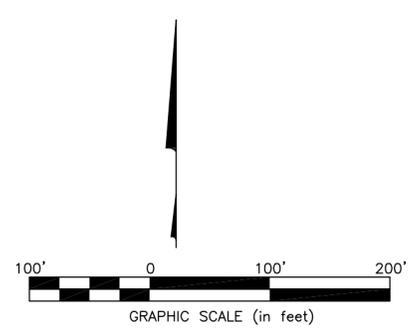
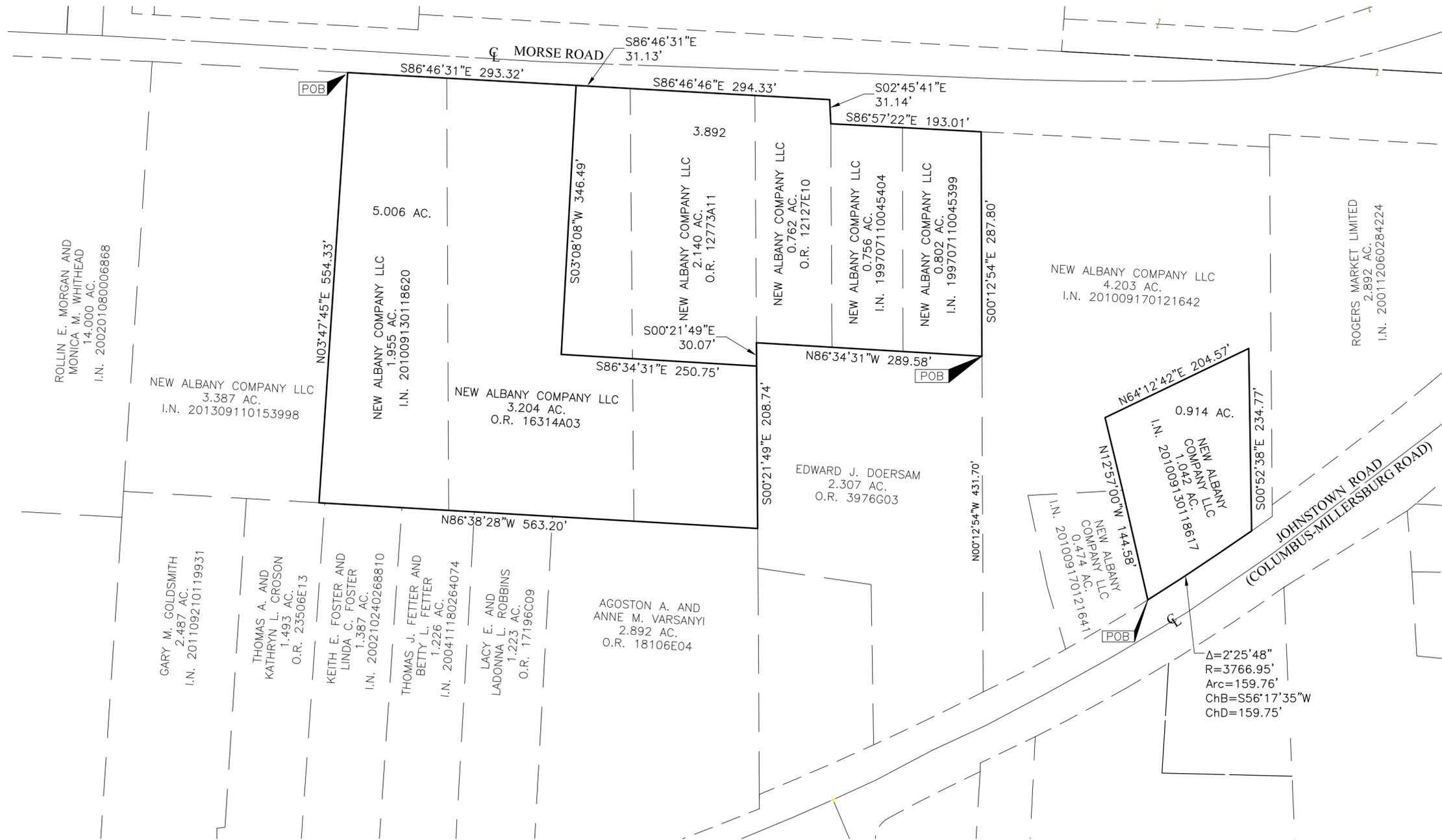
EVANS, MECHWART, HAMBLETON, & TILTON, INC.

ZONING EXHIBIT

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

UNITED STATE MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



 <small>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</small>		Date: August 19, 2014
		Scale: 1" = 100'
		Job No: 2014-0757
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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