

File Number: _____
Date Received: 6/16/16
Scheduled Public Hearing Date: 6/22/16

Fee: 50.00
Initials: AS
Check or Receipt Number: _____

SW p-0003-2014



**PLANNING COMMISSION
APPLICATION FOR SUBDIVISION WITHOUT PLAT**

Property Location: 5515 Morse Road, Columbus, Ohio 43230 Parcel ID: 025-011237, 025-011234, 025-011226 & 025-011239
Current Zoning: NC - Neighborhood Commercial Total Acreage of Proposed Parcel: 2.301 +/-
Reason for Request: Parcel reconfiguration for Goddard School Development
Applicant Name: David Hodge, Esq., Attorney for The New Albany Company LLC Email: david@uhlfirm.com
Status: Property Owner Option Holder Contractual Purchaser Agent
Business Owner: Eric Park Phone: 614.406.6711
Business Address: 5515 Morse Road Fax: _____
City/State/Zip Code: Columbus, Ohio 43230
Property Owner: The New Albany Company LLC Phone: 614.939.8000
Address: 8000 Walton Parkway, Suite 120
City/State/Zip Code: New Albany, Ohio 43054
By: David Hodge, Attorney Date: 6/16/16
Signature of Applicant _____ Date _____

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.

_____ Planning & Zoning Administrator	_____ Date
_____ Chief Building Official	_____ Date
_____ Director of Public Service	_____ Date
_____ City Engineer	_____ Date

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



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

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

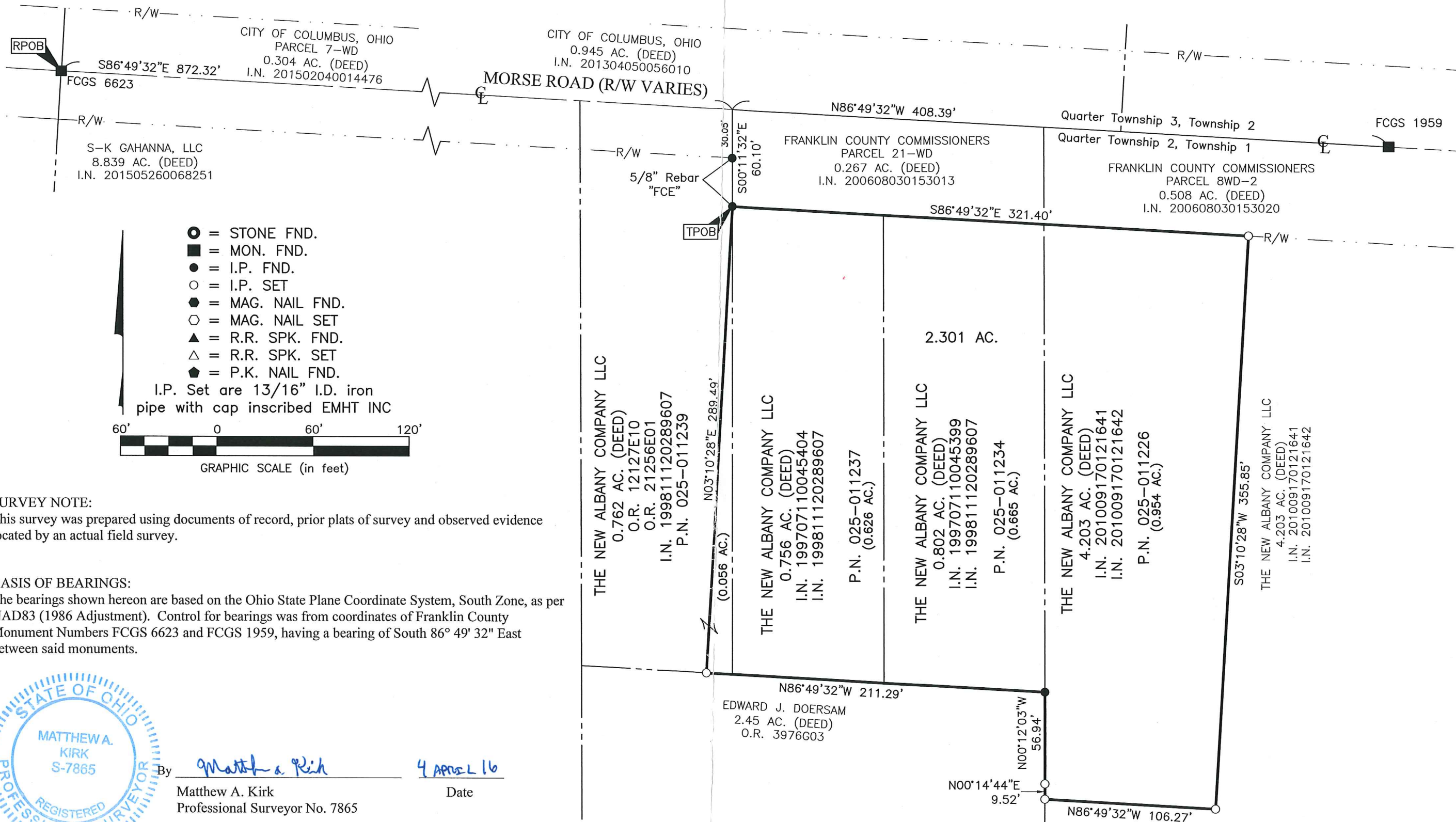
UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 4, 2016

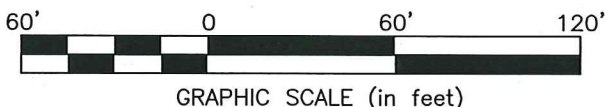
Scale: 1" = 60'

Job No: 2016-0342



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



By Matthew A. Kirk Date 4 APRIL 16
 Matthew A. Kirk Professional Surveyor No. 7865

2.301 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Records 12127E10 and 21256E01, and Instrument Numbers 199707110045399, 199707110045404, 199811120289607, 201009170121641 and 20109170121642 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

thence South 86° 49' 32" East, with said centerline, a distance of 872.32 feet to the northwesterly corner of that 0.267 acre tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said point being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

thence South 00° 11' 32" East, with the westerly line of said 0.267 acre tract, (passing a 5/8 inch rebar capped "FCE" found at 30.05 feet) a total distance of 60.10 feet to a 5/8 inch rebar capped "FCE" found at the southwesterly corner thereof, in the southerly right of way line of said Morse Road, the TRUE POINT OF BEGINNING for this description;

thence South 86° 49' 32" East, with said southerly right-of-way line, a distance of 321.40 feet to an iron pin set;

thence South 03° 10' 28" West, crossing said New Albany Company tracts, a distance of 355.85 feet to an iron pin set;

thence North 86° 49' 32" West, crossing said New Albany Company tracts, a distance of 106.27 feet to an iron pin set in the easterly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

thence North 00° 14' 44" East, with said easterly line, a distance of 9.52 feet to an iron pin set at an angle point in said easterly line;

thence North 00° 12' 03" West, continuing with said easterly line, a distance of 56.94 feet to an iron pin found at the northeasterly corner thereof;

thence North 86° 49' 32" West, with the northerly line of said 2.45 acre tract, a distance of 211.29 feet to an iron pin set;

thence North 03° 10' 28" East, crossing said New Albany Company tracts, a distance of 289.49 feet to the TRUE POINT OF BEGINNING, containing 2.301 acres of land, more or less, of which 0.056 acre is located within Parcel Number 025-011239, 0.626 acre is located within Parcel Number 025-011237, 0.665 acre is located within Parcel Number 025.011234 and 0.954 acre is located within Parcel Number 025-011226.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk

4 APRIL 16

Matthew A. Kirk
Professional Surveyor No. 7865





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Goddard School
Project Address: 5515 Morse Rd.

*To create parcels to be combined
for construction of Goddard School project.*

Respectfully Submitted By:

Bonnie Gard





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Goddard School
Project Address: 5515 Morse Rd.

No. Comments

Respectfully Submitted By:

Kenneth W. Folke
Chief Building Official.





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Goddard School

Project Address: 5515 Morse Rd.

SERVICE / ENGINEERING

NO COMMENTS ON LOT SPLIT.

Respectfully Submitted By: JEFF FELTZ, WRE



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV