

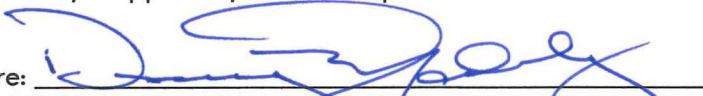
SUBDIVISION WITHOUT PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <u>870 Johnstown Road</u>		Project Name/Business Name (if applicable): <u>Pinnacle Point / Brookewood</u>	
Parcel ID No.(s): <u>025-004244-00</u>	Current Zoning: <u>R12-</u>	Total Acreage: .024 2.03	
Reason for request: <u>REQUEST OF CITY ENGR.</u>		Acreage to be split: .003 .024 .024	
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <u>Doug Maddy</u>		Applicant Address: <u>120 North High Street</u>	
Applicant E-mail: <u>Doug@BrookewoodBuilders.com</u>		Applicant Phone No.: <u>614 475 5511</u>	
BUSINESS Name (if applicable): <u>BROOKWOOD CONSTRUCTION</u>			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 8-4-17
 THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov
Brookwood Const Co

INTERNAL USE
Zoning File No. 1708-0011
PC Meeting Date: _____
PC File No. _____

RECEIVED: JW.
DATE: 8/4/17

PAID: 75.00
DATE: 8/4/17
CHECK#: 5565

SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1106 (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Survey of property certified by registered surveyor (11x17" copy)			✓	
	4. Legal description of property certified by registered surveyor (11x17" copy)			✓	
	5. Application fee (in accordance with the Building & Zoning Fee Schedule)			✓	
	6. Application & all supporting documents submitted in digital format				
	7. Application & all supporting documents submitted in hardcopy format			✓	
	8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office .				
	9. Authorization Consent Form Complete & Notarized (see page 3)			✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gano Date: _____

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: Bonnie Gano Date: 8/10/17
 Chief Building Official Signature: Kenneth W. Giff Date: 8/10/17
 Director of Public Service Signature: Dante A. Franey Date: 8/10/17
 City Engineer Signature: [Signature] Date: 8/10/17

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Sandra Maddy, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

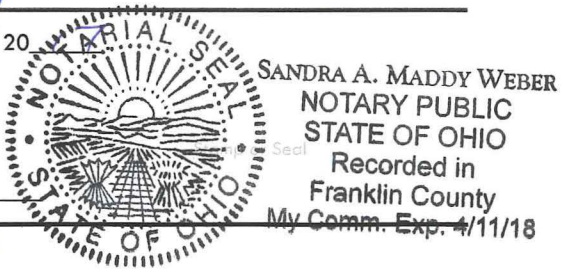
Property Owner Signature: [Signature] Date: 8-4-17

AUTHORIZATION TO VISIT THE PROPERTY

I, Sandra Maddy, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 8-4-17

Subscribed and sworn to before me on this 4 day of August, 2017
State of OHIO County of Franklin
Notary Public Signature: [Signature]



AGREEMENT TO COMPLY AS APPROVED

I, _____, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: _____ Date: _____

Subscribed and sworn to before me on this _____ day of _____, 20____.
State of _____ County of _____
Notary Public Signature: _____

Stamp or Seal

DESCRIPTION of a 0.003 acre parcel of land;

Situate in the State of Ohio, County of Franklin County, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands and being 0.003 acres out of a 0.024 acre parcel of land conveyed to Brookewood Construction Company Inc of record in Instrument Number 201702170023755 (PID 025-004244-00), all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.003 acre parcel being more fully described herein;

Beginning for reference at Franklin County Monument Number 5907 found in the centerline of East Johnstown Road, said monument number 5907 being further referenced by Franklin County Monument Number 5877 found at the intersection of Johnstown Road (Right of Way Varies) and the centerline of Clotts Road (Right of Way varies) that bears N 28°01'30" E, a distance of 27.36 feet said monument number 5907 also being the southwest corner of a 1.37 acre parcel of land conveyed to Franklin County Commissioners of record in Deed Book 856, Page 124;

Thence, S 85°34'06" E, with the south line of said 1.37 acre parcel and the north line of said 0.024 acre parcel, , a distance of 233.40 feet to an iron pin set at the True Point of Beginning;

Thence, S 85°34'06" E, with the south line of said 1.37 acre parcel and the north line of said 0.024 acre parcel, a distance of 23.50 feet to an iron pin set at the northeast corner of said 0.024 acre parcel and also being the northwest corner of a 7.206 acre parcel of land conveyed to George E and Vivian M Parker CO Trustees of record in Instrument Number 199810140262398 (PID 025-003185-00);

Thence, S 03°45'25" W, with the east line of said 0.024 acre parcel and the a westerly line of said 7.206 acre parcel, a distance of 5.00 feet to an 3/4" iron pin found at the southeast corner of said 0.024 acre parcel and also being the northeast corner of a 0.029 acre parcel of land conveyed to George E Jr. and Vivian M Parker CO Trustees of record in Instrument Number 201703290042009 (PID 025-013750-00);

Thence, N 85°34'06" W, with the south line of said 0.024 acre parcel and the north line of said 0.029 acre parcel, a distance of 22.51 feet to an iron pin set at the northwest corner of said 0.029 acre parcel and also being the northeast corner of a 1.08 acre parcel of land conveyed to Brookewood Construction Company Inc of record in Instrument Number 201702080019121 (PID 025-001954-00);

Thence, N 07°28'30" W, across said 0.024 acre parcel a distance of 5.11 feet to the True Point of Beginning, containing 0.003 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°34'06" E was held on the north line of said 1.08 acre parcel of land, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All iron pin's set are to be a 3/4" (I.D.) x 30" galvanized iron pipe with a cap inscribed PS 8114. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2016.

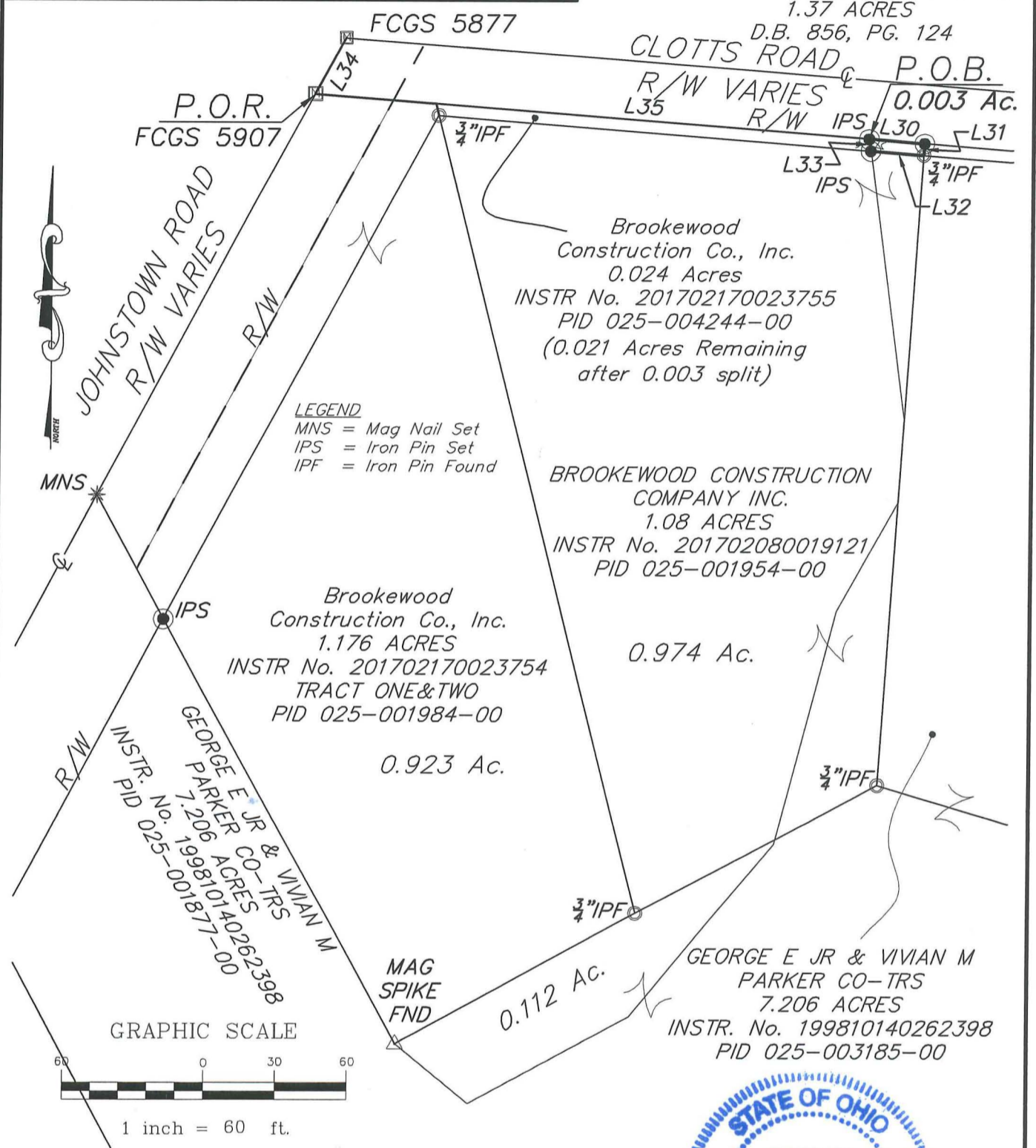


Robert W. Martin 8-3-17
Robert W. Martin Date
P.S. 8114

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L30	S85°34'06"E	23.50'	L33	N7°28'30"W	5.11'
L31	S3°45'25"W	5.00'	L34	N28°01'30"E	27.36'
L32	N85°34'06"W	22.51'	L35	S85°34'06"E	233.40'

Situate in the State of Ohio, County of Franklin
County, City of Gahanna,
Quarter Township 2, Township 1,
Range 16, United States Military Lands

Franklin County Commissioners
1.37 ACRES
D.B. 856, PG. 124



Robert W. Martin 8-3-17
Robert W. Martin, P.S. 8114

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**EXHIBIT OF
0.003 ACRES
out of 0.024 ACRES**

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

DRAWN BY: RWM	SCALE: 1" = 60'	DATE: 7/31/2017
CHECKED BY: JGL	PROJECT:	SHEET NO. 1 OF 1

Z:\PINNACLE POINTE VILLAS\DRAWINGS\SURVEY\CLOTTS CONDO BOUNDARY REV3.DWG - 0 XREFS: - PLOTTED BY BOMAR - July 31, 2017 - 10:11 AM

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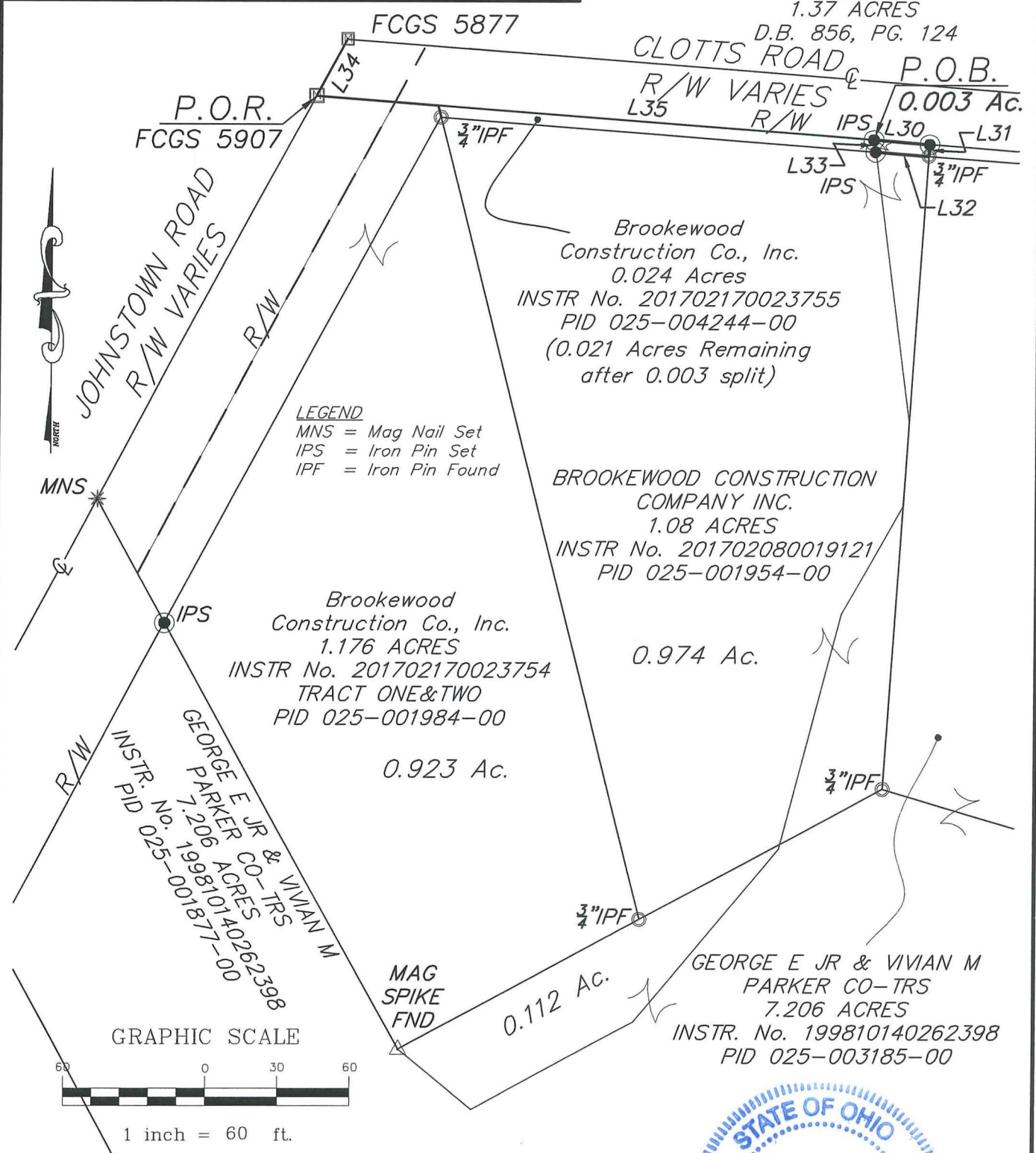


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Franklin County Commissioners
1.37 ACRES
D.B. 856, PG. 124



Brookewood
Construction Co., Inc.
0.024 Acres
INSTR No. 201702170023755
PID 025-004244-00
(0.021 Acres Remaining
after 0.003 split)

**BROOKWOOD CONSTRUCTION
COMPANY INC.**
1.08 ACRES
INSTR No. 201702080019121
PID 025-001954-00

Brookewood
Construction Co., Inc.
1.176 ACRES
INSTR No. 201702170023754
TRACT ONE&TWO
PID 025-001984-00

GEORGE E JR & VIVIAN M
PARKER CO-TRS
7.206 ACRES
INSTR. No. 199810140262398
PID 025-003185-00



Robert W. Martin 8-3-17
Robert W. Martin, P.S. 8114

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