



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

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: 442 KASON'S WAY GAHANNA, OH 43230		Project Name/Business Name (if applicable):	
Parcel ID No.(s) 025-010319-00	Current Zoning:	Total Acreage: 0.365	
Reason for request: To sell to neighbor + its to be combined with their property		Acreage to be split: 0.521	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): William E. Michael		Address: 442 KASON'S WAY GAHANNA OH 43230	
E-Mail:		Phone No. 614-332-2577	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.:	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant)		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: W^m E. Michael Date: 11-30-14

INTERNAL USE ONLY

Zoning File No. 16110022
PC Meeting Date: _____
PC File No. _____

RECEIVED: J.W.
DATE: 11/30/14

PAID: 75.00
DATE: 11/30/14
CHECK#: 1164 Debit



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SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1106</u> (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 (\$75 residential; \$150 all other zoning districts)	✓		✓	
B	6. Application & all supporting documents submitted in digital format			Plat plan	
✓	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 <u>Franklin County Recorder's Office</u> .				
✓	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

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 Gard Date: 11/30/16

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 Gard combined w/ Lot 34 Date: 11/30/16 *0.521 ac must be of approved Subdivision*

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: Pattie A. Franey Date: 11/30/16

City Engineer Signature: [Signature] Date: 11/30/16

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 and notarized.

I, WILLIAM E. MICHAEL, the owner of the subject property listed on this application, hereby authorize NA 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: W^{ms} E. Michael Date: 11-30-16

AUTHORIZATION TO VISIT THE PROPERTY

I, WILLIAM E. MICHAEL, the owner 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: W^{ms} E. Michael Date: 11-30-16

Subscribed and sworn to before me on this 30 day of November
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams



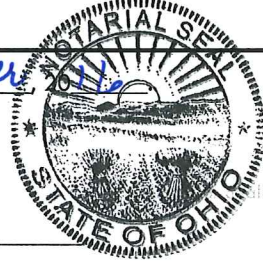
Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

AGREEMENT TO COMPLY AS APPROVED

I, WILLIAM E. MICHAEL, the contractor/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.

Contractor/Applicant Signature: W^{ms} E. Michael Date: 11-30-16

Subscribed and sworn to before me on this 30 day of November
State of Ohio County of Franklin
Notary Public Signature: Fredena L. Williams



Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

SAVE APPLICATION

0.521 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Lot 29 of Quarter Township 3, Township 1, Range 16, United States Military District, being part of that original 17.196 acre tract of land described in the deed to William E. and Judith A. Michael, recorded in Instrument No. 199908130207011 (record references being to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a ¾" iron pipe found at the southeasterly corner of Lot 34 of "Foxwood Section 2" Subdivision, recorded in Plat Book 104, Pages 63 & 64;

thence northerly along the easterly line of said Lot 34, North 14°53'20" West, 105.19 feet to a ¾" iron pipe found (capped EMH&T) at a corner of Reserve "B" of said Subdivision;

thence easterly along the southerly line of said Reserve "B," South 89°12'17" East, 240.67 feet to the southeasterly corner of said Reserve "B," being in the westerly line of that original 20 acre tract of land (Parcel I) described in the deed to the City of Gahanna, recorded in Official Record Volume 17508-D13, said corner being referenced by a ¾" iron pipe found (capped EMH&T) located South 89°12'17" East, 1.08 feet;

thence southerly along the westerly line of said 20 acre tract, being the easterly line of said 17.196 acre tract, South 3°27'32" West, 101.38 feet to an iron pipe set;

thence westerly across said 17.196 acre tract, along a line parallel with aforesaid southerly line of Reserve "B," North 89°12'17" West, 207.52 feet, returning to the 'Point of Beginning,' containing 0.521 of an acre of land, more or less, as originally surveyed and described in February of 2010, and updated in November of 2016, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

Subject, however, to all legal rights-of-way of previous record.

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System-South Zone, NAD83 (2007), as determined by GPS observations tied to the Ohio CORS VRS Network. Iron pipes called for as set are ¾" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702."



Carl E. Turner Jr.,
Professional Surveyor No. 6702
26 February 2010
Updated: 18 November 2016



* End of Description *



SURVEY OF PROPOSED 0.521 OF AN ACRE ACQUISITION
 LOCATED IN LOT 29, QUARTER TWP. 3, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

DATE: 26 FEB. 2010
 TERRA FILE NO. 25.10.GAH.127.16
 GRAPHIC SCALE: 1"=150'

238 ACADEMY WOODS DRIVE * GAHANNA, OHIO 43230-2184 * 614.471.0663 * www.terrasurveyingservices.com * FIELD SURVEY BY: CT/VRS * DRAWN BY: C. TURNER

PREPARED EXCLUSIVELY FOR:
 W.E. & J.A. MICHAEL &
 J.T. & L.T. FOULKE
 BASIS OF BEARINGS: Bearings are
 referenced to Grid North of the
 Ohio State Plane Coordinate Sys-
 tem-South Zone, NAD 83(2007), tied
 to the Ohio CORS VRS Network.

State of Ohio
 50.765 Ac.(Deed)
 PID:025-009245
 D.B.3376, Pg.130

PLAT BOOK 104, PAGE 63-64
 INSTRUMENT NO. 199908130207011
 INSTRUMENT NO. 200605090088676
 OFFICIAL RECORD 17508-D13

