



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: Taylor Road - Eastgate		Project Name/Business Name (if applicable): Wetland Donation	
Parcel ID No.(s) portion of 25-01847 & 25-01849	Current Zoning: OCT	Total Acreage: 25.932	
Reason for request: Donation of Wetland to City of Gahanna		Acreage to be split: 8.880	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): David E. Poe		Address: 919 Old Henderson Rd, Columbus, OH 43220	
E-Mail: dpoe@valuerecovery.com		Phone No. 614-324-5959	
ATTORNEY/AGENT INFORMATION			
Name: None		Address: N/A	
E-Mail: N/A		Phone No. N/A	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: None -Developer: -Architect:		Contact Information (phone no./email): None	
Property Owner Name: (if different from Applicant) Value Recovery Group II, LLC		Contact Information (phone no./email): 614-324-5959	

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: 11/15/2016

INTERNAL USE ONLY

Zoning File No. 16110018
PC Meeting Date: _____
PC File No. SWP- -2016

RECEIVED: 11/17/16
DATE: 11/17/16

PAID: \$ 150 -
DATE: 11-29-16
CHECK#: 10641



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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.

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT	
	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)		✓
6. Application & all supporting documents submitted in digital format <i>in email</i>	✓	
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

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 Hard 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 Hard *wetlands are not buildable* Date: 11/30/16

Chief Building Official Signature: Kenneth W. Beck Date: 12/8/16

Director of Public Service Signature: Datto Franey Date: 12/8/16

City Engineer Signature: [Signature] Date: 12/8/16

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, Barry H. Fromm, Managing Member of Value Recovery Group II, LLC, the owner of the subject property listed on this application, hereby authorize David E. Poe, Vice President of Value Recovery Group, Inc. 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: 11/15/2016

AUTHORIZATION TO VISIT THE PROPERTY

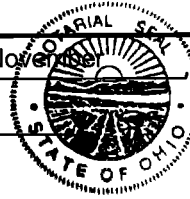
I, Barry H. Fromm, Managing Member of Value Recovery Group II, LLC, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: _____ Date: 11/15/2016

NOTARY

Subscribed and sworn to before me on this 15 day of November, 2016
State of Ohio County of Franklin

Notary Public Signature: [Signature]



JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.
Notary Seal

AGREEMENT TO COMPLY AS APPROVED

I, David E. Poe, Vice President of Value Recovery Group, Inc., 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: [Signature] Date: 11/15/2016

NOTARY

Subscribed and sworn to before me on this 15 day of November, 2016
State of Ohio County of Franklin

Notary Public Signature: [Signature]



JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.
Notary Seal

SAVE APPLICATION

Exhibit A

8.880 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Lot 20, Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of that 29.514 acre tract conveyed to Value Recovery Group II, LLC by deed of record in Instrument Number 200712200217547 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Taylor Road at Franklin County Geodetic Survey monument 5518, the northeasterly corner of that 0.606 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673A15, being North 86° 02' 36" West, a distance of 1369.40 feet from Franklin County Geodetic Survey monument 5519 Reset;

Thence North 85° 51' 29" West, with said centerline and the northerly line of said 0.606 acre tract, a distance of 665.42 feet to the northwesterly corner of said 0.606 acre tract and the northeasterly corner of that 0.101 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673B04, being South 85° 51' 29" East, a distance of 1875.66 feet from Franklin County Geodetic Survey monument 5517 Reset;

Thence South 03° 41' 58" West, across said Taylor Road, with the westerly lines of said 0.606 acre tract and said 29.514 acre tract, the easterly lines said 0.101 acre tract and the remainder of that original 0.971 acre tract conveyed to Richard Dean Longstroth by deed of record in Official Record 32091H18 and that 5.776 acre tract conveyed to David E. Johnson by deed of record in Instrument Number 200907060097900, passing a 3/4 inch solid iron pin found at a distance of 30.02 feet, a total distance of 500.00 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence across said 29.514 acre tract, the following courses and distances:

South 85° 51' 29" East, a distance of 395.00 feet to an iron pin set;

South 03° 41' 58" West, a distance of 210.00 feet to an iron pin set;

South 85° 51' 29" East, a distance of 189.03 feet to an iron pin set;

South 03° 48' 42" West, a distance of 364.01 feet to an iron pin set;

South 18° 16' 54" East, a distance of 93.05 feet to an iron pin set;

South 86° 11' 18" East, a distance of 45.00 feet to an iron pin set;

South 03° 48' 42" West, a distance of 263.28 feet to an iron pin set;

North 86° 00' 49" West, a distance of 261.43 feet to an iron pin set;

North 24° 08' 06" West, a distance of 574.08 feet to an iron pin set; and

North 86° 15' 20" West, a distance of 133.14 feet to an iron pin set in the line common to said 29.514 and 5.776 acre tracts;

Thence North 03° 41' 58" East, with said common line, a distance of 419.10 feet to the TRUE POINT OF BEGINNING, containing 8.880 acres, more or less. Of which 4.042 acres are located within Auditors Parcel Number 025-010849 and 4.838 acres are located within Auditors Parcel Number 025-010847.

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 (NSRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

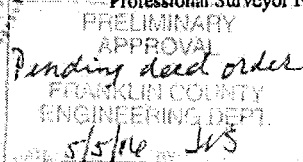
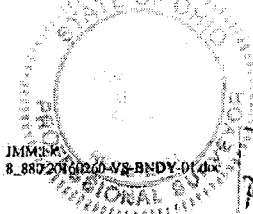
This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

5-14-2016

Joshua M. Meyer
Professional Surveyor No. 8485

Date

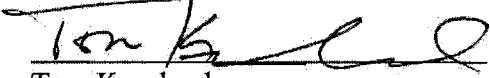


GRANTOR:
Value Recovery Group II, LLC

By: 
Barry Fromm

Title: CEO Value Recovery Group, Inc., Manager-
member

GRANTEE:
The City of Gahanna

By: 
Tom Kneeland

Title: Mayor

Application to Defer Recoupment Charge on Land Converted from Agricultural Use

Before completing form, read instructions on back; answer all questions.

Public entity City of Gahanna Type Park district
 Other (type) Gahanna-Jefferson Public School District

Parcel number of property _____

Address of property _____
Address City State ZIP code

Date title acquired 11/2/2016 Acquired by eminent domain? Yes No

If the public entity is a park district, is the acquired property located within the boundaries of the park district? Yes No
If the public entity is not a park district, is the acquired property located within the boundaries of a school district (including joint vocational school district) that is wholly or partially within the boundaries of the public entity? Yes No

Describe the current and intended use of the property (be specific about the uses and describe any current or intended improvements).

The property is primarily designated as wetlands. The intended use of the property will be to maintain its status as a wetland.

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Signature of public entity representative

Printed name of public entity representative Title

200 S. Hamilton Rd, Gahanna, OH 43230
Address City State ZIP code

(614) 342-4000
Telephone number E-mail Date

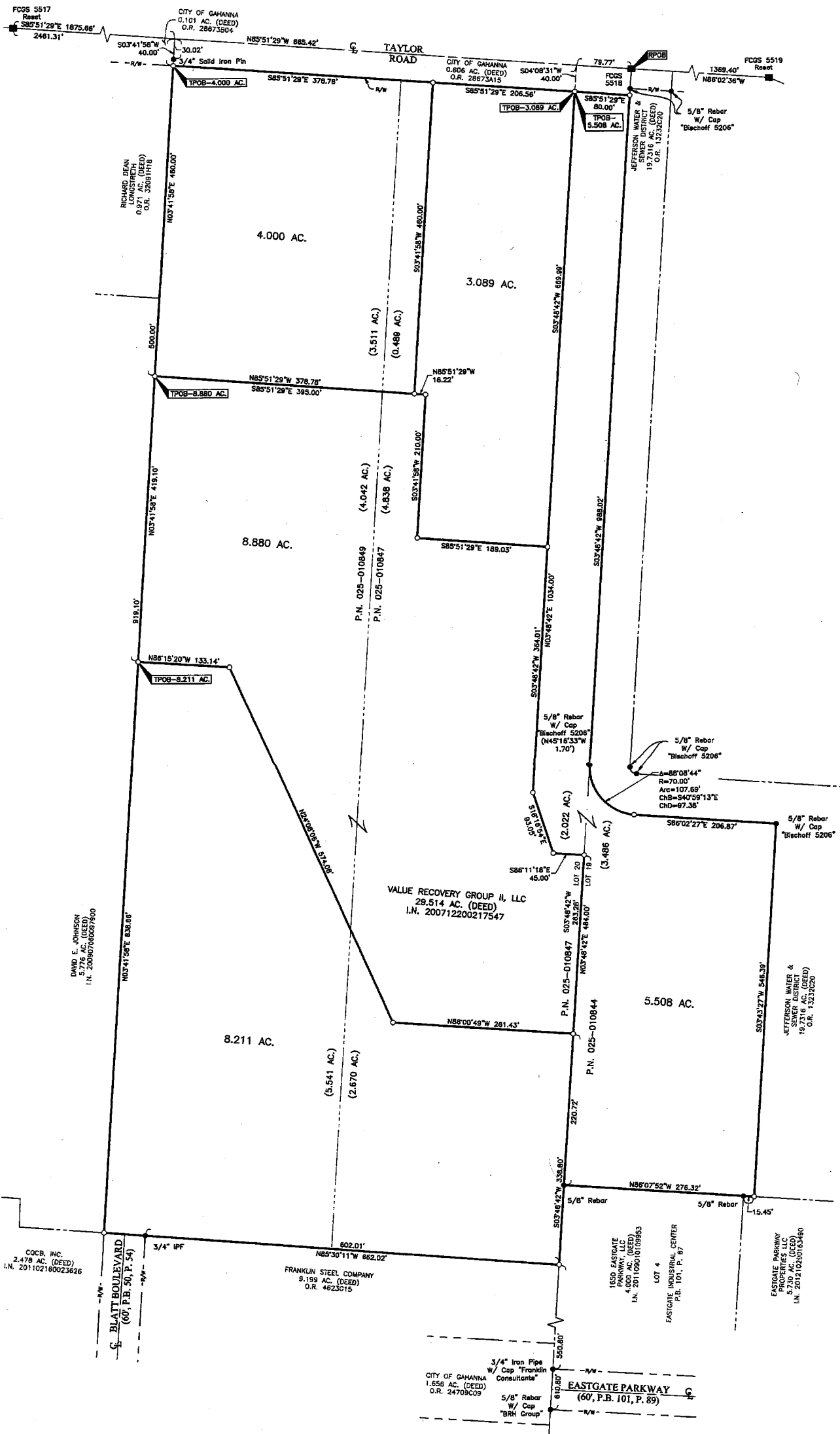
<u>For County Auditor's Use Only</u>	
Application number _____	County _____
Deferral granted <input type="checkbox"/> Yes <input type="checkbox"/> No (If no, reason for denial)	

SURVEY OF ACREAGE PARCELS

LOTS 19 AND 20, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



BASIS OF BEARINGS:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey completed in March 2016.

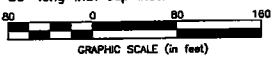


By *J.M. Meyer*
 Joshua M. Meyer
 Professional Surveyor No. 8483

5-4-2016
 Date

- = 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.I.C. NAIL FND.

I.P. Set are 13/16" LD. iron pipes
 30" long with cap inscribed EMHT INC.



EMHT <small>Evans, Mechwart, Hombler & Thron, Inc. Engineers & Surveyors & Planners & Scientists 8800 New Albany Road, Columbus, OH 43254 Phone: 614-775-6200 Fax: 614-775-3444 emht.com</small>		Date: May 4, 2016
		Scale: 1" = 80'
		Job No: 2016-0260
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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Joshua M. Meyer
Professional Surveyor No. 8485

Date

