

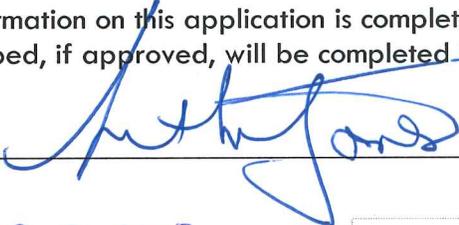
SUBDIVISION WITHOUT PLAT APPLICATION

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: 181 Granville Street		Project Name/Business Name (if applicable): City of Gahanna	
Parcel ID No.(s) 025-0001827	Current Zoning: OG	Total Acreage: .359	
Reason for request: Requesting to split the property in order to sell to adjacent property owner.		Acreage to be split: .1397	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Anthony Jones		Address: 200 South Hamilton Road, Gahanna, Ohio 43230	
E-Mail: anthony.jones@gahanna.gov		Phone No. 614-342-4015	
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:  Date: 4/25/17

INTERNAL USE ONLY

Zoning File No. SWP-2-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 4-25-17

PAID: _____
DATE: _____
CHECK#: _____

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 <u>Building & Zoning Fee Schedule</u>)		✓		✓
	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 <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: 4/27/17

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 4/27/17. 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 Date: 4/27/17

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: Datto O. Franey Date: 4/27/17

City Engineer Signature: [Signature] Date: 4/27/17

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

N/A

(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, _____, the owner 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: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, _____, 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: _____

NOTARY

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

AGREEMENT TO COMPLY AS APPROVED

I, _____, 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: _____ Date: _____

NOTARY

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

SAVE APPLICATION

LOT SPLIT
0.1397 OF AN ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 0.359 of an acre tract of land described as Parcel II in deed to the City of Gahanna, recorded in Instrument No.201704070047300 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at 1" solid pin found in a monument box at Station 32+65.92 in the centerline of Granville Street (variable width right-of-way), as shown on Sheet 2 of 13 of the FRA-317-18.38 Right-of-Way Plans, said pin being located North 86°38'05" West, 2256.47 feet from FCGS monument number 5019;

thence westerly with said centerline of Granville Street, North 86°38'51" West, 189.05 feet to the intersection of the northwardly extension of the westerly line of Parcel I of those lands described in said deed to the City of Gahanna;

thence South 3°03'45" West, along said northwardly extension and said westerly line, being the easterly line of that original 0.341 of an acre tract described in the deed to Ring Brothers, LLC, recorded in Instrument No. 201205140066782, (passing a mag nail set in the southerly right-of-way line of said Granville Street at 38.00 feet), a total distance of 228.08 feet to a mag nail set at the southwesterly corner of said Parcel I, being the southeasterly corner of said 0.341 of an acre tract, being also in the northerly line of said 0.359 of an acre tract, and being the **True Point of Beginning**;

thence continuing southerly, through said 0.359 of an acre tract, being along the southward extension of the easterly line of said 0.341 of an acre tract, South 3°03'45" West, 85.00 feet to a rebar set in the southerly line of said 0.359 acre tract, being in a northerly line of that 4.200 acre tract described in the deed to the Village of Gahanna, recorded in Deed Book 3060, Page 644;

thence westerly along said southerly line of the 0.359 of an acre tract, being said northerly line of the 4.200 acre tract, North 86°40'33" West, 72.19 feet to a drill hole set in a stone walkway at the southwesterly corner of said 0.359 acre tract, being a northwesterly corner of said 4.200 acre tract, and being in the easterly line of that 0.080 of an acre tract described in the deed to Pamela I. Johnson, recorded in Instrument Number 199907070172615;

thence northerly along the westerly line of said 0.359 of an acre tract, being said easterly line of the 0.080 of an acre tract, North 3°53'23" East, 85.00 feet to a 3/4" iron pipe found at the northwesterly corner of said 0.359 of an acre tract, being the northeasterly corner of said 0.080 of an acre tract, and being in the southerly line of said 0.341 of an acre tract;

thence easterly along the northerly line of said 0.359 of an acre tract, being the southerly line of said 0.341 of an acre tract, South 86°40'36" East, 70.96 feet, returning to the 'True Point of Beginning,' containing 0.1397 of an acre of land, more or less, as surveyed and described in September of 2016, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

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

Bearings in the foregoing description are referenced to Grid North of the Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of North 86°38'51" West for the centerline of Granville Street, as witnessed by monument boxes found at P.I. Stations 32+65.92 and 39+08.10. Rebar called for as set are 5/8" by 30", set flush with the ground and capped with a yellow plug inscribed "TERRA SURVEY/TURNER PS6702."

Terra Surveying Services, LLC



Carl E. Turner Jr.
Professional Surveyor No. 6702
29 September 2016
Updated: 17 April 2017



End of Description

LOT SPLIT
0.1397 OF AN ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 0.359 of an acre tract of land described as Parcel II in deed to the City of Gahanna, recorded in Instrument No.201704070047300 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at 1" solid pin found in a monument box at Station 32+65.92 in the centerline of Granville Street (variable width right-of-way), as shown on Sheet 2 of 13 of the FRA-317-18.38 Right-of-Way Plans, said pin being located North 86°38'05" West, 2256.47 feet from FCGS monument number 5019;

thence westerly with said centerline of Granville Street, North 86°38'51" West, 189.05 feet to the intersection of the northwardly extension of the westerly line of Parcel I of those lands described in said deed to the City of Gahanna;

thence South 3°03'45" West, along said northwardly extension and said westerly line, being the easterly line of that original 0.341 of an acre tract described in the deed to Ring Brothers, LLC, recorded in Instrument No. 201205140066782, (passing a mag nail set in the southerly right-of-way line of said Granville Street at 38.00 feet), a total distance of 228.08 feet to a mag nail set at the southwest corner of said Parcel I, being the southeasterly corner of said 0.341 of an acre tract, being also in the northerly line of said 0.359 of an acre tract, and being the **True Point of Beginning**:

thence continuing southerly, through said 0.359 of an acre tract, being along the southward extension of the easterly line of said 0.341 of an acre tract, South 3°03'45" West, 85.00 feet to a rebar set in the southerly line of said 0.359 acre tract, being in a northerly line of that 4.200 acre tract described in the deed to the Village of Gahanna, recorded in Deed Book 3060, Page 644;

thence westerly along said southerly line of the 0.359 of an acre tract, being said northerly line of the 4.200 acre tract, North 86°40'33" West, 72.19 feet to a drill hole set in a stone walkway at the southwest corner of said 0.359 acre tract, being a northwesterly corner of said 4.200 acre tract, and being in the easterly line of that 0.080 of an acre tract described in the deed to Pamela I. Johnson, recorded in Instrument Number 199907070172615;

thence northerly along the westerly line of said 0.359 of an acre tract, being said easterly line of the 0.080 of an acre tract, North 3°53'23" East, 85.00 feet to a 3/4" iron pipe found at the northwesterly corner of said 0.359 of an acre tract, being the northeasterly corner of said 0.080 of an acre tract, and being in the southerly line of said 0.341 of an acre tract;

thence easterly along the northerly line of said 0.359 of an acre tract, being the southerly line of said 0.341 of an acre tract, South 86°40'36" East, 70.96 feet, returning to the 'True Point of Beginning,' containing 0.1397 of an acre of land, more or less, as surveyed and described in September of 2016, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

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

Bearings in the foregoing description are referenced to Grid North of the Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of North 86°38'51" West for the centerline of Granville Street, as witnessed by monument boxes found at P.I. Stations 32+65.92 and 39+08.10. Rebar called for as set are 5/8" by 30", set flush with the ground and capped with a yellow plug inscribed "TERRA SURVEY/TURNER PS6702."

Terra Surveying Services, LLC



Carl E. Turner Jr.
Professional Surveyor No. 6702

29 September 2016

Updated: 17 April 2017

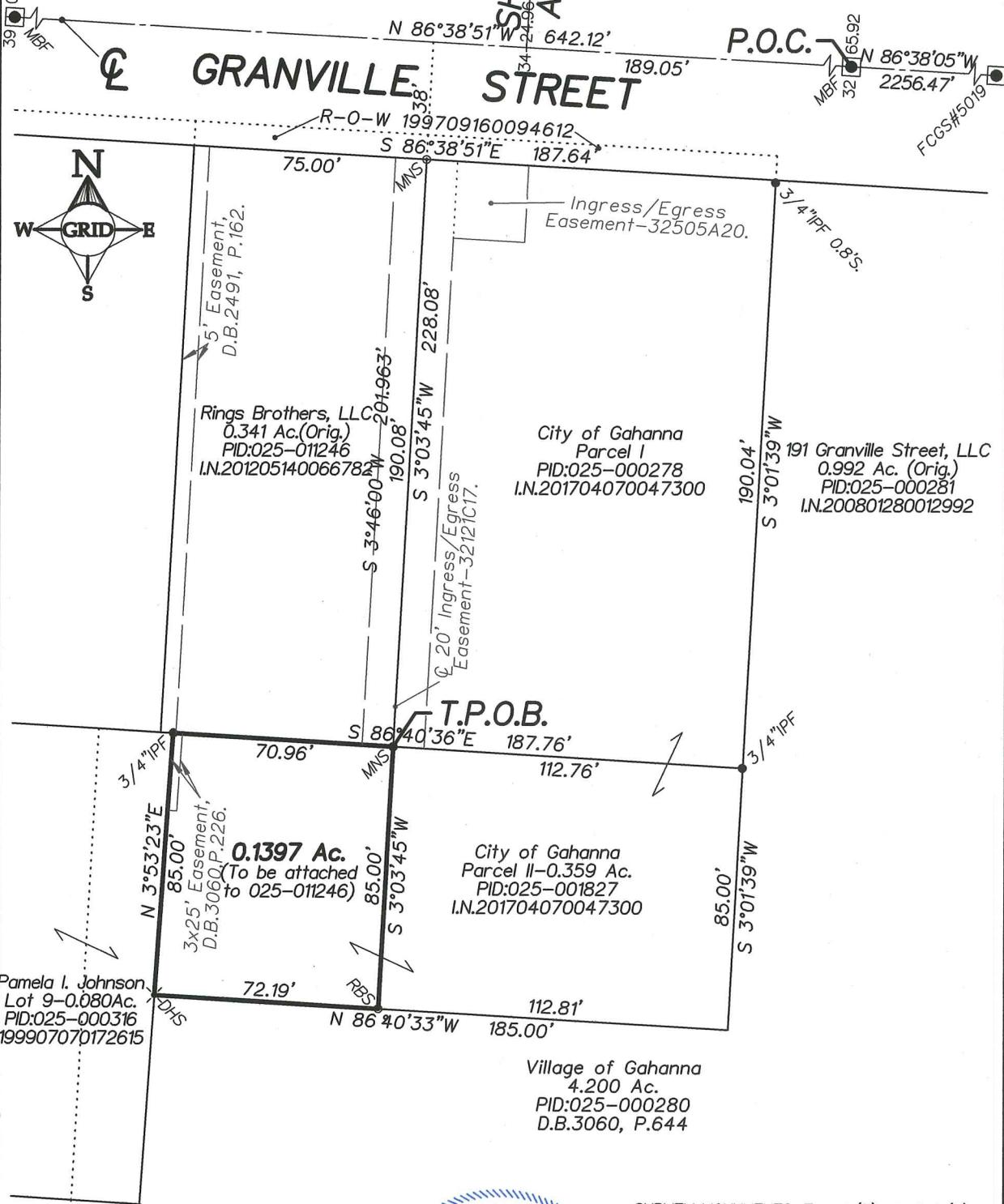


End of Description

LOT SPLIT SURVEY OF 0.1397 OF AN ACRE
LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY DISTRICT
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

Prepared exclusively for The City of Gahanna, Ohio **29 SEPTEMBER 2016**
UPDATE: 17 APR 2017
Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of N 86°38'51"W for the centerline of Granville Street, as witnessed by monuments shown hereon.

INSTRUMENT NO. 201704070047300
INSTRUMENT NO. 201205140066782
INSTRUMENT NO. 200811050162559

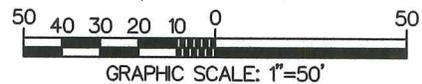


SURVEYOR'S STATEMENT:

We Hereby Declare that the attached plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon.



SURVEY MONUMENTS: Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike; PK=PK Nail & RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.



NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL