

DESCRIPTION OF 5.943 ACRES OF LAND LOCATED  
EAST OF HAMILTON ROAD AND SOUTH OF  
MORSE ROAD, IN THE CITY OF GAHANNA, COUNTY  
OF FRANKLIN, STATE OF OHIO

TO REZONE FROM: JEFFERSON TOWNSHIP RESIDENTIAL  
TO: L-AR

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 2, Township 1, Range 16, United States Military Lands, containing 5.943 acres of land, more or less, 2.474 acres of said 5.943 acres being all of that 2.476 acre tract of land described in the deed to The Stonehenge Company, of record in Instrument No. 200204230102388, 1.000 acre of said 5.943 acres being all of that 1.0 acre tract of land referred to as Parcel 1 and 2.469 acres of said 5.943 acre being all of that 2.5 acre tract of land referred to as Parcel 2, as both Parcel 1 and Parcel 2 are described in the deed to The Stonehenge Company, of record in Instrument No. 200204230102390, all being of record in the Recorder's Office, Franklin County, Ohio, said 5.943 acres being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Morse Road; thence  $S1^{\circ}00'00''E$ , with the centerline of said Hamilton Road, a distance of 1355 feet to a railroad spike found at the northwesterly corner of Terry Acres Subdivision, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio; thence  $N89^{\circ}47'04''E$ , with the northerly line of said Terry Acres Subdivision and said northerly line extended eastwardly, a distance of 1015.01 feet to a 5/8-inch diameter solid iron pin found at the northwesterly corner of said parcel 2, the same being the true point of beginning;

Thence, from said true point of beginning,  $N89^{\circ}47'59''E$ , with the northerly line of said Parcel 2 and Parcel 1, a distance of 438.05 feet to the northeasterly corner of said Parcel 1;

Thence  $S1^{\circ}04'38''E$ , with the easterly line of said Parcel 1, a distance of 314.17 feet to the southeasterly corner of said Parcel 1;

Thence  $S88^{\circ}52'59''W$ , with a southerly line of said Parcel 1, a distance of 138.31 feet to the southwesterly corner of said Parcel 1, the same being the northeasterly corner of said 2.474 acre tract;

Thence  $S1^{\circ}02'37''E$ , with the easterly line of said 2.474 acre tract, a distance of 420.00 feet to the southeasterly corner of said 2.474 acre tract;

Thence  $N87^{\circ}55'35''W$ , with the southerly line of said 2.474 acre tract, a distance of 262.94 feet to the southwesterly corner of said 2.474 acre tract;

Thence  $N17^{\circ}35'31''W$ , with the westerly line of said 2.474 acre tract, a distance of 278.92 feet to the northwesterly corner of said 2.474 acre tract, the same being a southwesterly corner of said Parcel 2;

Thence, northwardly, with the westerly boundary of said Parcel 2, the following ten (10) courses and distances:

1.  $N6^{\circ}06'00''W$ , a distance of 69.64 feet to a point;
2.  $N50^{\circ}28'00''E$ , a distance of 43.00 feet to a point;
3.  $N41^{\circ}30'00''E$ , a distance of 67.10 feet to a point;
4.  $N28^{\circ}03'00''W$ , a distance of 37.75 feet to a point;
5.  $N8^{\circ}39'00''W$ , a distance of 94.33 feet to a point;
6.  $N8^{\circ}24'00''E$ , a distance of 28.40 feet to a point;

DESCRIPTION OF 5.943 ACRES OF LAND LOCATED EAST OF HAMILTON ROAD AND SOUTH OF MORSE ROAD-(CONT'D)-

- 7. N52°49'00"E, a distance of 81.00 feet to a point;
- 8. N16°40'00"W, a distance of 62.10 feet to a point;
- 9. N63°22'00"W, a distance of 56.82 feet to a point;
- 10. N10°44'00"W, a distance of 24.80 feet to the true point of beginning and containing 5.943 acres of land, more or less.

TO REZONE FROM: JEFFERSON TOWNSHIP RESIDENTIAL  
TO: L-AR

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

*Gatis Erenpreiss*  
Gatis Erenpreiss  
Professional Surveyor No. 5572



DESCRIPTION OF 17.910 ACRES OF LAND LOCATED  
EAST OF HAMILTON ROAD AND SOUTH OF  
MORSE ROAD IN THE CITY OF GAHANNA,  
COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Farm Lot 1 of Quarter Township 2, Township 1, Range 16, United States Military Lands, containing 17.910 acres of land, more or less, 11.298 acres of said 17.910 acres part of that 13.741 acre tract of land described in the deed to The Stonehenge Company, of record in Instrument No. 200003010041021, 2.564 acres (according to a survey) of said 17.910 acres being all of that 2.69 acre tract of land described in the deed to The Stonehenge Company by deed of record in Instrument No. 199906160153229 and 4.048 acres (according to a survey) of said 17.910 acres being all of that 3.80 acre tract of land described in the deed to The Stonehenge Company by deed of record in Instrument No. 200004250080281, all being of record in the Recorder's Office, Franklin County, Ohio, said 17.910 acres being more particularly described as follows:

Beginning, for reference, at an aluminum cap set in concrete (Franklin County Monument FCGS 8817) in the centerline of Hamilton Road; thence N1°00'00"W, with the centerline of said Hamilton Road, a distance of 179.61 feet to a point at the intersection of the centerline of said Hamilton Road and the westerly extension of the northerly line of Terry Acres Subdivision, as said subdivision is shown and delineated upon the recorded plat of Terry Acres Subdivision, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio; thence N89°47'04"E, with the northerly line of said Terry Acres and with a southerly line of that 5.772 acre tract of land (excepting 0.310 acre) described in Exhibit A in the deed to David P. Gill and Nancy H. Gill, of record in Official Record 30100E12, Recorder's Office, Franklin County, Ohio, a distance of 484.05 feet to a 3/4-inch (I.D.) iron pipe found at a northwesterly corner of said 13.741 acre tract, the same being a northeasterly corner of said Terry Acres Subdivision, said 3/4-inch (I.D.) iron pipe being at the true point of beginning;

Thence, from said true point of beginning, N89°47'04"E, with a southerly line of said 5.772 acre tract and with a northerly line of said 13.741 acre tract, a distance of 322.74 feet to a 3/4-inch (I.D.) iron pipe found;

Thence southwardly, southeastwardly and southwestwardly the following nine (9) courses and distances:

1. S1°00'00"E, a distance of 188.54 feet to a point;
2. S41°01'25"E, a distance of 22.28 feet to a point;
3. S13°50'08"W, a distance of 34.35 feet to a point;
4. N86°52'46"W, a distance of 60.59 feet to a point;
5. S6°07'17"W, a distance of 180.06 feet to a point;
6. S84°15'52"E, a distance of 153.51 feet to a point;
7. N85°54'51"E, a distance of 26.87 feet to a point;
8. N14°01'50"E, a distance of 4.62 feet to a point;
9. S82°42'09"E, a distance of 61.33 feet to a point in the centerline of Hickory Run and in the easterly line of said 13.741 acre tract, the same being in a westerly line of that 2.5 acre tract of land referred to as Parcel 2 and described in Exhibit "A" in the deed to Michael Senett, of record in Deed Book 3732, Page 753, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF 17.910 ACRES OF LAND LOCATED EAST OF HAMILTON ROAD  
AND SOUTH OF MORSE ROAD -(CONT'D)-

Thence S6°06'00"E, with the centerline of Hickory Run, with an easterly line of said 13.741 acre tract and with a westerly line of said 2.5 acre tract, a distance of 28.06 feet to a southwesterly corner of said 2.5 acre tract, the same being a northwesterly corner of that 2.55 acre tract of land described in the deed to Billy R. Lepper, Jr. and Victoria S. Lepper, of record in Official Record 17003G49, Recorder's Office, Franklin County, Ohio;

Thence S17°35'31"E, with an easterly line of said 13.741 acre tract, with a westerly line of said 2.55 acre and with the centerline of said Hickory Run and the meandering thereof, a distance of 278.92 feet to a 5/8-inch solid iron pin found;

Thence S87°55'35"E, with a southerly line of said 2.55 acre and with a northerly line of said 13.741 acre tract, a distance of 262.94 feet to a 5/8-inch solid iron pipe found at a northeasterly corner of said 13.741 acre tract, the same being a southeasterly corner of said 2.55 acre tract in the westerly line of that 5.02 acre tract of land referred to as Parcel 1 and described in exhibit "A" in the deed to the City of Gahanna, of record in Instrument No. 199907270186091, Recorder's Office, Franklin County, Ohio;

Thence S0°58'08"E, with an easterly line of said 13.741 acre tract, and with a westerly line of said 5.02 acre, passing a 5/8-inch diameter solid iron pin found at the southeasterly corner of said 13.741 acre tract at a distance of 262.70 feet, the same being the northeasterly corner of said 3.80 acre tract, with the easterly line of said 3.80 acre tract and with the westerly line of the residue of that 20.627 acre tract of land described in the deed to James M. Ryan and Carolyn P. Ryan, of record in Official Record 22383D18, Recorder's Office, Franklin County, Ohio, a total distance of 595.32 feet to a 5/8-inch solid iron pin found at the southeasterly corner of said 3.80 acre tract, the same being at a southwesterly corner of said 20.627 acre tract in the northerly line of that 6.573 acre tract of land described in the deed to Norma J. Gorsuch, of record in Official Record 3134G20, Recorder's Office, Franklin County, Ohio, said pin also being in the southerly line of said Farm Lot 1;

Thence S89°49'31"W, with the southerly line of said Farm Lot 1, with a southerly line of said 3.80 acre tract and with a northerly line of said 6.573 acre tract, a distance of 573.47 feet to a harrow tooth found at a southwesterly corner of said 3.80 acre tract, the same being a northwesterly corner of said 6.573 acre tract, and also being a northeasterly corner of that 0.65 acre tract of land referred to as Parcel 2 and described in the deed to Canini and Pellecchia, Inc., said harrow tooth being at a southeasterly corner of that 3.05 acre tract referred to as Parcel 1 and described in said deed to Canini and Pellecchia, Inc., of record in Instrument No. 199908110204889, of record in Recorder's Office, Franklin County, Ohio;

Thence N0°16'08"E, with a westerly line of said 3.80 acre tract and with an easterly line of said 3.05 acre tract, a distance of 150.31 feet to a 1-inch solid iron pin found at an internal corner of said 3.80 acre tract, the same being a northeasterly corner of said 3.05 acre tract;

Thence S76°36'20"W, with a southerly line of said 3.80 acre tract and with a northerly line of said 3.05 acre tract, passing a southwesterly corner of said 3.80 acre tract and a southeasterly corner of said 2.69 acre tract in the center of said Hickory Run, at a distance of 145.75 feet, the same also being a northeasterly corner of that 2.45 acre tract of land described in the deed to Jack A. Williams and Sue Williams, of record in Instrument No. 199807100173230, Recorder's Office, Franklin County, Ohio and with a northerly line of said 2.45 acre tract, a total distance of 235.25 feet to a harrow tooth found at a southwesterly corner of said 2.69 acre tract;

Thence northwardly, with the westerly boundary of said 2.69 acre tract and with the easterly boundary of said 2.45 acre tract, the following three (3) courses and distances:

1. N23°06'17"W, a distance of 62.09 feet to a 3/4-inch (I.D.) iron pipe found;
2. N8°38'00"W, a distance of 57.40 feet to a 3/4-inch (I.D.) iron pipe found;
3. N20°36'15"W, a distance of 126.95 feet to a harrow tooth found at the westernmost corner of said 2.69 acre tract and a northeasterly corner of said 2.45 acre tract, the same being a southeasterly corner of said 13.741 acre tract;

DESCRIPTION OF 17.910 ACRES OF LAND LOCATED EAST OF HAMILTON ROAD  
AND SOUTH OF MORSE ROAD -(CONT'D)-

Thence S89°50'00"W, with a southerly line of said 13.741 acre tract, with a northerly line of said 2.45 acre tract and with a northerly line of that 1.0 acre tract of land referred to as Parcel III and described in Exhibit "A" in the deed to Robert L. Roshon and Megan A. Roshon, of record in Instrument No. 199802240040308, Recorder's Office, Franklin County, Ohio, crossing a 3/4-inch (I.D.) iron pipe found at a distance of 391.64 feet, a total distance of 441.64 feet to a railroad spike found at a southwesterly corner of said 13.741 acre tract in the centerline of said Hamilton Road, the same being the northwesterly corner of said 1.0 acre tract;

Thence N1°00'00"W, with the centerline of said Hamilton Road, and with a westerly line of said 13.741 acre tract, a distance of 50.00 feet to a railroad spike found at a northwesterly corner of said 13.741 acre tract, the same being at a southwesterly corner of that 0.54 acre tract of land referred to as Parcel 2 and described in Exhibit "A" in the deed to Joseph C. DeCarlo and Bonnie J. DeCarlo, of record in Official Record 4010B04, Recorder's Office, Franklin County, Ohio;

Thence N89°50'00"E, with a northerly line of said 13.741 acre tract and with a southerly line of said 0.54 acre, crossing a 3/4-inch (I.D.) iron pipe found at a distance of 50.00 feet, a total distance of 443.00 feet to a 3/4-inch (I.D.) iron pipe set at a southeasterly corner of said 0.54 acre;

Thence N38°04'00"E, with a northwesterly line of said 13.741 acre tract and with a southeasterly line of said 0.54 acre tract, a distance of 65.13 feet to a 3/4-inch (I.D.) iron pipe found at an internal corner of said 13.741 acre tract, the same being at the northeasterly corner of said 0.54 acre tract and a southeasterly corner of said Terry Acres Subdivision;

Thence N1°00'00"W, with a westerly line of said 13.741 acre tract and with an easterly line of said Terry Acres Subdivision, a distance of 900.56 feet to the true point of beginning and containing 17.910 acres of land, more or less.

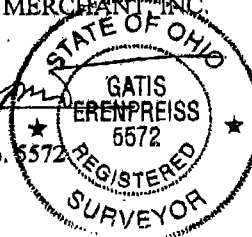
Subject to all rights-of-way, easements and restrictions, if any, of previous record. Also subject to all legal highways

We hereby state that the foregoing description was prepared from information obtained from actual field survey conducted by Bauer, Davidson & Merchant, Inc. in January of 2000.

The bearings given in the foregoing description correspond to the bearing of N1°00'00"W as given for the centerline of said Hamilton Road and described in the deed to The Stonehenge Company, of record in Instrument No. 20003010041021, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

*Gatis Erenpreiss*  
Gatis Erenpreiss  
Professional Surveyor No. 5572



DESCRIPTION OF A 2.500 ACRES OF LAND  
LOCATED EAST OF HAMILTON ROAD AND  
SOUTH OF MORSE ROAD IN THE CITY OF GAHANNA,  
COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 2, Township 1, Range 16, United States Military Lands, containing 2.500 acres of land, more or less, said 2.500 acres being out of that 13.741 acre tract of land described in the deed to The Stonehenge Company, of record in Instrument No. 200003010041021, Recorder's Office, Franklin County, Ohio, said 2.500 acres being more particularly described as follows:

Beginning, for reference, at an aluminum cap set in concrete (Franklin County Monument FCGS 8817) in the centerline of Hamilton Road; thence N 1°00'00"W, with the centerline of said Hamilton Road, a distance of 179.61 feet to a point at the intersection of the centerline of said Hamilton Road with the westerly extension of the northerly line of Terry Acres Subdivision, as said subdivision is shown and delineated upon the recorded plat of Terry Acres Subdivision, of record in Plat Book 24, Page 86, Recorder's Office, Franklin County, Ohio; thence N 89°47'04"E, with the northerly line of said Terry Acres and with a southerly line of that 5.772 acre tract of land (excepting 0.310 acre) described in Exhibit A in the deed to David P. Gill and Nancy H. Gill, of record in Official Record 30100E12, Recorder's Office, Franklin County, Ohio, a distance of 484.05 feet to a 5/8-inch solid iron pipe found at a northwesterly corner of said 13.741 acre tract, the same being a northeasterly corner of said Terry Acres Subdivision and the true point of beginning;

Thence, from said true point of beginning, N89°47'04"E, with a southerly line of said 5.772 acre tract and with a northerly line of said 13.741 acre tract, a distance of 322.74 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S1°00'00"E, a distance of 188.54 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S41°01'25"E, a distance of 22.28 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S13°50'08"W, a distance of 34.35 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N86°52'46"W, a distance of 60.59 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S6°07'17"W, a distance of 125.59 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S89°47'04"W, a distance 252.26 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N01°00'00"W, with a westerly line of said 13.741 acre tract and with the easterly line of said Terry Acres Subdivision, a distance of 360.03 feet to the true point of beginning and containing 2.500 acres of land, more or less.

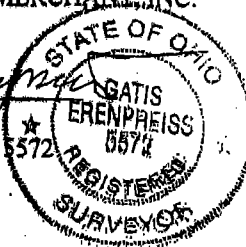
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in January of 2000.

The bearings given in the foregoing description correspond to the bearing of N1°00'00"W as given for the centerline of said Hamilton Road and described in the deed to The Stonehenge Company, of record in Instrument No. 200003010041021, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

*Gatis Erenpreiss*  
Gatis Erenpreiss  
Professional Surveyor No. 5572



**LIMITED OVERLAY DISTRICT TEXT**  
**SHAGBARK ROAD**  
**THE STONEHENGE COMPANY**  
**L-AR: 21.353± acres**

**Introduction:**

Through this application, applicant seeks both a rezoning of the 5.943± acre tract that was recently annexed into the City of Gahanna located at the northeast corner of the site plan, and an amendment to the existing zoning so that the 2.5± acres located at the northwest corner, now the Giant Eagle site, is no longer a part of the zoning. Applicant makes these requests so that City of Gahanna documentation regarding this site accurately reflects that which is occurring at the site and to develop the additional acreage so that it is in conformance with that which is already planned by the developer.

**Permitted Uses:**

Not more than 6 residential units per acre, in two, three, and four unit clusters. The density for the entire 21.353± acre tract shall not exceed 5.0 residential units per acre.

**Site Plan:**

The property shall be developed in general accordance with the design principles articulated in the submitted Conceptual Sketch Plan. The Conceptual Sketch Plan may be adjusted at the time of Final Development Plan approval to reflect engineering, topographical, architectural, tree preservation, easements or other data developed at the time final development plan and engineering plans are completed. Adjustments to the Site Plan shall be reviewed and approved by the Planning Commission. Additional acreage may be added in the future.

**Environmental Treatment:**

As has been addressed in prior texts regarding the development of this property, a primary site development goal is to preserve the dense trees stands present on the property. A tree survey shall be completed and submitted with the Final Development Plan for the portion of the site not currently under development. To this end, those acres identified as such on the Final Development Plan shall be established as tree Preservation Zones, as defined by the City of Gahanna Code, which shall not be disturbed except to construct and extend underground utilities and to allow for clearing of the undergrowth. All reasonable steps shall be taken to preserve and ensure the survivability of significant trees identified to be saved on the Final Development Plan including but not limited to pre-construction fencing of such trees and Preservation Zones.

### **Building Elevations:**

- a. Residential Units. The buildings shall be constructed in accordance with the building elevation drawings submitted for The Woods at Shagbark, Phase I. The designs of the buildings are similar to the design of the buildings at the Sycamore Woods Condominium Community on North Hamilton Road in Gahanna. Window frames shall be wood, vinyl, or aluminum cladding with a painted finish; no unpainted metal shall be permitted. Roof material shall be asphalt shingles. Adjustments may be made to reflect engineering, topographical, or architectural refinements, or other conditions developed at the time final development and engineering plans are completed. Any such adjustment shall be reviewed and approved by the Planning Commission as appropriate upon submission of the appropriate date regarding the proposed adjustment. The minimum unit size shall be not less than 1,400 square feet of finished living space, excluding garage, porch, or patio. All units will have a two-car garage.
- b. Community Building. The community building and pool shall be included as part of the development.

### **Lighting:**

- a. Fixtures. All fixed source light fixtures installed on building, in buildings and visible from the outside or along streets, driveways, walkways and in yards shall be reviewed and approved by the Planning Commission.
- b. Similar Types. All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted fixtures and shall be from the same or similar manufacturer's type to ensure aesthetic compatibility.
- c. No Light Spillage. All lighting shall be designed and located so as not to shine directly into abutting residential properties.
- d. The community building shall be illuminated with residential scale lighting which is consistent with the structure's appearance as a residential building.

### **Signage/Graphics:**

- a. Entrance Feature. Any entrance feature shall be subject to applicable setbacks, and any directional entry/exit signs shall be ground-type only and shall not exceed three feet in height.
- b. Entrance Graphic. The primary identifying graphic shall be a ground supported entrance feature of a height not to exceed six (6) feet above ground.



**Traffic and Parking:**

- a. On street parking shall not be permitted on Hamilton Road
- b. The curb cut to Hamilton Road is located as shown on the Conceptual Sketch Plan. The entrance boulevard design is shown on the submitted Entrance Boulevard Detail. This access shall serve as a temporary access until such time that the development reaches 25 units (as measured by issuance of 25 occupancy permits). At such time as the development exceeds 25 occupied units, the developer shall obtain access over adjacent properties to either the traffic signal at the Vistas or the traffic signal at the entrance to Stone Ridge Plaza or the access drive shall become a right-in/right-out movement which shall be installed by the developer in the City owned right-of-way. Final design of the right-in/right-out and this new access point is subject to the review and approval of the City Engineer.

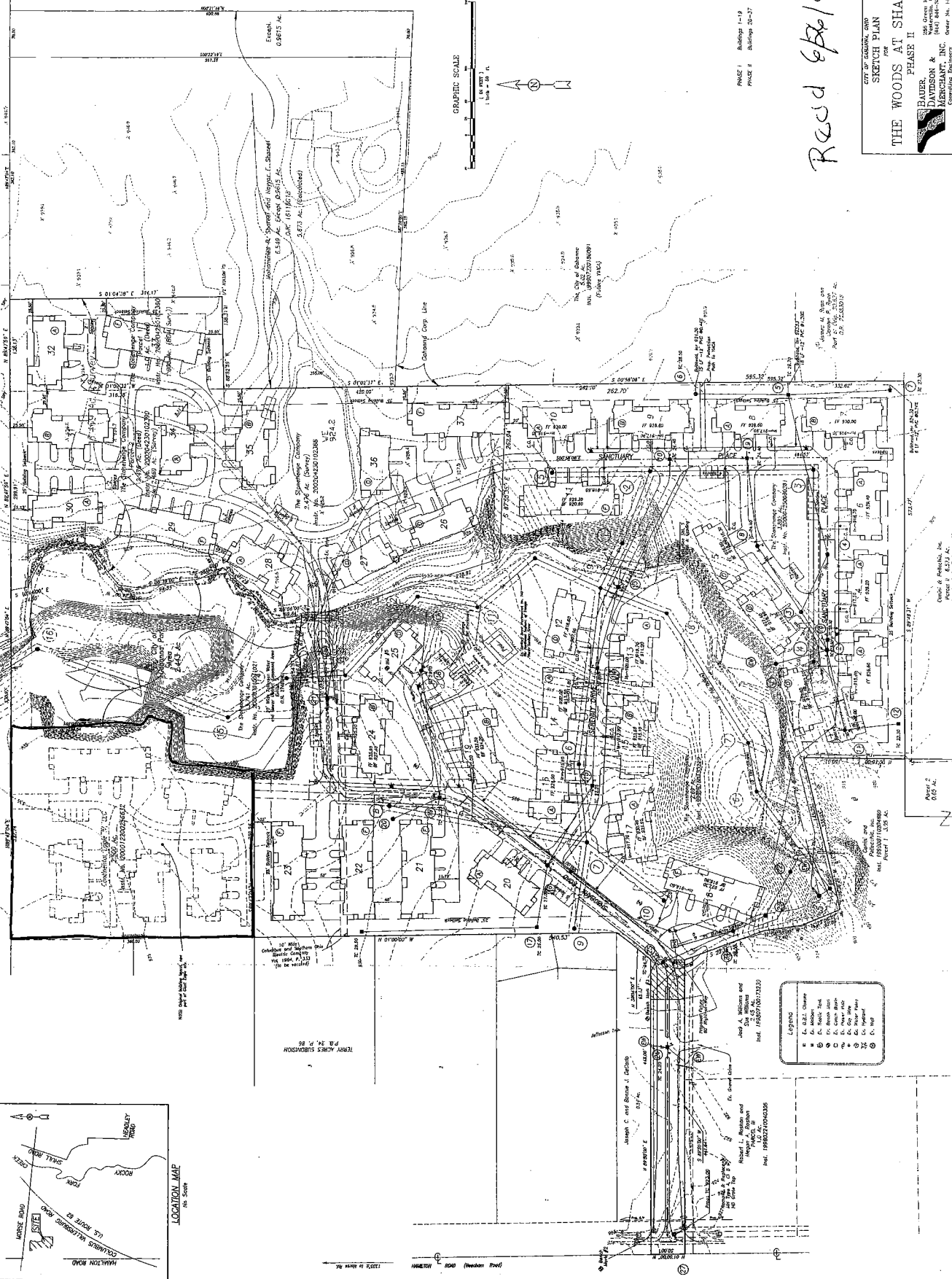
**Design Review:**

The provisions set forth herewith are subject to the review, revision and approval of the Planning Commission during the Final Development Plan and Review processes.

**Stormwater Management:**


- a. Stormwater management engineering shall be designed, submitted and approved in compliance with the City of Gahanna Subdivision Regulations and Stormwater Management Policy, Chapter 1193, Gahanna City Code.
- c. Stormwater management shall be provided on the site by appropriate design of drive aisles, parking areas, and grading plans, which will channel stormwater into engineered structures to detain the stormwater and release it into the streams which bisect the site at predevelopment (existing) rates as is required by Ohio law. The tree preservation areas may be used for detention purposes.

Mark C. Williams and  
Associates, Inc.  
04/18/2002  
04/18/2002



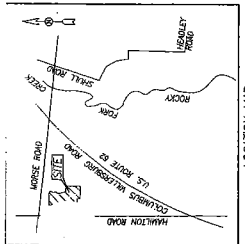
PHASE I Buildings 1-19  
PHASE II Buildings 20-37

Rec'd 6/26/02

CITY OF GAITHERSBURG  
 SKETCH PLAN  
**THE WOODS AT SHAGBARK**  
 PHASE II  
  
**JAMES D. DAVIS & MERCHANTS, INC.**  
 Consulting Engineers  
 2240 GAITHERSBURG ROAD  
 GAITHERSBURG, MD 20878  
 (301) 846-8200  
 Gaither No. 1438-102  
 Rev. 11/27/00

**LEGEND**

- 1. 1/2" x 1/2" Concrete
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- 36. 1/2" x 1/2" Concrete
- 37. 1/2" x 1/2" Concrete



**EXHIBIT D**