

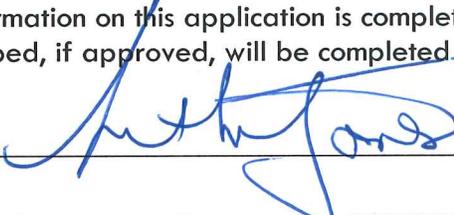
**SUBDIVISION WITHOUT PLAT APPLICATION**

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

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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 <u>www.municode.com</u> )	✓			
	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 &amp; 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: Dattu 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.

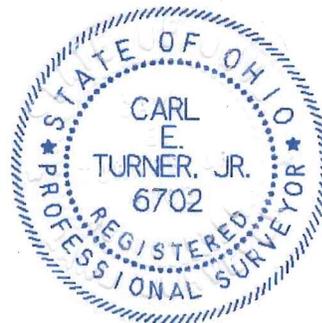
Subject, however, to all rights-of-way, if any, of previous record.

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**



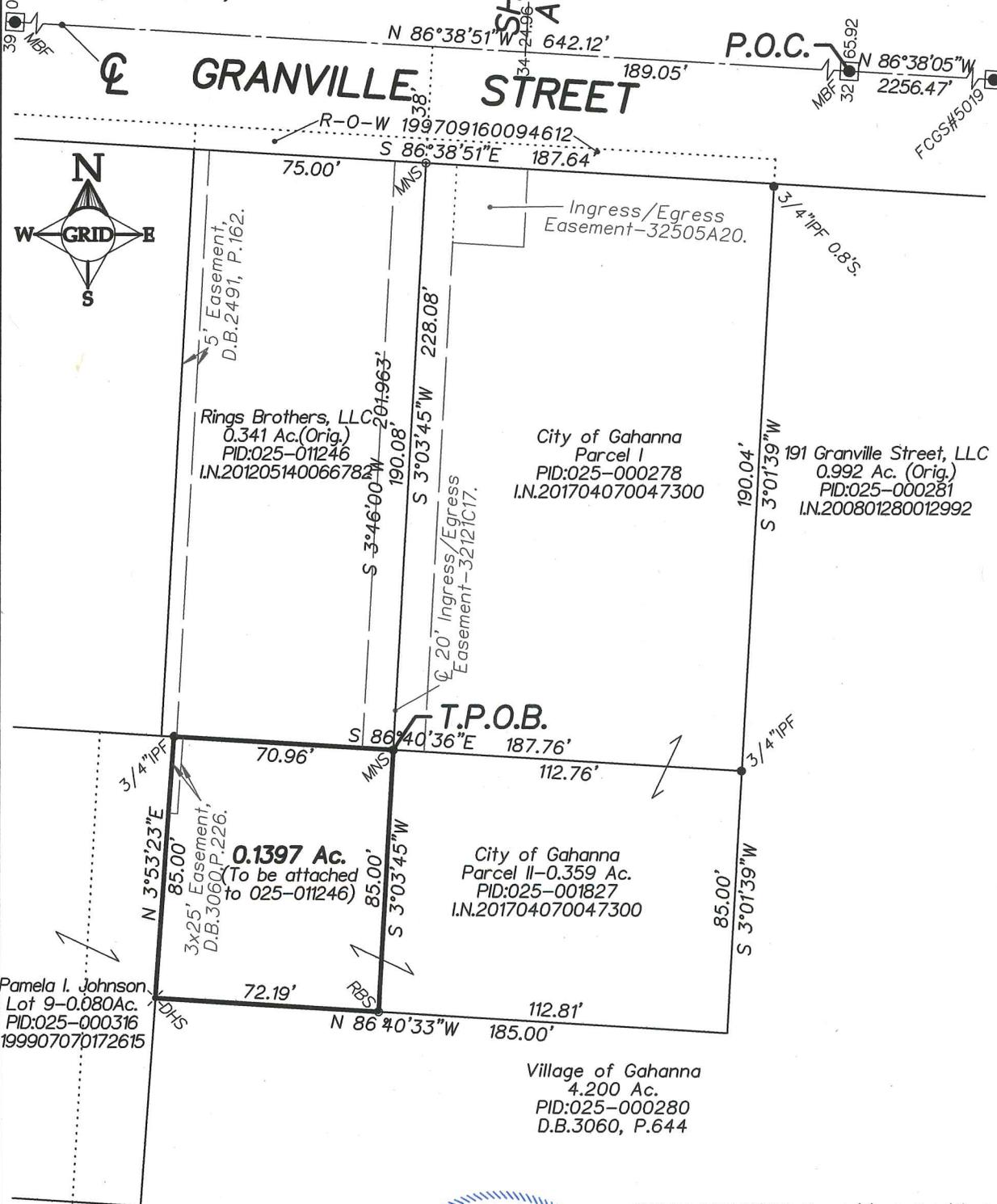
\*End of Description\*

## LOT SPLIT 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**

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

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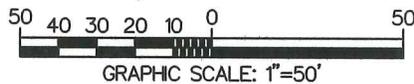


**SURVEYOR'S STATEMENT:**

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  
EMBOSSSED OVER BLUE INK SURVEYOR'S SEAL

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Professional Surveyor No. 6702

29 September 2016

Updated: 17 April 2017

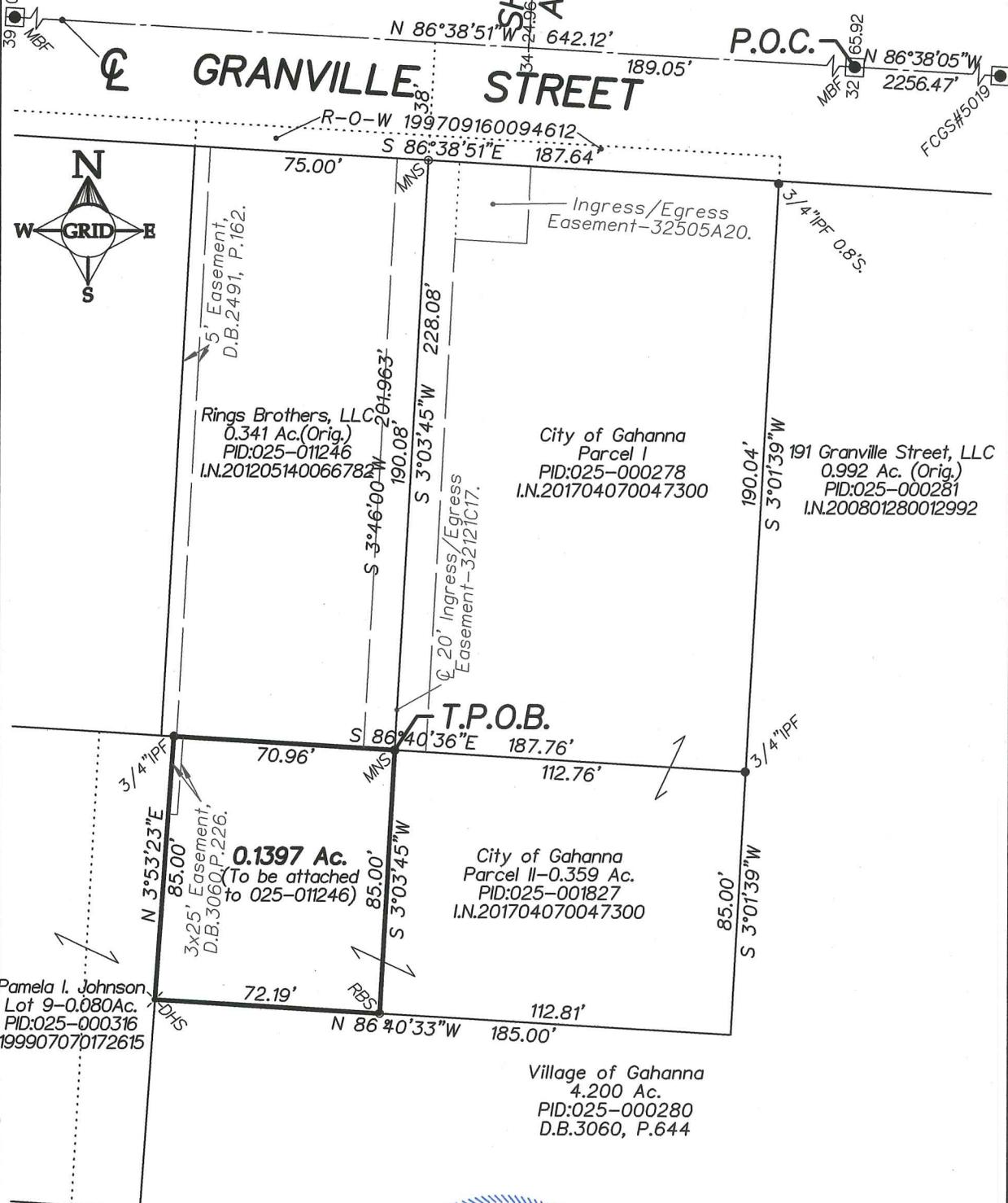


\*End of Description\*

**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  
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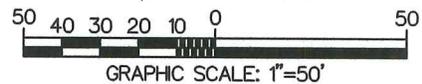


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NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**the City of Gahanna, Ohio, a Municipal Corporation,**

for valuable consideration paid, grant(s) with general warranty covenants, to

**Rings Brothers, LLC, an Ohio Limited Liability Corporation**

whose tax-mailing address is: 171 Granville Street, Gahanna, Ohio 43230

The following REAL PROPERTY:

See Attached Exhibits A & B.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: **Instrument Number 201704070047300**

Executed this 19<sup>th</sup> day of June, 2017.

City of Gahanna

By:   
Thomas R. Kneeland, Mayor

**STATE OF OHIO, COUNTY OF FRANKLIN, ss:**

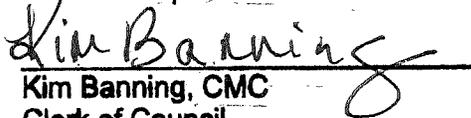
BE IT REMEMBERED, That on this 19<sup>th</sup> day of June, 2017, before me, a Notary Public, in and for said county and state, personally appeared, **Thomas R. Kneeland, Mayor of the City of Gahanna**, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as his voluntary act and deed on behalf of said Municipal Corporation.



**SHARON R. PATTERSON  
NOTARY PUBLIC  
STATE OF OHIO  
COMM. EXPIRES  
AUGUST 13, 2017**

  
Notary Public

**APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.**

  
Kim Banning, CMC  
Clerk of Council

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0.1397 OF AN ACRE**

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APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.  
*Kim Banning*  
Kim Banning, CMC  
Clerk of Council

Terra Surveying Services, LLC

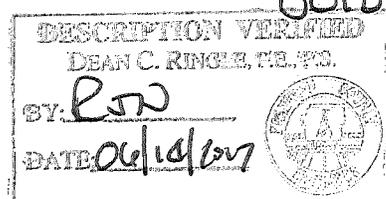


Carl E. Turner Jr.  
Professional Surveyor No. 6702  
29 September 2016  
Updated: 17 April 2017

\*End of Description\*



0.059 AC  
SPLIT  
0.1397 AC  
OUT OF  
(025)  
001827



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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."

APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.  
*Kim Banning*  
Kim Banning, CMC  
Clerk of Council

Terra Surveying Services, LLC



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

\*End of Description\*



0-059-C  
SPLIT  
0.1397 AC  
OUT OF  
(025)  
001827

