

File Number: 16050007
Date Received: 5/3/16
Scheduled Public Hearing Date: _____

Fee: \$150.00
Initials: SW
Check or Receipt Number: 10608



**PLANNING COMMISSION
APPLICATION FOR SUBDIVISION WITHOUT PLAT**

Property Location: Taylor Road - Eastgate Parcel ID: 025-010847 & 025-01084
Current Zoning: OCT Total Acreage of Proposed Parcel: 8.211
Reason for Request: Columbia Gas Project development
Applicant Name: David Poe Email: dpoe@valuerecovery.com
Status: ☒ Property Owner ☐ Option Holder ☐ Contractual Purchaser ☐ Agent
Business Owner: Value Recovery Group, Inc. Phone: 614-324-5959
Business Address: 919 Old Henderson Road Fax: _____
City/State/Zip Code: Columbus, OH 43220
Property Owner: Value Recovery Group II, LLC Phone: 614-324-5959
Address: 919 Old Henderson Road
City/State/Zip Code: Columbus, OH 43220
Signature of Applicant: [Signature] Date: 5/2/2016

Submission Requirements

1. Submit ten (10) copies of a survey and legal description of the property certified by a registered surveyor (if being submitted to Planning Commission). Only two (2) copies are necessary if application will be approved administratively.
2. Submit two (2) original deeds to be stamped (instruments of conveyance). Deeds must be submitted after Planning Commission or administrative approval to be stamped by Clerk of Council.
3. Application Fee: \$75 for residential and \$150 for all other districts.
4. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.

APPROVAL

To be approved by: ☒ Planning Commission (buildable lot) ☐ Administration

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.

Planning & Zoning Administrator

Date

Chief Building Official

Date

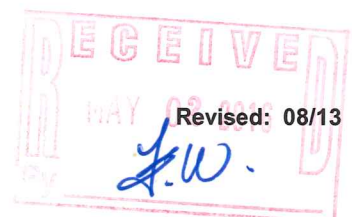
Director of Public Service

Date

City Engineer

Date

Note: All correspondence will be to applicant above unless otherwise stated.





Planning Commission Information for All Applicants

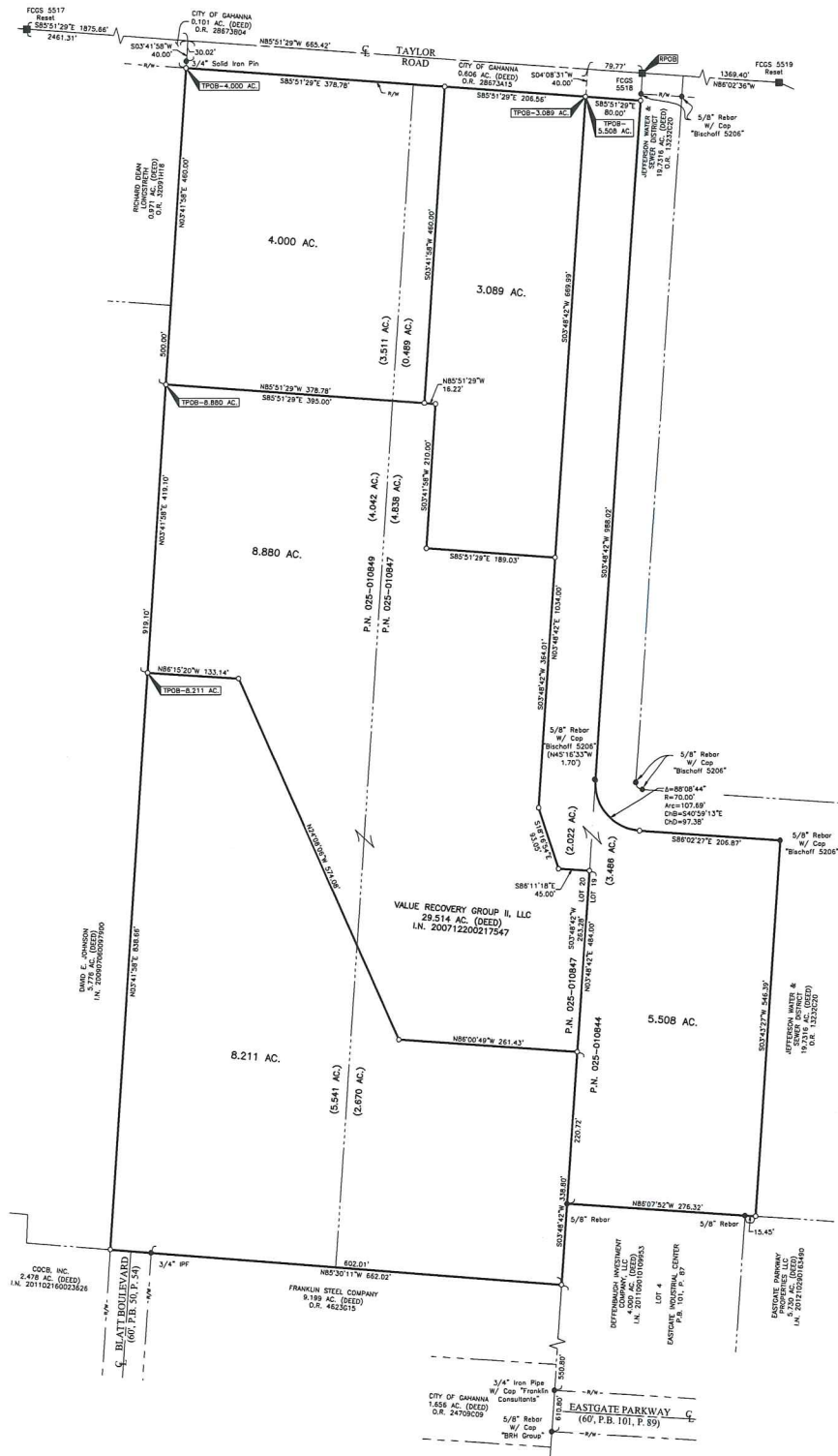
1. All required information must be submitted with the application. Deadline for acceptance of all applications is 5:00pm on the Tuesday four (4) weeks prior to the Public Hearing Date. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. The Council office must be advised in advance at (614) 342-4090 if a court reporter is going to be present.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches. If an application is amended at any time during the process, new drawings must be submitted.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of contiguous property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. The list must include the name and mailing address of each property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, a new materials list must be submitted.
7. For multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also indicate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. The Zoning Code is also available online and can be found at www.gahanna.gov/departments/development/planning.aspx?id=dept under Codified Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

SURVEY OF ACREAGE PARCELS

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

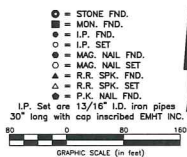
UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO



BAIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NARS2007). Control for bearings was from coordinates of monuments FCOS 5117 REB11 and FCOS 5118, 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
Joshua M. Meyer
Professional Surveyor No. 8485

Date

EMHT		Date: April 22, 2016
Everts, Mechwart, Hordelstein & Tilton, Inc. Engineers & Surveyors • P.O. Box 14044 2800 New Albany Road, Columbus, OH 43261 Phone (614) 776-4500 • Fax (614) 776-3444 emht.com		Scale: 1" = 80'
Job No: 2016-0260		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

8.211 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 Longstreth 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 919.10 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 86° 15' 20" East, a distance of 133.14 feet to an iron pin set;

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

South 86° 00' 49" East, a distance of 261.43 feet to an iron pin set in the easterly line of said Lot 20;

Thence South 03° 48' 42" West, with the easterly line of said Lot 20, partially continuing across said 29.514 acre tract, partially with the line common to said 29.514 acre tract and that 4.000 acre tract conveyed to Deffenbaugh Investment Company, LLC by deed of record in Instrument Number 201109010109953, (passing a 5/8 inch rebar found at 220.72 feet) a total distance of 338.80 feet to an iron pin set at a southeasterly corner of said 29.514 acre tract and the northeasterly corner of that original 9.199 acre tract conveyed to Franklin Steel Company by deed of record in Official Record 4623G15;

Thence North 85° 30' 11" West, with the southerly line of said 29.514 acre tract, with the northerly line of said original 9.199 acre tract and the northerly terminus of Blatt Boulevard (60 feet wide, as established in Plat Book 50, Page 54), (passing a 3/4 inch iron pin found at a distance of 602.01 feet) a total distance of 662.02 feet to an iron pin set at the common corner to said 29.514 acre tract, said 5.776 acre tract, the northwesterly terminus of said Blatt Boulevard and that 2.478 acre tract conveyed to CQCB, Inc. by deed of record in Instrument Number 201102160023626;

Thence North 03° 41' 58" East, with the line common to said 29.514 and 5.776 acre tracts, a distance of 838.66 feet to the TRUE POINT OF BEGINNING, containing 8.211 acres, more or less. Of which 5.541 acres are located within Auditors Parcel Number 025-010849 and 2.670 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.

Joshua M. Meyer
Professional Surveyor No. 8485

Date