

SWP-2-16



Application for Subdivision Without Plat

City of Gahanna ■ Planning Commission ■
200 S. Hamilton Road, Gahanna, OH 43230 Phone: (614) 342-4025 ■ Fax: (614) 342-4125

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Address for proposed _____ NONE _____
 *Parcel ID#(s) NONE _____ *Current Total Acreage 0.656 _____
 *Current Zoning NONE _____ *Total proposed acreage 0.656 _____
 *Reason for Request DEVELOPMENT PROJECT *A portion of Blatt Blvd to be vacated (ROW) split, and sold to property owner directly east: this combined with*
 *Applicant Name ANTHONY JONES _____ *Phone 614-342-4020 _____
 *Applicant Address 200 SOUTH HAMILTON ROAD _____ *City/State/Zip GAHANNA, OHIO 43230 *1600 Eastgate pkwy.*
 *Applicant's Relationship _____ *Applicant Email ANTHONY.JONES@GAHANNA.GOV _____
 *Agent Name _____ *Email _____ *Phone _____

***ADDITIONAL REQUIRED INFORMATION:** If different than applicant.

*Property Owner Name CITY OF GAHANNA _____ *Phone 614-342-4020 _____
 *Property Owner Address 200 SOUTH HAMILTON RD _____ *City/State/Zip GAHANNA, OHIO 43230 _____
 *Contact Name ANTHONY JONES _____ *Email ANTHONY.JONES@GAHANNA.GOV _____
 *Business Owner Name _____ *Phone _____
 *Business Address _____ *City/State/Zip _____
 *Contact Name _____ *Email _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. Submit Two (2) copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
3. The **original** deeds must be brought to council after Planning Commission or administrative approval to be stamped by Clerk of Council.
4. Please refer to section 1106 of the City of Gahanna Code Ordinance (found at www.municode.com).
5. Application Fee: \$75 for residential and \$150 for all other districts.

Applicants Signature *Anthony Jones* Date 5/2/16

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.

Bonnie Reid
Planning & Zoning Administrator

5/2/16
Date

Kenneth Reid
Chief Building Official

5/2/16
Date

Dotie A. Franey
Director of Public Service

5/3/16
Date

[Signature]
City Engineer

5/2/16
Date

Sunguard No. 16050008
PC File No. SWP-0002-2016
Hearing Date: N/A

RECEIVED
MAY 02 2016
(Received)

N/A
(Paid)

May 2
(Accepted by PZA)

BY: _____

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office. The Public Hearing Date will be provided by the Planning and Zoning Office once the completed application is provided.
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. Council office must be advised in advance if a court reporter is going to be present. Please call 614-342-4090 to make this request.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed (or emailed upon request) to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone in addition to the applicant, their contact information (including email address) must be provided on the application and noted as an additional contact.
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. This must include mailing name and address of each property owner. Listing them only on one of the plan sheets is not acceptable. As well, preprinted mailing labels must be provided.
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, then 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 notate 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. Zoning Code is available on line and can be found @ www.municode.com.
10. Planning Commission members may visit the property prior to the hearing to review the application.

**RIGHT-OF-WAY VACATION
0.656 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16, United State Military Lands, and being part Blatt Boulevard (60 feet wide as established in Plat Book 50, Page 54) (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwest terminus of the said Blatt Boulevard, being the southeasterly corner of that 5.776 acre tract conveyed to David E Johnson by deed of record in Instrument Number 200907060097900, the southwesterly corner of that 29.514 acre tract conveyed to Value Recovery Group II, LLC by deed of record in Instrument Number 200712200217547 and the northeasterly corner of that 2.478 acre tract conveyed to CQCB, Inc. by deed of record in Instrument Number 201102160023626;

Thence South 85° 30' 11" East, with said terminus, the southerly line of said 29.514 acre tract, a distance of 60.01 feet to a 3/4 inch iron pin found at the northeasterly terminus of said Blatt Boulevard and the northwesterly corner of that 9.199 acre tract conveyed to Franklin Steel Company by deed of record in Official Record 4623G15;

Thence South 03° 43' 49" West, with the easterly right-of-way line of said Blatt Boulevard, the westerly line of said 9.199 acre tract, a distance of 475.93 feet to an iron pin set;

Thence North 86° 16' 11" West, across the right-of-way of said Blatt Boulevard, a distance of 60.00 feet to a 3/4 inch iron pin found with cap "PS 6579" in the westerly right-of-way line of said Blatt Boulevard and the easterly line of that 7.628 acre tract conveyed to 1410 Blatt Blvd L.L.C. by deed of record in Instrument Number 201012290177628;

Thence North 03° 43' 49" East, with said westerly right-of-way line, said easterly line, and the easterly line of said 2.478 acre tract, (passing a 3/4 inch iron pin found with cap "PS 6579" at a distance of 217.73 feet and a 3/4 inch iron pin found at a distance of 219.01 feet) a total distance of 476.73 feet to the POINT OF BEGINNING, containing 0.656 acre, more or less.

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.

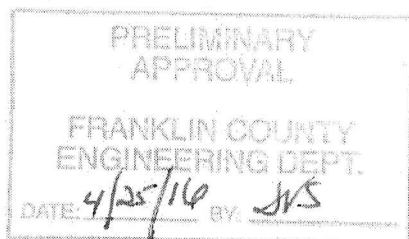


Joshua M. Meyer
Professional Surveyor No. 8485

4-19-2016

Date

JMM:bk
0_656 ac 20160148-VS-BNDY-01.doc





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

RIGHT-OF-WAY VACATION

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 12, 2016

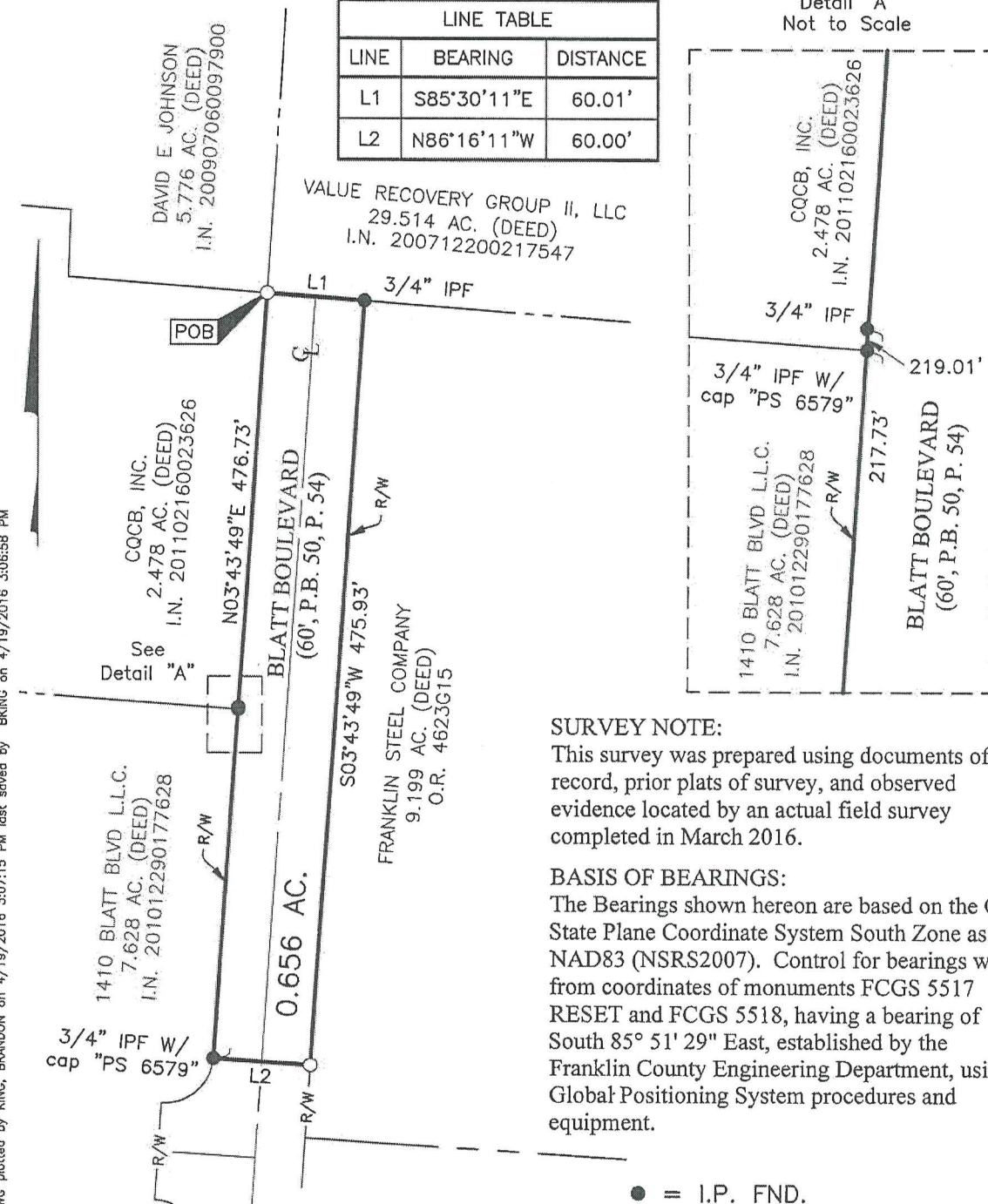
Job No. 2016-0148

Scale: 1" = 100'

Revised: April 19, 2016

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°30'11"E	60.01'
L2	N86°16'11"W	60.00'

Detail "A"
Not to Scale



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.

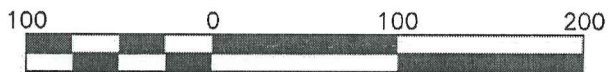
BASIS OF BEARINGS:

The Bearings shown hereon 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.

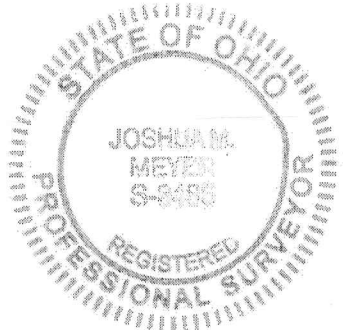
● = I.P. FND.

○ = I.P. SET

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



GRAPHIC SCALE (in feet)



By

Joshua M. Meyer
Professional Surveyor No. 8485

4-19-2016

Date

J:\20160148\DWG\04SHEETS\BOUNDARY\20160148-YS-BNDY-01.DWG plotted by KING, BRANDON on 4/19/2016 3:07:15 PM last saved by BKING on 4/19/2016 3:06:58 PM
Xrefs: