

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

August 19, 2019

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order**B. Roll Call****C. Also In Attendance**

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Shawn Starcher, Rick Brown, Joe Taylor, Sargent Cassel, Shane Spencer

D. Reports

Bill Sims -

Dick Miller -

Steve Smith -

Shawn Starcher -

Rick Brown -

Joe Taylor -

Sargent Cassel -

Shane Spencer -

E. Request for Council Action**RES-19-017**

Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Franklin County Tax Abatement Areas Within The City Of Canal Winchester (**Resolution, Exhibit**)

- Request to move to full Council

RES-19-018

Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Fairfield County Tax Abatement Areas Within The City Of Canal Winchester (**Resolution, Exhibit**)

- Request to move to full Council

RES-19-019

Council

A Resolution Appointing Audra Diorio As Clerk Of Council For The City Of Canal Winchester (**Resolution**)

- Request to move to full Council

ORD-19-047

Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Canal Cove Section 6 (**Ordinance, Recommendation, Exhibit**)

- Request to move to full Council

ORD-19-048

Development

An Ordinance Authorizing The Mayor And Clerk To Accept And Execute The Plat For Canal Cove Section 7 (**Ordinance, Recommendation, Exhibit**)

- Request to move to full Council

ORD-19-049

Public Service

An Ordinance To Accept The Hill Road Right Of Way (**Ordinance, Exhibit A, Exhibit B**)

- Request to move to full Council

F. Items for Discussion

19-078

Gender Rd Phase V OPWC Application

G. Old/New Business

H. Adjournment

RESOLUTION NO. 19-017

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FRANKLIN COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Franklin County is required to review agreements as of December 31, 2018 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. Canal Winchester Community Reinvestment Area #1

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	184-000017	Grammel, David & Andrea S
2.	184-000045	4 East Waterloo, LLC
3.	184-000123	4 East Waterloo, LLC
4.	184-000136	Green Quarters, LLC
5.	184-000197	Waterloo High, LLC
6.	184-000229	25 N High, LLC
7.	184-000241	Makdrew Development Co, LLC
8.	184-000258	Lynch Investment Properties, LLC
9.	184-000321	Bob McDorman Real Estate, LLC
10.	184-000337	Gibbs, Thomas W & Vickie L
11.	184-000733	Lark Enterprise Inc
12.	184-000855	BrewDog Columbus, LLC
13.	184-001376	MGD Investments, LLC
14.	184-002270	TS Trim Industries Inc
15.	184-003240	Canal Winchester Holdings, LLC

b. Canal Winchester Community Reinvestment Area #2

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	184-000426	Zealer, Carl C

c. Gender Road Public Improvement TIF – approve report and continue

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

DATE APPROVED _____

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

TAX YEAR 2018 STATUS REPORT FOR:

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
184-000017	GRAMMEL DAVID & ANDREA S.	15 YRS / 100%	250,000	60,200	\$ 1,929.80	CURRENT	9	2004-2018 LAST YEAR	maintained	3/14/2019
184-000045	4 EAST WATERLOO LLC	10 YRS / 100%	200,000	43,000	\$ 1,378.43	CURRENT	4	2016-2025	maintained	3/14/2019
184-000123	4 EAST WATERLOO LLC	10 YRS / 100%	195,000	37,100	\$ 1,189.75	CURRENT	1	2016-2025	maintained	3/14/2019
184-000136	GREEN QUARTERS LLC	10 YRS / 100%	115,000	26,400	\$ 846.29	CURRENT	4	2009-2018 LAST YEAR	maintained	3/14/2019
184-000197	WATERLOO HIGH LLC	10 YRS / 100%	135,000	26,700	\$ 856.37	CURRENT	7	2016-2025	maintained	3/14/2019
184-000229	25 N HIGH LLC	10 YRS / 100%	182,000	98,900	\$ 3,170.84	No 2nd Half Payment Posted	3	2017-2026	maintained	3/14/2019
184-000241	MAKDREW DEVELOPMENT CO LTD	10 YRS / 100%	201,600	65,200	\$ 1,780.90	CURRENT	0	2010-2019	maintained	3/14/2019
184-000258	LYNCH INVESTMENT PROPERTIES LLC	10 YRS / 100%	92,300	32,500	\$ 1,042.29	CURRENT	2	2017-2026	maintained	3/14/2019
184-000321	BOB MCDORMAN REAL ESTATE LLC	15 YRS / 100%	2,057,900	2,005,800	\$ 64,298.88	CURRENT	0	2015-2029	maintained	3/14/2019
184-000337	GIBBS THOMAS W @(2)	10 YRS / 100%	130,000	28,900	\$ 926.89	CURRENT	3	2009-2018 LAST YEAR	maintained	3/14/2019
184-000733	LARK ENTERPRISES INC	10 YRS / 100%	380,000	147,200	\$ 4,718.71	CURRENT	28	2013-2022	maintained	3/14/2019
184-000855	BREWDOG COLUMBUS LLC	15 YRS / 100%	9,055,000	7,728,200	\$ 247,738.84	CURRENT	112	2017-2031	maintained	3/14/2019
184-001376	MGD INVESTMENTS LLC	10 YRS / 100%	110,200	31,900	\$ 871.72	CURRENT	5	2017-2026	maintained	3/14/2019
184-002270	TS TRIM INDUSTRIES INC	15 YRS / 100%	10,500,000	5,743,300	\$ 184,110.41	CURRENT	42	2014-2028	maintained	3/14/2019
184-003240	CANAL WINCHESTER HOLDINGS LLC	15 YRS / 100%	1335000	1,135,900	\$ 36,413.41	CURRENT	26	2017-2031	maintained	3/14/2019
		TOTALS:	24,939,000	17,211,200	\$ 551,273.53		246	3 EXPIRE		

Gender Road Tax Increment Finance District

created by Ordinance 13-34 on November 5, 2013

amended by Ordinance 16-037 on December 19, 2016

and Ordinance 17-059 on December 18, 2017

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$252,550.00
Cumulative amount deposited:	\$419,713.00

Dollar Amount expensed from the TIF in 2018:	\$147,355.00
Cumulative amount expended:	\$188,789.00

Year first payment made	2015
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Year of first expenditure	2015
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Current TIF Agreements and Liabilities as of 2018		Outstanding
CW Holdings	\$380,589.50	\$ 300,589.50
Propero Canal Winchester	\$100,000.00	\$ -
City of Canal Winchester -Hanners Park	\$400,000.00	\$ 400,000.00
Central Ohio Transit Authority	\$ 949,513.00	\$ 949,513.00
Totals	\$1,830,102.50	\$ 1,650,102.50

RESOLUTION NO. 19-018

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31, 2018; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Fairfield County required to review agreements as of December 31, 2018 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. CRA No. 2—Fairfield County

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	0420376360	NIFCO American Corporation
2.	0420376370	380 W Muskegon LLC
3.	0420376380	Wolfenbarker, George R & Caren L
4.	0420376230	8260 Industrial, LLC
5.	0420376240	Busey Road Office Venture 1 LLC
6.	0420376301	7895 Dove Parkway LLC
7.	0420376290	The Combs Group LLC
8.	0420376202	Tobin, Margaret E & Richard M
9.	0420376201	AK Athletic Equipment Inc
10.	0420376270	Prestifilippo Real Estate Ltd
11.	0420376203	Manifold Phalor Real Estate LLC
12.	0420376020	Patrick M Shea & Susan R Stedman
13.	0420376205	Lucky Bones Real Estate, LLC
14.	0420376010	Rommell Group, LLC
15.	0420376206	Sebastian/Bohls Family

b. Diley Road TIF – accept report and continue agreement

c. Greengate TIF – accept report and continue agreement

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

DATE APPROVED _____

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

2018 Tax Incentive Review Council for Canal Winchester Community Reinvestment Area #2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	PROP CLASS	TOTAL APPRAISED VALUE	ANNUAL TAX PAID	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	DATE PROPERTY INSPECTED
0420376360	NIFCO AMERICA CORPORATION	100%/ 15 years	I	\$6,032,780.00	\$131,911.39	\$1,911,440.00	\$51,602.00	Current	622	2007-2021	3/14/2019
0420376370	380 W MUSKEGON LLC	100%/ 15 years	I	\$650,000.00	\$5,307.02	\$464,120.00	\$12,530.10	Current	80	2004-2018 LAST YEAR	3/14/2019
0420376380	WOLFENBARKER GEORGE R & CAREN L	100%/ 15 years	I	\$537,770.00	\$2,874.97	\$443,840.00	\$11,982.48	Current	21	2005-2019	3/14/2019
0420376230	8260 INDUSTRIAL, LLC	100%/ 15 years	I	\$922,460.00	\$2,263.60	\$845,660.00	\$22,830.28	Current	31	2005-2019	3/14/2019
0420376240	BUSEY ROAD OFFICE VENTURE 1 LLC	100%/ 15 years	I	\$568,160.00	\$3,844.21	\$458,000.00	\$12,364.28	Current	37	2006-2020	3/14/2019
0420376301	7895 DOVE PARKWAY LLC	100%/ 15 years	I	\$595,600.00	\$3,536.52	\$464,600.00	\$12,542.46	Current	30	2007-2021	3/14/2019
0420376290	COMBS GROUP THE LLC	100%/ 15 years	I	\$636,010.00	\$2,481.70	\$556,010.00	\$15,010.66	Current	21	2009-2023	3/14/2019
0420376202	TOBIN MARGARET E & RICHARD M	100%/ 15 years	I	\$888,070.00	\$5,232.70	\$715,260.00	\$19,309.98	Current	23	2009-2023	3/14/2019
0420376201	AK ATHLETIC EQUIPMENT INC	100%/ 15 years	I	\$1,461,340.00	\$5,480.03	\$1,280,110.00	\$34,558.16	Current	30	2010-2024	3/14/2019
0420376270	PRESTIFILIPPO REAL ESTATE LTD	100%/ 15 years	I	\$547,720.00	\$1,922.54	\$494,920.00	\$13,361.58	Current	14	2010-2024	3/14/2019
0420376203	MANIFOLD PHALOR REAL ESTATE LLC	100%/ 15 years	I	\$3,142,040.00	\$13,846.56	\$2,919,240.00	\$78,808.68	Current	65	2011-2025	3/14/2019
0420376020	PATRICK M SHEA & SUSAN R STEDMAN	100%/ 15 years	I	\$396,760.00	\$1,683.02	\$334,430.00	\$9,029.08	Current	15	2015-2029	3/14/2019
0420376205	LUCKY BONES REAL ESTATE LLC	100%/ 15 years	I	\$345,760.00	\$1,876.73	\$291,760.00	\$7,876.74	Current	24	2015-2029	3/14/2019
0420376010	ROMMEL GROUP LLC	100%/ 15 years	I	\$958,760.00	\$2,024.74	\$883,760.00	\$23,858.46	Current	22	2016 - 2030	3/14/2019
0420376206	SEBASTIAN/BOHLS FAMILY	100%/ 15 Years	I	\$1,291,010.00	\$6,835.92	\$1,104,710.00	\$29,823.04	Current	27	2017-2031	3/14/2019
				\$18,974,240.00	\$184,285.73	\$13,167,860.00	\$355,487.98		1062		

Diley Road Tax Increment Finance District

created by Ordinance 73-07 on December 17, 2007

amended by Ordinance 45-08 on July 21, 2008

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$221,259.00
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Cumulative amount deposited:	\$1,361,694.51
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Dollar Amount expensed from the TIF in 2018:	\$3,835.00
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Cumulative amount expended:	\$19,635.00
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Year first payment made	2011
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Year of first expenditure	2011
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Current TIF Agreements and Liabilities as of 2018

Diley Ridge Medical Center Agreement	\$881,880.00
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Greengate Public Improvements Tax Increment Finance District

created by Ordinance 17-058 on November 20, 2017
30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$0.00
Cumulative amount deposited:	\$0.00

Dollar Amount expensed from the TIF in 2018:	\$0.00
Cumulative amount expended:	\$0.00

Year first payment made	0
Year of first expenditure	0

Current TIF Agreements and Liabilities as of 2018	
Shrimangeshi LLC Agreement - ORD 17-061	\$980,000.00

RESOLUTION NO. 19-019

**A RESOLUTION APPOINTING AUDRA DIORIO AS CLERK OF COUNCIL
FOR THE CITY OF CANAL WINCHESTER**

WHEREAS, Article III, Section 4 of the Charter of the City of Canal Winchester provides that Council shall appoint, by a majority vote of its members, a person to serve as the Clerk of Council; and

WHEREAS, Council has determined that Audra Diorio is qualified for appointment to the position of Clerk of Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: The Council of the City of Canal Winchester hereby appoints Audra Diorio to the position of Clerk of Council.

Section 2: That this resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

ORDINANCE NO. 19-046

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR CANAL COVE SECTION 6

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Canal Cove Section 6, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Canal Cove Section 6.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL



To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: August 12, 2019
RE: Application FS-19-003

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **August 12, 2019**

Motion by Donahue, seconded by Serna, to recommend to City Council approval of FS-19-003; to consider a Final Subdivision Plat for Canal Cove Section 6; for property located at PID: 042-0384940 and PID: 042-0384900. Applicant Terry Andrews, Owner D.R. Horton – Indiana, LLC. Voting yes: Bill Christensen; Brad Richey; Mike Vasko; Kevin Serna; Mark Caulk; Joe Wildenthaler; Joe Donahue. **Motion Carried 7-0**

A handwritten signature in blue ink, appearing to read "Andrew Moore", is written above a horizontal line.

Andrew Moore
Planning and Zoning Administrator

CANAL COVE

SECTION 6

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester, and in Section 29, Township 15, Range 20, Congress Lands, containing 8.441 acres of land, more or less, said 8.441 acres being a part of 13.201 acre tract of land conveyed to **D.R. HORTON - INDIANA, LLC** by deed of record in Official Record 1779, Page 2884, Recorder's Office, Fairfield County, Ohio.

The undersigned, **D.R. HORTON - INDIANA, LLC**, a Delaware limited liability company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **JACK MAUTINO**, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**CANAL COVE SECTION 7**", a subdivision containing Lots numbered 169 to 201, both inclusive, does hereby accept this plat of same, does voluntarily consent to the execution of said plat and dedicates to public use, as such, all of the Drives shown hereon and not heretofore dedicated. The pavement constructed within the Drives shown hereon will not be accepted for public use until such time as the construction of said pavement is complete and formally accepted as such by the City of Canal Winchester.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Structures are not permitted within areas over which easements are hereby reserved. Landscaping, if installed within areas over which easements are hereby reserved, shall not interfere with the construction, operation and maintenance of utilities and service connections, and shall not interfere with storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, fences or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **JACK MAUTINO**, Division President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of

D.R. HORTON - INDIANA, LLC
By **D.R. HORTON, INC. - MIDWEST**,
Sole Member

By _____
JACK MAUTINO,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JACK MAUTINO**, Division President of **D.R. HORTON - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ day of ___, 201__

Andrew Moore
Planning & Zoning Administrator,
City of Canal Winchester

Approved this ___ day of ___, 201__

William L. Christensen
Chairman,
Planning & Zoning Commission,
City of Canal Winchester

Approved this ___ day of ___, 201__

Andrew Gardner
City Engineer,
City of Canal Winchester

This ___ day of ___, 201__, rights-of-way for all of the Drives herein dedicated to public use are hereby approved and accepted as such for the City of Canal Winchester, Ohio.

Michael Ebert
Mayor,
City of Canal Winchester

Amanda M. Jackson
Clerk of Council,
City of Canal Winchester

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

I hereby certify that the land described by this plat was transferred on _____, 20__.

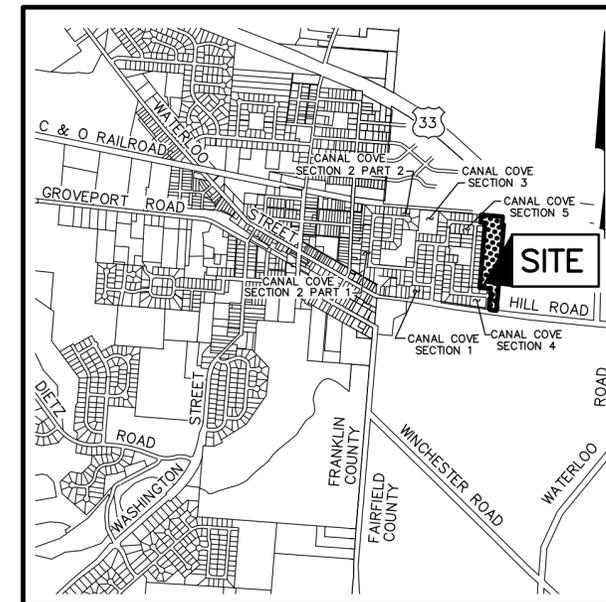
I hereby certify that this plat was filed for recording on _____, 201__ and that it was recorded on _____, 20__ in Plat Cabinet ___, Slot _____ plat records of Fairfield County, Ohio.

Fee \$ _____

Auditor, _____
Fairfield County, Ohio

Recorder, _____
Fairfield County, Ohio

WESTPORT HOMES, INC.
507 EXECUTIVE CAMPUS DRIVE SUITE 100
WESTERVILLE, OHIO 43082



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83. Control for the bearings was from coordinates of Monument Numbers 4442 and 7761, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Fairfield County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are set and are thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are one-inch diameter, thirty-inch long, solid iron pins, are set to monument the points indicated and are set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

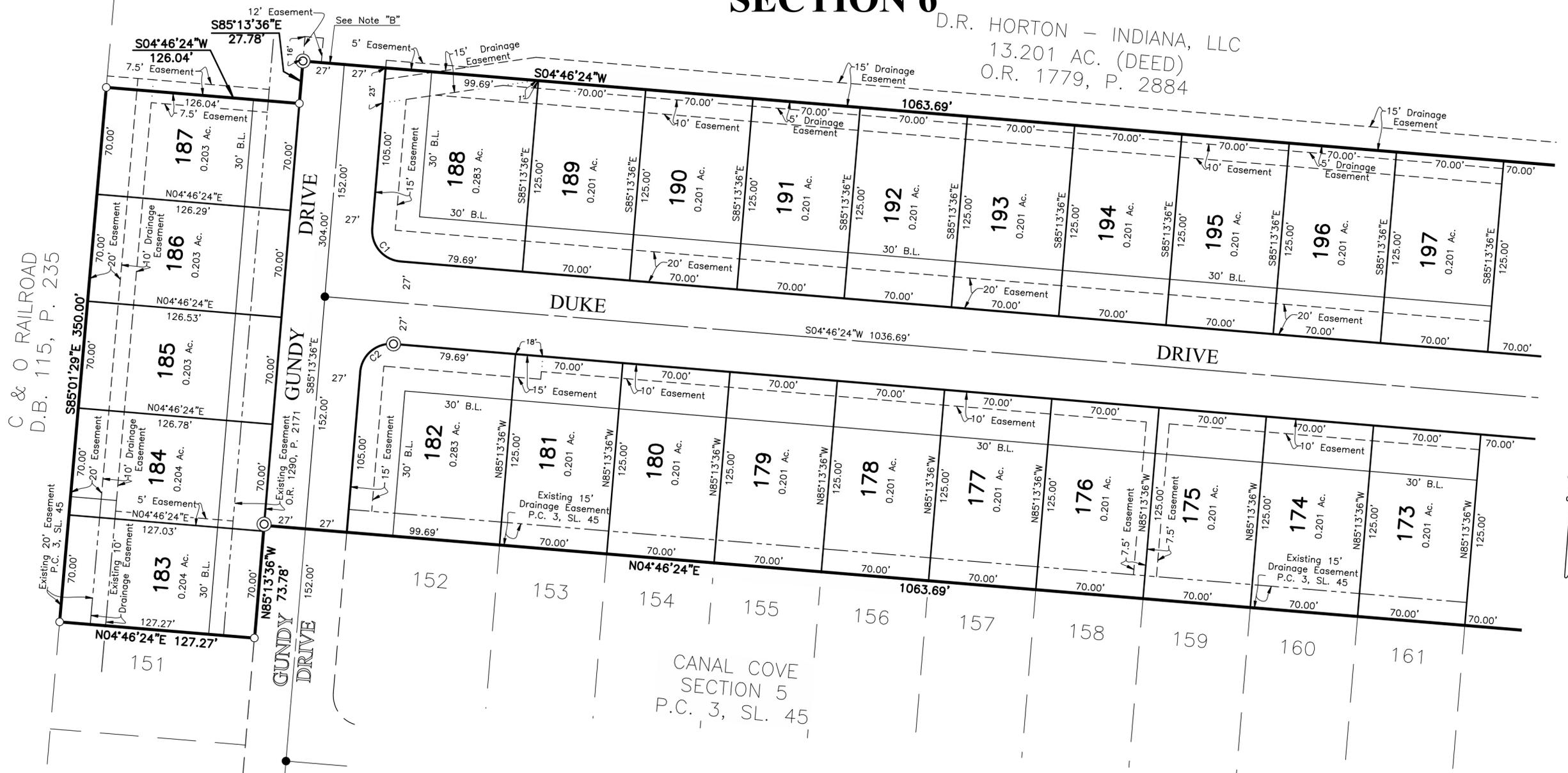
- = Iron Pin (See Survey Data)
- = MAG Nail set
- ⊙ = Permanent Marker (See Survey Data)

By _____
Professional Surveyor No. 7865 Date _____

CANAL COVE

SECTION 6

D.R. HORTON - INDIANA, LLC
13.201 AC. (DEED)
O.R. 1779, P. 2884



NOTE "A" - MINIMUM SETBACKS: The zoning classification for Canal Cove in effect at the time of platting of Canal Cove Section 6 is PRD and specifies the following dimensions for the minimum setbacks for each lot:

Front: 30 feet
Side: 8 feet (one side); 20 feet (total)
Rear: 30 feet

NOTE "B": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "C": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Canal Cove Section 6 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Fairfield County Recorder's Office.

NOTE "D" - ACREAGE BREAKDOWN:

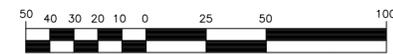
Total acreage 8.441 Ac.
Acreage in remaining lots 6.809 Ac.
Acreage in rights-of-way 1.632 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Canal Cove Section 6 is out of the following Fairfield County Parcel Numbers:

0420384900 2.090 Ac.
0420384940 6.351 Ac.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

SCALE: 1" = 50'



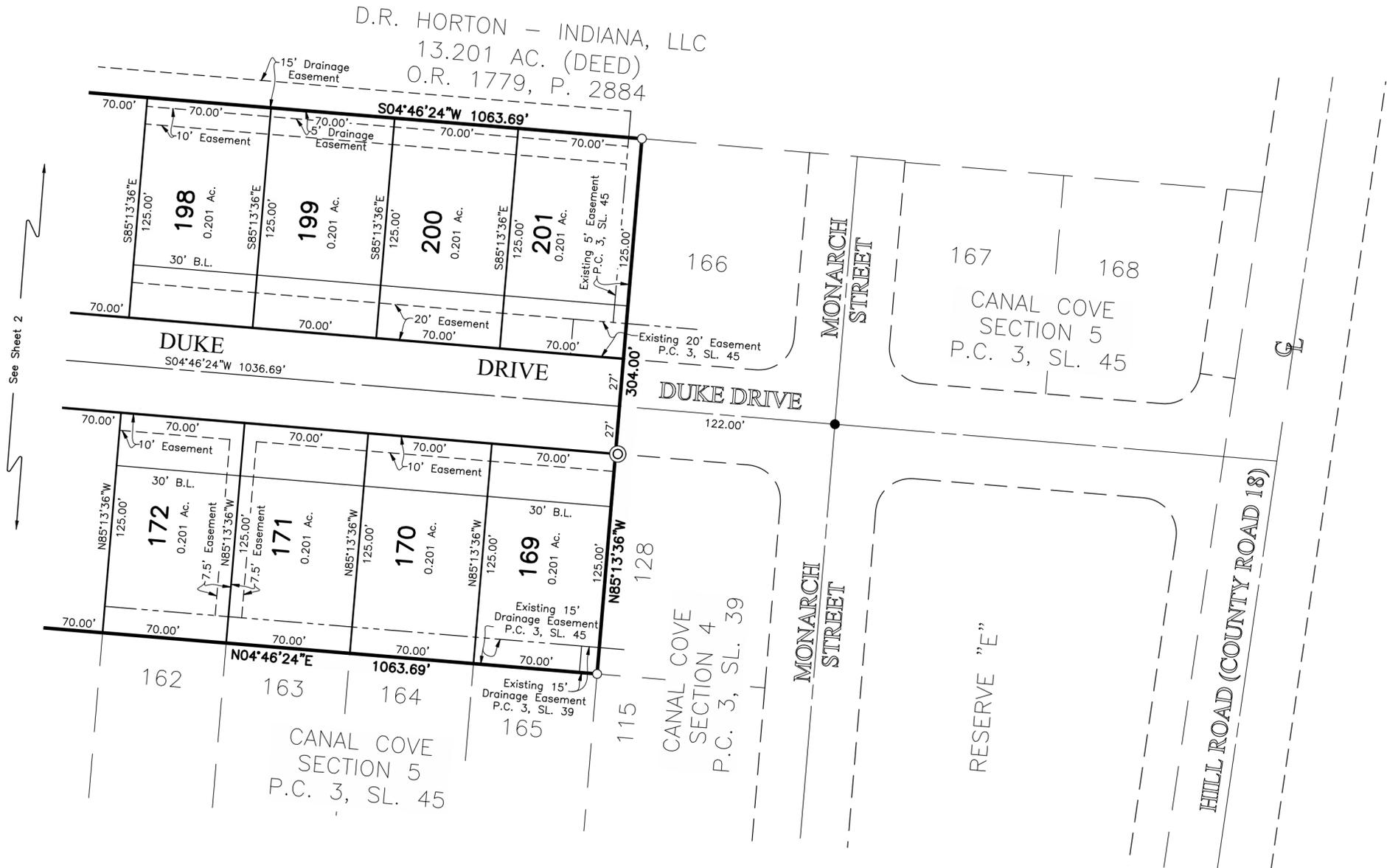
GRAPHIC SCALE (in feet)
B.L. = Building Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	N 49°46'24" E	28.28'
C2	90°00'00"	20.00'	31.42'	S 40°13'36" E	28.28'

CANAL COVE

SECTION 6

D.R. HORTON - INDIANA, LLC
13.201 AC. (DEED)
O.R. 1779, P. 2884



See Sheet 2

SCALE: 1" = 50'



GRAPHIC SCALE (in feet)

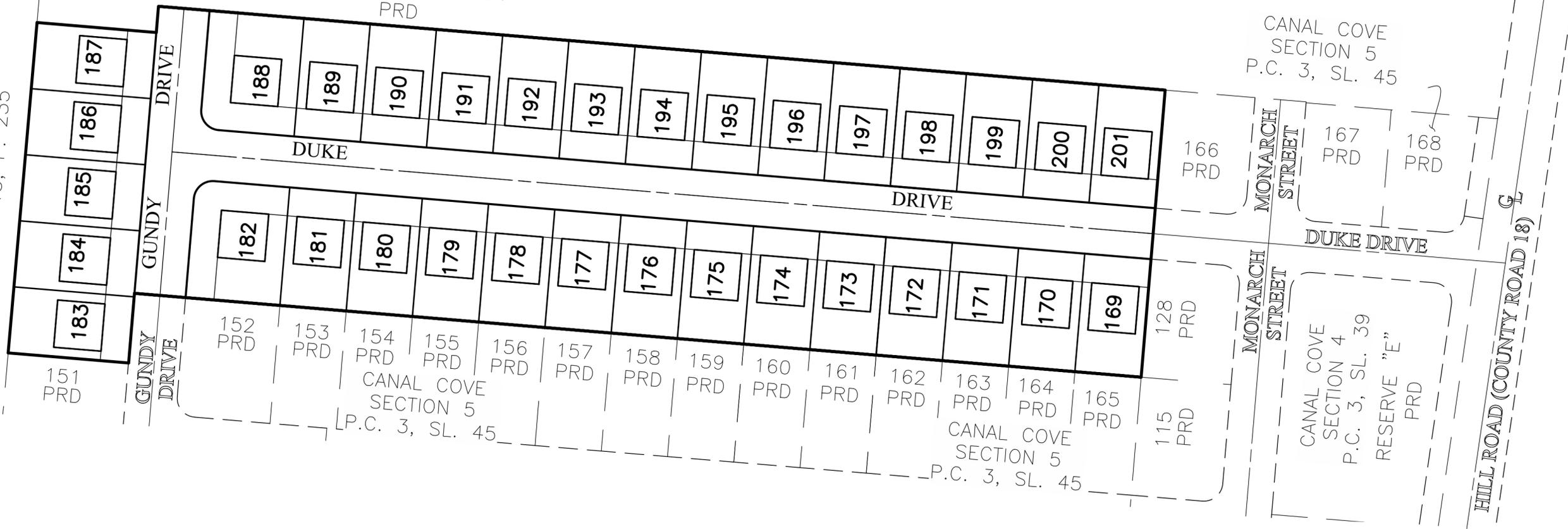
B.L. = Building Line

CANAL COVE

SECTION 6

D.R. HORTON - INDIANA, LLC
13.201 AC. (DEED)
O.R. 1779, P. 2884
PRD

C & O RAILROAD
D.B. 115, P. 235



ZONING

PRD = PLANNED RESIDENTIAL DISTRICT (CANAL WINCHESTER)

Note: The information provided on this Sheet 4 of 4 has been provided to comply with the subdivision regulation in effect at the time of platting (requiring adjoining property owners within 150 feet, their acreage and zoning designation) and is not intended to be used for any other purpose. Please see Sheets 1, 2 and 3 of this document for lot configurations, dimensions, easements, restrictions and monumentation.

J:\20170785\DWG\04SHEETS\PLAT\20170785-VS-PLAT-SEC6.DWG plotted by YOUSSEF, SHERRI on 7/23/2019 7:24:13 AM last saved by SYOUSSEF on 7/23/2019 7:22:30 AM xref: 20160283-VS-BNDY-01.DWG

ORDINANCE NO. 19-047

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR CANAL COVE SECTION 7

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Canal Cove Section 7, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Canal Cove Section 7.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL



To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: August 12, 2019
RE: Application FS-19-004

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **August 12, 2019**

Motion by Donahue, seconded by Caulk, to recommend to City Council approval of FS-19-004; to consider a Final Subdivision Plat for Canal Cove Section 7; for property located at PID: 042-0384900. Applicant Terry Andrews, Owner D.R. Horton – Indiana, LLC. Voting yes: Bill Christensen; Brad Richey; Mike Vasko; Kevin Serna; Mark Caulk; Joe Wildenthaler; Joe Donahue.

Motion Carried 7-0

Andrew Moore
Planning and Zoning Administrator

CANAL COVE

SECTION 7

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester, and in Section 29, Township 15, Range 20, Congress Lands, containing 10.901 acres of land, more or less, said 10.901 acres being a part of that 13.201 acre tract of land conveyed to **D.R. HORTON - INDIANA, LLC** by deed of record in Official Record 1779, Page 2884, Recorder's Office, Fairfield County, Ohio.

The undersigned, **D.R. HORTON - INDIANA, LLC**, a Delaware limited liability company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **JACK MAUTINO**, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CANAL COVE SECTION 7", a subdivision containing Lots numbered 202 to 238, both inclusive, does hereby accept this plat of same, does voluntarily consent to the execution of said plat and dedicates to public use, as such, all of Ben Street, Gundy Drive, Lester Drive, Hill Road, and Monarch Street shown hereon and not heretofore dedicated. The pavement constructed within the Drives, Road and Streets shown hereon will not be accepted for public use until such time as the construction of said pavement is complete and formally accepted as such by the City of Canal Winchester.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Structures are not permitted within areas over which easements are hereby reserved. Landscaping, if installed within areas over which easements are hereby reserved, shall not interfere with the construction, operation and maintenance of utilities and service connections, and shall not interfere with storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, fences or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat.

In Witness Whereof, **JACK MAUTINO**, Division President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of

D.R. HORTON - INDIANA, LLC
By **D.R. HORTON, INC. - MIDWEST,**
Sole Member

By _____
JACK MAUTINO,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JACK MAUTINO**, Division President of **D.R. HORTON - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ___ day of ___, 201__

Andrew Moore
Planning & Zoning Administrator,
City of Canal Winchester

Approved this ___ day of ___, 201__

William L. Christensen
Chairman,
Planning & Zoning Commission,
City of Canal Winchester

Approved this ___ day of ___, 201__

Andrew Gardner
City Engineer,
City of Canal Winchester

This ___ day of ___, 201__, rights-of-way for all of the Drives, Road and Streets herein dedicated to public use are hereby approved and accepted as such for the City of Canal Winchester, Ohio.

Michael Ebert
Mayor,
City of Canal Winchester

Amanda M. Jackson
Clerk of Council,
City of Canal Winchester

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

I hereby certify that the land described by this plat was transferred on _____, 20__.

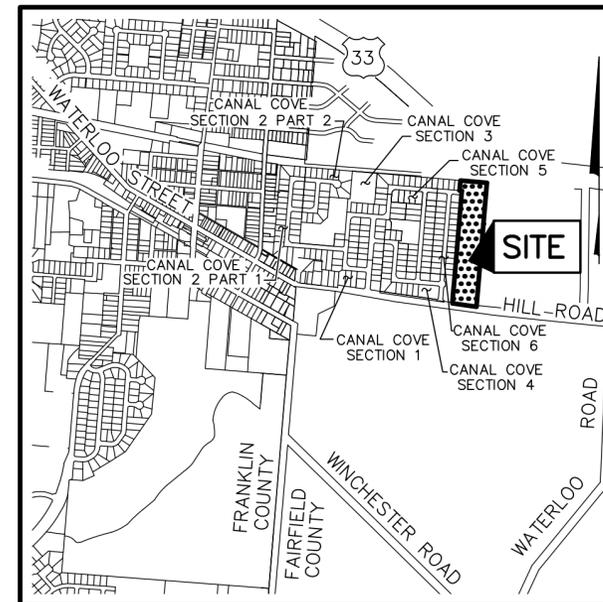
I hereby certify that this plat was filed for recording on _____, 201__ and that it was recorded on _____, 20__ in Plat Cabinet ___, Slot _____ plat records of Fairfield County, Ohio.

Fee \$ _____

Auditor, Fairfield County, Ohio

Recorder, Fairfield County, Ohio

WESTPORT HOMES, INC.
507 EXECUTIVE CAMPUS DRIVE SUITE 100
WESTERVILLE, OHIO 43082



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83. Control for the bearings was from coordinates of Monument Numbers 4442 and 7761, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Fairfield County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

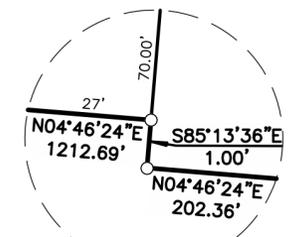
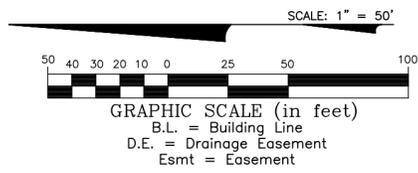
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____
Professional Surveyor No. 7865 Date _____

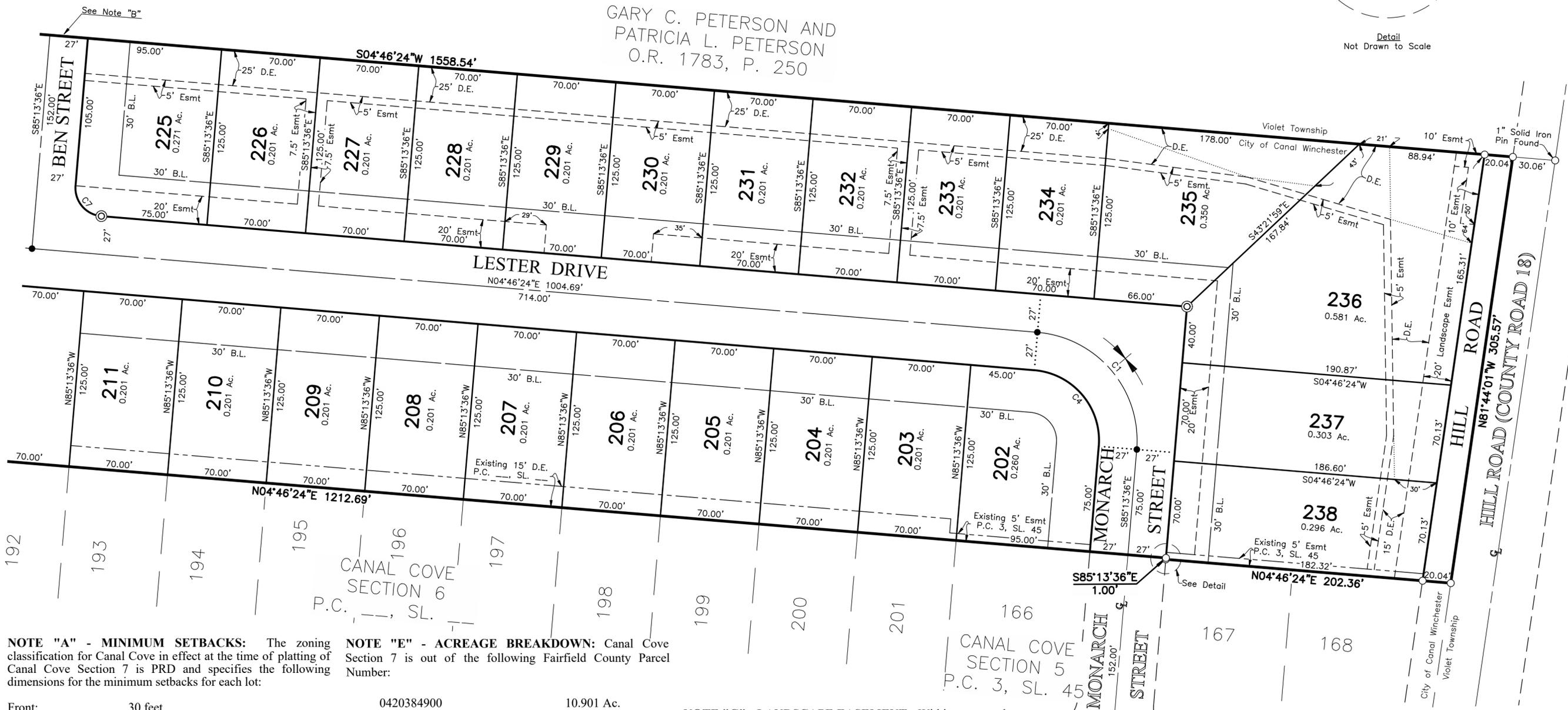
CANAL COVE

SECTION 7



Detail
Not Drawn to Scale

GARY C. PETERSON AND
PATRICIA L. PETERSON
O.R. 1783, P. 250



NOTE "A" - MINIMUM SETBACKS: The zoning classification for Canal Cove in effect at the time of platting of Canal Cove Section 7 is PRD and specifies the following dimensions for the minimum setbacks for each lot:

- Front: 30 feet
- Side: 8 feet (one side); 20 feet (total)
- Rear: 30 feet

NOTE "B": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "C": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Canal Cove Section 7 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Fairfield County Recorder's Office.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage	10.901 Ac.
Acreage in remaining lots	8.764 Ac.
Acreage in rights-of-way	2.137 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Canal Cove Section 7 is out of the following Fairfield County Parcel Number:

0420384900 10.901 Ac.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

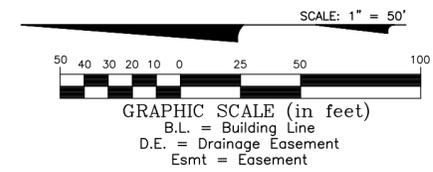
NOTE "G" - LANDSCAPE EASEMENT: Within, over, and under the area of land designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein. Such landscaping, landscaping features, and subdivision entrance features shall be installed/constructed by the developer of Canal Cove subdivisions and operated, used, and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in Canal Cove subdivisions is formed and funded. Thereafter, said association shall operate, use, and maintain said landscaping, landscaping features, and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features, and subdivision identification features shall be removed from said easement areas without approval of said developer or said developer's designee.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	77.00'	120.95'	N 49°46'24" E	108.89'
C2	90°00'00"	77.00'	120.95'	N 40°13'36" W	108.89'
C3	90°00'00"	50.00'	78.54'	S 40°13'36" E	70.71'
C4	90°00'00"	50.00'	78.54'	S 49°46'24" W	70.71'
C6	90°00'00"	20.00'	31.42'	N 40°13'36" W	28.28'
C7	90°00'00"	20.00'	31.42'	N 49°46'24" E	28.28'

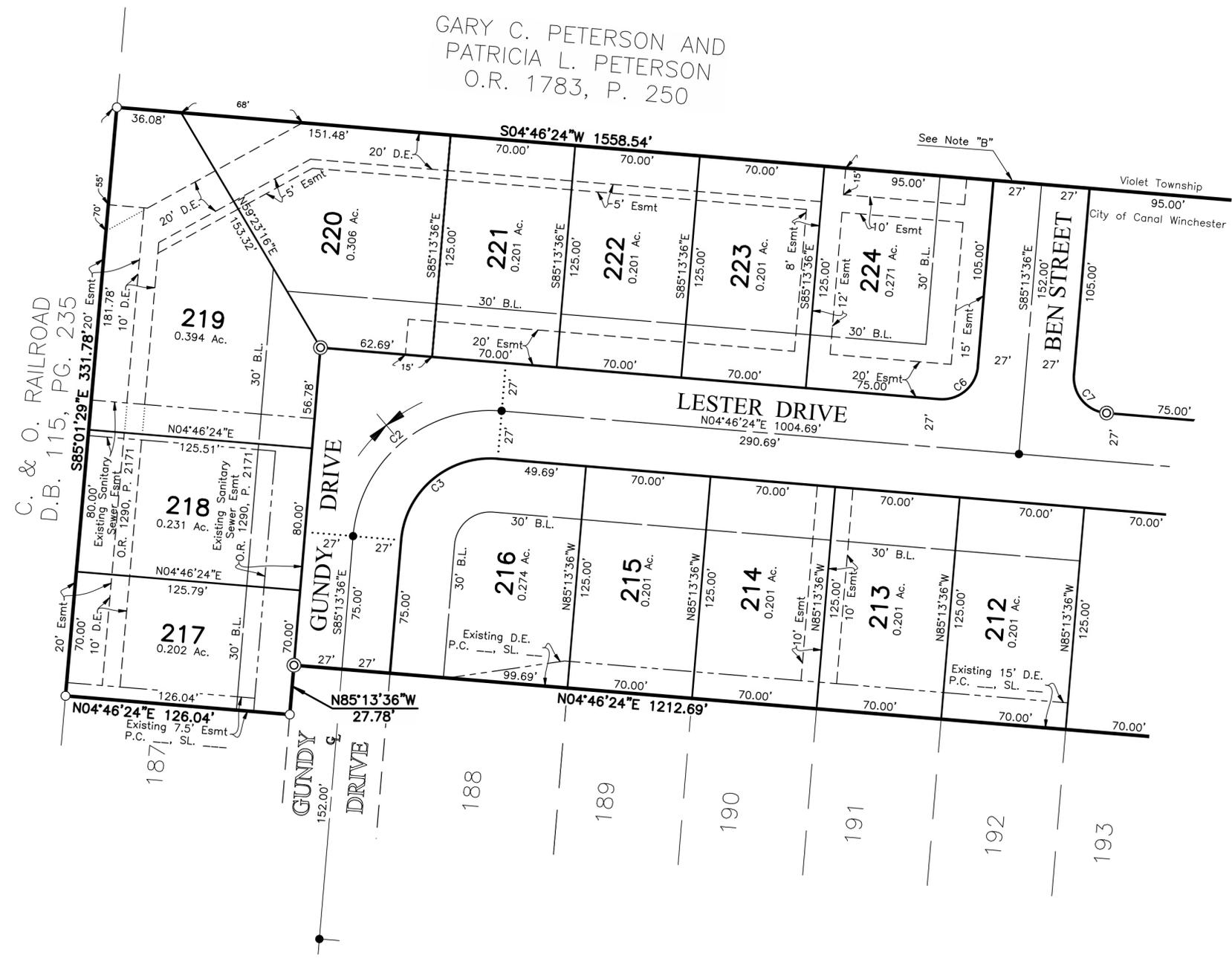
J:\20180963\DWG\04SHEETS\PLAT\20180963-VS-PLAT-SEC7.DWG plotted by YOUSSEF, SHERRI on 7/23/2019 7:27:18 AM last saved by YOUSSEF, SHERRI on 7/23/2019 7:26:35 AM

CANAL COVE

SECTION 7



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	77.00'	120.95'	N 49°46'24" E	108.89'
C2	90°00'00"	77.00'	120.95'	N 40°13'36" W	108.89'
C3	90°00'00"	50.00'	78.54'	S 40°13'36" E	70.71'
C4	90°00'00"	50.00'	78.54'	S 49°46'24" W	70.71'
C6	90°00'00"	20.00'	31.42'	N 40°13'36" W	28.28'
C7	90°00'00"	20.00'	31.42'	N 49°46'24" E	28.28'



J:\20180963\DWG\04SHEETS\PLAT\20180963-VS-PLAT-SEC7.DWG plotted by YOUSSEF, SHERRI on 7/23/2019 7:27:19 AM last saved by YOUSSEF on 7/23/2019 7:26:35 AM

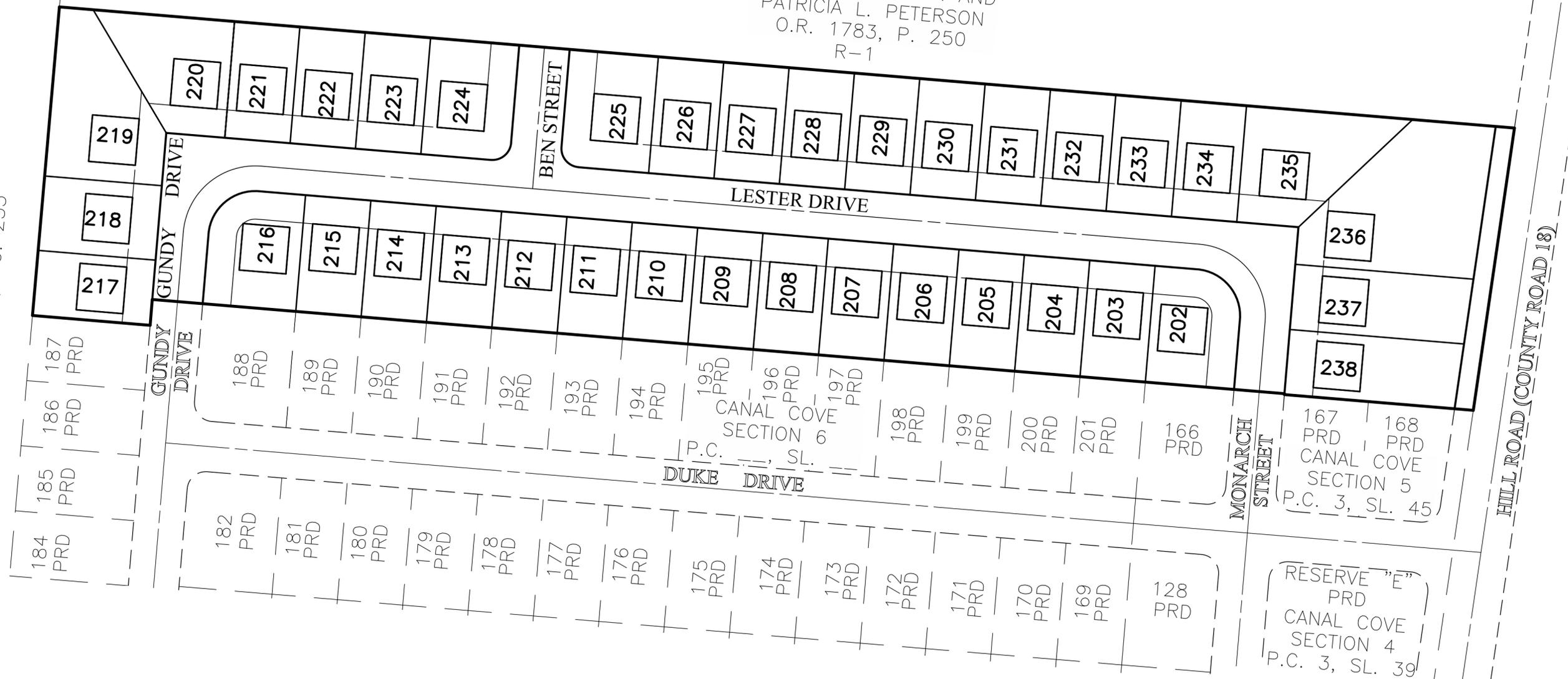
CANAL COVE

SECTION 7

NOT TO SCALE

GARY C. PETERSON AND
PATRICIA L. PETERSON
O.R. 1783, P. 250
R-1

C. & O. RAILROAD
D.B. 115, PG. 235



ZONING

PRD = PLANNED RESIDENTIAL DISTRICT (CANAL WINCHESTER)

R-1 = SINGLE FAMILY RESIDENTIAL (VIOLET TOWNSHIP)

Note: The information provided on this Sheet 4 of 4 has been provided to comply with the subdivision regulation in effect at the time of platting (requiring adjoining property owners within 150 feet, their acreage and zoning designation) and is not intended to be used for any other purpose. Please see Sheets 1, 2 and 3 of this document for lot configurations, dimensions, easements, restrictions and monumentation.

ORDINANCE NO. 19-050

AN ORDINANCE TO ACCEPT HILL RD. RIGHT-OF-WAY

WHEREAS, Westport Homes, the owner of property located on Hill Rd. identified as Parcel No. 0370240900, upon which Westport Homes reserved for road right-of-way; and,

WHEREAS, Westport Homes desires to dedicate the 0.210-acre parcel of land to the City of Canal Winchester for road right-of-way purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That Council does hereby accept and dedicate the 0.210-acre parcel of land described in Exhibit A and depicted in Exhibit B for road right-of-way purposes.

SECTION 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Westport Homes, evidencing the acceptance of the road right-of-way dedication as authorized herein.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council/Finance Director

0.210 ACRE

Situated in the State of Ohio, County of Fairfield, Township of Violet, in Section 29, Township 15, Range 20, Congress Lands, being part of that 13.201 acre tract of land conveyed to D.R. Horton – Indiana, LLC by deed of record in Official Record 1779, Page 2884 (all references are to the records of the Recorder’s Office, Fairfield County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of the subdivision entitled “Canal Cove Section 5”, of record in Plat Cabinet 3, Slot 45, in the northerly right of way line of Hill Road (County Road 18);

Thence South 81° 44' 01" East, with said northerly right of way line, a distance of 305.57 feet to an iron pin set in the westerly line of that 20 acre tract conveyed as Tract 2 to Gary C. Peterson and Patricia L. Peterson by deed of record in Official Record 1783, Page 250;

Thence South 04° 46' 24" West, with said westerly line, a distance of 30.06 feet to a 1” solid iron pin found in the centerline of said Hill Road;

Thence North 81° 44' 01" West, with said centerline, a distance of 305.57 feet to a mag nail set at the southwesterly corner of said 13.201 acre tract;

Thence North 04° 46' 24" East, with the westerly line of said 13.201 acre tract, a distance of 30.06 feet to the POINT OF BEGINNING, containing 0.210 acre of land, 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 as per NAD 83. Control for the bearings was from coordinates of monument numbers 4442 and 7761, established by the Franklin County Engineering Department, using global positioning procedures and equipment.

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in November 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

SURVEY OF ACREAGE PARCEL

SECTION 29, TOWNSHIP 15, RANGE 20

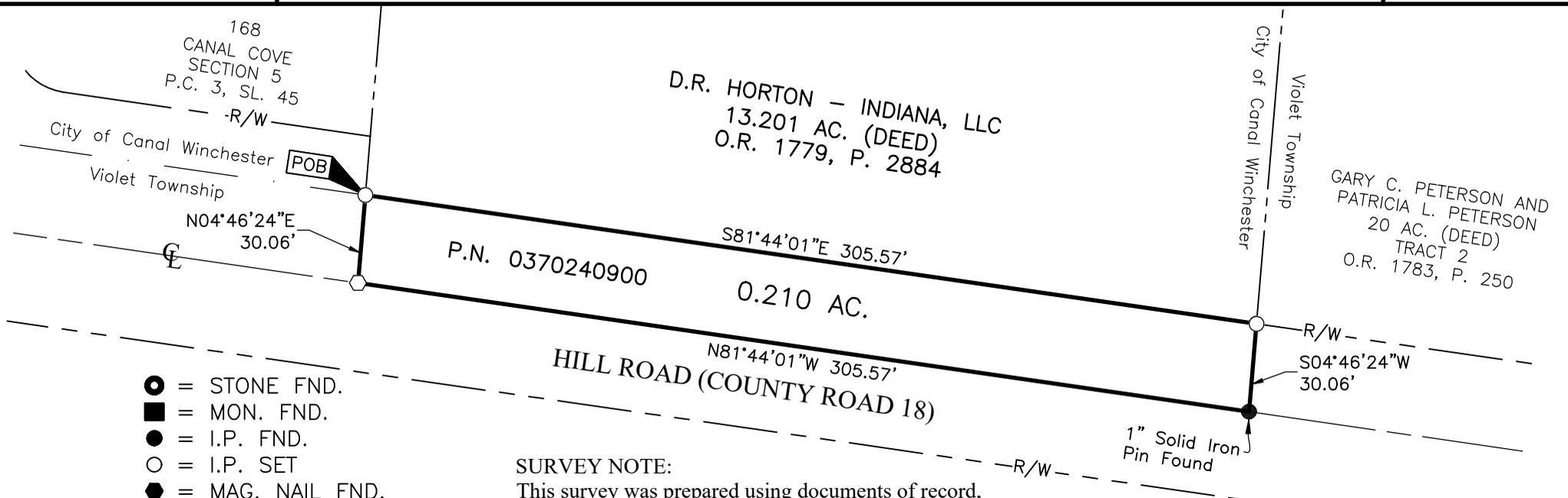
CONGRESS LANDS

TOWNSHIP OF VIOLET, COUNTY OF FAIRFIELD, STATE OF OHIO

Date: July 30, 2019

Scale: 1" = 50'

Job No: 2018-0963



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

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



GRAPHIC SCALE (in feet)

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
 The bearings shown on this survey are based on the Ohio State Plane Coordinate System as per NAD83. Control for the bearings was from coordinates of Monument Numbers 4442 and 7761 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

By _____
 Matthew A. Kirk
 Professional Surveyor No. 7865

_____ Date

