

ORDINANCE NO. 22-031

**AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE
THE PLAT OF GREENGATE SUBDIVISION PHASE 3 & 5**

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 Greengate Phase 3 & 5 has been presented to the City Council.

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 plat of Greengate Phase 3 & 5, subject to and conditioned upon the following:

A. That the executed final plat shall not be released for recording until the public infrastructure improvements have been inspected and approved by authorized representatives of the City.

SECTION 2. That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to authorize immediate execution of the final plat pursuant to the Codified Ordinances; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.


DATE PASSED: 9-19-22



PRESIDENT OF COUNCIL

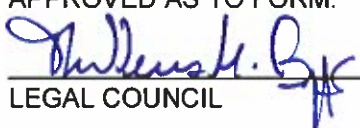
ATTEST: 

CLERK OF COUNCIL



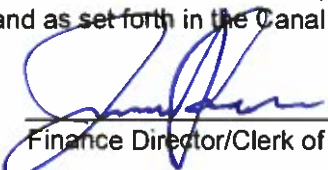
MAYOR

DATE APPROVED: 9-20-22

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.



Finance Director/Clerk of Council

Exhibit A

**GREENGATE
PHASE 3 & 5**
STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF CANAL WINCHESTER
SECTION 21, TOWNSHIP 15, RANGE 20,
CONGRESS LANDS EAST OF THE SCIOTO RIVER

LEGAL DESCRIPTION:
BEING IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF CANAL WINCHESTER, SECTION 21, TOWNSHIP 15, RANGE 20,
CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING 1.871 ACRES ALL OUT OF THAT ORIGINAL 18.183 ACRE TRACT AS
CONVEYED TO GREENGATE PROJECT I, LLC, OF RECORD IN INSTRUMENT NUMBER 202002025048 AND THAT ORIGINAL 29.840 ACRE
TRACT AS CONVEYED TO GREENGATE PROJECT I, LLC, OF RECORD IN INSTRUMENT NUMBER 202002025052, ALL DEED REFERENCES
REFER TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY OHIO.

NOTARIZED OWNERS' DEDICATION AND ACKNOWLEDGMENT:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LESSORS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY
CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 1.871 ACRES, TO THE
PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE,
REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND
ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE
PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SAINTARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS SAINTARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE
CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SAINTARY SEWER LINES AND SERVICES,
AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID
UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH
FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SAINTARY SEWER EASEMENTS.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION,
RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE, SWALES, DITCHES, AND UNDERGROUND PIPING AND
APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE
RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBTSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND
APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE
GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE
DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN A 18.183 ACRE TRACT OF LAND AS CONVEYED TO
GREENGATE PROJECT I, LLC, OF RECORD IN INSTRUMENT NUMBER 202002025048 AND WITHIN THAT 29.840 ACRE TRACT OF RECORD
IN INSTRUMENT NUMBER 202002025052. EASEMENTS ARE HEREBY GRANTED THEREIN FOR THE USES AND PURPOSES EXPRESSED
HEREIN.

THE UNDERSIGNED, JONATHAN BELLS, MANAGER FOR GREENGATE PROJECT I, LLC, BEING THE OWNER OF THE LANDS PLATTED
HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "GREENGATE PHASE 3 & 5" DO HEREBY ACCEPT
THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE ALL EASEMENTS AND 1.871 ACRES FOR PUBLIC RIGHT OF WAY (1.246
ACRES WITHIN GABLE LOOP AND 0.305 ACRES WITHIN RUTH COURT), SHOWN HEREON AND HERETOFORE DEDICATED.

IN WITNESS WHEREOF, GREENGATE PROJECT I, LLC, BY JONATHAN BELLS, MANAGER HAS CAUSED THIS PLAT TO BE EXECUTED BY
THIS DAILY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2022.
SIGNED AND ACKNOWLEDGED _____ GREENGATE PROJECT I, LLC
IN THE PRESENCE OF: _____ JONATHAN BELLS
BY: _____ MANAGER

COUNTY OF _____
THIS IS AN ACKNOWLEDGMENT CLAUSE. NO DATA OR AFFIRMATION WAS ADMINISTERED TO THE BOWSER. THE FOREGOING
INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY JONATHAN BELLS, MANAGER
OF GREENGATE PROJECT I, LLC, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER:
GREENGATE PROJECT I, LLC
19100 INNOVATION DRIVE
SUITE 410
DAYTON, OH 45324
PHONE: (937) 610 1590
CONTACT: RYAN REED

DEVELOPER:
RDC MANAGEMENT
19100 INNOVATION DRIVE
SUITE 300
DAYTON, OH 45324
PHONE: (937) 433 8544

SURVEYOR:
250 W. 10TH
250 W. 10TH CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 754-7100

APPROVED THIS _____ DAY OF _____, 2022
PLANNING & ZONING ADMINISTRATOR
CITY OF CANAL WINCHESTER

APPROVED THIS _____ DAY OF _____, 2022
CHAIRMAN
PLANNING & ZONING COMMISSION,
CITY OF CANAL WINCHESTER

APPROVED THIS _____ DAY OF _____, 2022
CITY ENGINEER
CITY OF CANAL WINCHESTER

THIS _____ DAY OF _____, 2022, BY ORDINANCE NO. _____, RIGHT-OF-WAY FOR GABLE LOOP AND RUTH COURT HEREIN DEDICATED TO
THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

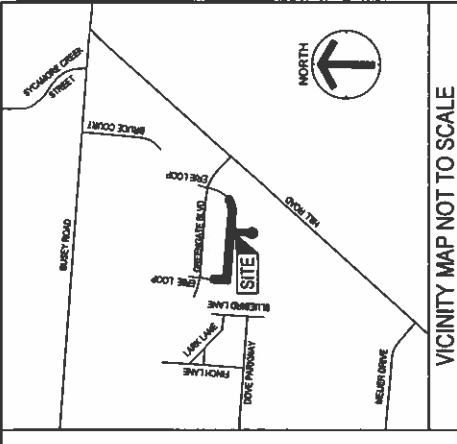
CLERK OF COUNCIL,
CITY OF CANAL WINCHESTER

COUNTY AUDITOR,
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT HAS TRANSFERRED ON
_____, 20____.

JON A. SLATER, JR.,
FAIRFIELD COUNTY AUDITOR

COUNTY RECORDER,
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON
_____, 20____, AT _____ AM-PM AND THAT IT WAS RECORDED ON
_____, 20____, PLAT CABINET _____ SLOT _____ PLAT RECORDS
OF FAIRFIELD COUNTY, OHIO. FEE \$ _____

LISA MCKENZIE
FAIRFIELD COUNTY RECORDER



VICINITY MAP NOT TO SCALE

BASIS OF BEARING
THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 41°42'05" W FOR A PORTION OF
THE CENTERLINE OF HILL ROAD AS DETERMINED BY POST PROCESSED GPS STATIC
OBSERVATIONS, BASED ON IAD 83 (2011), OHIO STATE PLANE SOUTH ZONE
SOURCE OF DATA
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS
PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

GENERALIZATION OF SURVEYORS
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY
ME OR UNDER MY SUPERVISION IN APRIL, 2021, AND THAT ALL MARKERS AND MONUMENTS
INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND
ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST
PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-57 - MINIMUM STANDARDS
FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
 - IRON PIN TO BE SET (FOR/OF REBAR W/ CESO CAP)
 - ∩ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"20" REBAR W/ ALUMINUM CESO CAP)
- DRN. ESMT. DRAINAGE EASEMENT
UTIL. ESMT. UTILITY EASEMENT
SAN. ESMT. SANITARY EASEMENT

JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
DATE _____

GREENGATE
PHASE 3 & 5

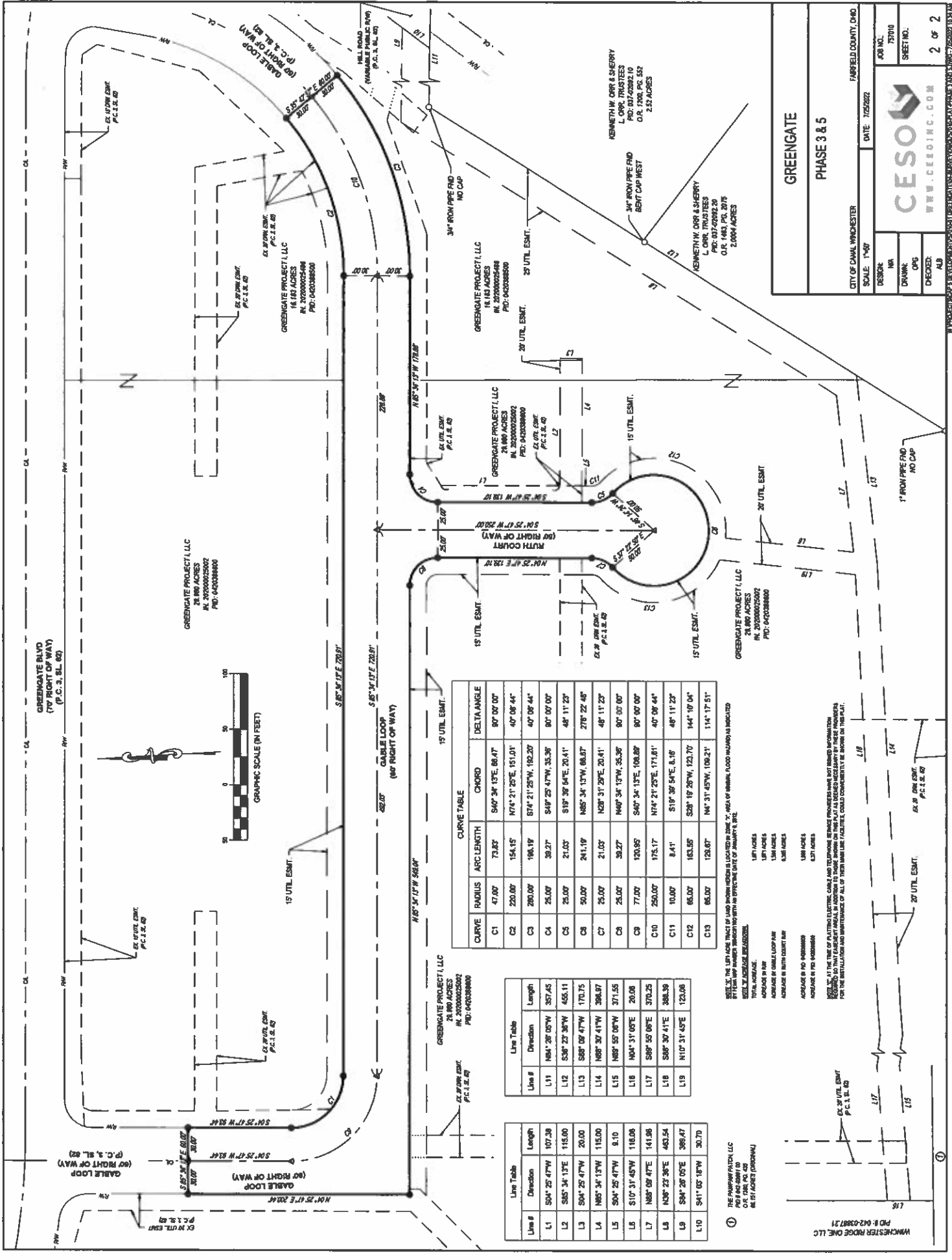
CITY OF CANAL WINCHESTER FAIRFIELD COUNTY OHIO

SCALE: 1"=40' DATE: 7/26/2022

DESIGN: JRM
DRAWN: JRM
CHECKED: JRM

JOB NO.: 27510
SHEET NO.: 1 OF 2

CESO INC.
WWW.CESODIG.COM



GREENGATE
PHASE 3 & 5

CITY OF DAVENPORT
SCALE: 1"=40'
DATE: 7/25/2022

FARFIELD COUNTY, OHIO

DESIGNER	INA	JOB NO.	251010
DRAWN	OPG	SHEET NO.	2 of 2
CHECKED	AUB		

CESOL
WWW.CESOLINC.COM

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	47.00'	73.83'	S40° 34' 13"E, 68.47'	90° 00' 00"
C2	220.00'	154.15'	N74° 21' 25"E, 151.01'	40° 06' 44"
C3	290.00'	194.19'	S74° 21' 25"W, 192.20'	40° 06' 44"
C4	25.00'	39.27'	S49° 25' 47"W, 35.36'	90° 00' 00"
C5	25.00'	25.00'	S19° 36' 54"E, 20.41'	48° 11' 23"
C6	50.00'	24.11'	N85° 34' 13"W, 66.67'	276° 22' 48"
C7	25.00'	21.00'	N26° 31' 29"E, 20.41'	48° 11' 23"
C8	25.00'	39.27'	N40° 34' 13"W, 35.36'	90° 00' 00"
C9	77.00'	120.95'	S40° 34' 13"E, 106.89'	90° 00' 00"
C10	250.00'	175.17'	N74° 21' 25"E, 171.81'	40° 06' 44"
C11	10.00'	8.41'	S19° 36' 54"E, 8.16'	48° 11' 23"
C12	65.00'	163.95'	S26° 19' 26"W, 123.70'	144° 10' 04"
C13	65.00'	126.67'	N4° 31' 45"W, 106.21'	114° 17' 51"

Line #	Direction	Length
L11	N84° 26' 05"W	357.45'
L12	S38° 23' 36"W	455.11'
L13	S85° 05' 47"W	170.75'
L14	N87° 30' 41"W	304.07'
L15	N87° 52' 05"W	371.55'
L16	N85° 31' 09"E	20.08'
L17	S89° 55' 09"E	370.25'
L18	S89° 30' 41"E	384.39'
L19	N107° 51' 49"E	120.08'

Line #	Direction	Length
L1	S04° 25' 47"W	107.39'
L2	S85° 34' 13"E	115.00'
L3	S04° 25' 47"W	20.00'
L4	N85° 34' 13"W	115.00'
L5	S04° 25' 47"W	9.10'
L6	S107° 51' 49"E	116.00'
L7	N87° 09' 47"E	141.96'
L8	N09° 25' 36"E	463.54'
L9	S04° 25' 05"E	399.47'
L10	S41° 05' 18"W	30.70'

NOTE: ALL UTILITY TRACTS AND UTILITY RIGHTS ARE LOCATED IN THE "U" AREA OF THE PLAN. ALL UTILITY RIGHTS ARE INDICATED BY THE "U" AREA OF THE PLAN. ALL UTILITY RIGHTS ARE INDICATED BY THE "U" AREA OF THE PLAN.

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THE PROPERTY OWNER HAS REVIEWED THIS PLAN AND CONFIRMS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

WINCHESTER RIDGE ONE, LLC
P.O. BOX 100
44111 ACRES (PROXIMA)