



APPLICATION TO PLANNING & ZONING COMMISSION
FINAL PLAT APPROVAL

Date: 3 APRIL 14

THE CITY OF GROVEPORT
Planning & Zoning Commission
655 Blacklick Street
Groveport, Ohio 43125

Item #: 2014-05
Fee: \$250.00 + \$10.00 per lot
Make Check Payable to:
CITY OF GROVEPORT

Part I. GENERAL INFORMATION (note: TWO (2) COPIES OF APPLICATION
FOR FINAL PLAT APPROVAL SHALL BE FILED BY APPLICANT)

Applicant's Name: EMHAT - MATT KERK Phone #: 614-775-4131

Address: 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Owner's Name: CPUS NORTH CORPORATION Phone #: 614-508-3600

Address: 600 NORTH CLEVELAND AVENUE, SUITE 280, WESTERVILLE, OHIO, 43082

The property I wish to develop is located on the WEST side of GREEN POINTE DRIVE SOUTH
street. Parcel # 185-002905; 185-001444

The property contains a total of 0.304 acres.

The property is currently being used for VACANT LAND

The property is currently zoned PIP

I am requesting final plat approval for GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS
containing 0 lots in 1 phases.

6201 Green Pointe Dr. S

Part II. EXHIBITS

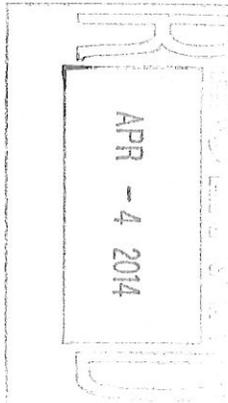
You MUST attach the following to this application form:

- A. A legal description and survey drawing of the subject property.
- B. Statement on how the proposed subdivision is justified under the purpose and standards of the Subdivision Regulations and how the proposed development relates to publicity adopted plans and policies for the area.
- C. A list of owners of property within, contiguous to, directly across the street from such proposed development. List to be in accordance with the Franklin County Auditor's current tax list, and shall include all owners' mailing addresses and parcel numbers.
- D. 20 copies of survey drawing, final plat and any other plans that may be applicable. (Refer to sections 1109.06-1109.07 PLAT APPROVAL, Groveport Subdivision Regulations.)
- E. All other information as may be helpful to the Planning & Zoning Commission & City Council.

Comments: _____

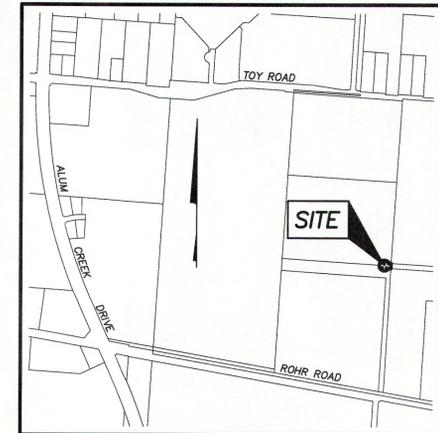
Matthew A. Kerk
Applicant's Signature 3 APRIL 14
Date

MATTHEW A. KERK
Applicant's Printed Name



GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS

(INCLUDING A RESUBDIVISION OF LOT 1 OF OPUS BUSINESS CENTER AT RICKENBACKER EXPANSION PHASE 1, P.B. 111, PP. 36 & 37)



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

Situated in the State of Ohio, County of Franklin, City of Groveport and in Section 30, Township 11, Range 21, Congress Lands, containing 0.304 acre of land, more or less, said 0.304 acre being comprised of a resubdivision of part of Lot 1 of the subdivision plat entitled "Opus Business Center At Rickenbacker Expansion Phase 1", of record in Plat Book 111, Pages 36 and 37, to include part of the vacation of Green Pointe Drive South, as vacated by Village of Groveport Ordinance 08-062, of record in Instrument Number 2009032020028026, said Lot 1 and said vacated Green Pointe Drive South being conveyed to **R8, L.L.C.** by deed of record in Instrument Number _____ and part of that tract of land conveyed to **THE KURTZ FOUNDATION, INC.** by deeds of record in Instrument Numbers 200710290187154 and 200903020028026, Recorder's Office, Franklin County, Ohio.

The undersigned, **R8, L.L.C.**, a Delaware limited liability company, by **FOUNDERS MANAGER SAI, L.L.C.**, Manager, by _____, **THE KURTZ FOUNDATION, INC.**, an Ohio not-for-profit corporation, by **JOHN T. KURTZ**, Member, and **OPUS REAL ESTATE OH VIII R7, L.L.C.**, a Delaware limited liability company, by **WADE C. LAU**, Vice President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS**", do hereby accept this plat of same and dedicate to public use, as such, all or part of Green Pointe Drive South shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" and "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas of land 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 or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Groveport City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved herein for the uses and purposes as expressed herein.

In Witness Whereof, _____ of **FOUNDERS MANAGER SAI, L.L.C.**, Manager of **R8, L.L.C.**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: _____
By **FOUNDERS MANAGER SAI, L.L.C., MANAGER**

By _____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared _____ of **FOUNDERS MANAGER SAI, L.L.C.**, Manager of **R8, L.L.C.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **R8, L.L.C.**, 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

In Witness Whereof, **JOHN T. KURTZ**, Member of **THE KURTZ FOUNDATION, INC.**, an Ohio not-for-profit corporation, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged
In the presence of: _____
THE KURTZ FOUNDATION, INC.

By **JOHN T. KURTZ**,
Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOHN T. KURTZ**, Member, of **THE KURTZ FOUNDATION, INC.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE KURTZ FOUNDATION, INC.**, 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

In Witness Whereof, **WADE C. LAU**, Vice President of **OPUS REAL ESTATE OH VIII R7, L.L.C.**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: _____
OPUS REAL ESTATE OH VIII R7, L.L.C.

By **WADE C. LAU**,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **WADE C. LAU**, Vice President of **OPUS REAL ESTATE OH VIII R7, L.L.C.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **OPUS REAL ESTATE OH VIII R7, L.L.C.**, 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 _____, 20__

Administrator, City of Groveport, Ohio

Approved this ____ day of _____, 20__

City Engineer, City of Groveport, Ohio

Approved this ____ day of _____, 20__

Chairman, Planning Commission,
City of Groveport, Ohio

Approved and accepted this ____ day of _____, 20__, by Ordinance No. _____ wherein all of Green Pointe Drive South shown dedicated hereon is accepted as such by the Council for the City of Groveport, Ohio.

Mayor, City of Groveport

Clerk of Council,
City of Groveport, Ohio

Transferred this ____ day of _____, 20__

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$ _____

Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Hamilton and Hamilton Azimuth, and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment, in which a portion of the right-of-way of Opus Drive has a calculated bearing of North 03° 39' 34" East.

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, Franklin County, Ohio.

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

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. 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, Hombertson & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
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 _____

GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS

NOTE "A": 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 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 "B": All of the land hereby being platted as Green Pointe Drive South Dedication and Easements is within Zone X, areas determined to be outside 0.2% chance flood, as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Franklin, Ohio and Incorporated Areas, Community-Panel Number 39049C0431K with effective date of June 17, 2008.

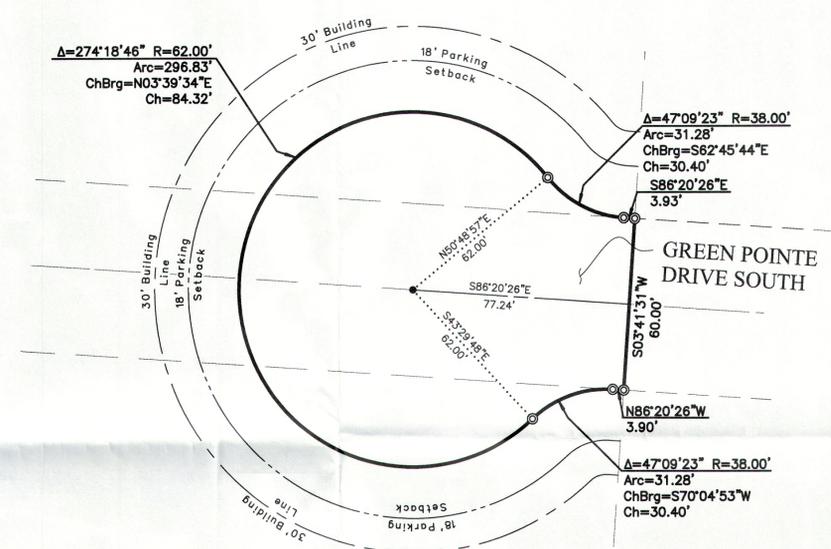
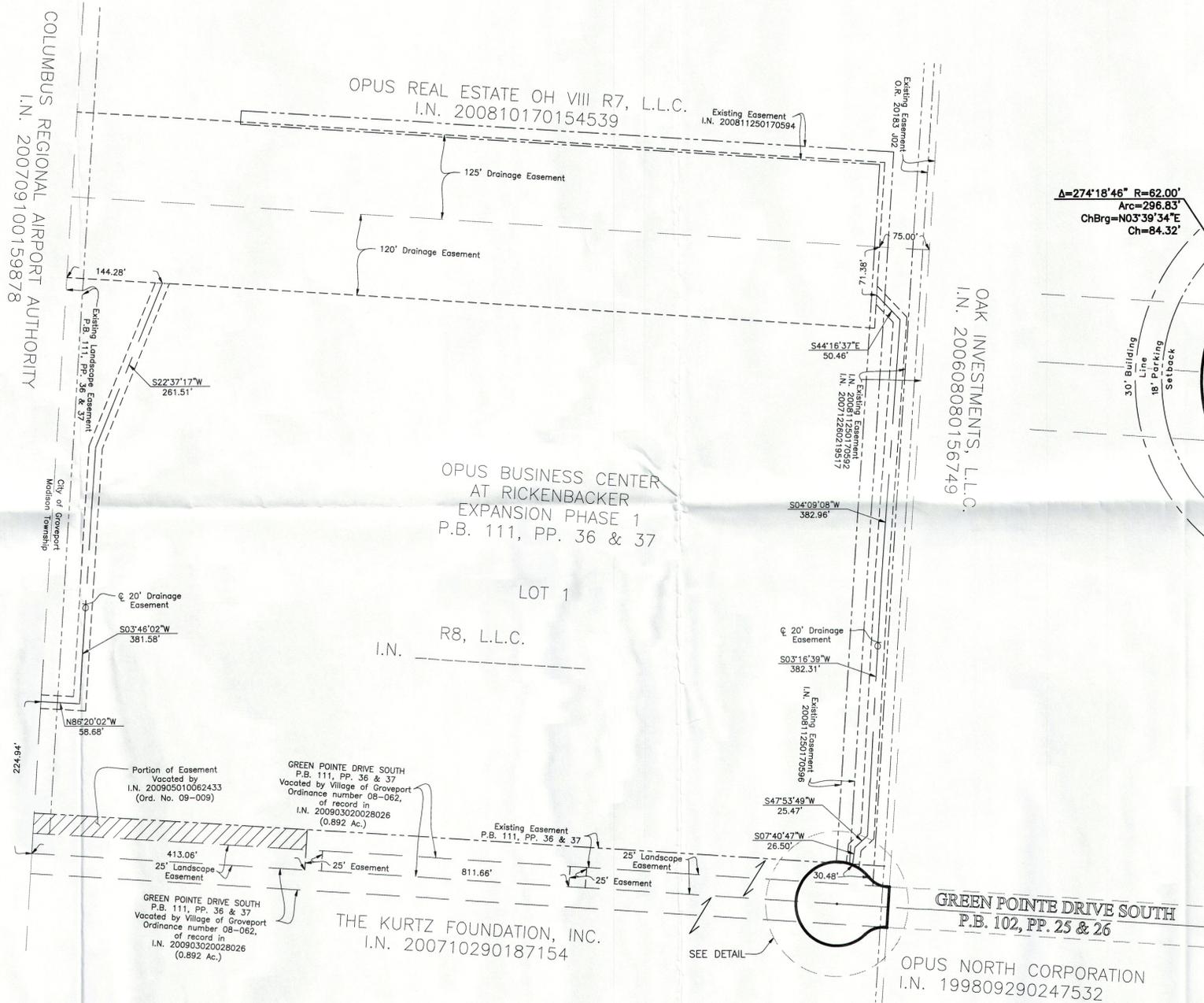
NOTE "C" - ACREAGE BREAKDOWN: Green Pointe Drive South is out of the following Franklin County Parcel Numbers:

| | |
|------------|-----------|
| 185-002905 | 0.152 Ac. |
| 185-001444 | 0.152 Ac. |

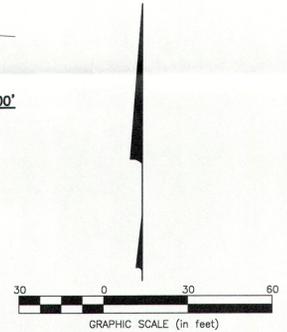
NOTE "D" - ACREAGE BREAKDOWN:

| | |
|-------------------------|-----------|
| Total Acreage | 0.304 Ac. |
| Acreage in right-of-way | 0.304 Ac. |

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Green Pointe Drive South Dedication and Easements or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



Detail Scale 1"=30'



US:132089\DWG\03SHEETS\PLAT\0132089-US-PLAT_ROW.DWG plotted by PRTCHARD on 5/27/2014 8:16:58 AM last saved by PRTCHARD on 5/27/2014 8:21:27 AM