

Final Plat Approval Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 4-1-22

Case # 2022-03

Fee: **\$250.00 plus \$10 per lot**

Location of requested Final Plat:

Address 325 Main Street, Groveport, Ohio 43125 Parcel # 185-000443

I am requesting final plat approval for Sedalia on Main Street subdivision, containing 2 lots in 1 phases.

The property I wish to develop is located on the South side of West Main street.

The property contains a total of 1.19 acres.

The property is currently being used for One Family Dwelling On Platted Lot.

The property is currently zoned R-6 Urban Residential.

Applicant Name: Aaron Carroll Phone: 614-353-5604

Address: 7271 Landon Lane, New Albany, Ohio 43054

Property Owner Name: Aaron Carroll & Katherine Carroll Phone: 614-353-5604

Address: 7271 Landon Lane, New Albany, Ohio 43054

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description and survey drawing of the subject property.
- Final Plat and any other plans that may be applicable (refer to sections 1191.09 Plat Approval, Groveport Subdivision Regulations).
- Any additional information that may be helpful to the Planning & Zoning Commission and City Council.


Applicant's Signature

Aaron Carroll
Applicant's Printed Name



614-353-5604
Contact phone number

Carroll.253@gmail.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-000451

Owner's Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 301 Main Street, Groveport, Ohio 43125

Mail Address: Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000452

Owner's Name: Megan Ray & Alan Ray
Address: 276 Lesleh Avenue
City & State: Groveport, Ohio Zip Code 43125

Site Address: 276 Lesleh Avenue, Groveport, Ohio, 43125

Mail Address: Name: Megan Ray & Alan Ray
Address: 276 Lesleh Avenue
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000897

Owner's Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 310 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-001073

Owner's Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 330 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000375

Owner's Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 340 Cherry St, Groveport, Ohio 43125

Mail Address: Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000 204

Owner's Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

Site Address: 341 Main Street, Groveport, Ohio 43125

Mail Address: Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

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Parcel Number: 185-000136

Owner's Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Site Address: 336 Main Street, Groveport, Ohio 43125

Mail Address: Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Parcel Number: 185-000407

Owner's Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Site Address: 326 Main Street, Groveport, Ohio 43125

Mail Address: Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Parcel Number: 185-000574

Owner's Name: Geo J I Limited
Address: 10890 Winter Rd
City & State: Amanda, OH Zip Code 43102

Site Address: 296 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

LEGAL DESCRIPTION OF RECORD

Situated in the County of Franklin, in the State of Ohio and in the City of Groveport, and bounded and described as follows:

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

First Exception: Lot No. 29. Beginning at an iron pipe in the North line of Cherry Street and at the Southwest corner of Reserve "A" in the above mentioned Subdivision;

thence North 09° 24' East, along the West line of said Reserve and the East line of lot numbers 4 and 5 of said Subdivision, a distance of 120.01 feet to an iron pipe; thence South 81 ° 20' East parallel to the North line of Cherry Street, a distance of 1 16.66 feet to an iron pipe;

thence South 8° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street;

thence North 81° 20' West, along the South line of said Reserve and the North line of Cherry Street, a distance of 117.43 feet to the place of beginning, containing 0.32 acre more or less.

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

Second Exception: Lot No. 30. Beginning at an iron pipe in the North line of Cherry Street and at the Southeast corner of Reserve "A" in the above mentioned Subdivision;

thence North 08° 18' East along the East line of said Reserve, a distance of 120.00 feet to an iron pipe; thence North 81° 20' West, parallel to the South line of said Reserve and the North line of Cherry Street, a distance of 117.24 feet to an iron pipe; thence South 08 ° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said

Reserve and the North line of Cherry Street; thence South 81 ° 20' East along the South line of said Reserve and the North line of Cherry Street; a distance of 117.42 feet to the place of beginning, containing 0.32 acre of land, more or less.

SEDALIA ON MAIN STREET

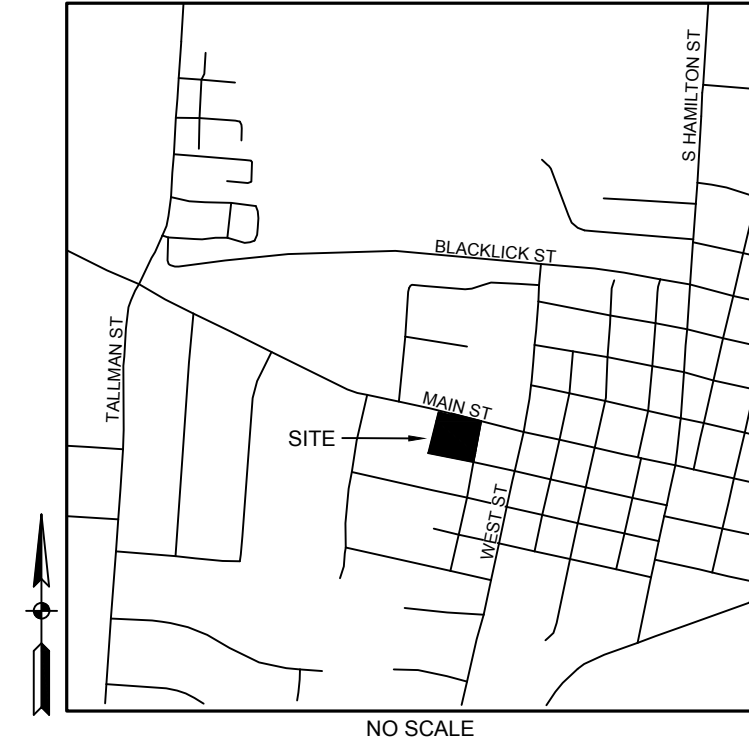
FINAL PLAT
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT,
SECTION 28, TOWNSHIP 11 NORTH, RANGE 21 WEST,
CONGRESS LANDS EAST OF THE SCIOTO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, BEING PART OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 21 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING A RESUBDIVISION OF PORTIONS OF RESERVE "A" OF HELSEL ADDITION, OF RECORD IN PLAT BOOK 22, PAGE 80, CONTAINING 1.183 ACRES OF LAND, MORE OR LESS, SAID 1.183 ACRES BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO AARON CARROLL, AND KATHERINE CARROLL, OF RECORD IN INSTRUMENT NUMBER 20211170210714, ALL RECORDS REFERENCED HEREIN ARE TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, AARON CARROLL AND KATHERINE CARROLL, OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR SEDALIA ON MAIN STREET, A SUBDIVISION CONTAINING LOTS 1 AND 2, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, A 10-FOOT RIGHT-OF-WAY EASEMENT ALONG MAIN STREET AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" AND "RIGHT-OF-WAY EASEMENT". WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, ARE PERMITTED CONSTRUCTION, OPERATION AND MAINTENANCE OF ABOVE AND BELOW GROUND STORM WATER DRAINAGE AND/OR STORMWATER MANAGEMENT FACILITIES. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, NO ABOVE GRADE STRUCTURES, FENCES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED UNLESS APPROVED BY THE GROVEPORT CITY ENGINEER. THOSE AREAS DESIGNATED "MAIN STREET RIGHT-OF-WAY EASEMENT" ON THIS PLAT, ARE FOR EXCLUSIVE PUBLIC RIGHT-OF-WAY USE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE TO THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS.



ACREAGE BREAKDOWN

ACREAGE IN LOTS 1-2 INCLUSIVE: 1.183 ACRES
 ACREAGE IN EASEMENT RIGHT-OF-WAY: 0.036 ACRES
 ACREAGE IN P.I.D. 185-000443: 1.183 ACRES

FLOOD ZONE

AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 39049C0432K, REVISED JUNE 17, 2008, THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

SURVEY DATA:

BASIS OF BEARINGS

BEARINGS DESCRIBED HEREON ARE BASED ON SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST FOR THE CENTERLINE OF MAIN STREET ESTABLISHED BY FIELD OBSERVATIONS, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER.

IRON PINS

IRON PINS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, 30 INCHES LONG WITH PLASTIC CAP BEARING "ASI PS 8808".

PERMANENT MARKERS

IRON PINS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 1" REBAR, 30 INCHES LONG WITH ALUMINUM CAP BEARING "ASI PS 8808".

IN WITNESS THEREOF, AARON CARROLL, AND KATHERINE CARROLL, OWNERS, OF THE LANDS PLATTED HEREON HAS HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2022.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF: AARON CARROLL OWNER

WITNESS PRINT NAME: _____

WITNESS PRINT NAME: _____ SIGNED AARON CARROLL,

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF: KATHERINE CARROLL OWNER

WITNESS PRINT NAME: _____

WITNESS PRINT NAME: _____ SIGNED KATHERINE CARROLL

APPROVED THIS ____ DAY OF _____, 2022, _____ ADMINISTRATOR, CITY OF GROVEPORT

APPROVED THIS ____ DAY OF _____, 2022, _____ CHAIRMAN, PLANNING COMMISSION CITY OF GROVEPORT

APPROVED THIS ____ DAY OF _____, 2022, _____ CITY ENGINEER CITY OF GROVEPORT

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2022, BY ORDINANCE NUMBER _____ WHEREIN THE MAIN STREET RIGHT-OF-WAY EASEMENT SHOWN HEREON IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GROVEPORT, OHIO.

_____, MAYOR, CITY OF GROVEPORT _____ CLERK OF COUNCIL CITY OF GROVEPORT

THIS PLAT SHALL BE RECORDED BY _____, 2022, BEING SIX (6) MONTHS FOLLOWING THE DATE OF APPROVAL OF THE PLAT BY ORDINANCE NUMBER SHOWN ABOVE. PURSUANT TO CITY OF GROVEPORT CHAPTER 1191.09(B), IF THIS RECORDATION IS NOT MADE BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

TRANSFERRED THIS ____ DAY OF _____, 2022, _____ AUDITOR, FRANKLIN COUNTY, OHIO

_____, DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2022, AT _____ AM/PM

FEE \$ _____

INSTRUMENT NUMBER: _____

RECORDED THIS ____ DAY OF _____, 2022, AT _____ AM/PM

PLAT BOOK _____, PAGE _____

_____, RECORDER, FRANKLIN COUNTY, OHIO

_____, DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

ACKNOWLEDGMENT

STATE OF _____)
) SS:
 _____ COUNTY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AARON CARROLL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2022.

_____, NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____)
) SS:
 _____ COUNTY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KATHERINE CARROLL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2022.

_____, NOTARY PUBLIC

BY: _____ DATE: _____, 2022

MICHAEL J. WARD
 REGISTERED PROFESSIONAL SURVEYOR NO. 8808

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Surveyed and Platted By:



Developer:
 Aaron and Katherine
 Carroll
 5327 Hendron Road
 Groveport, Ohio 43125

**SEDALIA ON
 MAIN STREET
 FINAL PLAT**

