

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: EMH-T - MATT KERK Phone #: 614-775-4131

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

Owner's Name: OPUS 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; 185-001494

The property contains a total of 0.304 acres.

The property is currently being used for VACANT LAND

The property is currently zoned P2P

I am requesting final plat approval for GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS subdivision, 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 publicly 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

PROPERTY OWNERS LIST

(List of owners of property within, contiguous to, 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.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

Parcel Number: 185-002905

Owner's Name: OPUS NORTH CORPORATION
Address: 600 NORTH CLEVELAND AVENUE, SUITE 280
City & State: WESTERVILLE, OHIO Zip Code 43082

Site Address: TOY REAR ROAD Lot #: 1

Mail Address: Name: SAME AS ABOVE
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002792

Owner's Name: OAK INVESTMENTS LLC
Address: 10350 BRAUN ROAD
City & State: MENNETANKA, MN Zip Code 55343

Site Address: 5965 OPUS DRIVE Lot #: _____

Mail Address: Name: SAME AS ABOVE
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001433

Owner's Name: OPUS NORTH CORPORATION
Address: 600 NORTH CLEVELAND AVENUE, SUITE 280
City & State: WESTERVILLE, OHIO Zip Code 43082

Site Address: GREEN POINTE DRIVE SOUTH Lot #: _____

Mail Address: Name: SAME AS ABOVE
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001444

Owner's Name: THE KURTZ FOUNDATION, INC.
Address: 6415 CHANLER ROAD
City & State: CLEVELAND, OHIO Zip Code 44131

Site Address: ROWR ROAD Lot #: _____

Mail Address: Name: SAME AS ABOVE
Address: _____
City & State: _____ Zip Code _____

STATEMENT ON HOW THE PROPOSED SUBDIVISION IS JUSTIFIED UNDER THE PURPOSE AND STANDARDS OF THE SUBDIVISION REGULATIONS AND HOW THE PROPOSED DEVELOPMENT RELATES TO PUBLICLY ADOPTED PLANS AND POLICIES FOR THE AREA.

The property abutting the proposed cul-de-sac was zoned PIP in 2006. The development plan associated with the rezoning included an extension of Green Pointe Drive South to serve the property located west of this development site. The property located west of this development site has been annexed to the Village of Obetz and the right-of-way associated with the extension of Green Pointe Drive South was subsequently vacated. In order to provide adequate access to a public right of way for the abutting properties to be developed in a manner consistent with the PIP zoning, Green Pointe Drive South will need to terminate as a cul-de-sac to allow service vehicles and semi-trucks to execute a full 180 degree turn. The right-of-way being platted is sufficient to accommodate an appropriately sized cul-de-sac bulb. All of the property adjacent to this site located in the City of Groveport and the Village of Obetz, including the property south of Rohr Road is currently zoned for industrial development. As such, platting the right-of-way for a cul-de-sac bulb will facilitate the development of the adjoining property in a manner consistent with publically adopted plans and policies for this area.

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)

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 OPUS NORTH CORPORATION by deeds of record in Instrument Numbers 200605260102491 and 200903020028026, 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, OPUS NORTH CORPORATION, an Illinois corporation, by DAVID EVERSON, Vice President Sales and Finance, 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. 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 as expressed herein.

In Witness Whereof, DAVID EVERSON, Vice President Sales and Finance of OPUS NORTH CORPORATION, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged In the presence of: OPUS NORTH CORPORATION

By DAVID EVERSON, Vice President Sales and Finance

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DAVID EVERSON, Vice President Sales and Finance of OPUS NORTH CORPORATION, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said OPUS NORTH CORPORATION, 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

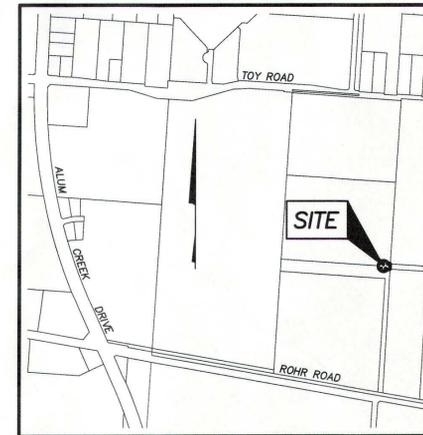
Deputy Auditor, Franklin County, Ohio

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 _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

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, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 530 New Albany Road, Columbus, OH 43254 Phone: 614.775.4000 Toll Free: 888.775.3468 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.

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

By _____ Date _____ Professional Surveyor No. 7865

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.

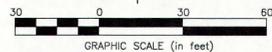
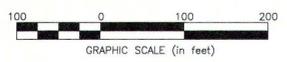
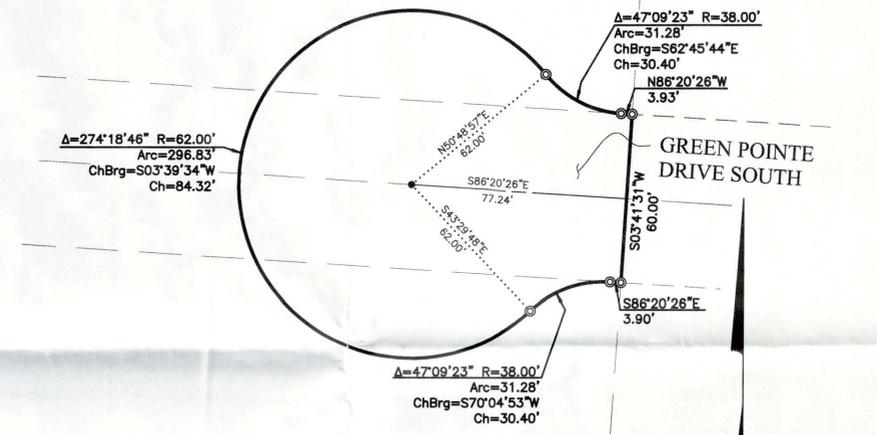
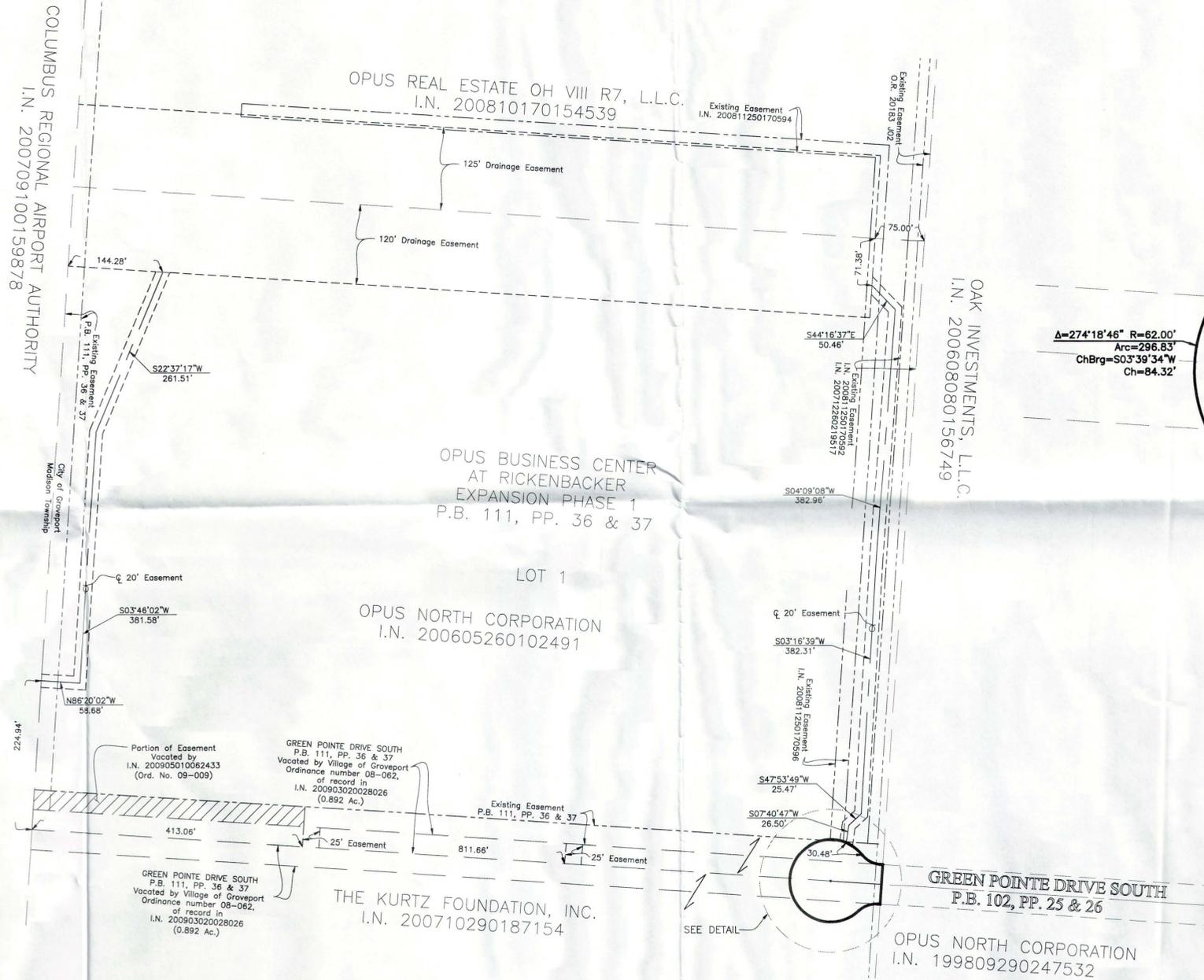
NOTE "C" - ACREAGE BREAKDOWN: Green Pointe Drive South is out of the following Franklin County Parcel Numbers:

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.



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 I:\2013\2008\WORK\045\GREEN POINT WORK\01\30208-05-FUT-20H-WORK.DWG plotted by PITCHAKO on 4/27/2014 3:52:26 PM last saved by PITCHAKO on 4/27/2014 3:47:35 PM