



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____ _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es):	
Tax ID/Parcel Number(s):	Parcel Size(s) (Acres):
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development:
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:		Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):		
Mailing Address: (Street, City, State, Zip Code)		
Daytime Telephone:	Fax:	
Email or Alternate Contact Information:		

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

<p>I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.</p>	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

<p>I _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative:	Date:



VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative:	Date:

SIGN

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I _____, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative:	Date:

SIGN

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Description of a 10.613 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Quarter Township 2, Township 2, Range 19, United States Military Lands, being a 10.613 acre tract of land out of an original 48.130 acre tract of land described in a deed to Scioto Crossing Development, LLC of record in Instrument Number 200411230269045, and being more particularly described as follows:

BEGINNING at the most westerly corner of a 7.526 acre tract of land described in the Second Amendment to The Reserve Condominiums at Scioto Crossing of record in Condominium Plat Book 166, Page 56 and being known as the Third Amendment to The Reserve Condominiums at Scioto Crossing of record in Condominium Plat Book 169, Page 90, being on the northeast right-of-way line of Wyandotte Woods Boulevard of record in Plat Book 107, Page 11, and being on the southwest line of said original 48.130 acre tract;

Thence with the northeast right-of-way line of said Wyandotte Woods Boulevard and with the southwest line of said original 48.130 acre tract, the following two (2) courses and distances:

- 1) North 30°07'01" West, a distance of 163.71 feet, to a point;
- 2) With the arc of a curve to the left having a radius of 733.00 feet, a central angle of 16°17'08", a chord bearing of North 38°15'35" West, a chord distance of 207.64 feet, and an arc length of 208.35 feet, to the most westerly corner of said original 48.130 acre tract;

Thence with the southeast and east lines of an 11.679 acre tract of land described in a deed to The City of Dublin, Ohio of record in Official Record 16563, Page B15 and with the northwest and west lines of said original 48.130 acre tract, the following two (2) courses and distances:

- 1) North 41°47'31" East, a distance of 835.86 feet, to a point;
- 2) North 02°33'31" East, a distance of 266.87 feet, to the southwest corner of a 1.675 acre tract of land (Area 2) described in the Fourth Amendment of The Estates at Scioto Crossing II of record in Condominium Plat Book 229, Page 65;

Thence South 86°41'08" East, a distance of 115.13 feet with the south line of said 1.675 acre tract, to the northwest corner of a 3.606 acre tract of land described in the Fourth Amendment to The Reserve Condominiums at Scioto Crossing of record in Condominium Plat Book 222, Page 42;

Thence with the west and south lines of said 3.606 acre tract, the following eight (8) courses and distances:

- 1) South 02°33'31" West, a distance of 249.30 feet, to a point;
- 2) South 57°26'27" East, a distance of 26.70 feet, to a point;
- 3) North 32°33'33" East, a distance of 94.11 feet, to a point;
- 4) With the arc of a curve to the right having a radius of 114.35 feet, a central angle of 61°12'23", a chord bearing of North 65°23'17" East, a chord distance of 116.43 feet, and an arc length of 122.15 feet, to a point;
- 5) South 02°33'31" West, a distance of 35.49 feet, to a point;

- 6) South 87°26'29" East, a distance of 10.80 feet, to a point;
- 7) South 20°43'29" East, a distance of 18.72 feet, to a point;
- 8) South 35°44'07" West, a distance of 168.56 feet, to the most northerly corner of said 7.526 acre tract;

Thence with the west and south lines of said 7.526 acre tract, the following nine (9) courses and distances:

- 1) South 32°34'30" West, a distance of 128.11 feet, to a point;
- 2) South 57°25'32" East, a distance of 88.32 feet, to a point;
- 3) South 32°34'26" West, a distance of 110.00 feet, to a point;
- 4) South 31°02'55" East, a distance of 190.59 feet, to a point;
- 5) South 42°53'30" West, a distance of 120.16 feet, to a point;
- 6) With the arc of a curve to the right having a radius of 89.00 feet, a central angle of 41°40'58", a chord bearing of South 26°16'01" East, a chord distance of 63.33 feet, and an arc length of 64.75 feet, to a point;
- 7) South 05°25'32" East, a distance of 74.97 feet, to a point;
- 8) South 84°34'28" West, a distance of 150.00 feet, to a point;
- 9) South 61°57'22" West, a distance of 461.10 feet, to the **TRUE POINT OF BEGINNING** containing 10.613 acres of land, more or less.

Basis of Bearing: Bearings are based on the bearing between Franklin County Engineer Monuments Frank 189 and Frank 89 being North 21°59'03" West as per NAD 83 (2011)-Ohio State Plane Coordinate System-South Zone.

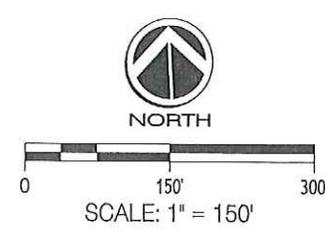
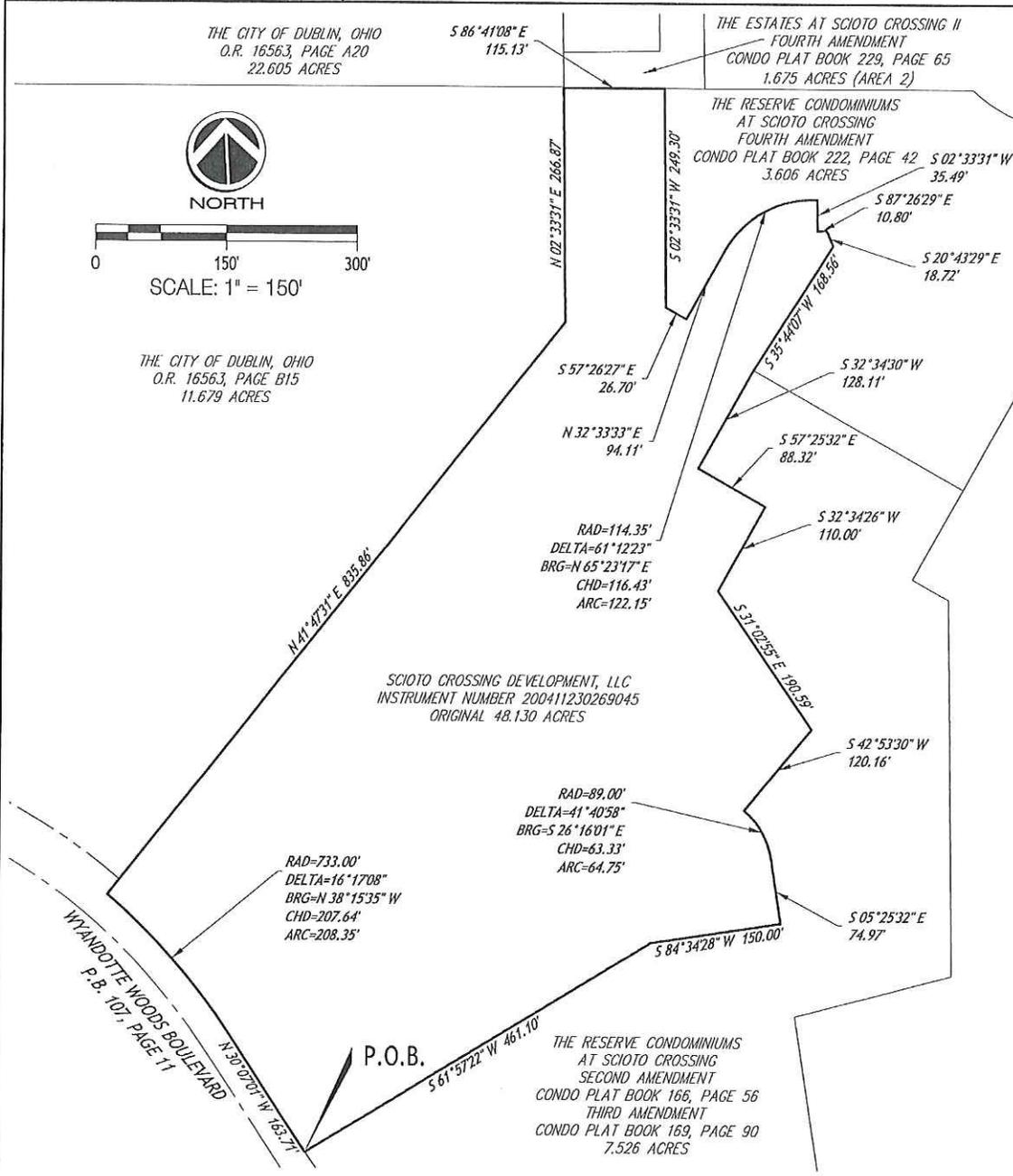
The above description is based on and referenced to an exhibit titled "Plat of Survey for Rezoning a 10.613 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

Darrell B. Plummer 7/15/2015
 Darrell B. Plummer, P.S. Date
 Professional Surveyor No. 7595



PLAT OF SURVEY FOR REZONING A
10.613 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN,
 BEING PART OF QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LANDS.



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NOTE
 ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED
 FROM THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN
 COUNTY ENGINEER MONUMENTS FRANK 189 AND FRANK 89
 BEING NORTH 21°59'03" WEST AS PER NAD 83 (2011)-OHIO
 STATE PLANE COORDINATE SYSTEM-SOUTH ZONE.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B. Plummer 7/15/2015
 DARRELL B. PLUMMER, P.S. DATE
 PROFESSIONAL SURVEYOR NO. 7595



PAGE 3 OF 3
 DRAWN BY: DBP
 CHECKED BY: KAS

FILE NO. 150456