

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 215-017

Date Received: 3/31/15

Application Accepted By: ET Fee: \$2100

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5420 Hamilton Road Zip 43230

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 220-000605, 220-000173

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R, Rural (annexation) Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Commercial development

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 3.55 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name The Stonehenge Company c/o Dave Perry, David Perry Company, Inc.

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Norma F. Connett c/o Bob Monahan, NAI Ohio Equities

Address 5420 N. Hamilton Road City/State Columbus, OH Zip 43230

Phone # 614-629-5222 Fax # ----- Email bmonahan@ohioequities.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent For Applicant

Name Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE The Stonehenge Company by David B. Perry, Agent

PROPERTY OWNER SIGNATURE See attached signature page

ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

215-017
~~007~~

DEPARTMENT OF BUILDING AND ZONING SERVICES

OFFICE USE ONLY

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Date Received: 3/31/15

Application Accepted By: _____ Fee: _____

Comments: attached to cover page for owner signature

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[Columbus City Code Section 3309.14]

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Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

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Name Norma F. Connett

Address 5420 N. Hamilton Road City/State Columbus, OH Zip 43230

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY/ AGENT (CHECK ONE IF APPLICABLE) Attorney Agent For Applicant

Name Donald Plank, Plank Law Firm

Address 145 E. Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE The Stonehenge Company by David B Perry Agent

PROPERTY OWNER SIGNATURE Norma Connett, by Bob Monahan, Agent

ATTORNEY/ AGENT SIGNATURE Donald Plank

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REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #

215-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES _____
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 5/31/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

Check here if listing additional property owners
on a separate page.

(4) Norma F. Connett
5420 N. Hamilton Road
Columbus, OH 43230

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

The Stonehenge Company
c/o Dave Perry (614) 228-1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northland Community Council
c/o Dave Paul
PO Box 297836
Columbus, OH 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

See Exhibit A

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this

30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Amy K. Kuhn

My Commission Expires:

N/A.

This Affidavit expires six months after date of notarization.

Notary Seal Here



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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EXHIBIT A, Public Notice
5420 Hamilton Road
Z15-017
March 29, 2015
Page 1 of 1

APPLICANT

The Stonehenge Company
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Norma F. Connett
5420 N. Hamilton Road
Columbus, OH 43230

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Northland Community Council
c/o Mr. Dave Paul
PO Box 297836
Columbus, OH 43229

Blendon Park Condominium Association
5401 N. Hamilton Road
Columbus, OH 43230

Justin Michael Thomes
Emily Joy Thomes
5877 Painted Leaf Dr.
New Albany, OH 43054

Jaime H. Skoronski
Daniel W. Stuebner
5901 Painted Leaf Dr.
New Albany, OH 43054

Telhio Credit Union Inc.
96 N. Fourth St.
Columbus, OH 43215

Daniel K. Balaloski, Esq.
5881 Timber Drive
Columbus, OH 43213

PROPERTY OWNERS WITHIN 125 FEET

Gerginald Bates
Evangeline Bates
5917 Painted Leaf Dr.
New Albany, OH 43054

Sara Z. Rastegar
PO Box 30247
Columbus, OH 43230

Akshay K. Pradhan
Mamta Pradhan
5885 Painted Leaf Dr.
New Albany, OH 43054

Joseph A. Shaulov
Svetlana Shaulov
102 W. Sternoway
Columbus, OH 43213

WOB Properties LLC
1667 Gateway Cir.
Grove City, OH 43123

Mo Dioun
The Stonehenge Company
6253 Riverside Drive
Dublin, OH 43017

Gino Ori
Tiffany Ori
5925 Painted Leaf Dr.
New Albany, OH 43054

Garry L. Rowe
Pamela S. Rowe
6650 Evening St.
Worthington, OH 43085

Tony R. Davis
5893 Painted Leaf Dr.
New Albany, OH 43054

New Albany Company LLC
8000 Walton Pkwy, Ste. 120
New Albany, OH 43054

ALSO NOTIFY

Bob Monahan
NAI Ohio Equities, LLC
605 S Front Street, Suite 200
Columbus, OH 43215

DEVELOPMENT PLAN
COMMERCIAL PLANNED DEVELOPMENT

PROPERTY ADDRESS: 5420 Hamilton Road, Columbus, OH 43230
PID: 220-000605, 220-000173 (pending annexation)
AREA: 3.55 +/- ac
EXISTING ZONING: R, Rural (pending annexation)
PROPOSED DISTRICT: CPD, Commercial Planned Development
APPLICANT: The Stonehenge Company c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 145 E. Rich Street, FL 3, Columbus, Ohio 43215.
PROPERTT OWNER: Norma F. Connett c/o Bob Monahan, NAI Ohio Equities, 605 S. Front Street, Suite 200, Columbus, OH 43215
DATE OF TEXT: March 30, 2015
APPLICATION NUMBER: Z15-017

1. INTRODUCTION: The 3.55 +/- acre site is pending annexation to the City of Columbus and will be zoned R, Rural upon acceptance by Columbus City Council. Applicant proposes to rezone the property for retail fuel (Sub-Area A, 1.0 acres) and commercial use (Sub-Area B, 2.55 +/- acres, retail, office, restaurant uses). The site is located on the east side Hamilton Road between Thompson Road and E Dublin Granville Road. Hamilton Road is presently a major arterial road in the area. The section of Hamilton Road the site is located on is schedule for widening to four (4) lanes, as other sections of Hamilton Road have already been widened and Hamilton Road to the north will be realigned with the SR 161 interchange. The proposed commercial uses are consistent with the present and future arterial corridor and appropriate for the site. The Site Plan titled "CPD Plan – 5420 Hamilton Road", hereafter "Site Plan", dated _____, is submitted as the CPD plan.

2. PERMITTED USES: Permitted uses shall be all uses of Section 3356.03, C-4, Permitted Uses and a retail gasoline station for Sub-Area A and all uses of Section 3356.03 for Sub-Area B..

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, or in this written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

A). Density, Height, Lot and/or Setback commitments.

1. Use of Sub-Area A as a retail gas station and convenience store shall be as depicted on the submitted Site Plan.
2. The Hamilton Road building setback line shall be a minimum of 60 feet.
3. The Hamilton Road parking setback shall be a minimum of 40 feet.

B.) Access, Loading, Parking and/or other Traffic related commitments.

1. Vehicular access shall be from a full-turning movement curbcut on Hamilton Road aligned with Blendon Place Way (private street).
2. Vehicular connection to the commercial property to the south shall also be provided.

C.) Buffering, Landscaping, Open Space and/or Screening Commitments:

Street tree planting within the 40 foot parking setback shall be provided at the rate 1 tree per 50 lineal feet of frontage.

D.) Building design and/or Interior-Exterior treatment commitments.

- 1.The exterior elevation of the fuel canopy columns and attendants kiosk shall be brick veneer, other than window and door areas.
- 2.The exterior elevation of any building within 300 feet of Hamilton Road shall be brick veneer, other than window and door areas.
- 3.Mechanical equipment or other utility hardware on the roof of the building shall be screened from view by the same material utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence, or landscape material utilizing the same material or character of the building.
- 4.The fuel canopy height shall be restricted to a maximum of twenty (20) feet in height, with a minimum of 14 feet clear from grade to underside of canopy.

E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

- 1.Outside display of merchandise shall be limited to a four (4'') foot wide area around the attendants kiosk and four (4') wide directly in front of and not projecting beyond the fuel canopy.
- 2.Fuel canopy lighting shall be recessed in the canopy.

F.) Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the CPD District. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted on this site.

G). Other CPD Requirements.

- 1.Natural Environment: The site is located on Hamilton Road, north of Thompson Road and opposite Blendon Place Way (private street) on the west side of Hamilton Road. The site is developed with a house, which will be razed.
2. Existing Land Use: The site is developed with a house, which will be razed in conjunction with development of the property.
3. Circulation: Vehicular access shall be via a full-turning movement curbcut on Hamilton Road, aligned with Blendon Place Way, and by internal connection with the property to the south, as depicted on the Site Plan.

4. Visual Form of the Environment: Hamilton Road is an arterial right of way. There is extensive development in all directions.

5. Visibility: The site is visible from Hamilton Road.

6. Existing and Proposed Development: Commercial development to include C-4 uses and retail gas station (Sub-Area A) and C-4 uses (Sub-Area B).

7. Behavior Patterns: Behavior patterns are illustrated on the Site Plan.

8. Emissions: Development does and will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

H). Modification of Code Standards.

N/A

I.) Miscellaneous commitments.

Development of Sub-Area A, if developed with a retail gasoline station, shall be in accordance with the Site Plan titled "CPD Plan, 5240 Hamilton Road" dated and signed _____ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as specified herein.

Signature:

David B. Perry, Agent

Date

Signature:

Donald Plank, Attorney

Date

Z15 - 017
5420 Hamilton Road
Legal Description, 3.55 +/- Ac.

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter 3, Township 2, Range 16, United States Military Lands, and being part of that 2.000 acre (original) tract as described in a deed to Norma F. Connett, of record in Official Record 6398, Page A16 and Official Record 33175, Page J16, and part of that 1.943 acre (original) tract as described in a deed to Norma F. Conett, of record in Deed Book 2614, page 167, and Official Record 33176, Page A09, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 3.682 acres more particularly described as follows:

Beginning at a point in the southerly line of said 2.000 acre tract, in the easterly right-of-way line of Hamilton Road, 40 feet easterly of centerline, at an angel point in the existing corporation line of the City of Columbus as established by Ordinance Number 0496-2004, of record in Instrument Number 200407190166449;

Thence in a northerly direction, a distance of approximately 284 feet, along said easterly right-of-way line and said existing corporation line, through said 2.000 acre and 1.943 acre tracts, to the northerly line of said 1.943 acre tract, the southerly line of that 1.9560 acre tract as described in a deed to Sara A. Rastegar, of record in Instrument Number 200810030148794;

Thence in an easterly direction, a distance of approximately 564 feet, leaving said corporation line, along the northerly line of said 1.943 acre tract and the southerly line of said 1.9560 acre tract, to the northeasterly corner of said 1.943 acre tract, the westerly line of that 3.0 acre tract as described in a deed to Gary L. and Pamela S. Rowe, of record in Instrument Number 200010270217905, the existing corporation line of the City of Columbus as established by Ordinance Number 1419-2009, of record in Instrument Number 201001270010240;

Thence in a southerly direction, a distance of approximately 284 feet, along the easterly lines of said 1.943 acre and 2.000 acre tracts, the westerly line of said 3.0 acre tract, and said existing corporation line to the southeasterly corner of said 2.000 acre tract, the northeasterly corner of that 1.5070 acre tract as described in a deed to WOB Properties LLC, of record in Instrument Number 201307100115084, an angle point in said existing corporation line;

Thence in a westerly direction, a distance of approximately 563 feet along the southerly line of said 2.000 acre tract, the northerly line of said 1.5070 acre tract and the northerly line of that 1.027 acre (tax) tract as described in a deed to Telhio Credit Union Inc., of record in Instrument Number 200402260041572, the existing corporation line of the City of Columbus as established by Ordinance Number 1024-98, of record in Instrument Number 199806160148683, to the place of beginning, containing 3.55 acres of land, with 1.749 acres being in tax parcel number 220-000173 and 1.802 acres being in tax parcel 220-000605.

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 215-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Norma F. Connett 5420 N. Hamilton Road Columbus, OH 43230 # Columbus based employees: 0 (614) 629-5222, Bob Monahan,</p>	<p>2. The Stonehenge Company 6253 Riverside Drive Dublin, Oh 43017 # Columbus based employees: Contact: Mo Dioun (614) 509-9000</p>
<p>3. Agent</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

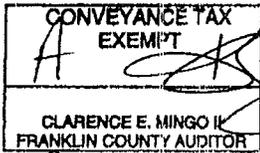
My Commission Expires: AUGUST 3, 2015

This Project Disclosure Statement expires six months after date of notarization.

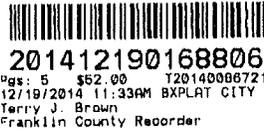


BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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Hamilton Road right of way dedication totaling 60' from C/L



TRANSFERRED

DEC 19 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

(R.C. § 5302.05)

NORMA F. CONNETT, a widowed and un-remarried Ohio resident ("GRANTOR"), for good and valuable consideration, which receipt and sufficiency are acknowledged, given by the CITY OF COLUMBUS, OHIO, an Ohio municipal corporation ("GRANTEE"), does forever grant to Grantee and Grantee's successors and assigns the following described parcel of real property ("PROPERTY") in fee simple absolute, without limitation of access, and with all general warranty covenants under Ohio Revised Code, Section 5302.06; however, Grantor's granting of the Property in this General Warranty Deed is subject to only the following exceptions: (i) Grantor's reservation of maintaining any existing, reasonable access to the existing public right-of-way adjacent to the Property; however, consistent and subject to all applicable federal, state, and local rules, regulations, and laws; (ii) all previously and properly recorded right(s), covenant(s), condition(s), reservation(s), easement(s), restriction(s), and other applicable matter(s) in the Property's title; and (iii) all provisions described in this General Warranty Deed:

PROPERTY: 0.392 ACRE +/-

(I.E. HAMILTON ROAD RIGHT-OF-WAY)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, AND BEING DESCRIBED AND DEPICTED ON THE ATTACHMENT, EXHIBIT-A, WHICH IS FULLY INCORPORATED INTO THIS GENERAL WARRANTY DEED FOR REFERENCE.

FRANKLIN COUNTY TAX PARCEL(S): N/A [SPLIT/RIGHT-OF-WAY DROP FROM 220-000173 & 220-000605];

PRIOR INSTRUMENT REFERENCE(S): INS. № 200306200187917; O.R. 33176, PG. A09; O.R. 33175, PG. J16; O.R. 2614, PG. 171; O.R. 2614, PG. 169; O.R.V. 2614, PG. 167; O.R. 6398, PG. A18; O.R. 18469, PG. B01; RECORDER'S OFFICE, FRANKLIN COUNTY, OH;

STREET ADDRESS(ES): N/A [ADJ. 5420 N. HAMILTON RD., COLUMBUS, OH 43230];

TAX MAILING ADDRESS: REAL ESTATE MANAGEMENT (MORTGAGE CODE 9000) 90 W. BROAD ST., RM. 425, COLUMBUS, OH 43215.

TERMS & CONDITIONS

1. **COVENANTS RUNNING WITH LAND, SUCCESSORS & ASSIGNS.** All rights, duties, obligations, provisions, terms, conditions, and provisions described in this General Warranty Deed are covenants forever (i) burdening, benefitting, and running with the land of the Property; and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective successors and assigns.

2. **RELEASE OF JUST COMPENSATION.** Grantor forever releases and discharges Grantee, CITY OF COLUMBUS, OHIO, from all compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee; however, contingent upon Grantor's application and approval by Grantee to have the Property annexed into the municipal boundaries of the CITY OF COLUMBUS, OHIO, pursuant to Ohio Revised Code, Chapter 709.

3. **RIGHT-OF-WAY.** Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor's execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way in an ordinance to be passed by Grantee's Columbus City Council.

4. **SEVERABILITY.** If for any reason any provision of this General Warranty Deed is held invalid or unenforceable under law, then the remaining provisions of this General Warranty Deed will be unaffected and remain valid and enforceable to the full extent permitted by law.

To have and to hold the Property forever to Grantee and Grantee's successors and assigns; however, subject to all provisions described in this General Warranty Deed.

GRANTOR'S EXECUTION

IN WITNESS WHEREOF, Grantor, **NORMA F. CONNETT**, a widowed and un-remarried Ohio resident, who represents and warrants being unmarried and possessing legal authority and capacity to acknowledge this General Warranty Deed, does voluntarily acknowledge this General Warranty Deed on the effective date below.

Norma F. Connett
NORMA F. CONNETT
EFFECTIVE DATE: December 5, 2014

STATE OF OHIO
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED ON DECEMBER 5, 2014, I affixed my seal evidencing this instrument was acknowledged before me by Grantor, **NORMA F. CONNETT**, a widowed and un-remarried Ohio resident.



DANIEL K. BALALOSKI
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Daniel K. Balaloshi
NOTARY PUBLIC
COMMISSION EXPIRATION DATE: LIFETIME

THIS INSTRUMENT PREPARED & APPROVED BY: (12/2/2014)
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: U. SAM ABDULLAH, ASSISTANT CITY ATTORNEY
FOR: DPS (JERRY RYSER)
RE: GWD: HAMILTON RD. ROW

[REMAINDER OF PAGE INTENTIONALLY BLANK; EXHIBIT(S) BEGINS ON NEXT PAGE]

EXHIBIT - A (PG. 1/3)
EXHIBIT "A"

**0.392 ACRE
NORTH OF THOMPSON ROAD, EAST OF HAMILTON ROAD
PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter 3, Township 2, Range 16, United States Military Lands, being part of that 2.000 acre tract as described in deeds to Norma F. Connett, of record in Official Record 6398, Page A16, and Official Record 33175, Page J16 (transfer on death, of record in Instrument Number 200306200187917), and part of that 1.943 acre tract as described in deeds to Norma F. Connett, of record in Deed Book 2614, Page 167, and Official Record 33176, Page A09 (transfer on death, of record in Instrument Number 200306200187917), all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.392 acre of land more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey monument 6666, found in a monument box at the centerline intersection of Thompson Road (width varies) and Hamilton Road (width varies), thence North 3°19'21" East along the centerline of said Hamilton Road, a distance of 793.49 feet to a mag nail set at the southwest corner of said 2.000 acre tract, at the northwest corner of that 0.196 acre tract as described in a deed to the City of Columbus, of record in Instrument Number 200407130161830, being the TRUE PLACE OF BEGINNING of the herein described 0.392 acre tract;

Thence **North 3°19'21" East** along the centerline of said Hamilton Road and the westerly line of said 2.000 and 1.943 acre tracts, a distance of **284.82 feet** to a mag nail set at the northwest corner of said 1.943 acre tract, at the southwest corner of that 1.9560 acre tract as described in a deed to Sara A. Rastegar, of record in Instrument Number 200810030148794 (said mag nail being South 3°19'21" West a distance of 508.27 feet along the centerline of said Hamilton Road from Franklin County Geodetic Survey monument 8813, found in a monument box in said centerline);

Thence **South 86°54'39" East** along the common line between said 1.943 acre and 1.9560 acre tracts, a distance of **60.00 feet** to an iron pin set;

Thence **South 3°19'21" West** through said 1.943 acre and 2.000 acre tracts with a new division line, a distance of **284.79 feet** to a 1 inch outside diameter iron pipe with cap stamped "PS6579" found in the southerly line of said 2.000 acre tract, in the northerly line of that 1.223 acre (original) tract of land as described in a deed to Telhio Credit Union, Inc., of record in Instrument Number 200402260041572, at the northeast corner of said 0.196 acre tract, at an angle point in the easterly right of way line of said Hamilton Road;

Thence **North 86°56'03" West** along the southerly line of said 2.000 acre tract and the northerly line of said 0.196 acre tract, a distance of **60.00 feet** to the TRUE PLACE OF BEGINNING, containing **0.392 acre** of land total, with 0.199 being in PID 220-000605 (0.133 acre P.R.O.) and 0.193 acre being in PID 220-000173 (0.129 acre P.R.O.).

Bearings herein are referenced to North 3°19'21" East for the centerline of Hamilton Road, based on measurements between Franklin County Geodetic Survey monuments 6666 and 8813, State Plane Coordinate System Grid, Ohio South Zone NAD83 (NSRS 2007).

(continued)

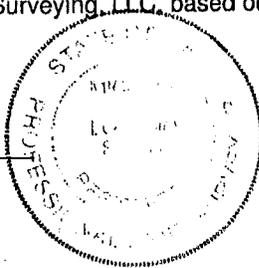
EXHIBIT-A (Pg 2/3)

(0.392 acre description, continued)

Iron pins set consist of 5/8" outside diameter rebar, 30" long with plastic I.D. cap stamped "LOMANO 7711".

This description was prepared by Westerville Land Surveying, LLC, based on the results of an actual field survey in October, 2014.

by Michael P. Lomano
Michael P. Lomano 10-03-14
Registered Surveyor No. 7711



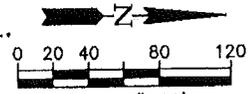
PRELIMINARY
APPROVAL
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 10-03-14 BY: RLW
DEED ORDER

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: RLW
DATE: 11-19-2014

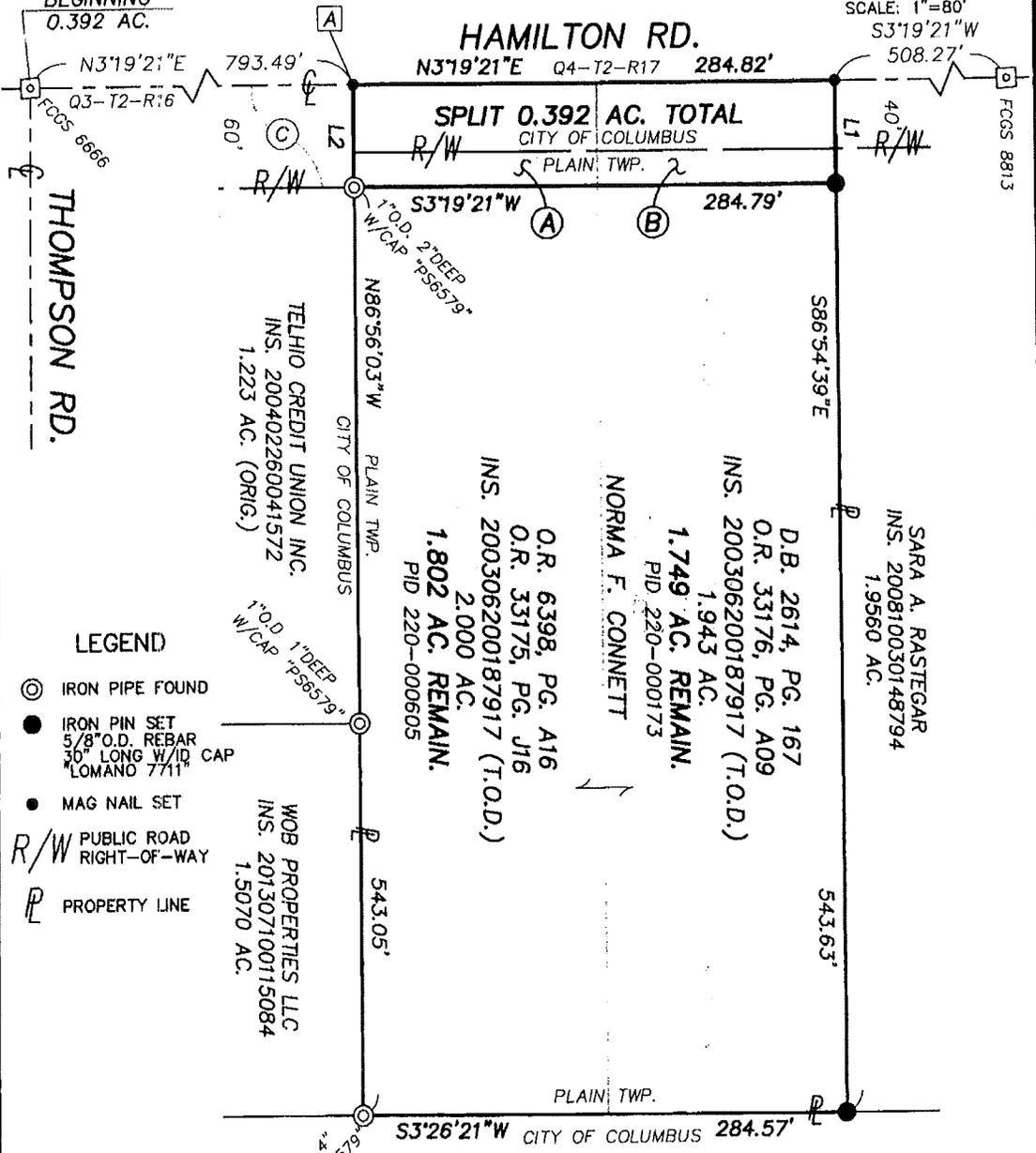
0.075-D
SPLIT
0.199 AC
OUT OF
(220)
000605
&
SPLIT
0.193 AC
OUT OF
(220)
000173

LOT SPLIT SURVEY

QTR. 3, TWP. 2, RNG. 16, U.S.M.L.
PLAIN TOWNSHIP, FRANKLIN CO., OHIO



REFERENCE BEGINNING
0.392 AC.



THOMPSON RD.

HAMILTON RD.

SPLIT 0.392 AC. TOTAL
CITY OF COLUMBUS
PLAIN TWP.

TELHIO CREDIT UNION INC.
INS. 200402260041572
1.223 AC. (ORIG.)

WOB PROPERTIES LLC
INS. 201307100115084
1.5070 AC.

O.R. 6398, PG. A16
O.R. 33175, PG. J16
INS. 200306200187917 (T.O.D.)
2.000 AC.
1.802 AC. REMAIN.
PID 220-000605

NORMA F. CONNETT
O.R. 2614, PG. 167
O.R. 33176, PG. A09
INS. 200306200187917 (T.O.D.)
1.943 AC.
1.749 AC. REMAIN.
PID 220-000173

SARA A. RASTEGAR
INS. 200810030148794
1.9560 AC.

LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN SET
5/8" O.D. REBAR
30" LONG W/ID CAP
LOMAND 7711
- MAG NAIL SET
- R/W PUBLIC ROAD
RIGHT-OF-WAY
- P PROPERTY LINE

TRUE
[A] BEGINNING
0.392 AC.

L1: S86°54'39"E 60.00'
L2: N86°56'03"W 60.00'

BASIS OF BEARING

Bearings hereon are referenced to N3°19'21"E for the centerline of Hamilton Rd., based on measurements between FCGS monuments 6666 and 8813, SPCS Grid, OH S. Zone NAD83 (NSRS 2007).

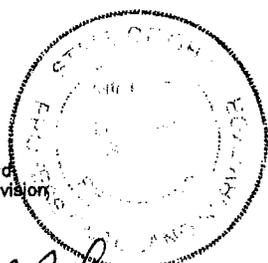
WESTERVILLE
LAND
SURVEYING, LLC

90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209
DRAWING NAME: 14259RW.DWG

This plat is based on the results of an actual field survey performed on the property under my supervision in October, 2014.

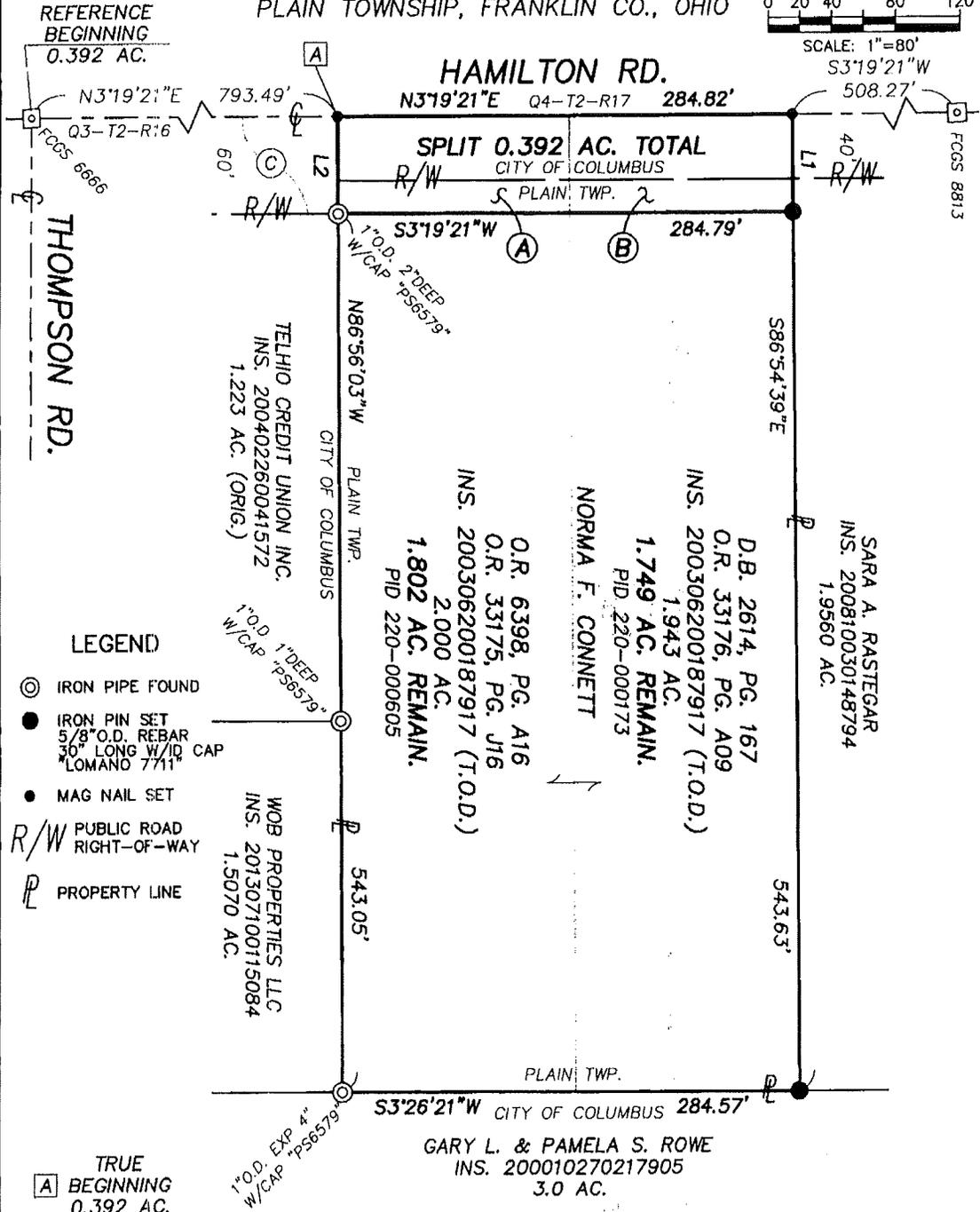
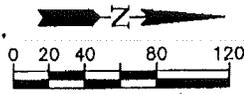
DATE: 10-03-14 REVISED:
JOB No.: 14-259 F.B./PG.: 19/75
CLIENT: MS. NORMA CONNETT
CLIENT P.O.: N/A

BY *Michael P. Lomanto*
OHIO PROFESSIONAL SURVEYOR No. 7711



LOT SPLIT SURVEY

QTR. 3, TWP. 2, RNG. 16, U.S.M.L.
PLAIN TOWNSHIP, FRANKLIN CO., OHIO



- LEGEND**
- ⊙ IRON PIPE FOUND
 - IRON PIN SET
5/8" O.D. REBAR
30" LONG W/ID CAP
LOMAND 7711
 - MAG NAIL SET
 - R/W PUBLIC ROAD
RIGHT-OF-WAY
 - P PROPERTY LINE

TRUE
[A] BEGINNING
0.392 AC.

L1: S86°54'39"E 60.00'
L2: N86°56'03"W 60.00'

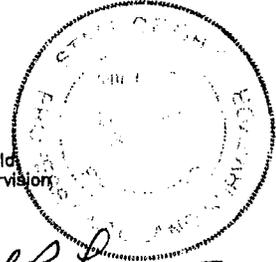
BASIS OF BEARING
Bearings hereon are referenced to N3°19'21"E for the centerline of Hamilton Rd., based on measurements between FCGS monuments 6666 and 8813, SPCS Grid, OH S. Zone NAD83 (NSRS 2007).

WESTERVILLE
LAND
SURVEYING, LLC

90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209
DRAWING NAME: 14259RW.DWG

DATE: 10-03-14 REVISED:
JOB No.: 14-259 F.B./PG.: 19/75
CLIENT: MS. NORMA CONNETT
CLIENT P.O.: N/A

This plat is based on the results of an actual field survey performed on the property under my supervision in October, 2014.



BY Michael P. Lomanno
OHIO PROFESSIONAL SURVEYOR No. 7711



215-017

Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
3.682 +/- ACRES FROM
PLAIN TOWNSHIP
TO THE CITY OF COLUMBUS

Description:

Attached is a resolution to consider the annexation of 3.682-acres, more or less, from Plain Township to the city of Columbus. The petition case number is ANX-EXP1-05-15.

Owner:

Norma F. Connett

Agent:

Daniel K. Balaloski

Site:

5420 North Hamilton Road (Parcel #220-000173 and 220-000605)

Additional Information:

The site shares a contiguous boundary with the city of Columbus of 1,131 feet, totaling 66.7 percent of its perimeter.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.022 of the Ohio Revised Code. The applicant has provided a copy of the Annexation Agreement between Plain Township and the city of Columbus.

Recommendation:

Pending any questions, staff would request your approval of this annexation.

SIGNATURE SHEET

Resolution No. 0184-15

March 03, 2015

**REVIEW OF PETITION TO ANNEX 3.682 +/- ACRES FROM PLAIN
TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-EXP1-05-15**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner John O'Grady:

Voting:

Marilyn Brown, President	Aye
Paula Brooks	Aye
John O'Grady	Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Shannon Z Cross, Clerk
Board of County Commissioners
Franklin County, Ohio

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 12-12-14

RECEIVED

DEC 12 2014

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

December 11, 2014

**PROPOSED ANNEXATION OF 3.682 ACRES
5420 N. HAMILTON ROAD
FROM: PLAIN TOWNSHIP
TO: THE CITY OF COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter 3, Township 2, Range 16, United States Military Lands, and being part of that 2.000 acre (original) tract as described in a deed to Norma F. Connett, of record in Official Record 6398, Page A16 and Official Record 33175, Page J16, and part of that 1.943 acre (original) tract as described in a deed to Norma F. Connett, of record in Deed Book 2614, Page 167, and Official Record 33176, Page A09, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 3.682 acres more particularly described as follows:

Beginning at a point in the southerly line of said 2.000 acre tract, in the easterly right-of-way line of Hamilton Road, 40 feet easterly of centerline, at an angle point in the existing corporation line of the City of Columbus as established by Ordinance Number 0496-2004, of record in Instrument Number 200407190166449;

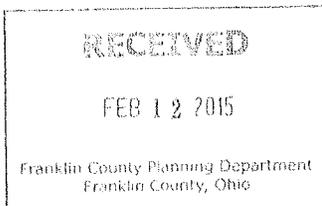
Thence in a northerly direction, a distance of approximately 284 feet, along said easterly right-of-way line and said existing corporation line, through said 2.000 acre and 1.943 acre tracts, to the northerly line of said 1.943 acre tract, the southerly line of that 1.9560 acre tract as described in a deed to Sara A. Rastegar, of record in Instrument Number 200810030148794;

Thence in an easterly direction, a distance of approximately 564 feet, leaving said corporation line, along the northerly line of said 1.943 acre tract and the southerly line of said 1.9560 acre tract, to the northeasterly corner of said 1.943 acre tract, the westerly line of that 3.0 acre tract as described in a deed to Gary L. and Pamela S. Rowe, of record in Instrument Number 200010270217905, the existing corporation line of the City of Columbus as established by Ordinance Number 1419-2009, of record in Instrument Number 201001270010240;

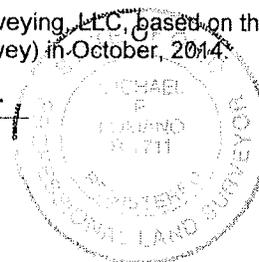
Thence in a southerly direction, a distance of approximately 284 feet, along the easterly lines of said 1.943 acre and 2.000 acre tracts, the westerly line of said 3.0 acre tract and said existing corporation line to the southeasterly corner of said 2.000 acre tract, the northeasterly corner of that 1.5070 acre tract as described in a deed to WOB Properties LLC, of record in Instrument Number 201307100115084, an angle point in said existing corporation line;

Thence in a westerly direction, a distance of approximately 563 feet along the southerly line of said 2.000 acre tract, the northerly line of said 1.5070 acre tract and the northerly line of that 1.027 acre (tax) tract as described in a deed to Telhio Credit Union Inc., of record in Instrument Number 200402260041572, the existing corporation line of the City of Columbus as established by Ordinance Number 1024-98, of record in Instrument Number 199806160148683, to the place of beginning, containing 3.682 acres of land, with 1.814 acres being in tax parcel number 220-000173 and 1.868 acres being in tax parcel 220-000605.

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2014.



by Michael P. Lomano
Michael P. Lomano 12-11-14
Registered Surveyor No. 7711



ANX-EXP1-05-15

ANNEXATION PLAT

FROM PLAIN TWP. TO THE CITY OF COLUMBUS
 QTR. 3, TWP. 2, RNG. 16, U.S.M.L.
 PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO

ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLE, P.E., P.S.
 FRANKLIN COUNTY ENGINEER

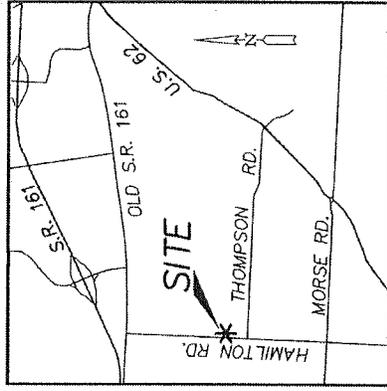
By: SB Date: 12-12-14
 SARA A. RASTEGAR
 INS. 200810030148794
 1.9560 AC.

RECEIVED

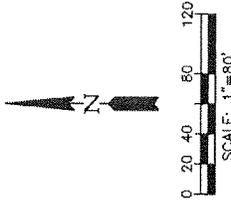
DEC 12 2014

Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

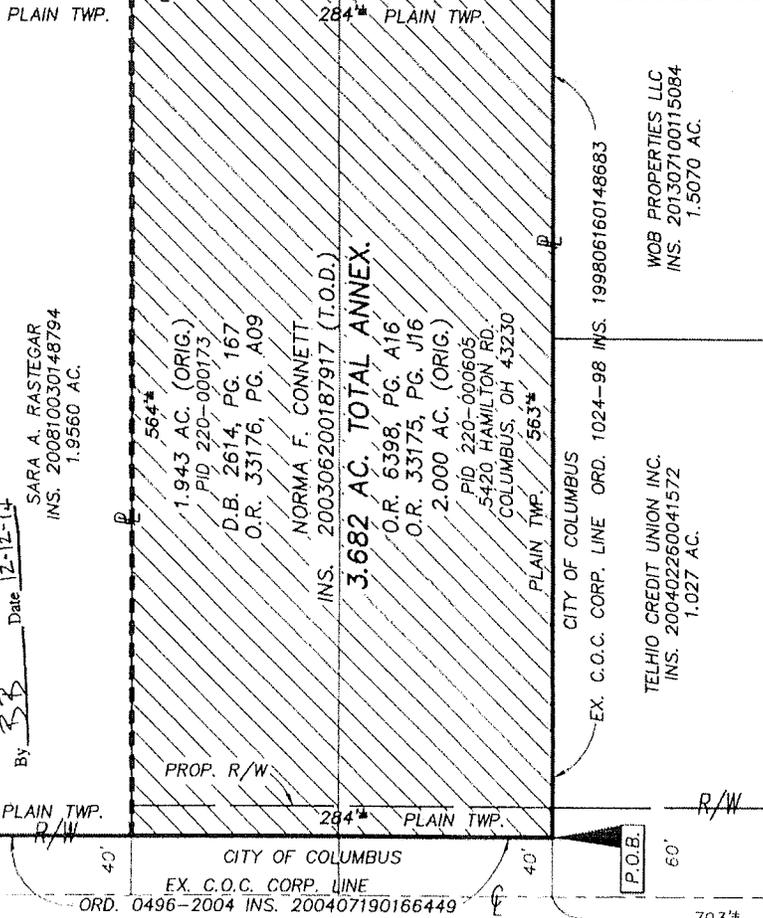
LOCATION MAP
 (NOT TO SCALE)



LAT 40°04'48" N LON 82°50'53" W



GARY L. & PAMELA S. ROWE
 INS. 200010270217905
 3.0 AC.
 EX. C.O.C. CORP. LINE
 ORD. 1419-2009 INS. 201001270010240
 CITY OF COLUMBUS



HAMILTON RD.

BLENDON PARK CONDO.
 C.P.B. 68, PG. 98

BLENDON PARK CONDO.
 11th AMENDMENT
 C.P.B. 78, PG. 8

LEGEND

- = EX. CORP. LINE
- - - = PROPOSED CITY OF COLUMBUS CORP. LINE

DATE: 12/11/14
 JOB No: 14-259
 CLIENT: MS. NORMA F. CONNETT

ANNEXATION ACERAGE
 PID 220-000173: 1.814 AC.
 PID 220-000605: 1.868 AC.
TOTAL: 3.682 AC.

THOMPSON RD.



BY: Michael P. Jones 12-11-14
 OHIO PROFESSIONAL SURVEYOR No. 7711

DRAWING PREPARED BY:
 WESTERVILLE LAND SURVEYING
 90 E. COLLEGE AVE.
 WESTERVILLE, OH 43081
 (614) 899-2209

RECEIVED
 FEB 12 2015
 Franklin County Planning Department
 Franklin County, Ohio
 ANX-EXP1-05-15

ADDRESS OF SUBJECT PROPERTY IS 5420 N. HAMILTON RD., GAHANNA, OH 43230.
 THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.
 TOTAL PERIMETER OF ANNEXATION IS 1695 FT., OF WHICH 1131 FT. IS CONTIGUOUS WITH THE CITY OF COLUMBUS RESULTING IN 66.7% OF PERIMETER CONTIGUITY.

DRAWING NAME: 1259A.DWG

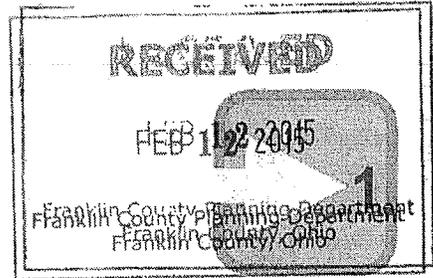


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Annexation Petition

Expedited Type 1
 Consent of all parties



Property Information	
Site Address 5420 North Hamilton Road	
Parcel ID(s) 220-000173 & 220-000605	Total Acreage 3.943 Acres; 3.551 Acres after drop
From Township Plain Township	To Municipality City of Columbus

Property Owner Information	
Name Norma F. Connett	
Address 5420 North Hamilton Road Columbus, Ohio 43230	
Phone # 740-277-9895	Fax #
Email	

Attorney/Agent Information	
Name Daniel K. Balaloski	
Address 5881 Timber Drive ⁶⁹ P.O. Box 171 Columbus, Ohio 43213 Blacklick, OH 43004	
Phone # 614-445-9000	Fax # 614-585-2080
Email dan@ohiolegaladvice.com	

Staff Use Only
Case # ANX-EXP1 05-15
Journal date (next regular session): 2/24/2015
Date filed: 2/12/2015
Fee paid 250.00
Receipt # 1500
<ul style="list-style-type: none"> Notifications not required Service Ord. not required Public hearing not required

Document Submission
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
<input checked="" type="checkbox"/> Legal description of property
<input checked="" type="checkbox"/> Map/plat of property
<input checked="" type="checkbox"/> List of adjacent properties
<input checked="" type="checkbox"/> Certified copy of CEDA or annexation agreement

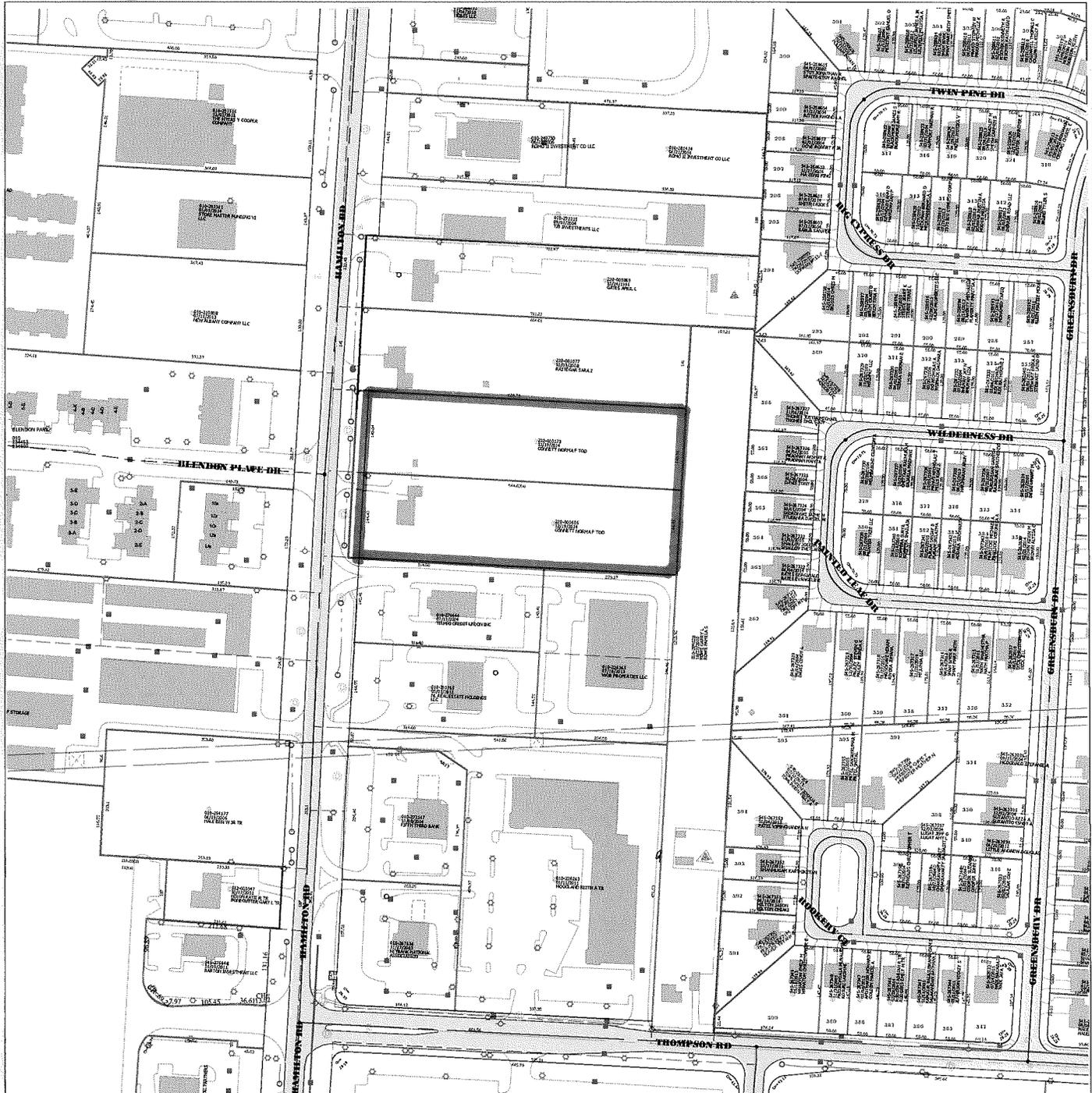
Waiver of Right to Appeal			
The undersigned hereby request/s the Board of County Commissioners follow O.R.C. §709.022 in consideration of this petition.			
WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS.			
THERE IS ALSO NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR IN EQUITY.			
	1-2-15	_____	_____
Property Owner Norma F. Connett	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15



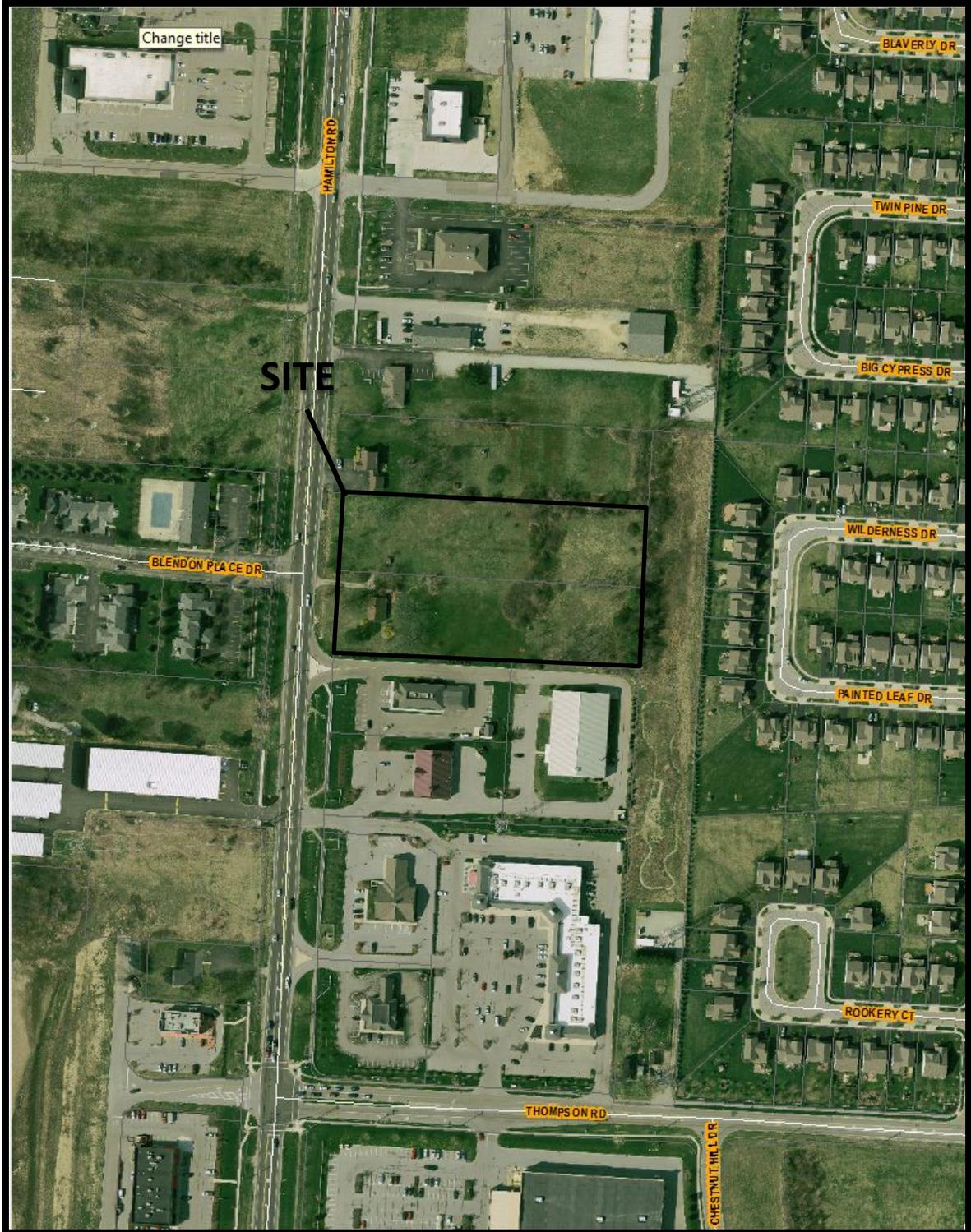
Disclaimer

215-017

Scale = 250



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



Z15-017
5420 Hamilton Road
Approximately 3.55 acres
R (pending) to CPD