

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 #: 215-021
Date Received: 3/31/15
Application Accepted By: ET Fee: \$3520
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4580 Alkire Road Zip 43228

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 570-163184

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Westland Area Commission

Proposed Use or reason for rezoning request: Small building addition

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.229

[Columbus City Code Section 3309.14]

APPLICANT:

Name Certified Oil 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 Certified Oil 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

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

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 Certified Oil Company by Dave B. Perry, Agent

PROPERTY OWNER SIGNATURE Certified Oil Company by Dave B. Perry, Agent

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

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-021

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 4580 Alkire Road

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) 7/27/15

(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) Certified Oil Company c/o Dave Perry
David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Certified Oil Company c/o Dave Perry
(614) 228-1727

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

(5) Westland Area Commission
c/o Mike McKay
6336 Clover Meadow Court
Galloway, OH 43119

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
N/A

My Commission Expires:

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
4580 Alkire Road
Z15- 021
March 29, 2015

APPLICANT

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

PROPERTY OWNER

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

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Westland Area Commission
c/o Mr. Mike McKay
6336 Clover Meadow Court
Galloway, OH 43119

PROPERTY OWNERS WITHIN 125 FEET

Scott D. Smith & Rebecca J. Smith
4731 Albrook Dr.
Columbus, OH 43228

Westbrook Village Homeowners Assn.
Massa Realty
9011 Heritage Dr.
Plain City, OH 43064

Trisha C. Ayala
4718 Hobson Dr.
Columbus, OH 43228

David Beals & Barbara Beals
4716 Hobson Dr.
Columbus, OH 43228

Valeria Carpenter
Carl Carpenter
414 County Road 54
Kitts Hill, OH 45645

Diana L. Compton
4712 Hobson Dr.
Columbus, OH 43228

Eileen Castle
4710 Hobson Dr.
Columbus, OH 43228

Molly J. Coombs
4699 Hobson Dr.
Columbus, OH 43228

Jonathon M. Lockhart
4701 Hobson Dr.
Columbus, OH 43228

Charles N. Anderson
4711 Shalers Dr.
Columbus, OH 43228

Kimberly Sparks
4705 Hobson Dr.
Columbus, OH 43228

James Ayers
4707 Hobson Dr.
Columbus, OH 43228

James R. Dixon
4564 Dungannon Dr.
Grove City, OH 43123

Matthew C. White
James C. Billingsley, Jr.
4580 Dungannon Dr.
Grove City, OH 43123

4580 Alkire Road
Z15- 021
Exhibit A, Public Notice
Page 1 of 2, 3/29/15

Brittany E. Harnish
4588 Dungannon Dr.
Grove City, OH 43123

Brian S. Malechowski
Billie J. Malechowski
4596 Dungannon Dr.
Grove City, OH 43123

Gary L. Reeder & Linda J. Reeder
4604 Dungannon Dr.
Grove City, OH 43123

Heu Sreng
4612 Dungannon Dr.
Grove City, OH 43123

Alkire Park Condominium Association
2000 Kyger Drive
Columbus, OH 43228

Oscar D. Shortridge
Lisa A. Shortridge
4572 Dungannon Dr.
Grove City, Oh 43123

ALSO NOTIFY

Mr. Richard Schulze
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Mr. Don Glenn
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Mr. Nick Lacaillade
Certified Oil Company
949 King Avenue
Columbus, OH 43212

Mr. Keith Cheney
Certified Oil Company
949 King Avenue
Columbus, OH 43212

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 #

215-021

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. Certified Oil Company 949 King Avenue Columbus, OH 43212 # Columbus based employees: 135 Contact: Richard Schulze (614) 421-7500</p>	<p>2.</p>
<p>3.</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.

Notary Seal Here



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

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Please make all checks payable to the Columbus City Treasurer

DEVELOPMENT PLAN
COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 4580 Alkire Road, Columbus, OH 43123
PID: 570-163184
AREA: 1.229 ac
EXISTING ZONING: CPD (Z99-056)
PROPOSED DISTRICT: CPD, Commercial Planned Development District
APPLICANT/OWNER: Certified Oil Company c/o Dave Perry, David Perry Company, Inc., 145 E. Rich Street, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 145 E. Rich Street, FL 3, Columbus, Ohio 43215.
DATE OF TEXT: March 31, 2015
APPLICATION NUMBER: Z15-024

1. INTRODUCTION: The subject site is 1.229 acres more particularly identified in the legal description submitted as part of this Rezoning Application. The site is developed with a gas station and convenience store. The 1.229 acre site was rezoned (Z99-056) in 1999 to CPD to permit the development of a gas station and convenience store. The 1999 rezoning is conditioned on a site plan and specifically limits the total area of the convenience store to 2,772 SF. Applicant proposes to build a 350 SF addition on the east side of the building to relocate interior bathrooms. Existing bathroom area in the existing convenience store will be used for remodeling the interior of the store consistent with corporate remodeling and upgrading of the interior of company convenience stores. The addition is a minor addition of SF that remains in compliance with perimeter setbacks established with the 1999 rezoning. The total new store area will be 3,130 SF. The Site Plan titled "Site Development Plan, 4580 Alkire Road", hereafter "Site Plan", dated _____, is submitted as the site plan.

2. PERMITTED USES: Except as otherwise specified in this CPD Text, the permitted uses shall be a gasoline service station and convenience store, developed in substantial accordance with the submitted Site Plan.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, which shall only be applicable for the gas station and convenience store, 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.

Use of the site as a gas station and convenience store shall be as depicted on the submitted Site Plan. Setbacks are depicted on the Site Plan, and, specifically, there shall be a 25 foot building setback and 20 foot pavement setback along and adjacent to the north and east property lines.

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

1. Vehicular access and parking shall be as depicted on the Site Plan.

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

1. Landscaping shall be as depicted on the Site Plan.

2. A 3 foot tall landscape mound shall be maintained along the northeast side of this development, as it relates to the building, and will extend around to the north side of the development to screen the canopy. Landscaping shall consist of grass and mulch, Burning Bush, Colorado Blue Spruce and Sugar Tyme Crab trees, or comparable plant material.

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

1. The convenience store building shall be a maximum of 3,130 SF.

2. 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.

3. The canopy height shall be restricted to a maximum of twenty-five (25) feet in height. The lighting utilized with the canopy will be recessed lighting. The square footage of the canopy will be no greater than 5,200 square feet.

4. Building height shall be restricted to an absolute maximum of thirty-five (35) feet. The square footage of the building will be no greater than 2,772 square feet.

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

The dumpster location is depicted on the Site Plan. The depicted location is the only location a dumpster shall be placed and kept.

2. There shall be no outdoor displays of merchandise.

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 at the northeast corner of Holt Road and Alkire Road. The site is developed with a gas station and convenience store.

2. Existing Land Use: The site is developed with a gas station and convenience store.

3. Circulation: Vehicular access will be via existing full-turning movement curbcuts on Alkire and Holt Roads, as depicted on the Site Plan.

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

5. Visibility: The site is visible from both Alkire Road and Holt Road.

6. Existing and Proposed Development: Retail gas station and convenience store.

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.

Section 3312.21(D), Landscaping and Screening, to not require headlight screening along public streets, as required by a 2010 code revision, after the parking areas were built. No change is being made to the existing parking.

I.) Miscellaneous commitments.

Development of the site shall be in accordance with the Site Plan titled "Site Development Plan, 4580 Alkire 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

Z15-021
4580 Alkire Road
Legal Description, 1.229 +/- acres

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

Being in Survey No. 1389, Virginia Military Lands, and being out of that tract of land conveyed to Marguerite L. Bettinger, of record in Deed Book 2535, page 305, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a spike at the point of intersection of the centerline of Alkire Road with the westerly line of said Bettinger Tract, the same being in the westerly line of Jackson Township and in the easterly line of Prairie Township, said spike also being located 17.55 feet easterly from, as measured along the centerline of said Alkire Road, the centerline intersection of said Alkire Road with Holt Road, said spike also being at a southeasterly corner of that 40.009 acre tract of land described in deed to Gebhard W. Keny, of record in Deed Book 2945, page 625, Recorder's Office, Franklin County, Ohio; thence, from said spike N 8° 15' W, with the westerly line of said Bettinger Tract, with the westerly line of said Jackson Township, with the easterly line of said Prairie Township, and with the easterly line of said 40.009 acre tract, a distance of 251.65 feet to an iron pin, located 240.00 feet northerly from, as measured at right angles, the centerline of said Alkire Road; thence N 64° 15' E, parallel with and 240.00 feet northerly from, as measured at right angles, the centerline of said Alkire Road, a distance of 194.33 feet to an iron pin; thence S 25° 45' E, a distance of 240.00 feet to a P.K. nail in the centerline of said Alkire Road; and thence S 64° 15' W, with the centerline of said Alkire Road, a distance of 270.00 feet to the point of beginning and containing 1.279 acres of land, more or less. Subject to all rights-of-way, easements, and restrictions, if any, of record, and all legal highways.

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

Being in Survey No. 1389, Virginia Military Lands, and being out of that tract of land conveyed to Marguerite L. Bettinger, of record in Deed Book 2535, page 305, Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning, for reference, at a spike at the point of intersection of the centerline of Alkire Road with the westerly line of said Bettinger Tract, the same being the westerly line of Jackson Township and in the easterly line of Prairie Township, said spike also located 17.55 feet easterly from, as measured along the centerline of said Alkire Road, the centerline intersection of said Alkire Road with Holt Road, said spike also being at the southeasterly corner of that 40.009 acre tract of land described in deed to Gebhard W. Keny, of record in Deed Book 2945, page 625, Recorder's Office, Franklin County, Ohio; thence, from said spike at the reference point of beginning, N 64° 15' E, with the centerline of said Alkire Road, a distance of 270.00 feet to a P.K. nail at the true point of beginning; thence, from said true point of beginning, N 25° 45' W, a distance of 240.00 feet to an iron pin; thence

N 64° 15' E, parallel with and 240.00 feet northerly from, as measured at right angles, the centerline of said Alkire Road, a distance of 100.00 feet to an iron pin; thence S 25° 45' E, a distance of 240.00 feet to a P.K. nail in the centerline of said Alkire Road, thence S 64° 15' W, with the centerline of said Alkire Road, a distance of 100.00 feet to the true point of beginning and

containing 0.551 acre of land, more or less. Subject to all rights-of-way, easements, and restrictions, if any, of record, and all legal highways.

LESS: 0.596 AC. RIGHT-OF-WAY

DESCRIPTION OF 0.596 ACRE AT N.W. CORNER OF HOLT ROAD & ALKIRE ROAD, COLUMBUS, OHIO CONVEYED BY CERTIFIED OIL CORPORATION FOR R/W

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 1389, and being portions of the following two (2) tracts of land:

1. 0.481 acre out of a 1.274 acre tract conveyed as Parcel I to Certified Oil Corporation by deed of record in Instrument 200001310020907, Recorder's Office, Franklin County, Ohio, and
2. 0.115 acre out of a 0.551 acre tract conveyed as Parcel II to Certified Oil Corporation by deed of record in Instrument 200001310020907, Recorder's Office, Franklin County, Ohio,

all bounded and described as follows:

Beginning at Franklin County Monument No. 4432 found at an angle point in the centerline of Alkire Road (80 feet side) at its intersection with the centerline (to the north) of Holt Road (80 feet wide), in the west line of said Virginia Military Survey No. 1389, at the southwest corner of said 1.274 acre tract and at the northwest corner of a 2.405 acre tract of land conveyed to City of Columbus, Ohio, for Alkire Road and Holt Road right-of-way purposes by deed of record in Official Record 26704, Page A 19, Recorder's Office, Franklin County, Ohio, said monument being 17.5 feet easterly by perpendicular measurement from the centerline (to the south) of Holt Road;

thence N 0° 26' 31" W along the centerline of Holt Road, along a portion of the west line of said Virginia Military Survey No. 1389 and along a west line of said 1.274 acre tract a distance of 31.45 feet to a point in the existing north right-of-way line of Alkire Road, at a corner of said 1.274 acre tract and at the southwest corner of a 0.005 acre tract of land conveyed to City of Columbus, Ohio, for Holt Road right-of-way purposes by deed of record in Official Record 29499, Page H 20, Recorder's Office, Franklin County, Ohio;

thence N 72° 04' 03" E along the existing north right-of-way line of Alkire Road, along a line of said 1.274 acre tract, along the south line of said 0.005 acre tract and parallel with and 30.00 feet northerly by perpendicular measurement from the centerline of Alkire Road and from the south line of said 1.274 acre tract a distance of 16.91 feet to a point at a corner of said 1.274 acre tract and at the southeast corner of said 0.005 acre tract;

thence N 34° 16' 47" W along a line of said 1.274 acre tract and along the northeast line of said 0.005 acre tract a distance of 28.96 feet to a point in the centerline of Holt Road, in the west line of said Virginia Military Survey No. 1389, at a corner of said 1.274 acre tract and at the northernmost corner of said 0.005 acre tract;

thence N 0° 26' 31" W along the centerline of Holt Road, along a portion of the west line of said Virginia Military Survey No. 1389 and along a west line of said 1.274 acre tract a distance of 191.04 feet to a ¾-inch I.D. iron pipe found at the northwest corner of said 1.274 acre tract and at the southwest corner of a 1.337 acre tract of land conveyed to City of Columbus, Ohio, for Holt Road right-of-way purposes by deed of record in Official Record 29304, Page J 03, Recorder's Office, Franklin County, Ohio;

thence N 72° 04' 03" E along a portion of the north line of said 1.274 acre tract, and along the south line of said 1.337 acre tract a distance of 41.94 feet to a ¾-inch I.D. iron pipe set in the east right-of-way line of Holt Road, at the southeast corner of said 1.337 acre tract and at a southwest

corner of an original 52.049 acre tract of land conveyed to the Qualstan Corporation by deed of record in Instrument 199707160048103, Recorder's Office, Franklin County, Ohio;

thence S 0° 26' 31" E parallel with and 40.00 feet easterly by perpendicular measurement from the centerline of Holt Road, from the west line of said Virginia Military Survey No. 1389 and from a west line of said 1.274 acre tract a distance of 184.21 feet to a ¾-inch I.D. iron pipe set;

thence S 54° 11' 14" E a distance of 17.74 feet to a ¾-inch I.D. iron pipe set;

thence N 72° 04' 03" E parallel with and 50.00 feet northerly by perpendicular measurement from the centerline of Alkire Road, from the north line of said 2.405 acre tract, from the south line of said 1.274 acre tract and from the south line of said 0.551 acre tract a distance of 297.31 feet to a ¾-inch I.D. iron pipe set in the east line of said 0.551 acre tract and in a west line of Alkire Park Condominium platted out of said original 52.049 acre tract and recorded in Condominium Plat Book 76, Pages 88, 89, 90 and 91, and in Instrument 199803090053751, Recorder's Office, Franklin County, Ohio (passing a point in the east line of said 1.274 acre tract and in the west line of said 0.551 acre tract at 197.31 feet);

thence S 17° 55' 57" E along a portion of the east line of said 0.551 acre tract and along a portion of a west line of said Alkire Park Condominium a distance of 50.00 feet to a P.K. Nail found in the centerline of Alkire Road, in the north line of said 2.405 acre tract and at the southeast corner of said 0.551 acre;

thence S 72° 04' 03" W along the centerline of Alkire Road, along a portion of the north line of said 2.405 acre tract, along the south line of said 0.551 acre tract and along the south line of said 1.274 acre tract a distance of 370.00 feet to the place of beginning (passing a point at the southwest corner of said 0.551 acre tract and at the southeast corner of said 1.274 acre tract at 100.00 feet);

containing 0.596 acre of land more or less for right of way.

Site area: 1.229 +/- acres



City of Columbus Zoning Plat

215-021



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 570163184

Zoning Number: 4580

Street Name: ALKIRE RD

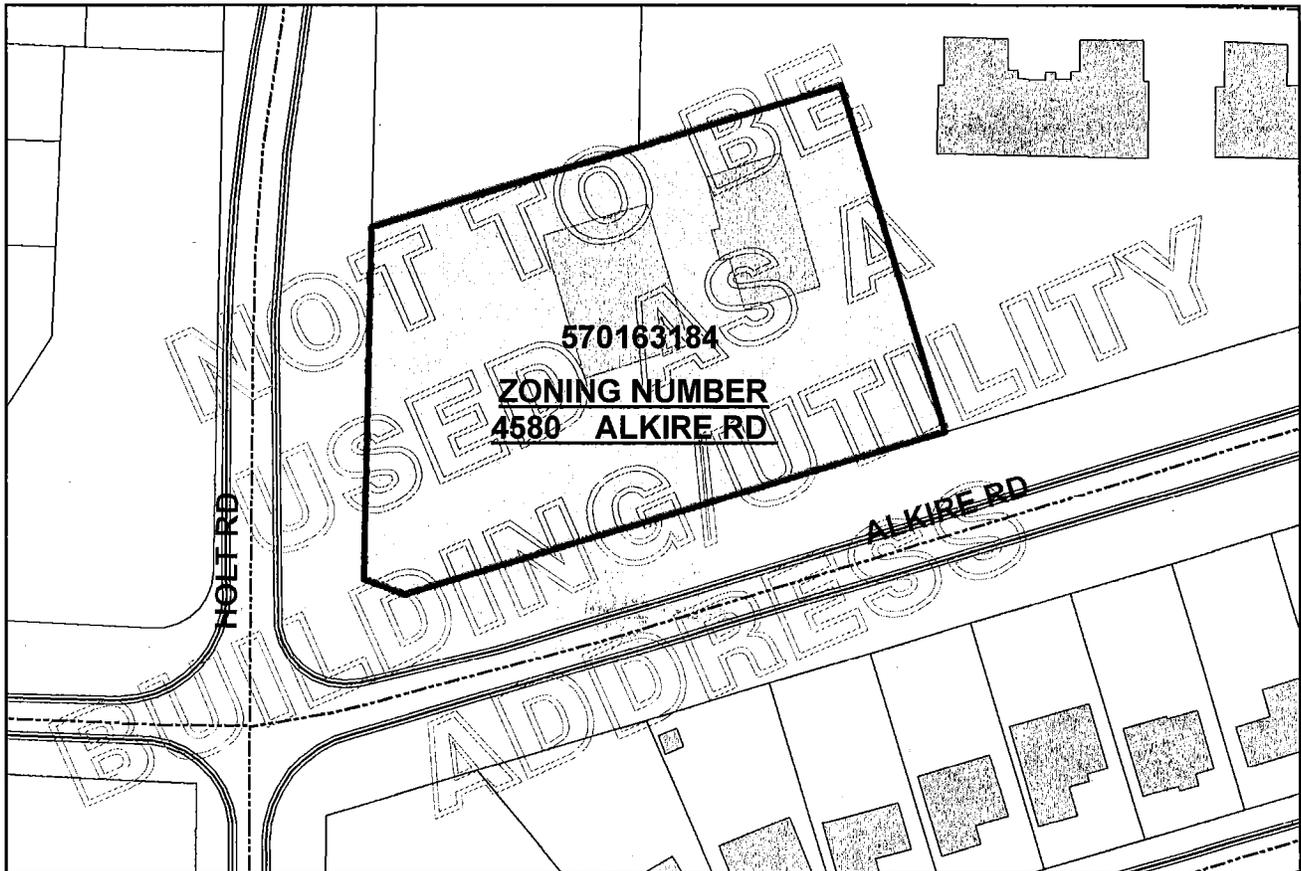
Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: *Edyana Williams*

Date: 3/23/2015



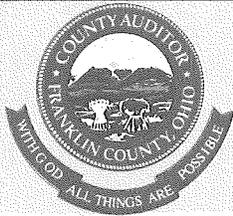
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 30211

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



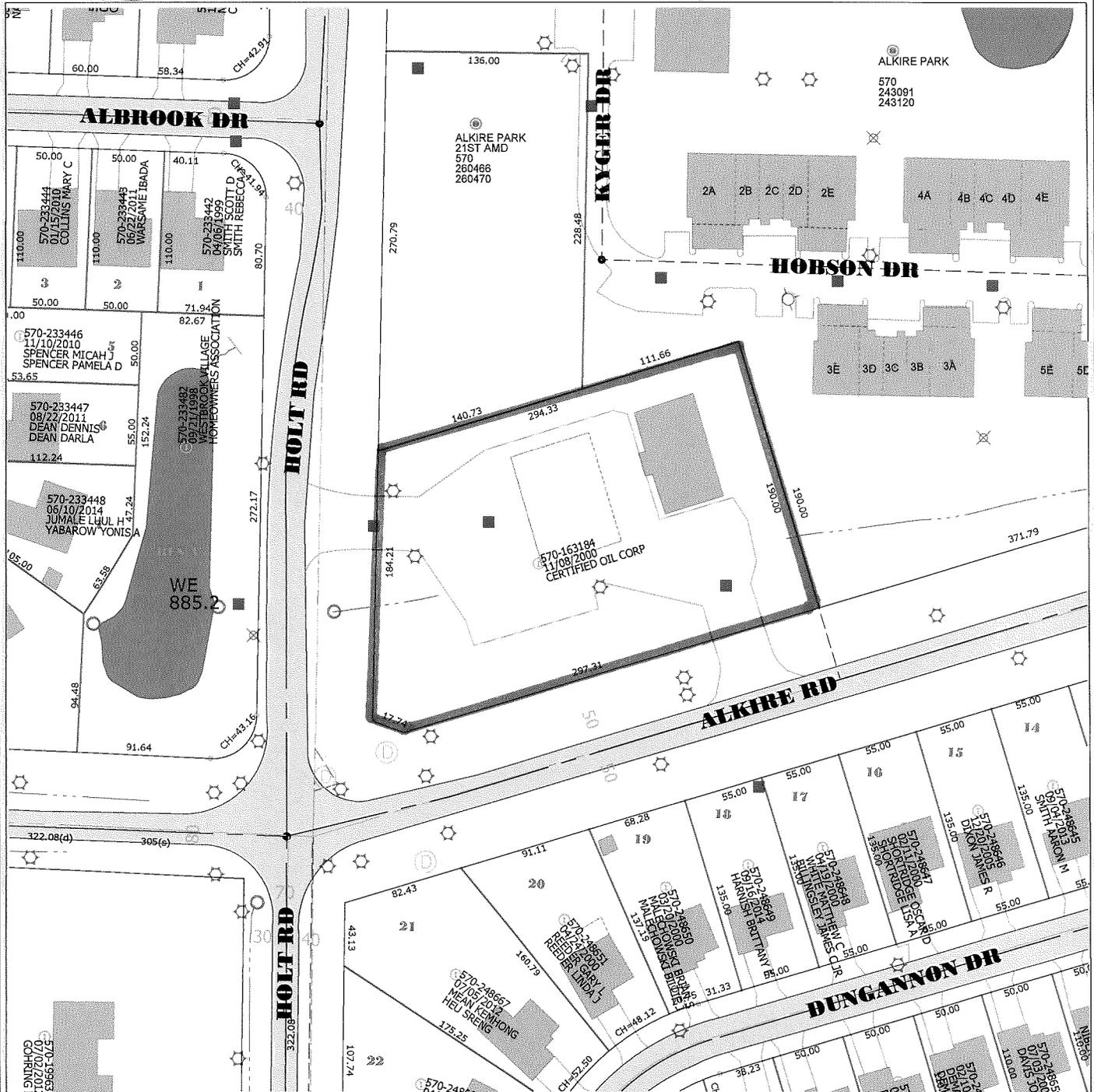
215-021



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/12/15



Disclaimer

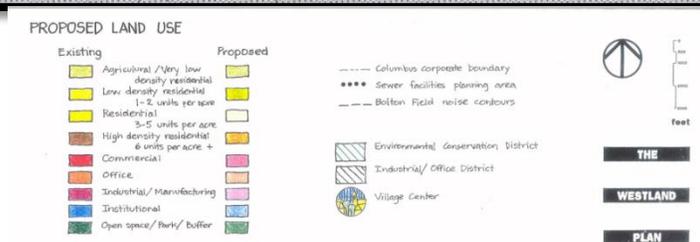
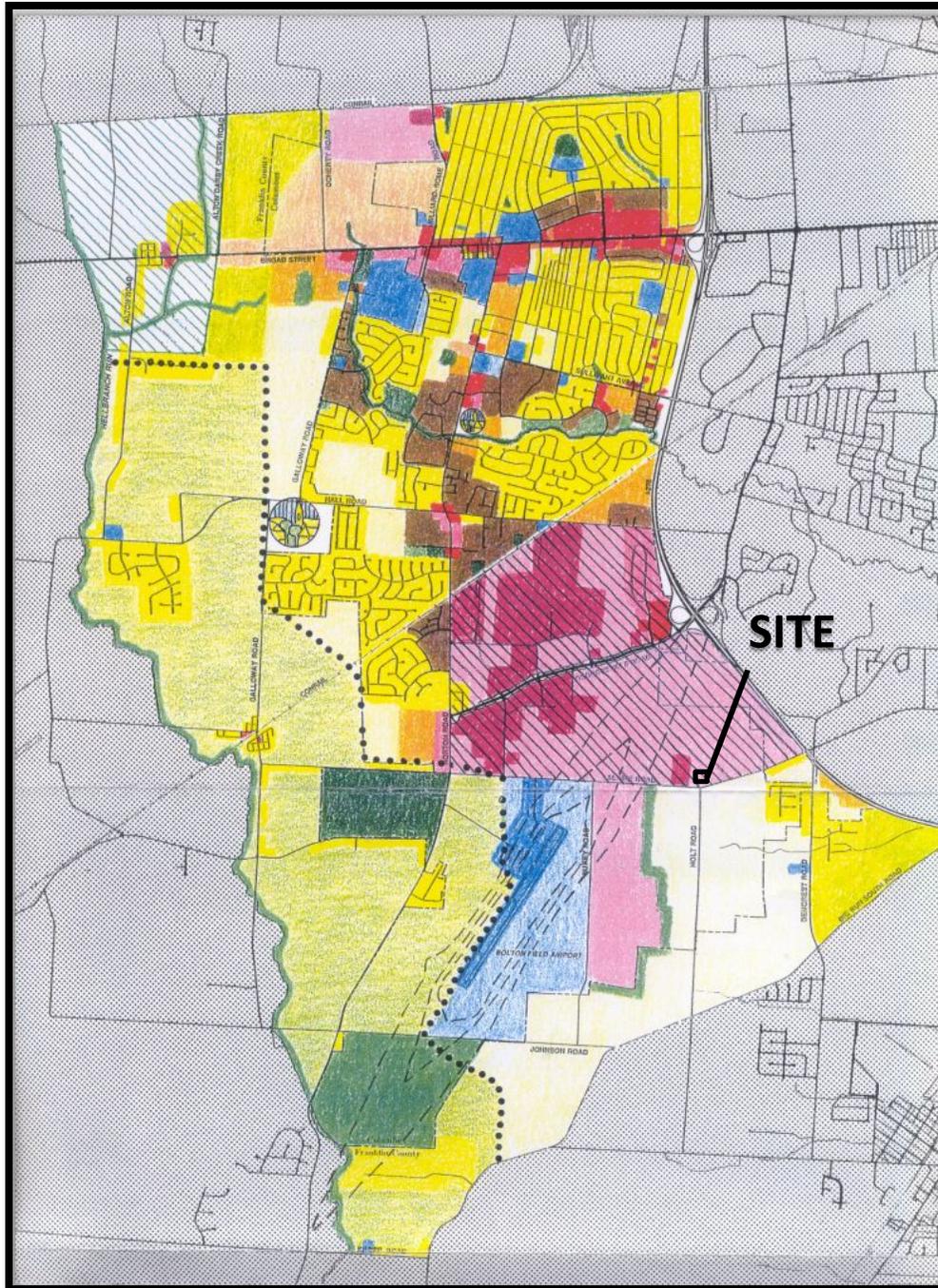
Scale = 100



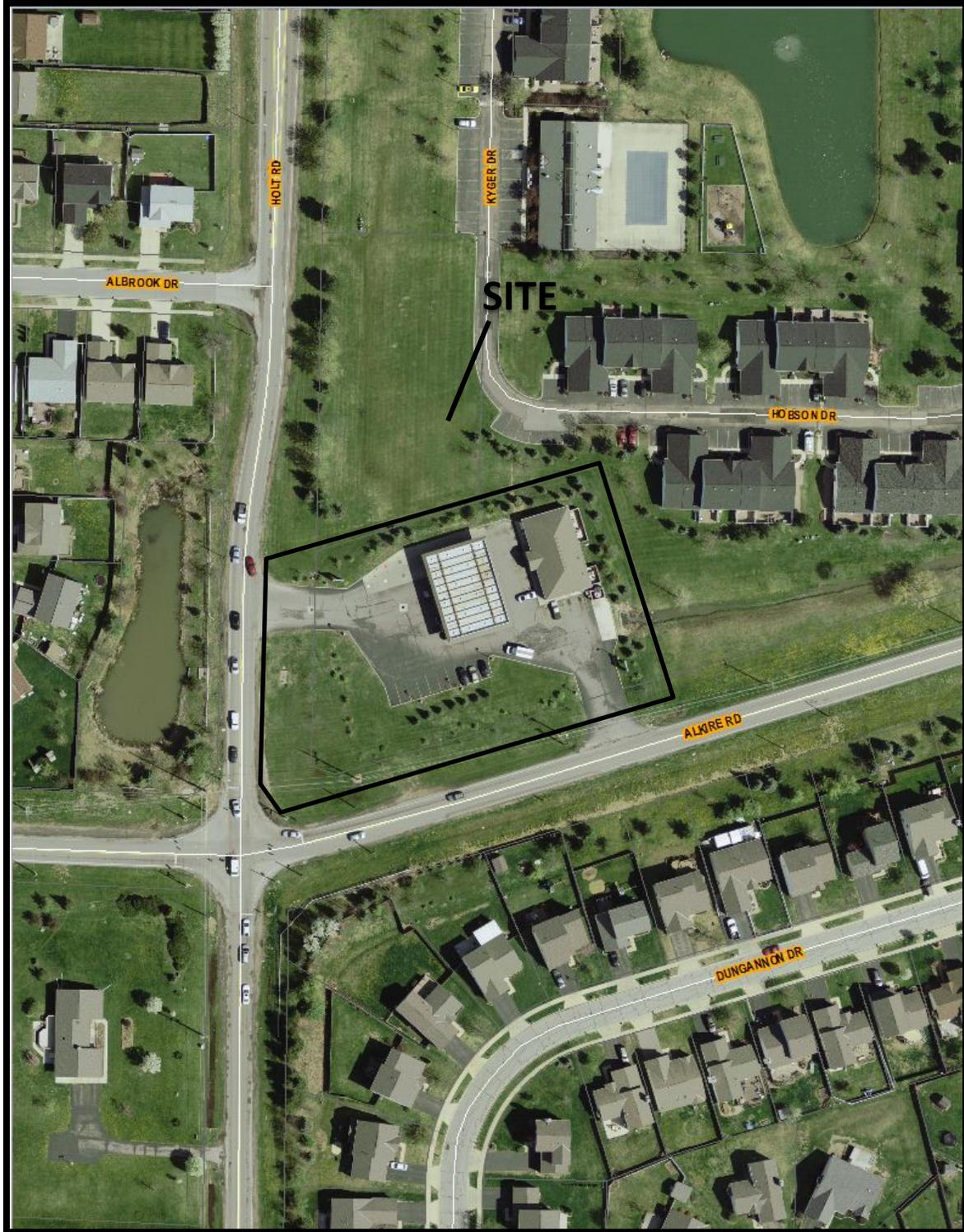
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



Z15-021
4580 Alkire Road
Approximately 1.23 acres
CPD to CPD



Z15-021
4580 Alkire Road
 Approximately 1.23 acres
Westland Area Plan (1994)



Z15-021
4580 Alkire Road
Approximately 1.23 acres
CPD to CPD