



VILLAGE OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 34 - 20

PASSED: September 14, 2020

AN ORDINANCE APPROVING THE FINAL PLAT FOR SECTION 2 PHASE 2B OF THE BIXBY GROVE SUBDIVISION

WHEREAS, Bixby Grove is an existing residential subdivision within the corporate limits of the Village of Obetz; and,

WHEREAS, the Bixby Grove subdivision is zoned Planned Unit Development (PUD) and has been developed in phases; and,

WHEREAS, the Planning and Zoning Commission has reviewed the Final Plat for Section 2 Phase 2B as required by law, and determined that the Final Plat complies with the Preliminary Plat and Final Development Plan; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the Final Plat for Section 2 Phase 2B at its September 9, 2020 meeting;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO THAT:

Section 1. The Final Plat for Section 2 Phase 2B of the Bixby Grove subdivision, attached hereto as Exhibit A and incorporated by reference, is hereby approved.

Section 2. This Ordinance shall take effect at the earliest time permitted by law.

Passed this 14 day of September, 2020.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

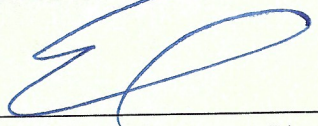
Angela M. Kirk
Angela M. Kirk, Mayor

Michael R. Flaherty
Michael Flaherty, Council President Pro Tem

ORDINANCE: 34 - 20

PASSED: September 14, 2020

APPROVED AS TO FORM



Stephen J. Smith, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 34 - 20 was duly posted at 4:00pm (time) on the 15 day of September, 2020, at the ~~Obetz Government Center, Obetz Community Center, and Obetz Athletic Club,~~ as well as on the Obetz website.

closed due to pandemic

Stacey Boumis

Stacey Boumis, Clerk

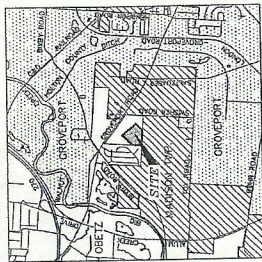
9/15/20

Date



BIXBY GROVE

SECTION 2 PHASE 2B



VICINITY MAP
NOT TO SCALE

DEVELOPER:
MARCONA HOMES, INC. OF OHIO
1500 LARK STONE DRIVE
GROVE CITY, OHIO 43123
(614) 274-9775

PARCEL NUMBER BREAKDOWN:
200-00185 - 8.800 ACRES

NOTES:
NO DETERMINATION HAS BEEN MADE BY THE DEVELOPER OR ENGINEER AS TO WHETHER OR NOT THE DEVELOPMENT OR ANY PART THEREOF IS LOCATED IN A FLOOD HAZARD AREA THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE FINAL PLAT OF BIXBY GROVE, SECTION 2 PHASE 2B SUBDIVISION DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

THIS SITE IS IN FLOOD ZONE 1, AREA OF MINIMAL FLOOD HAZARD OF THE FLOOD INSURANCE RATE MAP, NUMBER 38040M01K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

BASE OF BEARINGS:
ALL BEARINGS ARE BASED ON THE GRID BEARING OF NORTH 00° 00' 00" EAST, ALONG THE LINE COMMON TO SECTIONS 29 AND 30 (T14N, R24W) FROM THE GROUND STATION IN GROVE CITY, OHIO. ALL BEARINGS ARE TO BE PLACED WITHIN THE NETWORK OF GPS MONUMENTS TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:
— PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
— IRON PIN SET (5/8 INCH REBAR WITH STATITE CAP)
— COTTON GUN SPIKE SET

CERTIFICATION:
I, THE UNDERSIGNED, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE MEASUREMENTS, MONUMENTATIONS TO BE PLACED UPON COMPLETION OF THE FOLLOWING SUBDIVISION TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:
— PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
— IRON PIN SET (5/8 INCH REBAR WITH STATITE CAP)
— COTTON GUN SPIKE SET



STANTEC CONSULTING SERVICES INC.

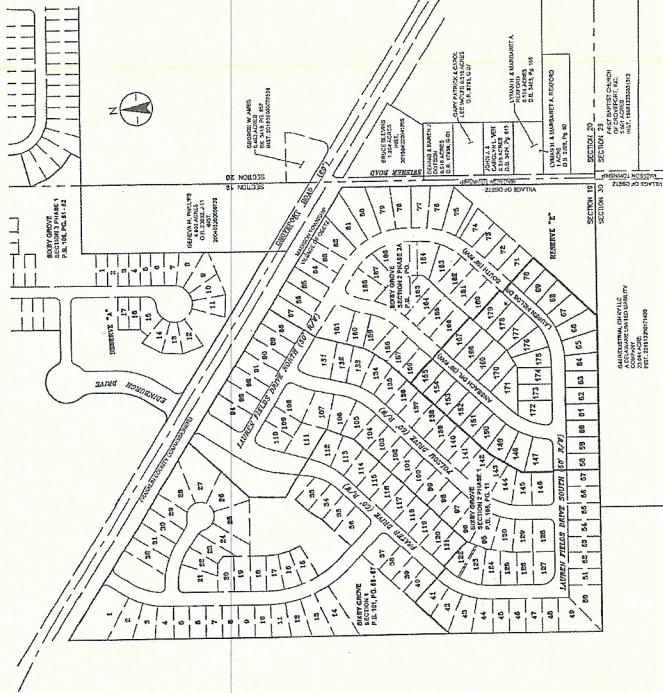
MICHAEL P. BECKOOK
PROFESSIONAL SURVEYOR NO. 84711
DATE: _____

PREPARED BY:



1500 LARK STONE DRIVE
GROVE CITY, OHIO 43124
(614) 446-4500
FAX (614) 446-1087

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BACKGROUND MAP
SCALE: 1"=200'

ACREAGE BREAKDOWN:
TOTAL ACREAGE: 8.800 ACRES
ACREAGE IN PUBLIC RIGHT-OF-WAY: 1.465 ACRES
TOTAL NUMBER OF LOTS: 35 LOTS

BUILDING SETBACKS:
MIN. FRONT YARD: 5 FT.
MIN. SIDE YARD: 5 FT.
MIN. REAR YARD: 35 FT.

STATEMENT IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF GRETZ, AND LYING IN SECTION 19, TOWNSHIP 11 NORTH, RANGE 2 WEST, CONCESSIONS LANDS, CONTAINING 8.800 ACRES OF LAND, MORE OR LESS, TO MARCONA HOMES, INC. OF OHIO, AN OHIO CORPORATION OF RECORD, IN INSTRUMENT NUMBER 2004110028994, RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

MARCONA HOMES, INC. OF OHIO, AN OHIO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE ACTUAL SURFACE OF THE LAND AND DOES HEREBY ACCEPT THIS PLAT OF SAID LAND AND DEDICATE TO PUBLIC USE, AS SHOWN THROUGHOUT THIS PLAT, ALL OF THE DRIVES SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE GASLINE, AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LOTS, AND FOR STORM WATER DRAINAGE.

NO ENCROACHMENTS, ERECTIONS, OR OTHER IMPROVEMENTS SHALL BE MADE ON THE VILLAGE OF GRETZ FOR AND HOLD IN FUTURE FROM ANY AGRICULTURAL, RECREATIONAL, OR INDUSTRIAL USE ASSESSMENT OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEPICTED HEREIN WHICH RESULT FROM GRANTEE'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, TODD LUPPITZ, DIVISION MANAGER, FOR MARCONA HOMES, INC. OF OHIO, AN OHIO CORPORATION, HAS HEREON SET HIS HAND AND SEAL THIS DAY OF May, 2020.

MARCONA HOMES, INC. OF OHIO
An Ohio Corporation
TODD LUPPITZ
DIVISION MANAGER

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Gretz
Gretz
Gretz
Gretz

STATE OF OHIO
COUNTY OF PICKAWAY
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME TODD LUPPITZ, DIVISION MANAGER, FOR MARCONA HOMES, INC. OF OHIO, AN OHIO CORPORATION, AND HE acknowledged to me his voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIRMED BY OFFICIAL SEAL THIS 27 DAY OF May, 2020



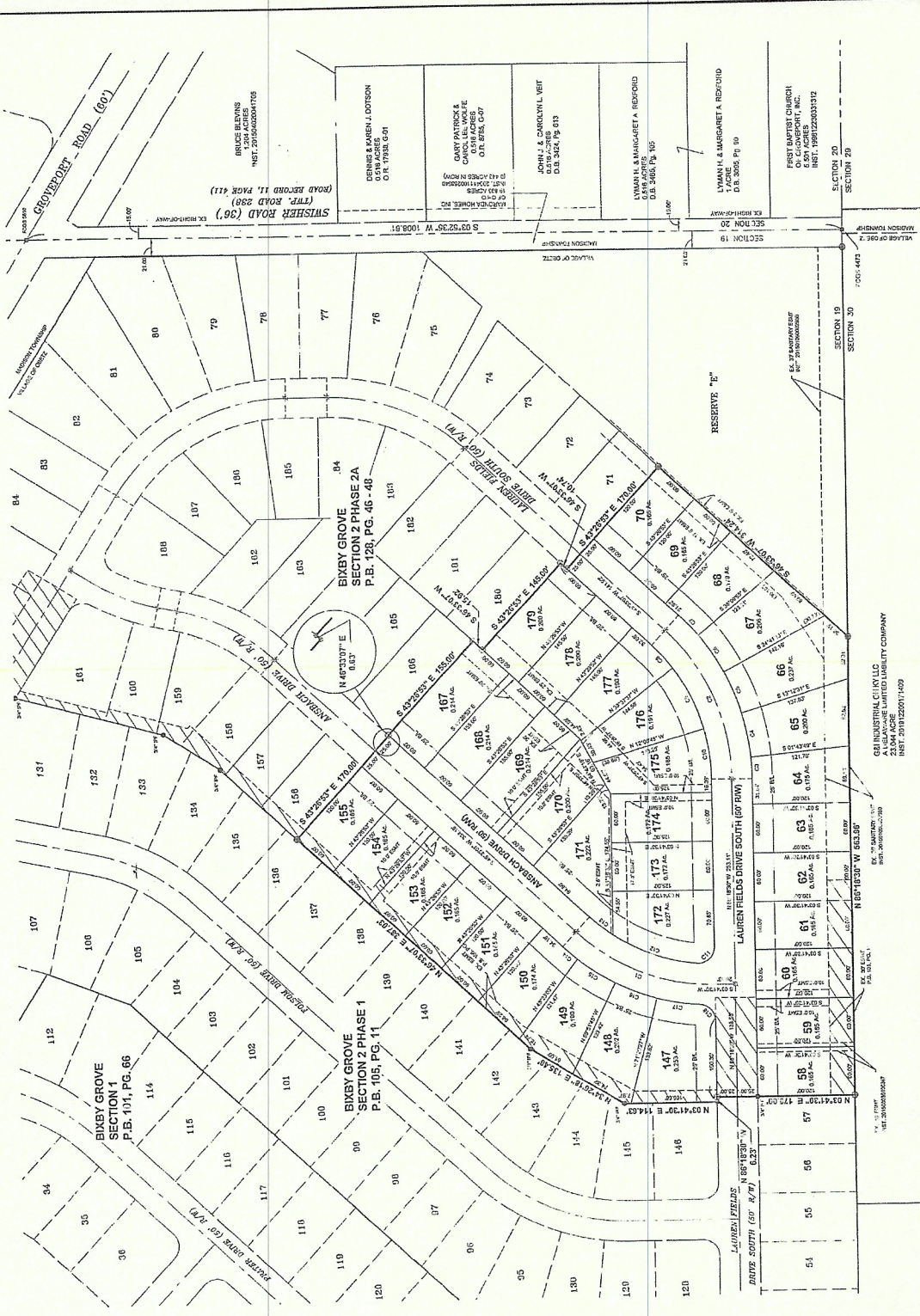
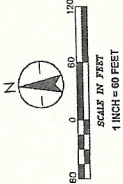
APPROVED THIS _____ DAY OF _____ 2020
REVIEWED BY:
ENGINEER
FOR THE VILLAGE OF GRETZ

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2020 AT _____ M
WHEN THE PLAT HEREON WAS ACCEPTED AS SUCH BY THE VILLAGE OF GRETZ, OHIO.

VILLAGE ADMINISTRATOR _____ VILLAGE MANOR _____ VILLAGE TREASURER _____

TRANSFERRED THIS _____ DAY OF _____ 2020
AUDITOR, FRANKLIN COUNTY, OHIO
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

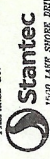
FILED FOR RECORD THIS _____ DAY OF _____ 2020 AT _____ M
RECORDED THIS _____ DAY OF _____ 2020 PLAT BOOK _____ PAGES _____
RECORDER, FRANKLIN COUNTY, OHIO
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



- LEGEND**
- EXISTING EASEMENTS (P & U, PGS 11 & 12)
 - PERMANENT MARKER SET (60 AND ONE INCH IRON PINS)
 - IRON PIN SET (6 INCH REBAR SET)
 - IRON PIN SET (6 INCH REBAR SET)
 - IRON PIN SET (6 INCH REBAR SET)
 - IRON PIN FOUND
 - FRANKLIN COUNTY MONUMENT BOX FOUND
- 123 = LOT NUMBERS
 (R) = RADIAL TO STREET CENTERLINE

SECTION	AREA	PERCENTAGE	PLAT	DATE	OWNER
19	1,234,567	100	1	01/01/20	...
20	1,234,567	100	1	01/01/20	...
29	1,234,567	100	1	01/01/20	...
30	1,234,567	100	1	01/01/20	...

PREPARED BY:



1200 W. STATE STREET
 SUITE 100
 COLUMBUS, OHIO 43264
 (614) 441-4527