

Ordinance 2021-27

AN ORDINANCE ACCEPTING THE FINAL PLAT OF SCIOTO CROSSING SUBDIVISION SECTION 4.

WHEREAS, the D.R. Horton, Inc. – Midwest (dba Westport Homes) has presented the final plat for Scioto Crossing Subdivision, Section 4, which has been approved by the Village Engineer; and

WHEREAS, the final plat of Scioto Crossing Subdivision, Section 4 is being presented to this Council for approval and for dedication of the public rights-of-way; and

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

Section 1. That the final plat of the Scioto Crossing Subdivision, Section 4, situated in the Village of Commercial Point, Ohio, is hereby accepted and, subject to this final plat being properly recorded, the road rights-of-way dedicated thereon and the easements and reserves granted thereon are accepted by the Village of Commercial Point.

Section 2. The Mayor and Fiscal Officer of the Village of Commercial Point are hereby authorized and directed to endorse upon the original of said final plat the approval of this Council.

Section 3. That the responsibility for the maintenance of any road rights-of-way being dedicated therein and the easements and reserves granted on this final plat shall not be effective for the Village until the completion of these road rights-of-way and the expiration of any applicable builder's warranties.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

Vote on Passage of the Ordinance:

Motion by: Laura Wolfe

2nd: Jason Thompson

Roll Call:

Yes Jason Thompson

Yes Aaron Grassel

Yes Ryan Mitchem

Yes Nancy Geiger

N/A Tracy Joiner

Yes Laura Wolfe

Adopted this 13th day of September, 2021.

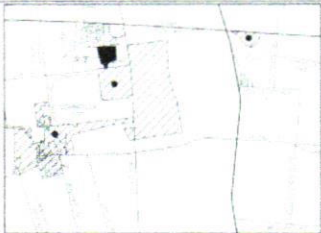

Allan D. Goldharet, Mayor


Wendy Hastings, Fiscal Officer

Approved as to Form:


Joshua Cartee, Village Solicitor

Scioto Crossing Section 4



LOCATION MAP

SITUATE
 Located in the State of Ohio, County of Franklin, Village of Commercial Point and in regular Metes and Bounds Survey No. 1795 and part of 1797 and 1798, the land hereon is bounded on the South by the 100' wide right-of-way of the Scioto River, on the East by the 100' wide right-of-way of the Scioto River, on the West by the 100' wide right-of-way of the Scioto River, and on the North by the 100' wide right-of-way of the Scioto River.

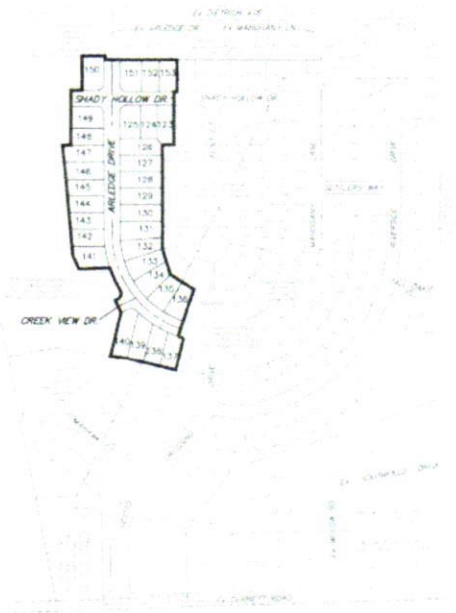
The undersigned, J. R. HORTON, President of D.R. Horton, Inc., a duly organized corporation under the laws of the State of Ohio, and J. R. HORTON, President of D.R. Horton, Inc., a duly organized corporation under the laws of the State of Ohio, do hereby certify that the above described land is the property of D.R. Horton, Inc., a duly organized corporation under the laws of the State of Ohio, and that the undersigned are duly authorized to execute this plat.

As witness my hand and the seal of the County of Franklin, Ohio, this 1st day of July, 2021.

SIGNATURE OF OWNERSHIP

I, J. R. HORTON, President of D.R. Horton, Inc., do hereby certify that the above described land is the property of D.R. Horton, Inc., a duly organized corporation under the laws of the State of Ohio, and that the undersigned are duly authorized to execute this plat.

I, J. R. HORTON, President of D.R. Horton, Inc., do hereby certify that the above described land is the property of D.R. Horton, Inc., a duly organized corporation under the laws of the State of Ohio, and that the undersigned are duly authorized to execute this plat.



INDEX AREA MAP



SURVEY DATA

BASE OF SEAWALL - The purpose of this document is to show the location of the seawall on the South side of the Scioto River, Section 4, Phase 2, and to show the location of the seawall on the North side of the Scioto River, Section 4, Phase 2, and to show the location of the seawall on the East side of the Scioto River, Section 4, Phase 2, and to show the location of the seawall on the West side of the Scioto River, Section 4, Phase 2.

ACCEPTANCE BY THE VILLAGE OF COMMERCIAL POINT

NOTICE & CONCURRENCE - This plat is hereby accepted by the Village of Commercial Point, Ohio, on this 1st day of July, 2021.

COUNTY CLERK - This plat is hereby accepted by the County of Franklin, Ohio, on this 1st day of July, 2021.

TOWNSHIP RECORDER - This plat is hereby accepted by the Township of Commercial Point, Ohio, on this 1st day of July, 2021.

Scioto Crossing Section 4

LINE and CURVE TABLE

LINE NO.	BEARING	LENGTH	CURVE DATA	CHORD BEARING	CHORD LENGTH
1	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
2	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
3	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
4	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
5	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
6	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
7	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
8	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
9	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
10	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
11	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
12	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
13	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
14	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
15	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
16	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00
17	S 89° 58' 12" W	12.00	12.00	S 89° 58' 12" W	12.00

LOT STATISTICS

AREAS BY TYPE OF LOT
 Single lot area: 1,200 sq. ft.
 Total lot area: 12,000 sq. ft.

AREAS BY TYPE OF LOT
 Total area: 12,000 sq. ft.

BUILDING SET BACKS
 Front: 10' of the lot
 Side: 5' of the lot
 Rear: 5' of the lot

PAYMENT PARCELS

D.R. Horton - 12,000 sq. ft.
 Original 12,000 sq. ft.
 City of Commercial Point - 12,000 sq. ft.
 No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

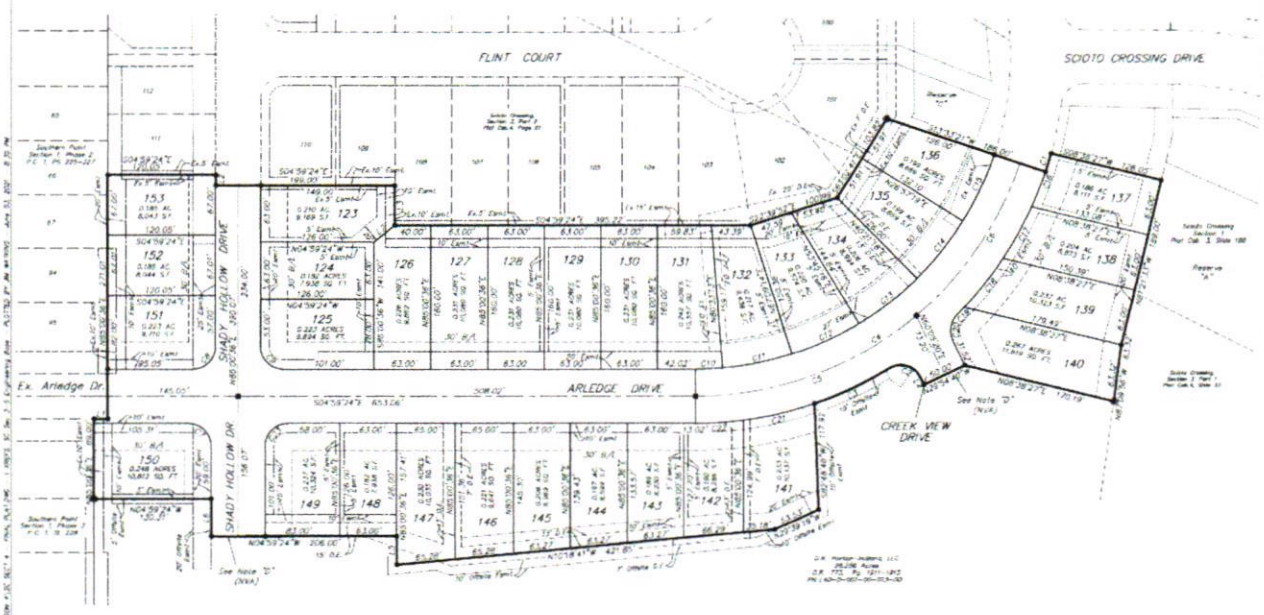
NOTES

- NOTE 1: All of Scioto Crossing Section 4 is in the Flood Hazard Zone 1 as shown on the National Emergency Management Agency Flood Insurance Rate Map, Map Number 2108000001A effective July 21, 2012.
- NOTE 2: There are no other Easements, Rights, or Interests of any kind shown on the Original Plat.
- NOTE 3: The 10' set back on the lot is based on the approved Preliminary Plat dated June 1, 2011.
- NOTE 4: No dimensions shown (N/A) to be in effect until such time as the public record right-of-way is established and established by plat or some device is shown for easement vehicles.

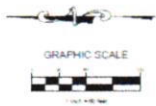


Scioto Crossing Section 4

3
3



- LEGEND**
- - Lot Number
 - - MAG A/C to be set
 - - MAG A/C to be set
 - - Permanent Marker
 - - Iron Pin Set
 - - Iron Pin Found
 - ▲ - Handing Stake Found
 - - County Marker
 - - Stone Found
 - D.F. - Drainage Easement



D-R-HORTON
America's Builder

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