City of Worthington

Case # SWOP 01-15
Fee $25.00
Date Received 7-10-15
Action/Date 7-23-15

SWOP
(SUBDIVISION WITHOUT PLAT)
APPLICATION

A. General Information

1. Property Location 6121 Olentangy River Rd 2. Zoning R-110
3. Applicant Beth Tikvah - Andy Shafran

   Address 6121 Olentangy Rd Worthington OH 43085

   Phone 614-885-6286
4. Property Owner same

   Address

   Phone

B. Existing

1. Number of lots 2 2. Area of each (6121) 4.006 & (6083) 3.275

C. Proposed 1.148 Ac to be transferred. 2.858 & 4.423

1. Number of lots 2 2. Area of each see attachment
3. Dimensions see attached 4. Frontage 160'

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) — Date July 10, 2015

Property Owner (Signature) — Date July 10, 2015

Abutting Property Owners List for
6121 Olentangy River Rd.

Robert & Vera Tedrick	805 Middlebury Dr.	Worthington, OH 43085
Matthew & Jaclyn Warnock	815 Middlebury Dr.	Worthington, OH 43085
Douglas Bliss	825 Middlebury Dr.	Worthington, OH 43085
Dimitrios & Amy Kargiotis	4782 Wynwood Ct.	Columbus, OH 43220
Resident	835 Middlebury Dr.	Worthington, OH 43085
Matt & Jennifer Sheridan	845 Middlebury Dr.	Worthington, OH 43085
John Jacobs	855 Middlebury Dr.	Worthington, OH 43085
Sean & Amanda Suttle	865 Middlebury Dr.	Worthington, OH 43085
Keith Larmi & Annette Wehner	374 Hanford St.	Columbus, OH 43206
Resident	875 Middlebury Dr.	Worthington, OH 43085
Thomas & Janet Groeneveld	885 Middlebury Dr.	Worthington, OH 43085
Zella & Curt Sunderland & Linday Yocum	895 Middlebury Dr.	Worthington, OH 43085
Anthony & Lisa Ponziani	911 Middlebury Dr.	Worthington, OH 43085
Walter & Nancy Madej	921 Middlebury Dr.	Worthington, OH 43085
William Cooper	6083 Olentangy River Rd.	Worthington, OH 43085
Scott & Marta Whitlock	6081 Olentangy River Rd.	Worthington, OH 43085
Anker Bell & Kimberly Nixon Bell	6077 Olentangy River Rd.	Worthington, OH 43085
John & Linda Keller	6075 Olentangy River Rd.	Worthington, OH 43085
Marta & Ross Chase	112 Rhododendron Ct.	Chapel Hill, NC 27517
Michael Davis & Juliet Taylor	6080 Olentangy River Rd.	Worthington, OH 43085
Robert & Susan Campbell	6100 Olentangy River Rd.	Worthington, OH 43085
Mark & Katrina Weber	6114 Olentangy River Rd.	Worthington, OH 43085

Congregation Beth Tikvah

Friday, July 10, 2015

Dear City Officials,

As part of our ongoing effort to incorporate a building addition and early childhood program to our congregation, Beth Tikvah has agreed to sell the Westernmost part of our property to an adjacent neighbor, William Cooper. We have negotiated a contract with Mr. Cooper and our congregation has ratified the agreement and it is now time for us to split off the Westernmost section of land from our existing property at 6121 Olentangy River Road.

As part of this transaction, Mr. Cooper will execute the purchase of this land, once it is a separate parcel and then Mr. Cooper will join the separate parcel with his existing property.

We are seeking approval from the Worthington Municipal Planning Committee to subdivide our property without a plat. As part of this separation, we are also seeking a Board of Zoning variance to permit us to operate our congregation and forthcoming early childhood program with our existing frontage on Olentangy River Road. Therefore, we seek MPC approval to split our property, contingent on receiving a BZA zoning variance to allow us to continue our synagogue's existing and planned operations, post lot split.

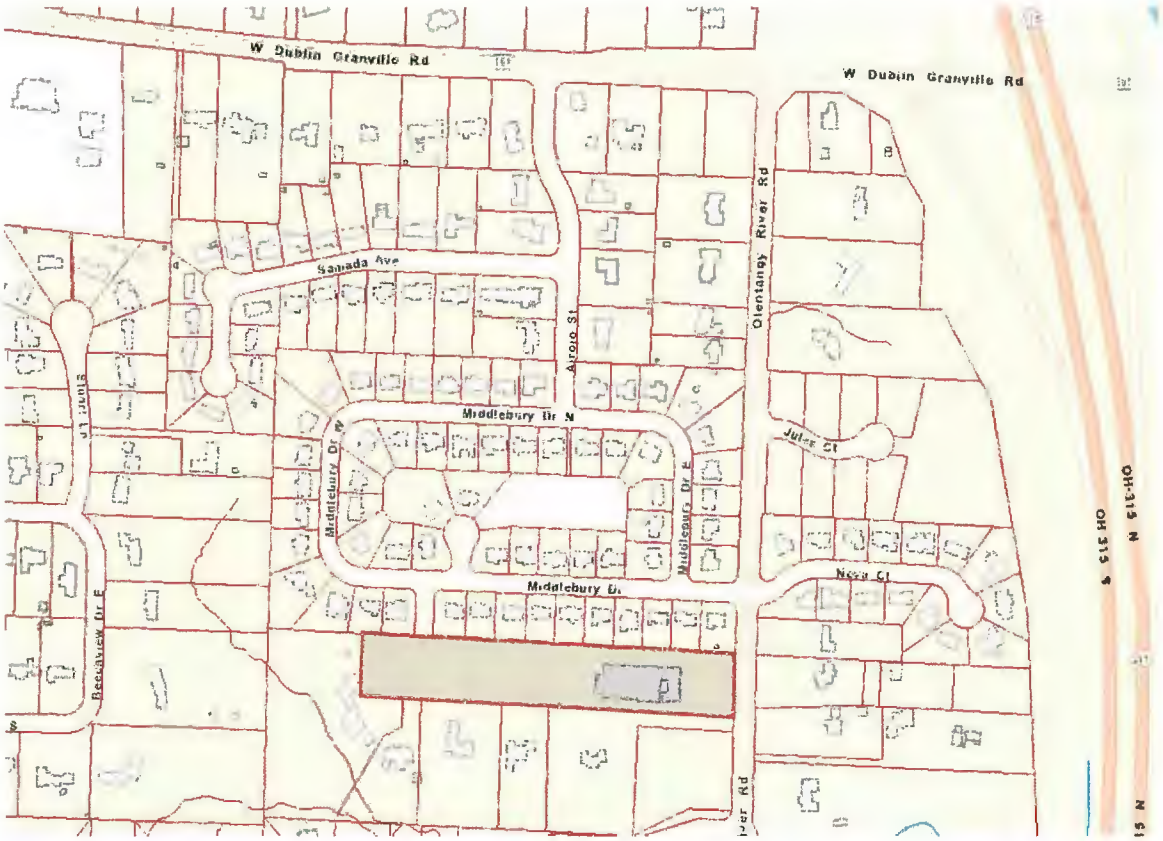
Thank you for your continued consideration and support for Congregation Beth Tikvah.

Sincerely,

Andrew Shafran

Congregation Beth Tikvah • 6121 Olentangy River Road • Worthington, OH 43054
614-885-6286 • www.bethtikvahcolumbus.org • Congregation Beth Tikvah on Facebook

6121 Olentangy River Rd.



100-003060 03/07/2014

June 26, 2015, Revised July 10, 2015

DESCRIPTION OF A 1.148 ACRE TRACT

Situated in the City of Worthington, County of Franklin, State of Ohio, being part of Lot 2, Partition Plat of the Scioto Land Company, Deed Book "A", page 194, destroyed by fire, as demonstrated in Survey Plat Book 3, pages 136-137 (on file in the Franklin County Engineer's Office). Descriptions of said partition lots are recorded in Deed Book "A", pages 7 & 14, Quarter Township 3, Township 3, Range 18, United States Military Lands and being a 1.148 acre tract of land out of that 4.006 acre tract conveyed to Congregation Beth Tikvah in D.V. 3690, Page 119, said 1.148 acres being more particularly described as:

Commencing for reference at a Franklin County Monument found (FCGS #3314) in the centerline of Olentangy River Road, said point also being the southeasterly corner of Shaker Square Subdivision, of record in P.B. 39, Pg. 31 and being the northeasterly corner of said 4.006 acres; thence, North 86° 44' 37" West, with the southerly line of said subdivision and with the northerly line of said 4.006 acres, passing ¾-inch iron pipes at the following distances: 30.98 feet, 131.50 feet and 300.3, a total distance of 754.30 feet to a rebar set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING; South 02° 40' 44" West, crossing said 4.006 acres, a distance of 164.95 feet to a rebar set in a southerly line of said 4.006 acres, the same being in a northerly line of that 1.704 acre tract conveyed to Scott Whitlock and Marta Whitlock in D.V.03155, Page 256;

Thence, North 86° 43' 29" West, with the southerly line of said 4.006 acres, with a portion of the northerly line of said 1.704 acres, with the northerly line of that 1.00 acre tract conveyed to William Cooper in I.N. 201206290093797 & I.N.201504280054011 and with a portion of that 2.275 acre tract conveyed to William Cooper in O.R. 32679, Pg. F20, I.N. 201210290163536 & I.N. 201307120117537, passing a ¾-inch iron pipe found at a distance of 136.16 feet, a total distance of 300.35 feet to the southwesterly corner of said 4.006 acres, said point also being in the northerly line of said 2.275 acres, being the southeasterly corner of that 1.00 acre tract William Cooper in O.R. 32679, Pg. F20, I.N. 201210290163536 & I.N. 201307120117537 and being further referenced by a ¾-inch iron pipe found on said line, 3.45 feet east of said corner;

Thence; North 00° 36' 12" East, with the westerly line of said 4.006 acres and with the easterly line of said 1.00 acre tract, a distance of 165.02 feet to a ¾-inch iron pipe found at the northwesterly corner of said 4.006 acres, the same being the northeasterly corner of said 1.00 acre tract and being in the southerly line of said Shaker Square Subdivision;

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Thence, South 86° 44' 37" East, with the northerly line of said 4.006 acres and with the southerly line of said subdivision, a distance of 306.33 to TRUE PLACE OF BEGINNING.

Containing 1.148 acres of land, being out of Auditor's Parcel # 100-002060.

A SURVEY of this description is attached hereto and made part thereof.

Subject to all easements, restrictions, and rights-of-way of record.

All rebar's set are 5/8 inch, 30 inches long (w/ "S-7980" cap).

Bearings are based on South 02° 40' 44" West, as obtained by GPS observations for the centerline of Olentangy River Road, based on the Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS. 200809050135218.

All deed references are to records of the Recorder's Office, Franklin County, Ohio.

STATE OF OHIO
WILLIAM DOUGLAS BEER
S-7980

7-10-15

William D. Beer Date
Registered Professional Surveyor No. 7980

CITY OF WORTHINGTON
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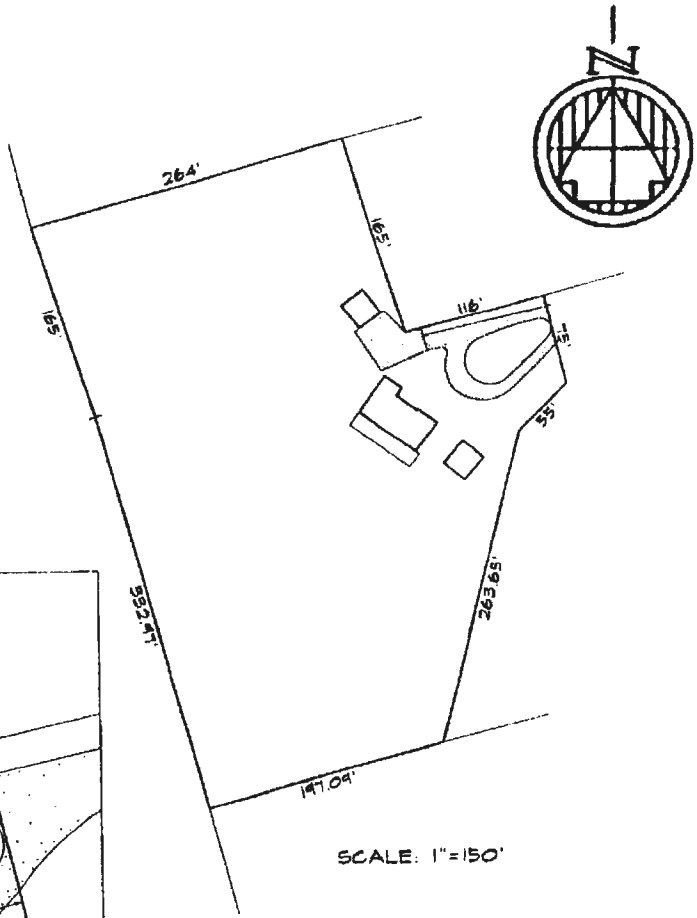
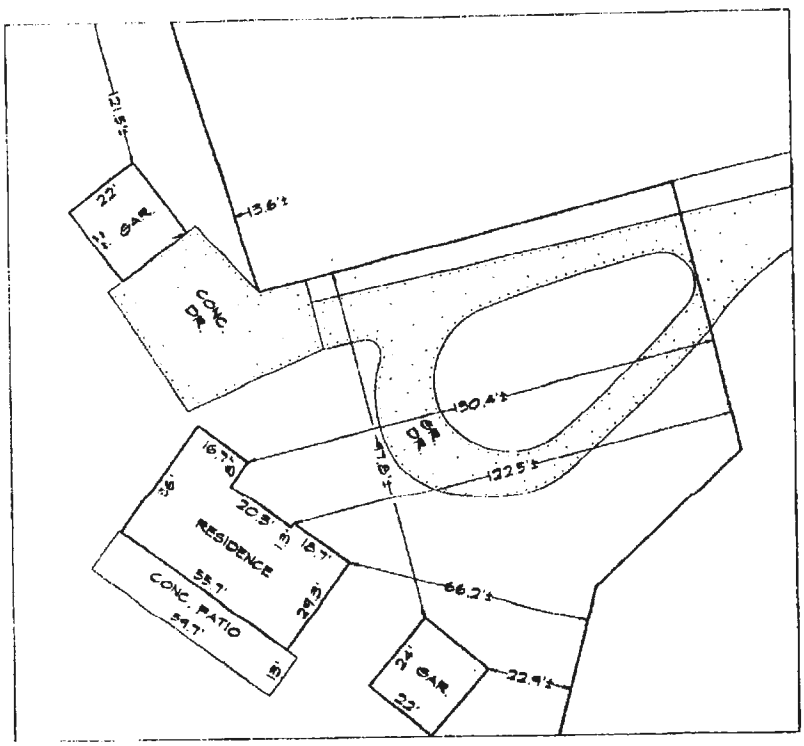
LANDMARK SURVEY GROUP, INCORPORATED



SCALE: 1"=150'



SCALE: 1"=50'

STATE OF OHIO
DARRELL B. PLUMMER
7595
REGISTERED
PROFESSIONAL SURVEYOR

Darrell B. Plummer

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES.

Drawn By: HM	**LSGI #:**	**Date:** 9-6-96	**Scale:** 1" = 150'

Certification: We hereby certify to the above named party(s), that this plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-38, Minimum Standards For Mortgage Surveys In The State Of Ohio, and is not a Boundary Survey pursuant to the Chapter 4733-37, Ohio Administrative Code.

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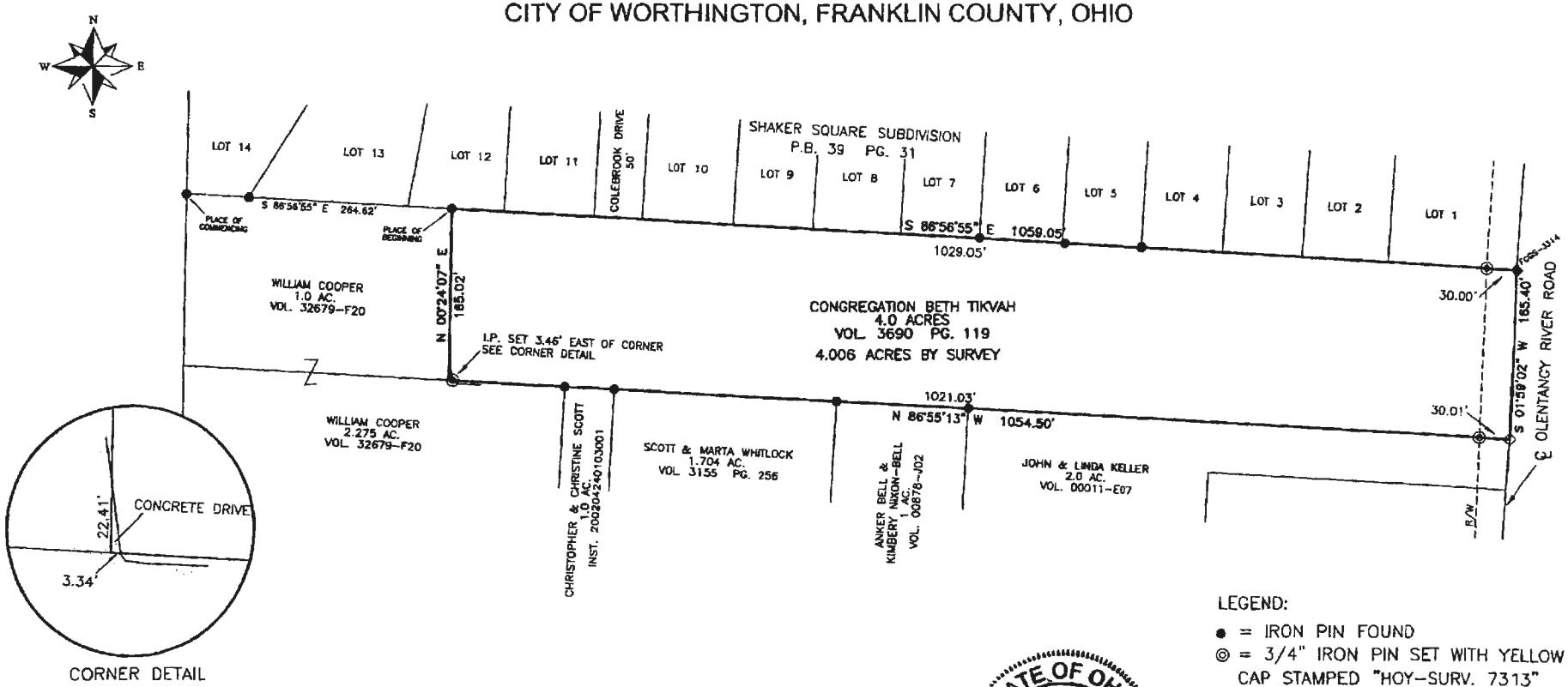
A MORTGAGE LOAN IDENTIFICATION SURVEY

Telephone: 614-445-6001 Facsimile: 614-445-6003

PLAT OF SURVEY
LOT 2, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, U.S.M..L.
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO



LEGEND:

- ● = IRON PIN FOUND
- ◎ = 3/4" IRON PIN SET WITH YELLOW CAP STAMPED "HOY-SURV. 7313"
- ◆ = FRANKLIN COUNTY MONUMENT
- ◇ = MAG NAIL SET

We hereby certify that the above plat was prepared from an actual field survey and to the best of our knowledge and belief is correct. All dimensions along arcs are chord distances.

HOY SURVEYING SERVICES, INC.

David B. McCoy — Date 3/7/2008

Registered Professional Surveyor No. 7632

STATE OF OHIO — David B. McCoy 7632 — REGISTERED PROFESSIONAL SURVEYOR

5750 Chandler Court
Westerville, OH 43082
E-Mail: hoyssinc@aol.com
Phone (614) 895-1922
Survey Fax (614) 895-1949
Construction Fax (614) 895-9549

HOY SURVEYING SERVICES, INC.

Order No. 345-08

Bearings are based on S 86°56'55" E, as given for the south line of Shaker Square Subdivision of record in Plat Book 39, page 31, Recorder's Office, Franklin County, Ohio.

Copy

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March 7, 2008

DESCRIPTION OF A 4.006 ACRE TRACT

Situated in the City of Worthington, County of Franklin, State of Ohio, located in Lot 2, Quarter Township 3, Township 2, Range 18, United States Military Lands, being all of the remainder of that original 5.0 acre tract as conveyed to Congregation Beth Tikvah in Volume 3690, page 119, said 4.006 acres being more particularly described as:

Commencing, for reference, at an iron pin found at the northwesterly corner of said 5.0 acre tract, the northwesterly corner of a 1.0 acre tract as conveyed to William Cooper in Volume 32679-F20, the southwesterly corner of Shaker Square Subdivision as platted and recorded in Plat Book 39, page 31 and the southwesterly corner of Lot 14 in said subdivision;

Thence, South 86° 56' 55" East, along the northerly line of said 5.0 acre tract, the southerly line of said Shaker Square Subdivision and the northerly line of said 1.0 acre tract, a distance of 264.62 feet to an iron pin found at the northeasterly corner of said 1.0 acre tract, said iron pin found being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 86° 56' 55" East, continuing along the northerly line of said 5.0 acre tract and along the southerly line of said Shaker Square Subdivision, passing an iron pin set at a distance of 1029.05 feet, a total distance of 1059.05 feet to a Franklin County Monument found (FCGS-3314) at the northeasterly corner of said 5.0 acre tract, being in the centerline of Olentangy River Road;

Thence, South 01° 59' 02" West, along the easterly line of said 5.0 acre tract and the centerline of said Olentangy River Road, a distance of 165.40 feet to a Mag Nail set at the southeasterly corner of said 5.0 acre tract, being the northeasterly corner of a 2.0 acre tract as conveyed to John and Linda Keller in Volume 00011-E07;

Thence, North 86° 55' 13" West, along the southerly line of said 5.0 acre tract, the northerly line of said 2.0 acre tract, the northerly line of a 1 acre tract as conveyed to Anker Bell and Kimberly Nixon-Bell in Volume 00878-J02, the northerly line of a 1.704 acre tract as conveyed to Scott and Marta Whitlock in Volume 3155, page 256, the northerly line of a 1.0 acre tract as conveyed to Christopher and Christine Scott in Instrument No. 200204240103001 and the northerly line of a 2.275 acre tract as conveyed to William Cooper in Volume 32679-F20, passing iron pins set at 30.01 feet and at 1051.04 feet, a total distance of 1054.50 feet to a point at the southeasterly corner of said 1.0 acre (Cooper) tract;

Thence, North 00° 24' 07" East, through said 5.0 acre tract and along the easterly line of said 1.0 acre (Cooper) tract, a distance of 165.02 feet to the TRUE PLACE OF BEGINNING.

Containing 4.006 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 86°56'55" East, as given for the southerly line of Shaker Square Subdivision of record in Plat Book 39, page 31.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Franklin County, Ohio.

STATE OF OHIO David B. McCoy 7632 REGISTERED PROFESSIONAL SURVEYOR

David B. McCoy
Registered Professional Surveyor No. 7632

5750 Chandler Court • Westerville, OH 43082 • E-Mail: hoyssinc@aol.com
Phone (614) 895-1922 • Survey Fax (614) 895-1949 • Construction Fax (614) 895-9549

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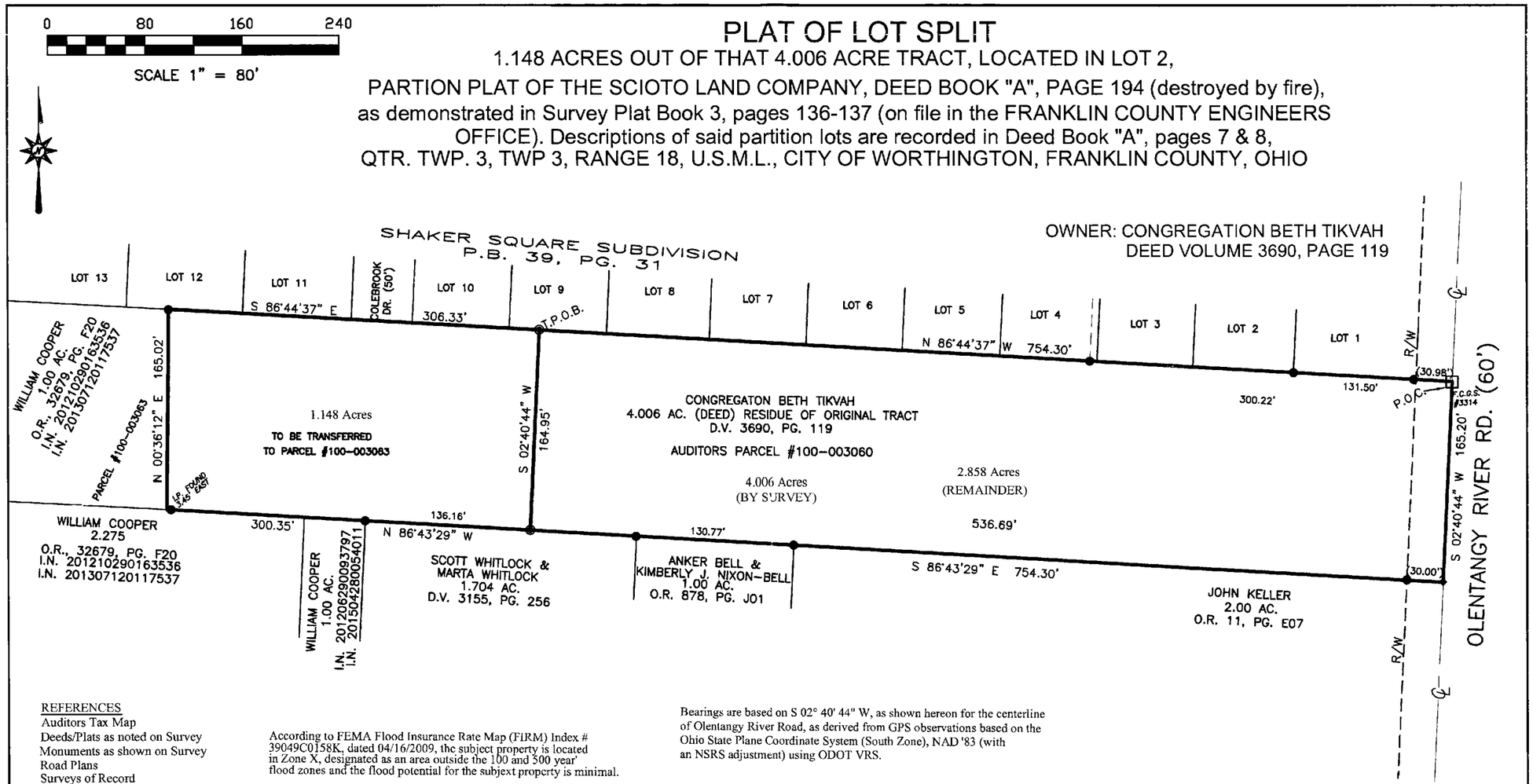
PLAT OF LOT SPLIT

1.148 ACRES OUT OF THAT 4.006 ACRE TRACT, LOCATED IN LOT 2,
PARTION PLAT OF THE SCIOTO LAND COMPANY, DEED BOOK "A", PAGE 194 (destroyed by fire),
as demonstrated in Survey Plat Book 3, pages 136-137 (on file in the FRANKLIN COUNTY ENGINEERS OFFICE). Descriptions of said partition lots are recorded in Deed Book "A", pages 7 & 8,
QTR. TWP. 3, TWP 3, RANGE 18, U.S.M.L., CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO



REFERENCES
Auditors Tax Map
Deeds/Plats as noted on Survey
Monuments as shown on Survey
Road Plans
Surveys of Record

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0158K, dated 04/16/2009, the subject property is located in Zone X, designated as an area outside the 100 and 500 year' flood zones and the flood potential for the subjext property is minimal.

Bearings are based on S 02° 40' 44" W, as shown hereon for the centerline of Olentangy River Road, as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS.

I hereby certify that this LOT SPLIT PLAT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

LEGEND:
◎ = 5/8"-REBAR SET (w/ "S-7980" CAP)
● = 3/4-INCH IRON PIPE FOUND (Unless Noted)
⊠ = FRANKLIN COUNTY MONUMENT FOUND
◇ = Survey Nail Set

William D. Beer Date
Registered Professional Surveyor No. 7980

BENCHMARK LAND SURVEYING
3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 ~ Office
(614) 899-0336 ~ Fax
E-mail: bmlsurveying@yahoo.com

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