



# PLANNING AND ZONING COMMISSION (P&Z) SUBDIVISION WITHOUT PLAT REVIEW APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$100**  
**Per Fee Ordinance 2020-25**

Applicant: Terry Andrews (Agent)  
 Address/City/State/Zip: 5236 Autumn Fern Drive, Dublin, Ohio 43016  
 Email Address: teandrews@drhorton.com  
 Phone No: NA Cell Phone No: 614.365.0066 Fax No: NA  
 Property Owner: Marydana Johns Trustee  
 Address/City/State/Zip: 660 Woods Hollow Lane, Powell, Ohio 430  
 Email Address: 'Jeff Johns' <jwjohns@columbus.rr.com>  
 Phone No: NA Cell Phone No: 614-402-5311 Fax No: NA  
 Property Address: 660 Woods Hollow Lane, Powell, Ohio 43065  
 Parcel Number(s)/Subdivision: Deer Run Lot 970 Parcel 319-442-02-028-000, Lot 971 Parcel 319-442-02-029-000

## Checklist:

- ☐ Preliminary Plan requirements set forth in Section [1105.04](#)
  - ☐ Other plat plan requirements as set forth by the Zoning Administrator.
  - ☒ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
  - ☒ Attach 5 plat plans containing all drawings, text, any other items, and application.
  - ☒ 1 digital copy (CD, USB, Email) of the complete application packet.
  - ☒ Attach the required fee - \$100.
  - ☒ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(SEE OVER)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: \_\_\_\_\_

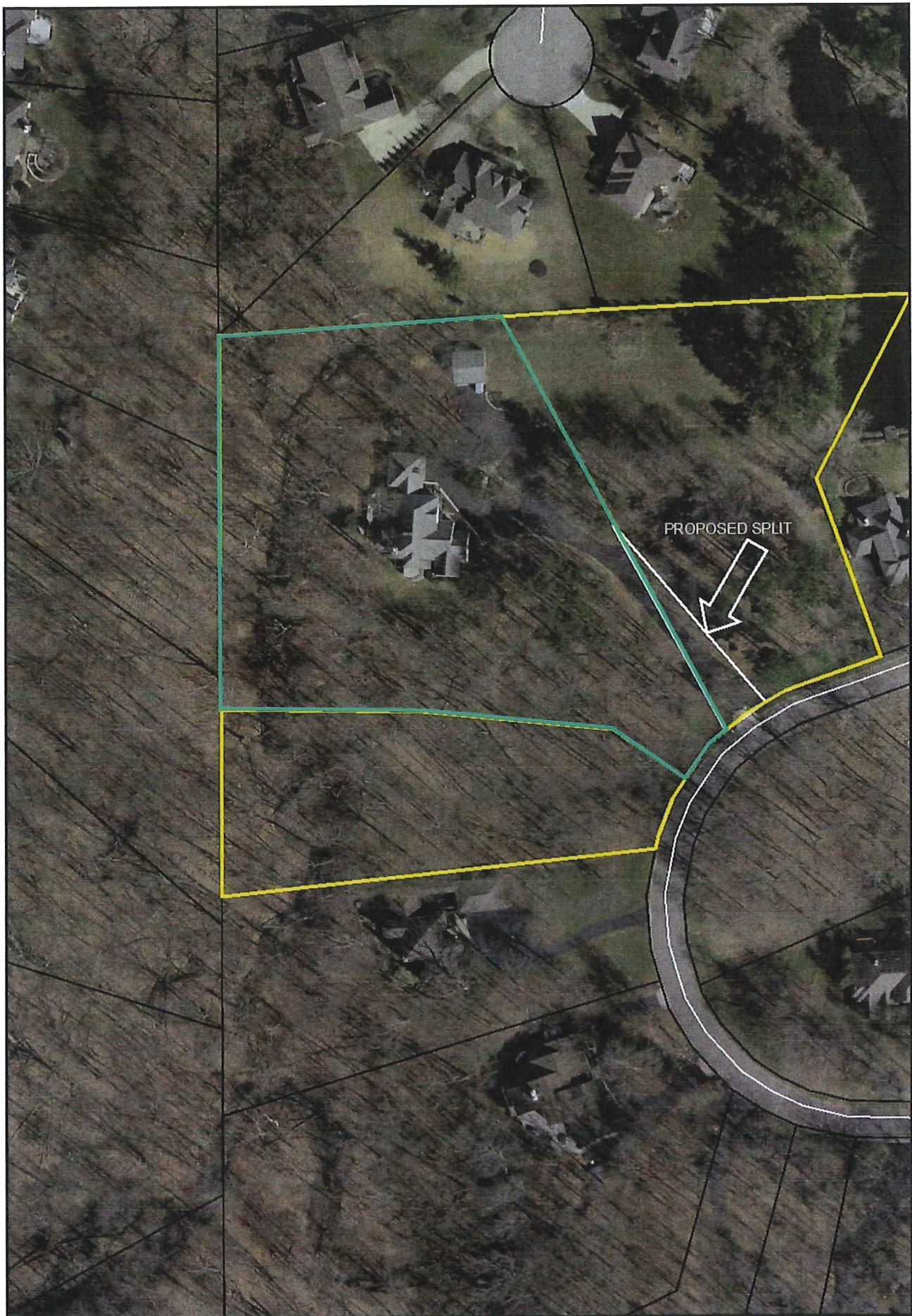
Date: April 22, 2021

Office Use
Received

Office Use
Type/Date: <u>4/23/2021 CK# 7784</u>
Base Fee: <u>\$100.00</u>
Prepared by: <u>PSF</u>
Reviewed by: _____
PAYOR: <u>TERRENCE ANDREWS</u>
RECIEPT # <u>008402</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)



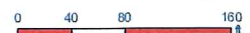


### Marydana Johns, Trustee Parcels



Delaware County Auditor  
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us).  
Prepared by: Delaware County Auditor's GIS Office  
Printed on 4/2/2021





# Plat of Survey

City of Powell, County of Delaware, State of Ohio, and being part  
of Lot 970 of Deer Run Subdivision. (Plat Book 21, Pages 65-67)

## PROPERTY LOCATION:

Being a Survey of a part of Lot 970 of Deer Run  
Subdivision, as recorded in Plat Book 970, Pages  
65-67 inclusive, in the Delaware County Plat  
Records.

## BASIS OF BEARING

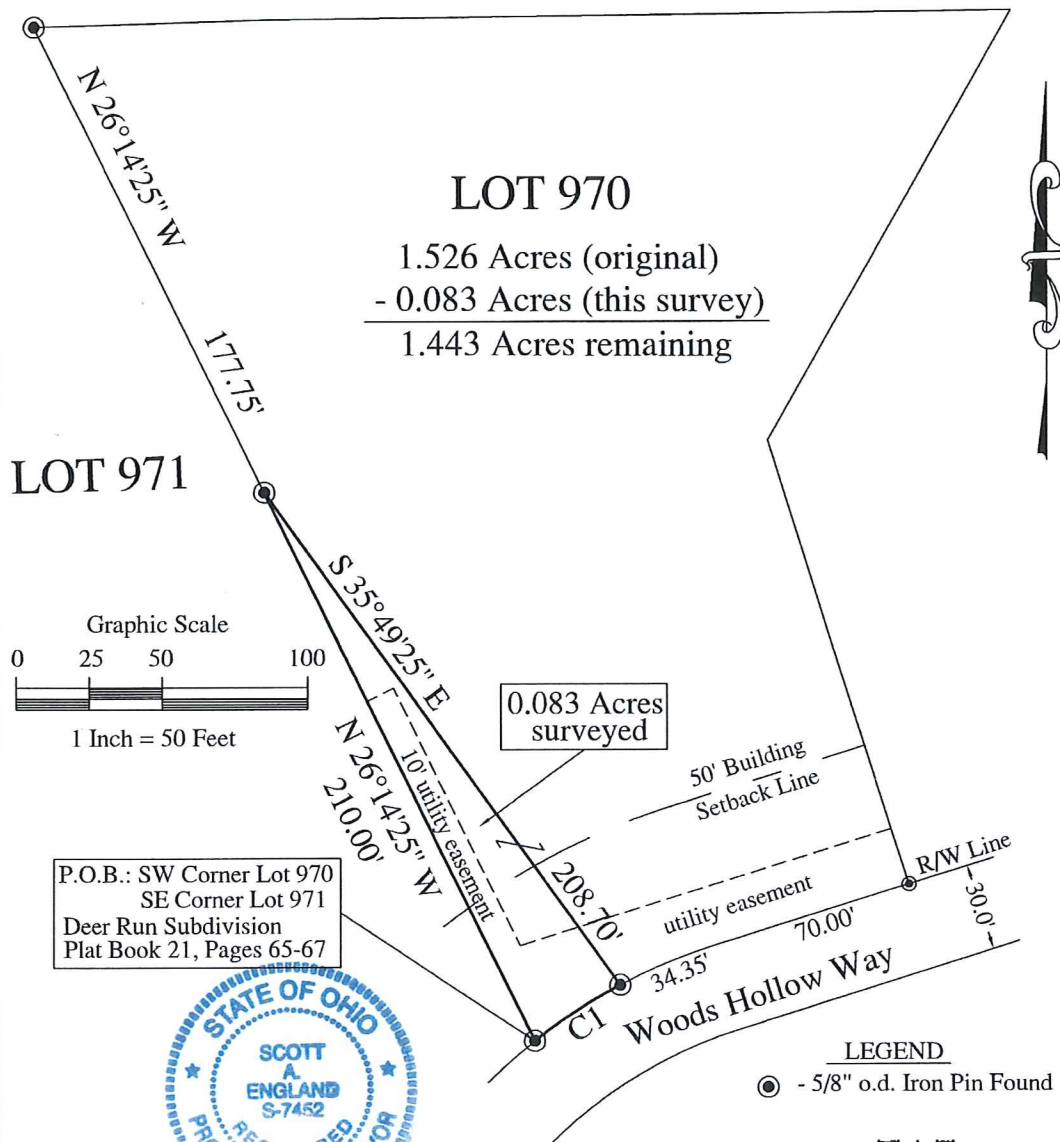
The bearings of this plat are based on the Plat of  
Deer Run Subdivision, as recorded in Plat Book 21,  
Pages 65-67 inclusive.

## PREPARED FOR:

Marydana Johns, Trustee

C1

Radius = 190.00'  
Delta Angle =  $10^{\circ}34'09''$   
Arc Length = 35.05'  
Chord = S  $56^{\circ}50'39''$  W  
35.00'



I hereby certify that an actual survey of the premises was made,  
and that this plat is correct to the best of my knowledge.

Date

Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

**TAT**  
**WATCON**  
CONSULTING ENGINEERS, LLC  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

**Legal Description**  
**0.083 Acres**  
**part Lot 970 Deer Run Subdivision**

Situated in the City of Powell, County of Delaware, State of Ohio, and being part of Lot 970 of Deer Run Subdivision, as recorded in Plat Book 21, Pages 65-67 inclusive, and being more particularly described as follows;

Being a Survey of a part of Lot 970 of Deer Run Subdivision conveyed to Marydana Johns, Trustee, as recorded in O.R. Book 1139, Page 2559, in the Delaware County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Right of Way Line of Woods Hollow Way (30' Wide R/W) marking the Southwest corner of said Lot 970 of which this description is a part, also being the Southeast corner of Lot 971, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.083 Acre** parcel herein to be described;

Thence, **N 26°14'25" W 210.00 feet** with the West line of said Lot 970 of which this description is a part, the same being the East line of Lot 971, to an iron pin set;

Thence, **S 35°49'25" E 208.70 feet** with a line across said Lot 970 of which this description is a part, to a 5/8" o.d. iron pin found on the South line thereof, and being on the North Right of Way line of said Woods Hollow Way;

Thence with the South line of said Lot 970 of which this description is a part, the same being the North Right of Way line of said Woods Hollow Way, with a curve to the left (Radius = 190.00 feet, Delta Angle 10°34'09", Arc Length 35.05 feet) with a chord bearing **S 56°50'39" W 35.00 feet** to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.083 Acres**, more or less, and is subject to all legal easements, right of ways of record.


The bearings of the above description are based on the recorded Plat of Deer Run Subdivision, as recorded in Plat Book 21, Pages 65-67 inclusive, in the Delaware County Plat Records, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "Watcon #S-7452".

The above description is based on an actual field survey by Watcon Engineering & Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2021.

Dated

4/21/21

  
\_\_\_\_\_  
Scott A. England P.S.  
Ohio Registered Surveyor #7452













# DEER RUN

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF 96.9957 ACRES DO HEREBY ASSENT TO AND ADOPT THIS PLAN OF THE SUBDIVISION. THE SAME TO BE KNOWN AS "DEER RUN" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER IN ACCORDANCE WITH THE LANS, IN SUCH CASES MADE AND PROVIDED, 0.4523 ACRES FOR ROADWAY AS SHOWN ON SAID PLAT AND DECLARE THE SAME TO BE FREE AND UNINCUMBERED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BEHIND THE SURFACE OF THE GROUND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

WITNESSES:

OWNER: SUNNATIONAL GROUP, INC., AN OHIO CORPORATION  
*Charles P. Lawrence*  
*Timothy E. Anderson*  
*Jeffrey W. Johns*  
 ROBERT H. JOHNS  
 PRESIDENT

STATE OF OHIO.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROBERT H. JOHNS, PRESIDENT OF SUNNATIONAL GROUP INC., WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIX MY SEAL THIS 21 DAY OF December, 1987

*Sally A. Baugh*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/16/90

WITNESSES:  
*Timothy E. Anderson*  
*Charles P. Lawrence*  
 OWNERS: JEFFREY W. JOHNS  
 MARYOANA JOHNS (WIFE OF JEFFREY W. JOHNS)  
*Jeffrey W. Johns*  
*Maryoana Johns*  
 JEFFREY W. JOHNS  
 MARYOANA JOHNS

STATE OF OHIO.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JEFFREY W. JOHNS AND MARYOANA JOHNS, WIFE OF JEFFREY W. JOHNS, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIX MY SEAL THIS 21 DAY OF December, 1987

*Sally A. Baugh*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/16/90

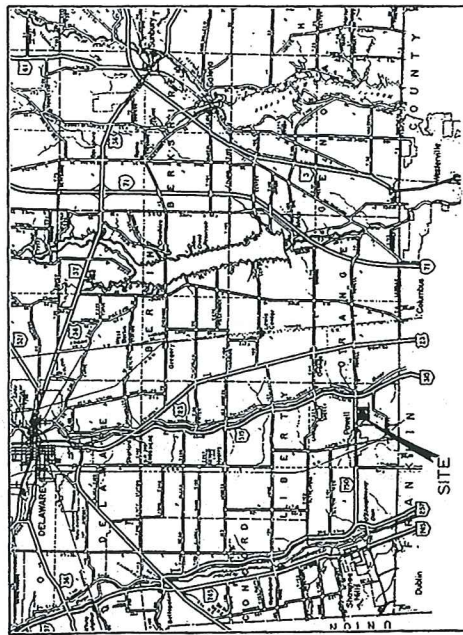
SCENIC EASEMENT. IT IS INTENDED THAT THE BEAUTY AND CHARACTER OF ITS NATURAL CONDITION, THEREFORE, ANY IMPROVEMENTS TO LOTS 353 THROUGH 361 SHALL BE RESTRICTED TO THE AREA SITUATED OUTSIDE THE SCENIC EASEMENT. NO ACCESSORY BUILDINGS, FENCES, OR OTHER STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN THE SCENIC EASEMENT, EXCEPT UNDERGROUND UTILITY LINES THAT MAY BE NECESSARY TO SERVICE A LOT OR OTHER ADJACENT LOT. NO SIGNAGE SHALL BE PERMITTED TO BE PLACED OR THE TOPOGRAPHY ALTERED IN ANY WAY SO AS TO CAUSE A POSSIBLE THREAT OF EROSION IN THE AREA. DEAD PLANT MATERIAL MAY BE REMOVED, AND MAN-MADE OBJECTS SHALL BE PERMITTED ABOVE GROUND.

ALL LAND ON THE PUBLIC ROAD SHOWN HEREIN IS SHOWN IN FEET IN WIDTH FROM CENTERLINE AND NOT PREVIOUSLY DEDICATED IS HEREBY DEDICATED TO PUBLIC USE AS SUCH.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

AS SUCH.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



LOCATION MAP  
 (NOT TO SCALE)

EASEMENTS ARE SPECIFICALLY GRANTED INTO OR TO WATER, UTILITIES, SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, AND APPROPRIATE, WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DEEDED LOTS, TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPROPRIATE, OUTSIDE OF AND ADJACENT TO, SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "UTILITY EASEMENT".

2-2-88 for Affidavit, See Plat vol 21 pg 69  
 12-14-88 for Declaration of Restrictions, See Deed Vol 508 Page 311

## ACREAGE BREAKDOWN

FARM LOT	NET	R/W	RESERVE/A	RESERVE/B	TOTALS
11	29.2421	4.6051	—	—	33.8472
12	34.9342	3.3556	0.0813	—	38.3711
13	23.6840	0.4916	0.0392	0.5626	24.7774
TOTALS	87.8603	8.4523	0.1205	0.5626	96.9957
BY TRACT	ORIGINAL AREA	DEER RUN	DEED BOOK	PAGE	
SUNNATIONAL GROUP, INC.	65.533	59.993	484/002	484/008	
SUNNATIONAL GROUP INC.	34.988	34.988	484/010		
JEFFREY W. JOHNS	2.0147	2.0147	407/496		
MARYOANA JOHNS	2.0147	2.0147	489/606		

ORDINANCE NO. 87-20

EXECUTED BY: *Jeffrey W. Johns*  
 MAYOR, VILLAGE OF PONELL

ATTESTED BY: *James R. Bales*  
 CLERK, VILLAGE OF PONELL

APPROVED THIS 23<sup>rd</sup> DAY OF December, 1987 *Edward A. Hoff*  
 VILLAGE ENGINEER  
 VILLAGE OF PONELL

APPROVED THIS 10<sup>th</sup> DAY OF June, 1987 *Robert K. Simon*  
 PLANNING COMMISSION  
 VILLAGE OF PONELL

TRANSFERRED THIS 15 DAY OF January, 1988 FEE: \_\_\_\_\_  
*David R. Thomas*  
 COUNTY AUDITOR, DELAWARE COUNTY, OHIO

FILED THIS 15 DAY OF Jan, 1988 FEE: 23.80  
*Debra M. Wilgus*  
 COUNTY RECORDER, DELAWARE COUNTY, OHIO

RECORDED IN PLAT BOOK 21 PAGES 65-66-67

**STULTS and ASSOCIATES, INC.**  
 67 North Sandusky St.  
 Columbus, Ohio 43215  
 TELEPHONE: (614) 434-5239  
 ENGINEERING - SURVEYING

We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct.  
*Edward A. Hoff*  
 Registered Surveyor No. 5747 Date 12/20/1987