



Municipal Planning Commission

December 8, 2022

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Nov 10, 2022 4:00 PM

MPC ITEMS

- 2022-MPC-37 : Gilchrist Estates North Condos Roanoke ST Minor Layout Change & Final Plat

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 12/08/22 4:00 PM

Dept: Municipal Planning Commission

Category: N/A

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

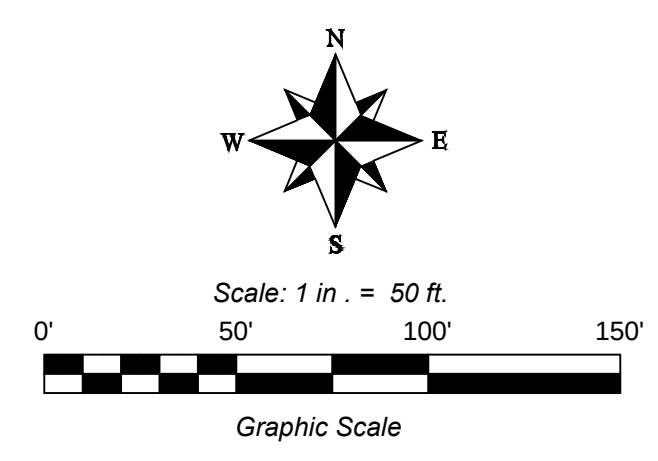
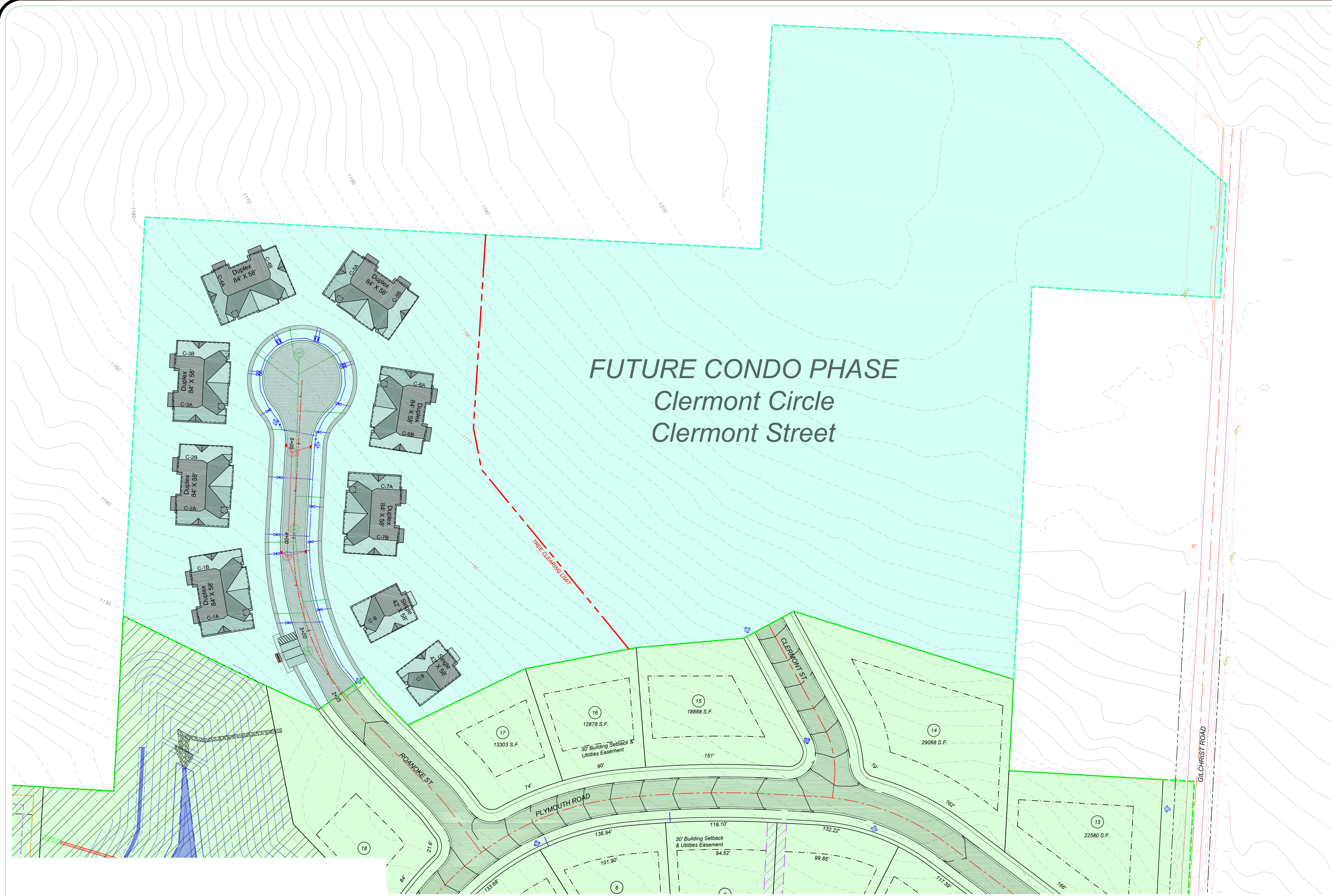
MPC ITEM (ID # 3698)

DOC ID: 3698

**2022-MPC-37 : GILCHRIST ESTATES NORTH CONDOS ROANOKE ST MINOR LAYOUT
CHANGE & FINAL PLAT**

Per Codified Ordinance 1135.07 a request for final plat review and street dedication has been submitted for review by the Municipal Planning Commission.

Description of Request: A portion (Roanoke ST) of the North Condos is presented for minor layout change review and dedication of the Public Right of Way.



1

1

JOB NO:
ENG-1715

PROJECT:

GILCHRIST ESTATES - NORTH CONDOS PHASE
CONSTRUCTION PLANS

SHEET TITLE:

OVERALL SITE PLAN

ISSUE DATE

10/27/2022

SCALE

1" = 50'

CTR. INT.

2'

SURVEYED BY

DESIGNED BY

DRAWN BY

DATE

CHECKED BY

APPROVED BY

DESCRIPTION

DATE

DWN BY

DES BY

CHK BY

APP BY

Diversified
Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH 44663

Phone: (330) 944-5831
email: info@de-eng.com
web: www.de-eng.com

Attachment: ENG-1715 Gilchrist Estates - North Condos Layout - 2022-10-27 (3688 : 2022-Mpc-37)

Packet Pg. 3

I, the undersigned, hereby certify that the plat hereon correctly represents Roanoke Street, do hereby accept this plat of same and dedicate to public use as shown hereon.

In witness wherof, we have set our hand this _____ day of _____, 20 ____.

The owner, or his representative, hereby irrevocably offers for city dedication, all streets, city uses, easements, parks and required utilities shown on the dedication plat and construction plans in accordance with irrevocable of dedication.

Dated this _____ day of _____, 20 ____ and recorder in Knox County, Ohio.

witness _____ Roy Schlachbach

STATE OF OHIO
COUNTY OF _____

Before me, a Notary Public in and for said county and state, personally appeared the above signed owners of the land shown on this plat, who acknowledge that they did sign the foregoing instrument and that it was their free act and deed according to law. In testimony whereof, I have hereunto subscribed my name and affixed my seal on this _____ day of _____, 20 ____

Notary Public _____
County of _____, State of Ohio My Commission Expires _____

ENGINEER:
This platting and the requirements improvements completed and/or proposed, are hereby approved.

Mount Vernon City Engineer _____ Date _____

CITY PLANNING COMMISSION:
The Planning Commission of the City of Mount Vernon, Ohio hereby approves this platting as shown hereon.

Chairman _____ Date _____

The street represented on this plat have been transferred.
This _____ day of _____, 20 ____.

Platted Acreage _____
Dedicated Roadway _____
Auditing Fee _____

Knox County Auditor _____

The plat was received for recording.
This _____ day of _____, 20 ____ at _____ M and Recorded.
This _____ day of _____, 20 ____ at _____ M in Plat Cabinet ____
Slot ____ accompanying restrictions are recorded in Vol. _____, Pages _____ Deed Records.

Plat fee _____
Covenants fee _____
Total Recording fee _____

Knox County Recorder _____

DESCRIPTION OF A 0.640 ACRE PARCEL
ROANOKE STREET

Situated in the City of Mount Vernon, County of Knox and State of Ohio and also being part of Section 17 of Quarter Township 3 of Township 7, Range 12 of the United States Military District and being part of parcel conveyed to Schlachbach Builders, Ltd. (PPN 71-0001.000) and recorded in O.R. Book 1872, Page 725, of the Knox County Official Records, and more fully bounded and described as follows:

Beginning at an "RLS 6329" capped iron pin found at the northeast corner Lot 17 of the Gilchrist Estate Subdivision, Phase 1 as recorded in Plat Cabinet C, Slides 161 - 163 of the Knox County Plat Records, said iron pin being the Place of Beginning for the parcel of land herein described;

Course No. 1; Thence along a new line of division and with a curve to the right with a delta of 38°25'25", having a radius of 306.79 feet, a chord bearing of N 16°00'35" W, a chord length of 201.90 feet, and an arc length of 205.74 feet to a concrete monument set;

Course No. 2; Thence N 03°11'52" E, along a new line of division, a distance of 88.45 feet to a concrete monument set;

Course No. 3; Thence along a new line of division and with a curve to the left with a delta of 44°24'55", having a radius of 40.00 feet, a chord bearing of N 19°00'35" W, a chord length of 30.24 feet, and an arc length of 31.01 feet to an iron pin set;

Course No. 4; Thence along a new line of division and with a curve to the right with a delta of 268°49'50", having a radius of 58.00 feet, a chord bearing of S 86°48'08" E, a chord length of 82.86 feet, and an arc length of 272.13 feet to an iron pin set;

Course No. 5; Thence along a new line of division and with a curve to the left with a delta of 44°24'55", having a radius of 40.00 feet, a chord bearing of S 25°24'20" W, a chord length of 30.24 feet, and an arc length of 31.01 feet to a concrete monument set;

Course No. 6; Thence along a new line of division, S 03°11'52" W, a distance of 88.45 feet to a concrete monument set;

Course No. 7; Thence along a new line of division and with a curve to the left with a delta of 38°25'25", having a radius of 246.79 feet, a chord bearing of S 16°00'50" E, a chord length of 162.42 feet, and an arc length of 165.50 feet to a "RLS 6329" capped iron pin found;

Course No. 8; Thence S 54°46'27" W, a distance of 60.00 feet to the Place of Beginning and containing 0.640 of an acre of land, more or less. Description is based on an actual field survey by David J. Kroger, P.S., Ohio Registration No. S-8329 in November 2022, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "RLS 8329".



VICINITY MAP
SCALE: 1 in. = 1/4 Mile

TOTAL ACREAGE OF STREET DEDICATION:
0.640 ACRES

0.640 acres out of PPN 71-00001.000

Developer:
Schlachbach Builders, Ltd.
6678 State Route 241
Millersburg, Ohio 44654

This survey was made in accordance with the minimum Standards for Boundary Surveys located in Chapter 4733-37 of the Ohio Administrative Code and was based on an actual field survey performed on or about March 24, 2022.

David J. Kroger, P.S. Professional Surveyor No. S-8329 Date _____

Reference used:
County Auditor's Tax Maps
Deeds as noted hereon
Surveys on File at the County Map Office

SHEET NO:
1 / 2

PLAT OF
ROANOKE STREET DEDICATION

Situated in the City of Mount Vernon, County of Knox and State of Ohio, being part of Section 17, Quarter Township 3, Township 7, Range 12 of the United States Military District.

4109 Westwood Northern Boulevard
Cincinnati, Ohio 45211
Phone: (513) 288-5828
Company Email : ae2land@gmail.com

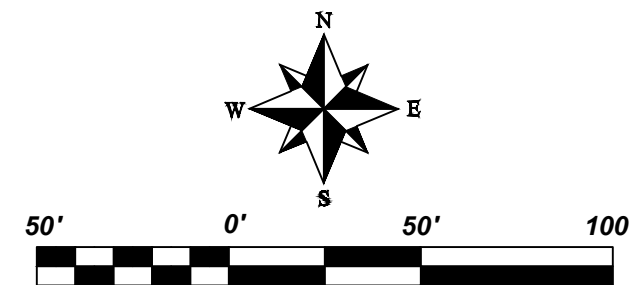
AEZ
Land Surveying LLC.
Serving Ohio

ISSUE DATE xx/xx/22 SCALE 1" = 50'
SURVEYED BY DEI DATE 04/23/21
DRAWN BY LDB DATE 11/11/22
CHECKED BY DJK DATE xx/xx/22
FILE ID: ROANOKE STREET DEDICATION PLAT
11-11-2022

Z:\Alpha-Draw\Draw ENGINEERING\ENG-7315 (Alt. Vernon, Ohio Corridor)\Drawing\Roanoke Street Dedication\Roanoke Street Dedication.dwg 11/11/2022 11:39 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C41	100.00'	14.33'	14.32'	S 40°49'26" E	8°12'39"
C42	294.50'	21.80'	21.80'	N 42°48'30" W	4°14'32"
C43	261.35'	24.92'	24.91'	S 37°57'25" E	5°27'44"

1/2" Iron Pipe
Fd & Used

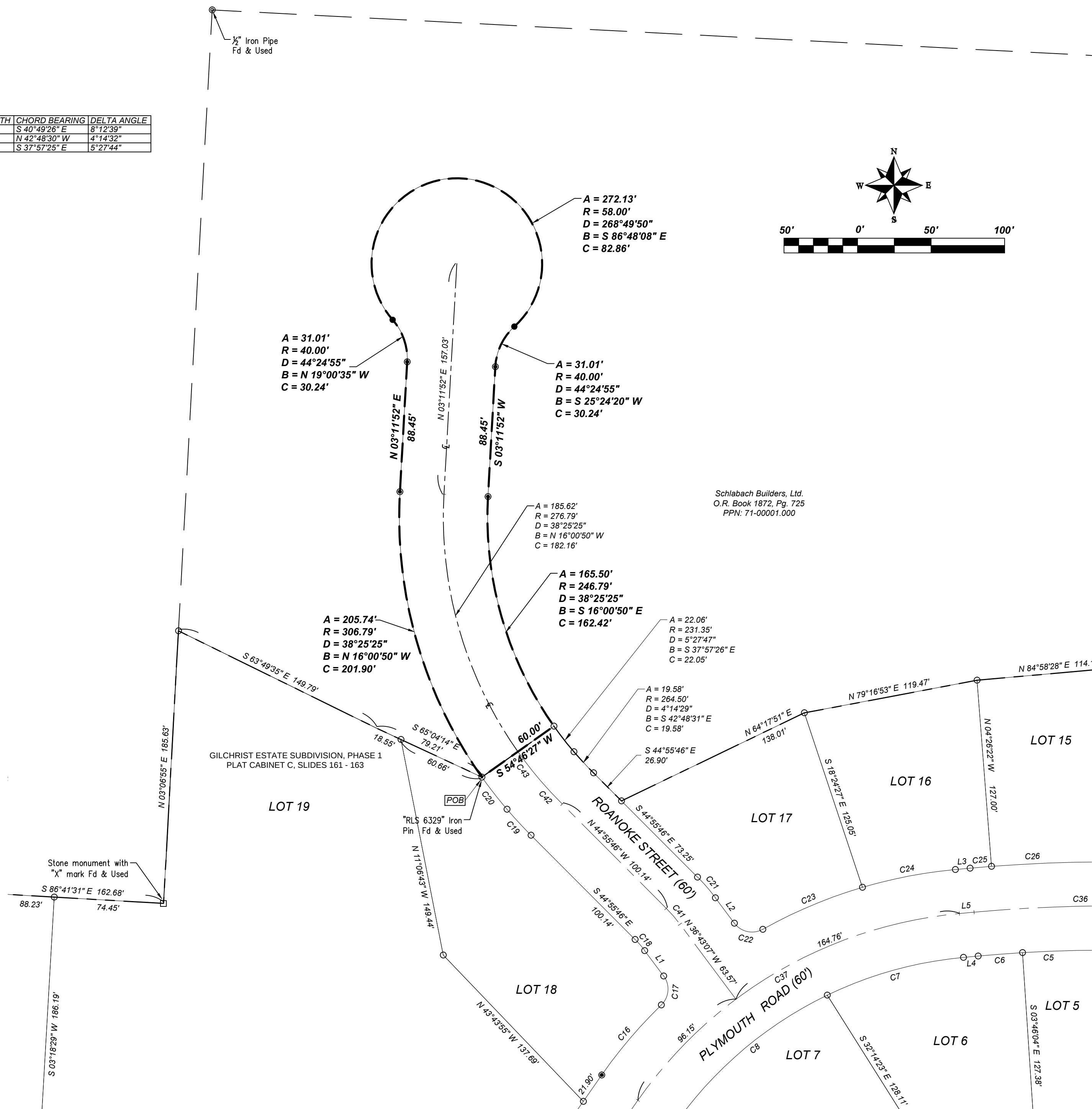


Schlabach Builders, Ltd.
O.R. Book 1872, Pg. 725
PPN: 71-00001.000

LEGEND

- Centerline
- Place/Point of Beginning
- Iron Pin Set (3/4" x 30" steel bar with caps stamped "RLS 6329")
- Iron Pin Found as noted
- Iron Pipe Found
- Concrete Monument Set
- Stone Monument Found

- Building Setback
- Easement Line
- Utility Easement
- Conservation Area



SHEET NO:

2/2

PLAT OF
ROANOKE STREET DEDICATION

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4109 Westwood Northern Boulevard
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Phone: (513) 288-5828
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