



Lot/Plat Vacation Application
Delaware County, Ohio
 (for unincorporated areas only)

RPC Number 14-24
 Sec. _____ Ph. _____ Pt. _____

SUBDIVISION NAME	Ceil's Estate	(circle one) Residential Commercial
TOWNSHIP	Genoa	

APPLICANT/ CONTACT	Name <u>A to Zoning, Courtney Wade</u>	Phone <u>740-848-0192</u>
	Address <u>444 Columbus Road Ste B</u>	E-mail <u>Courtney@atozoning.com</u>
	City, State, Zip <u>Mount Vernon, Ohio 43050</u>	

PROPERTY OWNER	Name <u>Teresa Koch Foss Trustee</u>	Phone _____
	Address <u>6621 Tussic Street Road</u>	E-mail _____
	City, State, Zip <u>Westerville, Ohio 43082</u>	

SURVEYOR/ ENGINEER	Name <u>Pro Boundary, LLC Tim Stadt</u>	Phone <u>614-899-2209</u>
	Address <u>8850 Commerce Loop Drive</u>	E-mail <u>tim@proboundary.com</u>
	City, State, Zip <u>Columbus, OH 43240</u>	

DETAILS	Is the request for the entire plat to be vacated? (circle one) (Yes) (No)
	Total Number of Lots and Acreage to be vacated <u>1</u> (<u>1.17 ac.</u>)
	Parcel # of lot(s) <u>317-423-01-017-000</u>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 102.06)	<input checked="" type="checkbox"/>	Original Survey of the land to be vacated (max size 8.5" x 14")
	<input checked="" type="checkbox"/>	Original Legal Description with Map Dept. green stamp
	<input checked="" type="checkbox"/>	PDF of Survey and Legal Description , e-mailed to smatlack@co.delaware.oh.us
	<input checked="" type="checkbox"/>	Printed copy of the affected plat (max size 11" x 17")
	<input checked="" type="checkbox"/>	Fee - \$500

Courtney L Wade

09/25/2024

Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
 Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

September 13, 2024

EXHIBIT "A"

1.272 ACRES

Situated in the State of Ohio, County of Delaware, Township of Genoa, in Farm Lot 4, Section 4, Township 3, Range 17, United States Military Lands, and being part of Lot 1343 of Ceil's Estate, of record in Plat Book 18, page 7 as described in a deed to Teresa Koch Foss, Trustee, of record in Official Record 2086, page 2694, all records referenced herein being to those located in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8" diameter iron pin found flush in concrete at the northeast corner of said Lot 1343, the southeast corner of a 1.273 acre tract as described in a deed to Thomas E. Schneider and Laura Cain Schneider, of record in Official Record 912, page 205, and on the westerly line of a 6.606 acre tract as described in a deed to Teresa Koch Foss, Trustee of Record in Official Record 2086, page 2694, said pin being the TRUE POINT OF BEGINNING of the tract herein described.

Thence South 4°39'10" West, along the easterly line of said Lot 1343 and the westerly line of said 6.606 acre tract, a distance of 150.02 feet to a point that falls in a water valve at the southeast corner of said Lot 1343 and on a northerly line of said 6.606 acre tract;

Thence North 85°18'46" West, along the southerly line of said Lot 1343 and a northerly line of said 6.606 acre tract, a distance of 369.29 feet to a 3/4" inside diameter iron pipe found flush with cap inscribed "Del Co" on the westerly right-of-way line of Tussic Street Road (80 feet wide) as shown on the right-of-way plans known as "Delaware County Road No. 108" (circa 2004) of record in Plat Cabinet 3, slides 421-421JJ, also being the easterly line of Parcel 114-WD of record in Official Record 549, page 2026;

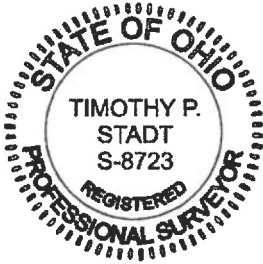
Thence North 04°30'53" East, along the easterly line of said Tussic Street Road, the easterly line of said Parcel 114-WD, and crossing through said Lot 1343, a distance of 150.02 feet to 3/4" inside diameter iron pipe found flush with cap inscribed "Del Co" on the northerly line of said Lot 1343 and at the southwest corner of said 1.273 acre tract;

Thence South 85°18'46" East, along the northerly line of said Lot 1343 and the southerly line of said 1.273 tract, a distance of 369.65 feet to the TRUE POINT OF BEGINNING, containing 1.272 acres of land.

Bearings herein are referenced to State Plane Grid, Ohio North Zone, per an Ohio RTN survey (NAD83, 2011 adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in 2024.

by Timothy P. Stadt
Timothy P. Stadt
Registered Surveyor No. 8723



DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required 9/13/24
 Municipal Approval Required
As Delaware County Engineer

BOUNDARY SURVEY

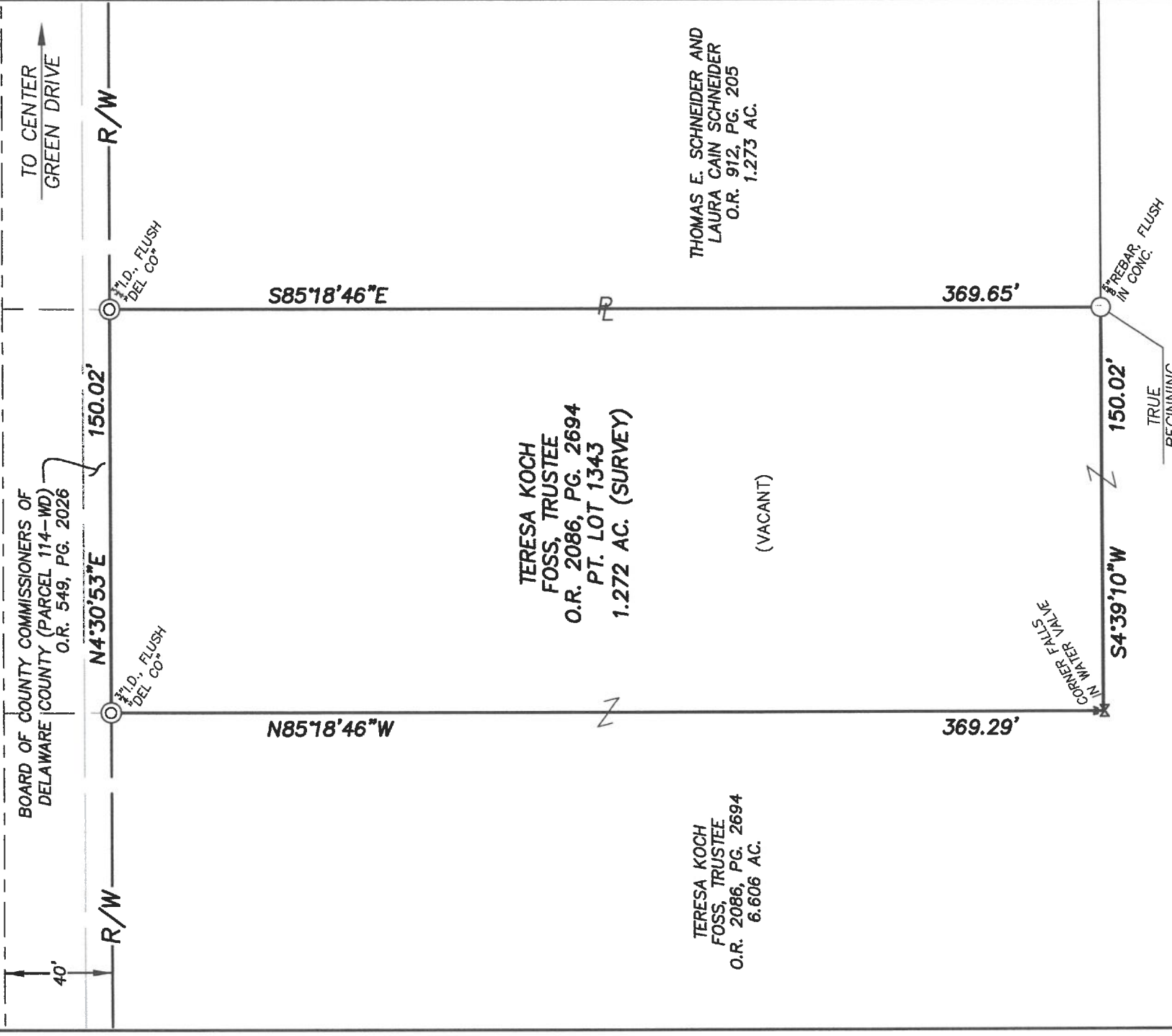
FARM LOT 4, SECTION 4, TOWNSHIP 3, RANGE 17, U.S.M.L.
PT. LOT 1343 ~ CEIL'S ESTATE (P.B. 18, PG. 7)

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

TUSSIC STREET RD (CR-108, 80')

P.C. 3, SL. 421-421JJ

BOARD OF COUNTY COMMISSIONERS OF
DELAWARE COUNTY (PARCEL 114-WD)
O.R. 549, PG. 2026



TERESA KOCH
FOSS, TRUSTEE
O.R. 2086, PG. 2694
PT. LOT 1343
1.272 AC. (SURVEY)

TERESA KOCH
FOSS, TRUSTEE
O.R. 2086, PG. 2694
6.606 AC.

THOMAS E. SCHNEIDER AND
LAURA CAIN SCHNEIDER
O.R. 912, PG. 205
1.273 AC.

LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- R PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio North Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

A Title Report was not provided to the surveyor at the time of this survey. Easements, either express or implied, may exist on the property that are not shown.

Address of subject property is 0 Tussic Street Rd, Westerville, OH 43082. Parcel Number is 31742301017000.

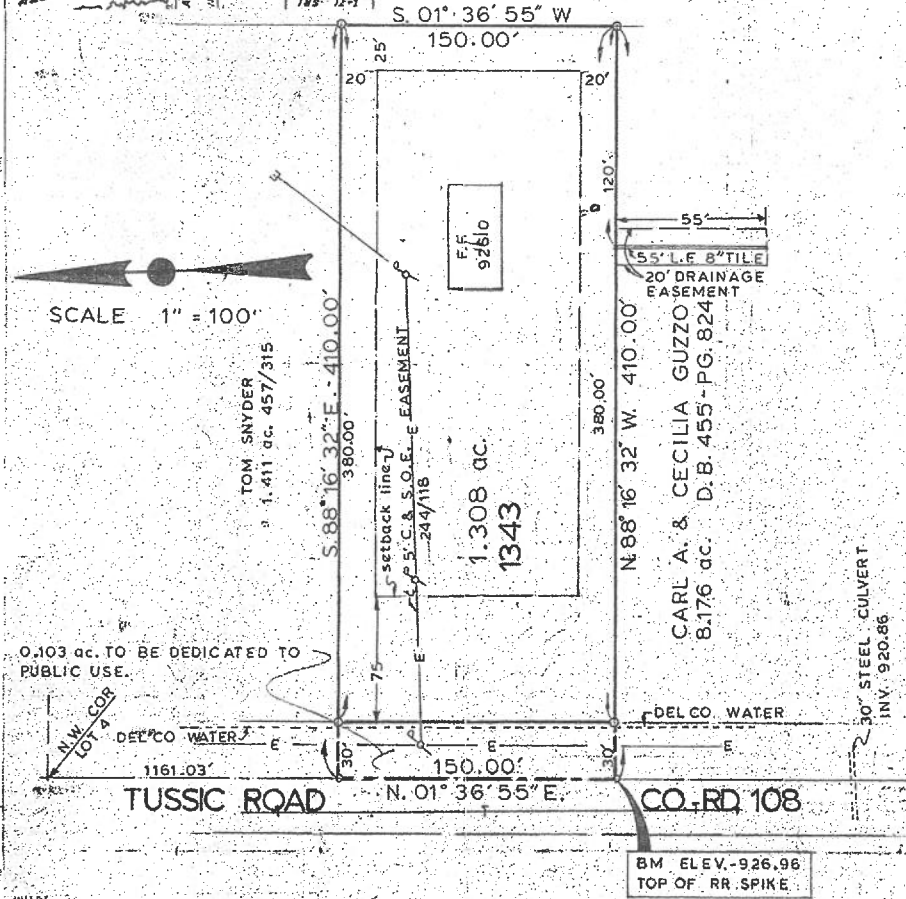
This plat is based on the results of an actual field survey performed on the property under my supervision in September, 2024.

PRO BOUNDARY
LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209
DRAWING NAME:24374BS.DWG

DATE: 9/13/2024
JOB No.: 24-374
CLIENT: MS. TERESA FOSS
REVISIONS: F.B./PG.: 46/17



BY *Timothy P. Stadt*
OHIO PROFESSIONAL SURVEYOR No. 8723



Minimum floor elevation as shown on this plat shall not be lowered unless approved by Delaware County Building Inspector.

"The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewerage system is constructed within two hundred feet of a structure constructed on a said delineated lot, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot of the subdivision shall constitute waiver of further notice or hearing on this requirement. This covenant shall be included in conveyances of title for said lots."

An 8" collector tile with a 20 foot easement covering all lots and surrounding an adequate outlet to be installed by owner developer in conformance with the County Health Department prior to issuance of permit to each lot.

"Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited."

NOTES: The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.

We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct.

Franklin D. Stults
Registered Surveyor No. 4873 Date July 24, 1984

CEIL'S ESTATE
SITUATED IN THE TOWNSHIP OF GENOA, DELAWARE COUNTY, STATE OF OHIO
BEING A PART OF RANGE 17, TOWNSHIP 3, SECTION 4, FARM LOT 4
BEING 1.411 ACRES OUT OF A 8.176 ACRE TRACT OWNED BY
CARL A. GUZZO & CECILIA A. GUZZO
AS RECORDED IN DEED VOLUME 455, PAGE 824, RECORDERS OFFICE, DELAWARE COUNTY, OHIO
0.103 ACRES ARE HEREBY DEDICATED TO PUBLIC USE.

(I) (WE) CARL A. GUZZO & CECILIA A. GUZZO
HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF LANDS OWNED
BY (US) (ME) TO BE KNOWN AS CEIL'S ESTATE
AND ALL ROADS, STREETS OR PUBLIC RIGHT OF WAY NOT PREVIOUSLY DEDICATED ARE HEREBY
DEDICATED FOR PUBLIC USE.

Witnesses: *Phillip W. Adams*, *Ruth F. Adams*
Land owners: *Carl A. Guzzo*, *Cecilia A. Guzzo*

STATE OF OHIO }
Franklin COUNTY }
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY
PERSONALLY APPEARED THE ABOVE NAMED CARL A. GUZZO & CECILIA A. GUZZO
WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE
SAME IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL THIS 22nd DAY OF July A.D. 1984

Ruth F. Adams
Notary Public
My Commission Expires February 5, 1987

APPROVED THIS 31 DAY OF July 1984
APPROVED THIS 14 DAY OF August 1984
APPROVED THIS 14 DAY OF August 1984
APPROVED THIS 18th DAY OF AUGUST 1984
APPROVED THIS 27th DAY OF August 1984
Mule Jaw Delaware County Commissioners
TRANSFERRED THIS 6 DAY OF Sept 1984
NO. 28680
RECORDED THIS 6th DAY OF September 1984 AT 10:40 (AM) (PM)
FEE 11.90
Dorothy Conant
Delaware Co. Recorder DC

STULTS and ASSOCIATES, INC.
67 North Sandusky St.
Delaware, Ohio
TELEPHONE: (614) 393-6792
(614) 369-4124
Marion
TELEPHONE: (614) 387-0180
Columbus
TELEPHONE: (614) 436-5238
Engineering - Surveying