



ORDINANCE O-03-2025

AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR SECOND STREET, THIRD STREET, HAWTHORNE ALLEY, AND FOUNDERS AVENUE AND VACATE AN UNNAMED PUBLIC ALLEY AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, an application to approve the final plat for Second Street, Third Street, Hawthorne Alley, and Founders Avenue has been submitted by the city of New Albany; and

WHEREAS, the city will be the recipient of the right-of-way dedication of approximately 0.933 acres; and

WHEREAS, the city of New Albany agrees to vacate right-of-way and transfer ownership of a 0.025 acre unnamed alley to the adjacent property owner, Amal Amer Dynasty Revocable Living Trust; and

WHEREAS, the New Albany Planning Commission, after review in a public meeting on December 16, 2024, recommended approval of the final plat; and

WHEREAS, the city engineer certifies that the Second Street, Third Street, Hawthorne Alley, and Founders Avenue dedication meets all the requirements of Chapter 1187 of the codified ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The final plat to dedicate Second Street, Third Street, Hawthorne Alley, and Founders Avenue and vacate an unnamed alley is attached to this ordinance as Exhibit A and made a part herein, is approved.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 04 day of Feb, 2025.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 01/10/2025

Introduced: 01/21/2025

Revised:

Adopted: 02/04/2025

Effective: 03/06/2025

Exhibit A - O-03-2025

**SECOND STREET, THIRD STREET AND
FOUNDERS AVENUE DEDICATION AND
11' UNNAMED ALLEY VACATION**

**Quarter Township 4, Township 2, Range 16, United States Military Lands
City of New Albany, Franklin County, Ohio**



Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands, being part of Lot 90 of the plat of New Albany, as recorded in Plat Book 1, Page 161, all of a 0.115 acre tract, as conveyed to the CITY OF NEW ALBANY by deed of record in Instrument Number 2024041800366835, being part of Lot 90 and 95, all of Lot 91, 92, 93, and 94 of said plat of New Albany, and being all of a 0.154 acre tract and being all of a 1.718 acre tract, as conveyed to AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST, DATED NOVEMBER 18, 2013 by deed of record in Instrument Number 202203220045171, all references refer to the record of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE CITY OF NEW ALBANY, F/K/A VILLAGE OF NEW ALBANY a municipal corporation of the State of Ohio, by JOSEPH STEFANOV, CITY MANAGER AND AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST DATED NOVEMBER 18, 2013, owners of the lands plotted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "SECOND STREET, THIRD STREET AND FOUNDERS AVENUE DEDICATION AND 11' UNNAMED ALLEY VACATION" and does hereby accept this plat of name and dedicates to public use, as such, all of Second Street, Third Street, Founders Avenue, Cherry Alley, and Hawthorne Alley shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "Utility Easement", the aforementioned designated easement permit the construction, operation and maintenance of all public and quasi public utilities, above beneath and on the surface of the ground, and where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff, unless approved by the City Engineer, are permitted within Drainage Easement areas as delineated on this plat. Areas shown hereon outside of the plotted area are within land owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, JOSEPH STEFANOV, CITY MANAGER OF THE CITY OF NEW ALBANY, OHIO has hereunto set his hand this ___ day of ___, 20__.

Signed and acknowledged in the presence of: CITY OF NEW ALBANY, OHIO

By: JOSEPH STEFANOV, CITY MANAGER
STATE OF OHIO COUNTY OF FRANKLIN ss: Before me, a Notary Public, in and for said State, personally appeared JOSEPH STEFANOV, CITY MANAGER OF THE CITY OF NEW ALBANY, OHIO who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said CITY OF NEW ALBANY, OHIO for the uses and purposes expressed therein. In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires ___ day of ___, 20__
Notary Public, State of Ohio

In Witness Whereof, AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST, DATED NOVEMBER 18, 2013, has hereunto set his hand this ___ day of ___, 20__.

Signed and acknowledged in the presence of: THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST, DATED NOVEMBER 18, 2013

By: AMAL AMER, AS TRUSTEE

STATE OF OHIO COUNTY OF FRANKLIN ss: Before me, a Notary Public, in and for said State, personally appeared AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST, DATED NOVEMBER 18, 2013 who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said THE AMAL AMER DYNASTY REVOCABLE LIVING TRUST DATED NOVEMBER 18, 2013 the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.
My commission expires ___ day of ___, 20__
Notary Public, State of Ohio

Approved this ___ day of ___, 20__ Mayor, New Albany, Ohio

Approved this ___ day of ___, 20__ City Engineer, New Albany, Ohio

Approved this ___ day of ___, 20__ Council Representative to Planning Commission, New Albany, Ohio

Approved this ___ day of ___, 20__ Chairperson, Planning Commission, New Albany, Ohio

Approved this ___ day of ___, 20__ Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. ___ passed ___ day of ___, 20__ wherein all of Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio. The City of New Albany, Ohio by its approval and acceptance of this plat, does hereby vacate all of the eleven foot unnamed Alley as shown hereon by hatching and redesignates those portions of Cherry Alley and Querry Alley as Founders Avenue as shown hereon by hatching (See hatching legend on sheet 2). The City of New Albany, Ohio, approval of this plat shall become null and void unless recorded prior to ___ day of ___, 20__.

Transferred this ___ day of ___, 20__ Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of ___, 20__ at ___ Recorder, Franklin County, Ohio

Fee \$ ___

File No. ___

Recorded this ___ day of ___, 20__ Deputy Recorder, Franklin County, Ohio

Plot Book ___ Pages ___

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1985 adjustment. A bearing of North 19°51'41" East was held for a portion of the existing centerline of Reynoldsburg-New Albany Road, between centerline monuments FCGS 9916A and FCGS 9916B designated the "basis of bearing" for this plat.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: where indicated hereon, unless otherwise noted, are solid steel reinforcing bar five-eighths inch (5/8") diameter, thirty inches long with a plastic cap placed in the top and bearing the name "E.P. FERRIS SURVEYOR 8342".

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped E.P. Ferris. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

FLOOD NOTE:

All of the subject property is located in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0208K (June 17, 2008).

SURVEYOR

E. P. FERRIS AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS & SURVEYORS
2130 QUARRY TRAILS DR., 2ND FLOOR,
COLUMBUS, OHIO 43228

OWNER

KHALED AMR, AS TRUSTEE OF THE
KHALED AMR DYNASTY REVOCABLE LIVING TRUST DATED NOVEMBER 18, 2013
AMAL AMER AS TRUSTEE, THE AMAL AMER DYNASTY
REVOCABLE LIVING TRUST DATED NOVEMBER 18, 2013

DEVELOPER

4647 WILKIN COURT
NEW ALBANY, OHIO 43054
THE CITY NEW ALBANY, F/K/A VILLAGE OF NEW ALBANY
99 W. MAIN STREET
NEW ALBANY, OHIO 43054
DEVELOPER
THE CITY NEW ALBANY, F/K/A VILLAGE OF NEW ALBANY
99 W. MAIN STREET
NEW ALBANY, OHIO 43054

PREPARED BY

E. P. FERRIS AND ASSOCIATES, INC.

CONSULTING CIVIL ENGINEERS & SURVEYORS
2130 QUARRY TRAILS DR., 2ND FLOOR, COLUMBUS, OHIO 43228

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct to the best of my knowledge. All dimensions are in feet and decimal parts thereof.



By: Matthew Lee, P.E., P.S.
Registered Surveyor No. 6342

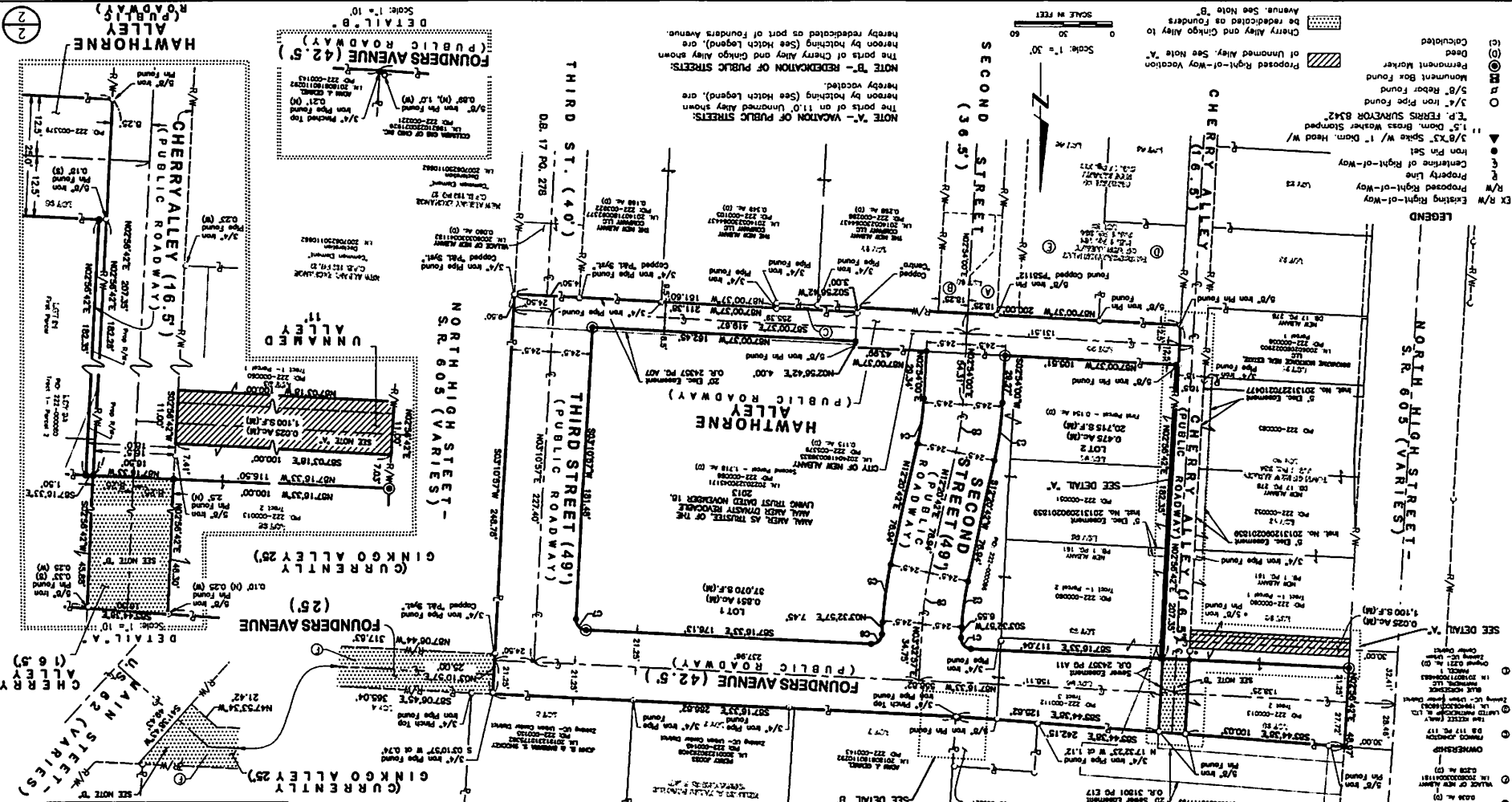
SECOND STREET, THIRD STREET AND FOUNDERS AVENUE DEDICATION AND 11' UNNAMED ALLEY VACATION Quarter Township 4, Township 2, Range 16, United States Military Lands City of New Albany, Franklin County, Ohio

ACREAGE BREAKDOWN

PARCEL ID	R/W ACREAGE	LOT 2	LOT 1
222-00080	0.002 AC.	0.158 AC.	0.002 AC.
222-00051	0.002 AC.	0.115 AC.	0.002 AC.
222-00086	0.586 AC.	0.207 AC.	0.851 AC.
222-00012	0.1023 AC.	0.017 AC.	
222-00013	0.109 AC.		
222-00379	0.115 AC.		
CHERRY ALLEY	0.017 AC.		
TOTAL	0.933 AC.	0.475 AC.	0.851 AC. = 2.259 AC.

CURVE TABLE

NO.	LENGTH	BACKS	DELTA	CHORD BEARING
C1	10.30'	6.50'	89°48'29"	8.25'
C2	26.71'	16.10'	80°47'45"	28.66'
C3	36.16'	21.90'	80°26'42"	36.14'
C4	26.11'	17.00'	80°26'42"	28.07'
C5	36.23'	23.60'	80°47'45"	36.19'
C6	10.12'	6.50'	89°10'31"	9.15'
C7	10.26'	6.50'	90°27'30"	9.25'
CENTRELINE CURVE TABLE				
C8	32.47'	21.50'	80°47'45"	32.44'
C9	32.15'	19.00'	80°26'42"	32.11'
C10	32.15'	19.00'	80°26'42"	32.11'



2



ORDINANCE O-04-2025

AN ORDINANCE TO APPROVE THE FINAL PLAT MODIFICATION FOR LOT 19 IN THE HAWKSMOOR SUBDIVISION AS REQUESTED BY TREVOR ARNOLD

WHEREAS, an application to approve the Hawksmoor lot 19 final plat modification has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on November 18, 2024, recommended approval of this final plat; and

WHEREAS, the Hawksmoor lot 19 final plat modification includes the relocation and enlargement of a .10-acre tree preservation zone/no build zone; and

WHEREAS, the city engineer certifies that the Hawksmoor lot 19 final plat modification meets all the requirements of Chapter 1187 of the codified ordinances, stormwater management, design requirements and meets all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

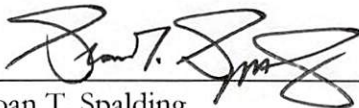
Section 1: The final plat modification is attached to this ordinance as Exhibit A and made a part herein approved.


Section 2: It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3: Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

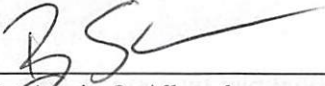
CERTIFIED AS ADOPTED this 04 day of FEB, 2025.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 01/10/2025

Introduced: 01/21/2025

Revised:

Adopted: 02/04/2025

Effective: 03/06/2025

RE-SUBDIVISION OF LOT 19 OF THE RE-SUBDIVISION OF LOTS 8-11 OF HAWKSMOOR SUBDIVISION

Situated in State of Ohio, County of Franklin, City of New Albany, located in Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands, containing 1.141 acres of land, more or less, said 3.292 acres being a re-subdivision of all of Lot 19 as numbered and delineated upon the record plat of "RE-SUBDIVISION OF LOTS 8-11 OF HAWKSMOOR SUBDIVISION", of record in Plat Book 116, Page 79, in the name of L. Shaq, Ltd. of record in Instrument Number 201406100071976, being of record in Recorder's Office, Franklin County, Ohio.

The undersigned, Michael J. DeAscentis II, authorized signature for L. Shaq, Ltd. owner of the land platted herein, does hereby certify that this plat correctly represents its "Re-Subdivision of Lot 19 of the Re-Subdivision of Lots 8-11 of Hawkmoor Subdivision", and does hereby accept this plat of the same.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the Director of Public Service, City of New Albany.

All easements within the building setback lines for general utility and drainage purposes shall be landscaped per the Hawkmoor Landscape Plan and maintained by the Hawkmoor Homeowners Association, Inc.



LOCATION MAP
NO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a GPS survey of Franklin County Monuments "FCGS 9913-B" and "FCGS 9914-B" performed by the Franklin County Engineer's Office, which was based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (1986 adjustment) and determines the bearing between said monuments as N 10° 32' 24" E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing by the surveyor when the markers are in place.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing by the surveyor when the markers are in place.

Approved this ____ day of _____, 2024
 Mayor, New Albany, Ohio

Approved this ____ day of _____, 2024
 Municipal Engineer, New Albany, Ohio

Approved this ____ day of _____, 2024
 Council Representative to Planning Commission, New Albany, Ohio

Approved this ____ day of _____, 2024
 Chairperson, Planning Commission New Albany, Ohio

Approved this ____ day of _____, 2024
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. _____, passed _____, 2024, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to _____, 2024.

Transferred this ____ day of _____, _____, 2024
 Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 2024 at ____ M.
 Fee \$ _____
 Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 2024
 Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin Set
- = Preservation Zone Marker
- = Iron Pin Found
- ✕ = PK Nail Found

By Douglas R. Hock 12/2/24
 Douglas R. Hock, P.S. 7661



In Witness Whereof, Michael J. DeAscentis II, Authorized Signature for L. Shaq, Ltd., has hereunto set their hand this ____ day of _____, 2024.

Signed and acknowledged L. Shaq, Ltd.
 In the presence of: _____

By _____
 Title _____

Witness _____

Witness _____

STATE OF OHIO
 COUNTY OF FRANKLIN as:

Before me, a Notary Public in and for said State, personally appeared _____, authorized signed of L. Shaq, LTD., who acknowledge the signing the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of L. Shaq, LTD. for the uses and purposes expressed therein.

Witness Thereof, I have hereunto set my hand and affixed any official seal this ____ day of _____, 2024.

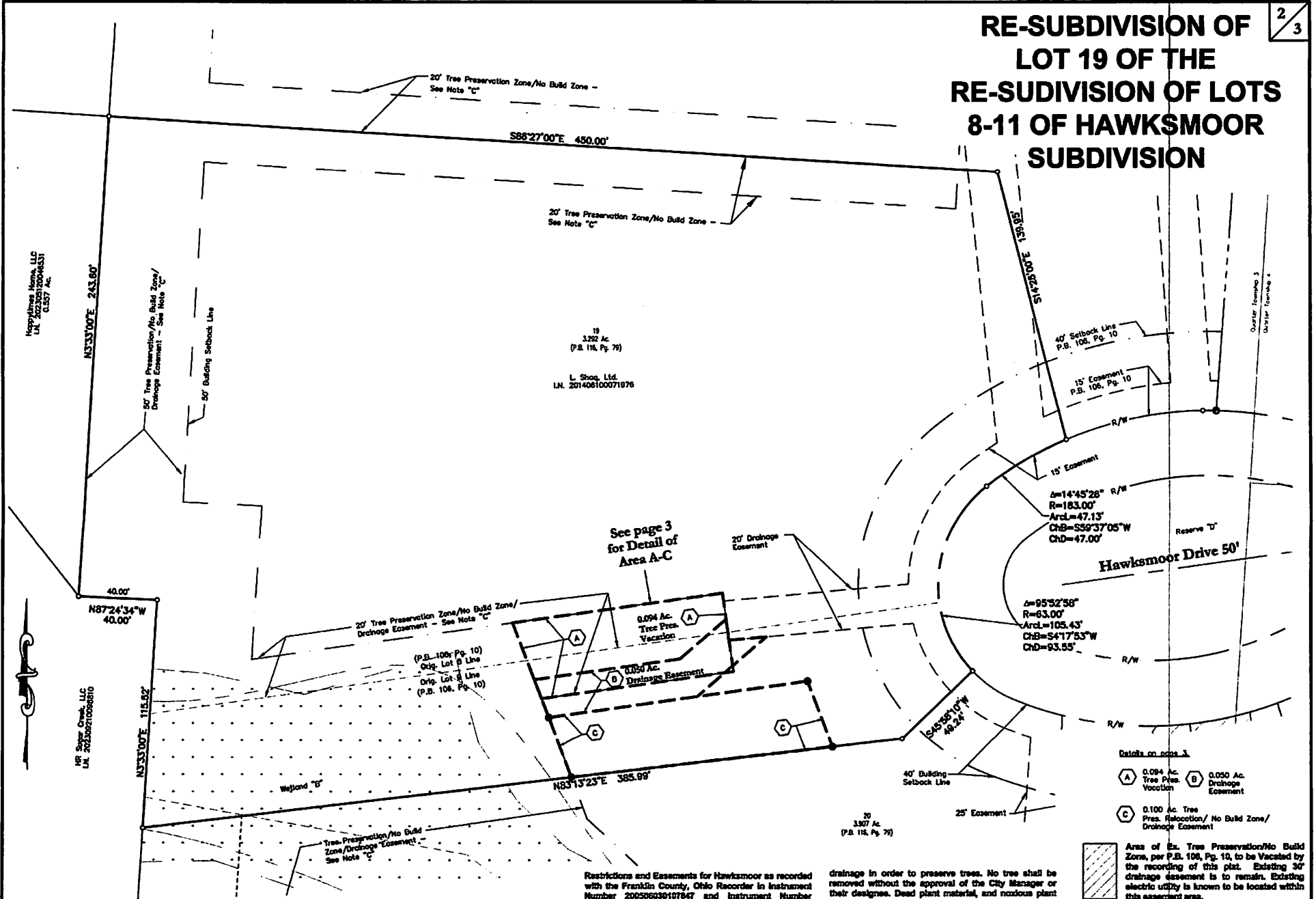
My Commission expires _____
 Notary Public, State of Ohio

**ADVANCED
 CIVIL DESIGN**
 ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Z:\24-001-1085\Drawings\PRODUCTION DRAWINGS\SURVEY\24-001-1085 resub lot 19 fpl.dwg page 1 Nov 27, 2024 - 9:20:21am d:\dshom

RE-SUBDIVISION OF LOT 19 OF THE RE-SUBDIVISION OF LOTS 8-11 OF HAWKSMOOR SUBDIVISION



19
3.292 Ac.
(P.B. 114, Pg. 75)

L. Shog, Ltd.
L.N. 201406100071976

See page 3
for Detail of
Area A-C

Details on page 3

- 0.094 Ac. Tree Pres. Vacation
- 0.050 Ac. Drainage Easement
- 0.100 Ac. Tree Pres. Relocation/No Build Zone/Drainage Easement

Area of Ex. Tree Preservation/No Build Zone, per P.B. 106, Pg. 10, to be vacated by the recording of this plat. Existing 30' drainage easement is to remain. Existing electric utility is known to be located within this easement area.

Restrictions and Easements for Hawkmoor as recorded with the Franklin County, Ohio Recorder in Instrument Number 200506030107847 and Instrument Number 200707100120698 and Instrument Number 201505020060071.

NOTE "C" - TREE PRESERVATION/NO BUILD ZONE/DRAINAGE EASEMENT:
Within those areas designated hereon as "Tree Preservation/No Build Zone/Drainage Easement", no accessory buildings, fences, walks, steps or improvements of any kind shall be constructed with the exception of seeding and limited grading to allow proper

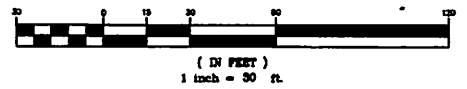
drainage in order to preserve trees. No tree shall be removed without the approval of the City Manager or their designee. Dead plant material, and noxious plant material such as poison ivy and trees may be removed. This zone shall be maintained by the owners of the lot."

NOTE "D" - PRESERVATION ZONE MARKERS:
Preservation area markers are to be installed at the edge of the preservation areas along the south property line of lot 19 and the north line of lot 20 property line and within lot 19. Preservation zone markers will be maintained by the homeowner's association. Markers shall be obtained from the City of New Albany.

NOTE "A": All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map numbered 39049C0204K with effective date of June 17, 2008.

NOTE "B": The Hawkmoor Homeowners Association, Inc. and all of the area being platted, hereby, shall be subject to Declarations of Covenants, Conditions,

GRAPHIC SCALE

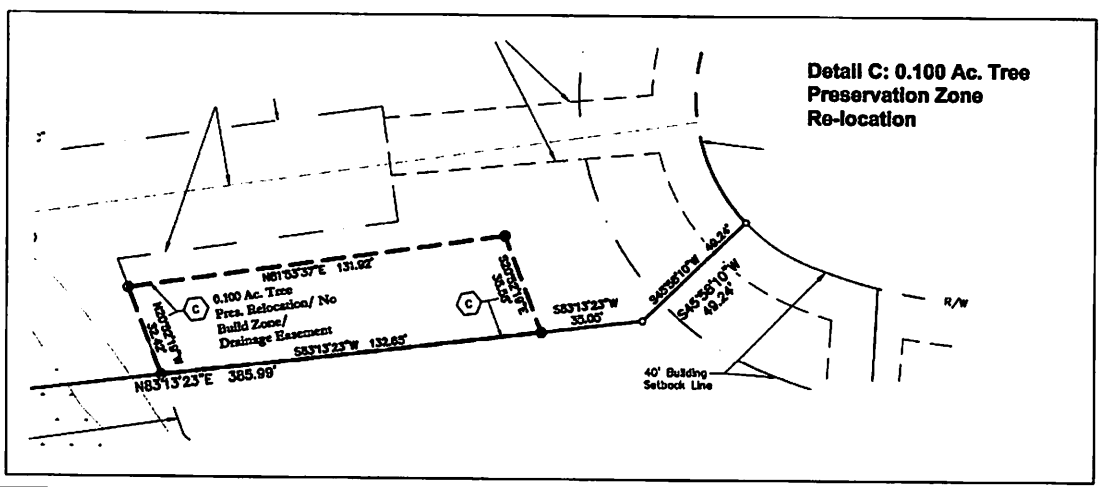
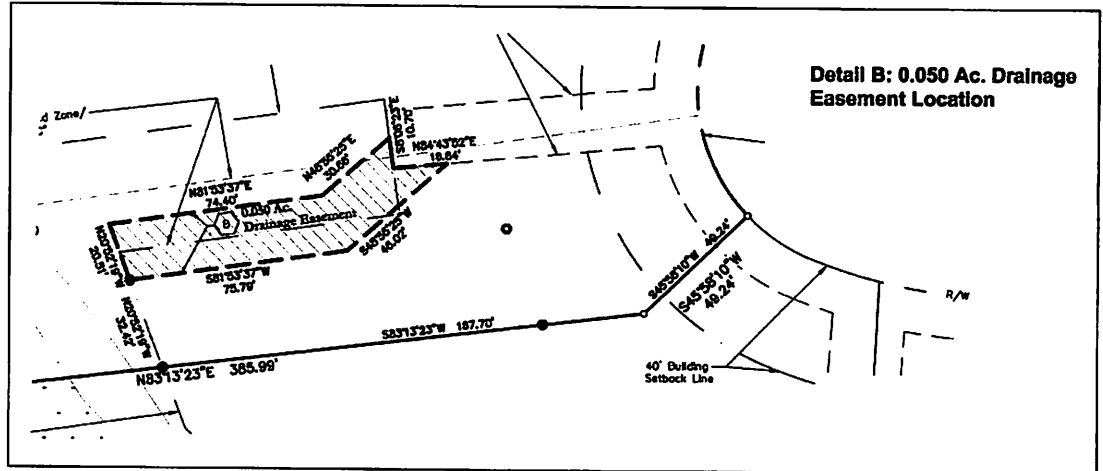
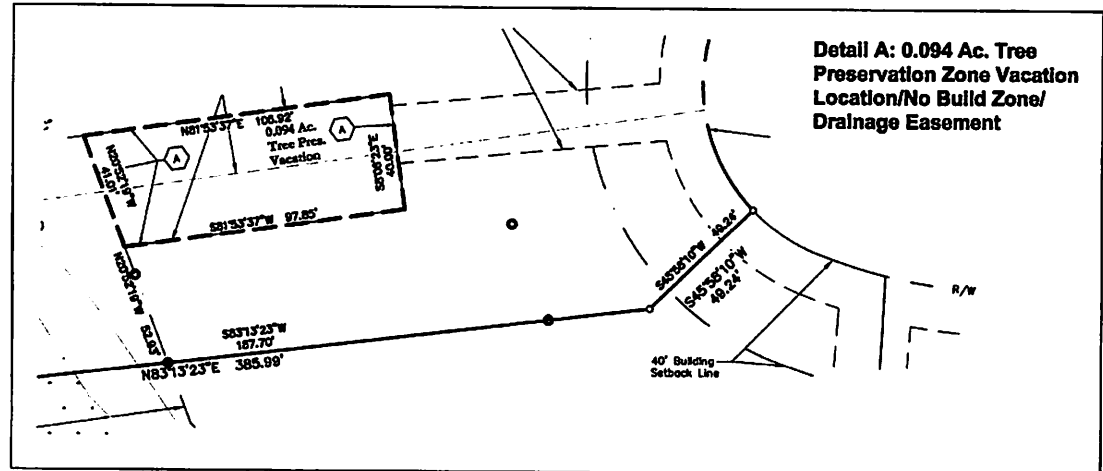
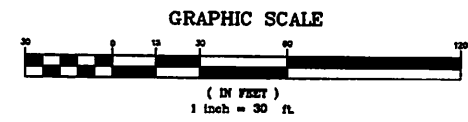


21-24-0011-1084-DWG/PRODUCTION DRAWINGS SURVEY 24-0011-1088 re-sub lot 19 19.dwg page 2 Nov 27, 2024 - 9:20:56am dabbam

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

751 Science Boulevard, Suite 100
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7753

RE-SUBDIVISION OF LOT 19 OF THE RE-SUBDIVISION OF LOTS 8-11 OF HAWKSMOOR SUBDIVISION



2:\14-0011-1098\UNIC\PRODUCTION DRAWINGS\SURVEY\14-0011-1098 resub lot 19 1p.dwg page 3 Nov 27, 2024 - 9:21:14am chadham

781 Science Boulevard, Suite 100
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ENGINEERS SURVEYORS