

RECORD OF LEGISLATION

No. 6-47-2025

Passed 6-3, 2025

AN ORDINANCE TO ACCEPT THE PLAT OF RIVER RIDGE, SECTION TWO, FINAL PLAT.

WHEREAS, a plat of River Ridge, Section Two, Final Plat, situated in the City of Circleville, Township of Yamarick, County of Pickaway, State of Ohio and being a part of Section 7, Township 11, Range 21, containing 9.103 acres in lots and 2.731 acres in right-of-way, being all of the remainder of the original 11.834 acre tract described in official record volume 806, page 3726 in Pickaway County Recorder's Office and has been approved by the Circleville Planning & Zoning Commission on Wednesday, May 7, 2025 and submitted to Council for their consideration;

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, STATE OF OHIO AS FOLLOWS:

SECTION I. That the plat of River Ridge, Section Two, Final Plat, is hereby accepted and, subject to this plat being properly recorded, the road right-of-way dedicated thereon, and the easements granted thereon are accepted for the City of Circleville.

SECTION II. Upon the posting of a bond satisfactory to the Director of Public Service guaranteeing the construction of the infrastructure within the right of way dedicated on this plat or upon the completion of the construction of said infrastructure, the Clerk of Council is authorized and directed to endorse upon the original of said plat, the approval of this Council.

SECTION III. That this ordinance shall take effect from and after the earliest period allowed by law.

PASSED: 6-3-2025
DATE

Baury P. Kille
PRESIDENT OF COUNCIL

ATTEST: Melissa J. [Signature]
CLERK OF COUNCIL

APPROVED: 6-3-2025
DATE

Michael L. Blanton
MAYOR

APPROVED AS FORM:

[Signature]
KENDRA C. KINNEY - LAW DIRECTOR



City of Circleville
 Department of Public Service
 City Administration Building
 104 East Franklin Street
 Circleville, OH 43113
 740-477-8224
 www.circlevilleoh.gov

Application #: 1-25
 Fee Amount \$ 7000.00
 Collected By: Hannah W
 Date: 4/17/25

Application for Final Subdivision Plat

(Preliminary subdivision plan application must be approved)

Applicant Name: Brad Robbins Phone #: 317-727-7717
 Applicant Address 1900 Polaris Pkwy, ste 450, Columbus, OH 43240 E-mail: BradRobbins@forestar.com
 Property Owner/Developer: Forestar Real Estate Group Inc. (USA) Phone #: _____
 Owner/Developer Address: 1900 Polaris Pkwy, ste 450, Columbus, OH 43240
 Property Address: 1931 North Court Street, Circleville, OH 43113

(if no actual address, description of location)

Name of Preliminary Platted Subdivision: River Ridge
 Section Number(s) of Proposed Final Plat: Section 2
 Zoning District: PUD Present Use: Agriculture Proposed Use: Residential
 Date of Preliminary Plat Approval: 3/20/25 Construction & Grading Plans Attached: YES

The following utilities have been reviewed proposed final for approval of site plan:

Water & Sewer Telephone Gas Cable Electric

The developer will install, construct, have inspected and approved by the Director of Public Service all required site improvement OR

The developer has agreed to furnish satisfactory performance guarantees, pursuant to Article VI of the Subdivision Regulations in the amount of \$ \$1,321,228.00

Property Owner Signature: [Signature] Date: 04/17/2025
 Developer Signature: _____ Date: _____
 (if different from Owner)

----- Service Director Portion -----

As Director of Public Service, I hereby certify that such application meets _____ does not meet the requirements of Section 5.12 of the City of Circleville Zoning Code:

[Signature] 4/17/25
 Director of Public Service Date

Comments: _____

----- Planning & Zoning Commission Portion -----

Upon certification, this application and 6 copies provided by the developer will be submitted to the City of Circleville Planning & Zoning Commission for their review. Action must be taken within 30 days of submission to the Commission.

Received by: [Signature] Date: 4/17/25

Approved Denied by [Signature] Date: 5/2/25
Planning & Zoning Commission Chairperson

Comments: _____

----- City Council Portion -----

An ordinance will be presented to city council for acceptance of public rights of way and easements dedicated or granted thereon.

Approved Ordinance # _____, Dated _____

----- Planning & Zoning Commission Portion -----

Within 60 days of passage of the above ordinance, the developer is responsible to record plat in the County Recorder's Office. Developer is to provide one original and two prints of the fully executed final plat along with as built plans and drawings for improvements.

Application Received By: _____ Date: _____

Final Subdivision Plat Application Checklist

6 complete sets of drawings and materials are required with submission of Final Subdivision Plat Application.

- Name of the subdivision and the section number, if it is a portion of the total subdivision.
- A legal description giving the number of acres, City, township, section, range, parcel identification number and property owner's name
- All required certifications and approvals
- Requested covenants and/or deed restrictions
- Sheet and total number for each sheet, including covenant sheet and construction plan
- Scale and north indicator
- The bearing and distances of the boundary lines of the subdivision
- The bearing and distances of all lot lines or areas dedicated to public uses within the subdivision. In case of curves sides of lots, the tangent deflection angle, the length of the tangent, the length of the radius, the length of the arc and the length and bearing of the chord shall be given
- Lot numbers
- The bearing and distances of all straight sections of street center lines. Curved sections of street center lines shall show the same information as curved lot lines
- Street names
- Street, alley and easement widths. Any easements not parallel to property lines shall show the bearings and distances of the lines
- The location of all permanent markers or monuments
- Building setback lines with their distance from the right-of-way lines
- The proposed location of all utilities and easements, including dimensions
- Certification of engineering stat on the plat by a Professional Engineer or Surveyor
- All of the above, including any additional requirements as may be cited by the Pickaway County Auditor or Recorder



AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
TEL 614.901.2235
FAX 614.901.2236

www.structurepoint.com


LETTER OF TRANSMITTAL

To: City of Circleville Service Department 104 E. Franklin Street Circleville, Ohio 43113 Attn: Hannah Wynne	Date: April 17, 2025	Phase: 00700
	Project Number: 2021.03114.0003	Task: 00710
	Project Description: River Ridge - Phase 2 Plat	

Deliver by: Time: Date:	We are sending you: <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/> Separately	via	<input type="checkbox"/> Mail <input checked="" type="checkbox"/> Messenger <input type="checkbox"/> Overnight <input type="checkbox"/>	<input checked="" type="checkbox"/> As Requested <input type="checkbox"/> For Your Information <input type="checkbox"/> For Your Review & Comment <input type="checkbox"/>
--	---	-----	--	---

Quantity:	Type:	Description:
6	Plat	River Ridge - Phast 2 Plat
1	Doc	Application for Final Subdivision Plat
1	Check	Appllication Fee

Remarks:
Plat has been pre-approved by Pickaway County map room

Copies:	Trans:	Enclosure:	To:	Very truly yours, American Structurepoint, Inc.  Mike Ward, PS
Please return 0 copies to this office.				

City of Circleville Receipt

Page:	1	Receipt No:	25-005162
Account:	00000-001 (MISC RECEIPTS)	Batch No:	14927
Received From:	Forestar Group, Inc	Date:	04/17/2025
Received For:	Final Subdivision Plat# 1-25 River Ridge Section 2	Amount:	\$7,000.00
Reference:	Check# 61774		

Line	Project	GL Account \ Service Category	Line Description	Amount
1		101-4433-41162 ZONING, SIGN & VARIANCE PERMIT	Final Subdivision Plat# 1-25 River Ridge Section 2	\$7,000.00

Total Amount: \$7,000.00

Tender References

Tender Type

Check	\$7,000.00
Tendered Amount:	<u>\$7,000.00</u>

Credit Memo: \$0.00

Change Amount: \$0.00

SITUATED IN THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO, BEING A PART OF SECTION 7, TOWNSHIP 11, RANGE 21, CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING A SUBDIVISION CONTAINING 11.834 ACRES (MEASURED) AND BEING A PART OF THAT 36.090 ACRE TRACT AS DESCRIBED IN THE DEED TO FORESTAR REAL ESTATE GROUP INC FILED OF RECORD IN OFFICIAL RECORD 806, PAGE 3726, RECORDER'S OFFICE, PICKAWAY COUNTY OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED FINAL PLAT CORRECTLY REPRESENTS OUR "RIVER RIDGE - PHASE 2", A SUBDIVISION OF LOTS 1-45 & 107-116, THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR JACKO LANE AND PUMPKIN RIDGE ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED, DO HEREBY ACCEPT THIS FINAL PLAT OF SAME, AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID FINAL PLAT. ALL STREETS SHOWN HEREON WILL NOT BE ACCEPTED FOR PUBLIC USE UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND SAID STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF CIRCLEVILLE.

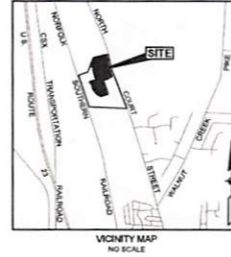
EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THE PLAT AS "STORM EASEMENT", "SANITARY EASEMENT", AND "PATH EASEMENT".

THE AFOREMENTIONED "STORM EASEMENT" AND "SANITARY EASEMENT" (U) PERMITS 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.

RIVER RIDGE - PHASE 2

STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE
SECTION 7, TOWNSHIP 11, RANGE 21
CONGRESS LANDS EAST OF THE SCIOTO RIVER

FEB 2025



SURVEY DATA:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 86 DEGREES 23 MINUTES 48 SECONDS EAST FOR THE NORTH LINE OF SAID SECTION 7, AS MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983, AS ESTABLISHED UTILIZING A GPS SURVEY AND NGS OPUS SOLUTION.

SOURCE OF DATA: THE SOURCE OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE OF PICKAWAY COUNTY, OHIO.

PERMANENT MARKERS: PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG.

PLAT MONUMENTS: ALL OTHER MONUMENTS INDICATED HERE ARE SOLID REBAR, 1/2 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI FIRM 1648".

EVIDENCE OF OCCUPATION: IN GENERAL, EVIDENCE OF OCCUPATION AGREES WITH RESOLVED BOUNDARY LINES.

MONUMENT CONDITION: ALL MONUMENTS ARE IN GOOD CONDITION, UNLESS OTHERWISE STATED ON THE PLAT.

IN WITNESS THEREOF, **BRAD ROBBINS, CISEC**, DIRECTOR OF LAND DEVELOPMENT FOR FORESTAR HAS HERUNTO SET THEIR HAND THIS ____ DAY OF _____, 2025.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: **BRAD ROBBINS, CISEC**
BY: _____
DIRECTOR OF LAND DEVELOPMENT

SIGN: _____
PRINT: _____

SIGN: _____
PRINT: _____

CERTIFICATE OF NOTARY PUBLIC:
STATE OF OHIO,

BEFORE ME A NOTARY PUBLIC FOR SAID STATE PERSONALLY CAME BRAD ROBBINS, CISEC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED (AND VOLUNTARY CORPORATE OR PARTNERSHIP ACT AND DEED) FOR USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES:

APPROVED THIS ____ DAY OF _____, 2025

APPROVED CHAIRMAN, CIRCLEVILLE PLANNING COMMISSION, THIS ____ DAY OF _____, 2025

APPROVED DIRECTOR OF PUBLIC SERVICE, THIS ____ DAY OF _____, 2025

THIS ____ DAY OF _____, 2025, RIGHTS-OF-WAY FOR ALL STREETS, AND ROADS, ETC. HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE CITY OF CIRCLEVILLE (PICKAWAY COUNTY) PURSUANT TO ORDINANCE (RESOLUTION) NUMBER _____

DATED, THIS ____ DAY OF _____, 2025

CLERK OF COUNCIL _____ DATE: _____

TRANSFERRED, THIS ____ DAY OF _____, 2025

AUDITOR, PICKAWAY COUNTY, OHIO _____

FILED FOR RECORD THIS ____ DAY OF _____, 2025 AT ____ M.

RECORDED THIS ____ DAY OF _____, 2025 PLAT CABINET ____ SLIDES ____

RECORDER, PICKAWAY COUNTY, OHIO

ACREAGE SUMMARY	
LOTS	9.103
DEDICATED R/W	2.731
TOTAL	11.834

- LEGEND**
- IRON PIN FOUND (SEE NOTES ON PLAT)
 - ⊙ 1" IRON PIN SET (PERMANENT MARKERS)
 - ⊙ 5/8" IRON PIN SET WITH CAP DESIGNATED "ASI FIRM 1648"
 - MAG SPIKE SET
 - ▲ MAG NAIL/SPIKE FOUND
 - LOT LINES & RIGHT-OF-WAY LINES
 - - - - UTILITY AND DRAINAGE EASEMENTS
 - - - - PUBLIC ACCESS EASEMENT
 - < / > - EXISTING RIGHT-OF-WAY
 - - - - EXISTING PROPERTY LINES
 - - - - EXISTING EASEMENTS

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 01/29/2025

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BY: _____
MICHAEL J. WARD
REGISTERED PROFESSIONAL SURVEYOR NO. 8808

DATE: _____

SURVEYED AND PLATTED BY:

**AMERICAN
STRUCTUREPOINT
INC.**

2550 CORPORATE EXCHANGE DR
SUITE 300
COLUMBUS, OHIO 43231-7659
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

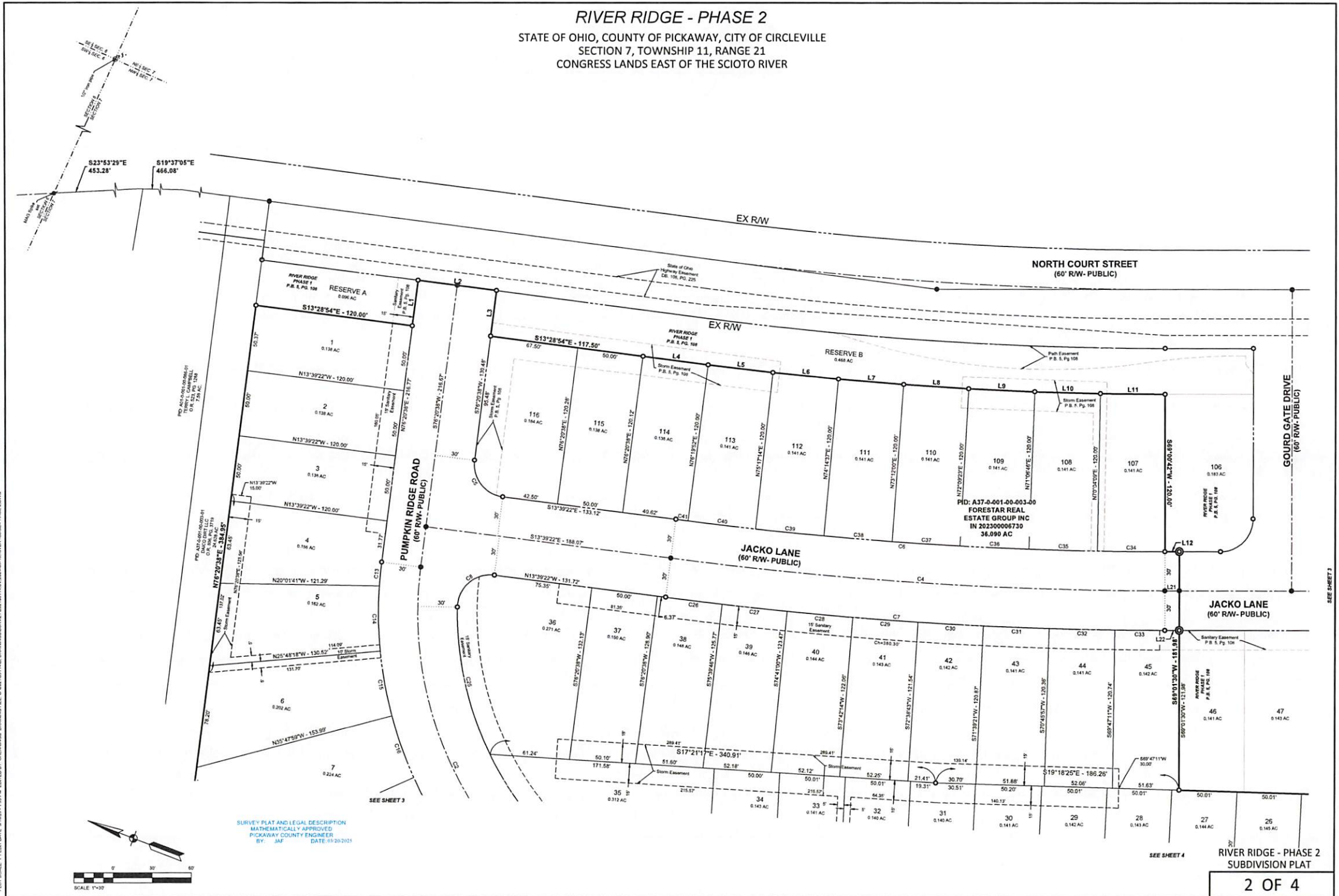
OWNERS & DEVELOPER:

Forestar Real Estate Group, Inc.
1900 Polaris Pkwy, Suite 450
Columbus, Ohio 43240

**RIVER RIDGE - PHASE 2
SUBDIVISION PLAT**

RIVER RIDGE - PHASE 2

STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE
SECTION 7, TOWNSHIP 11, RANGE 21
CONGRESS LANDS EAST OF THE SCIOTO RIVER



PROJ: A37-0-001-00-003-00
D.P. 0.00 AC
TOWN OF CIRCLEVILLE
P.E. & S. PG. 108
7.30 AC

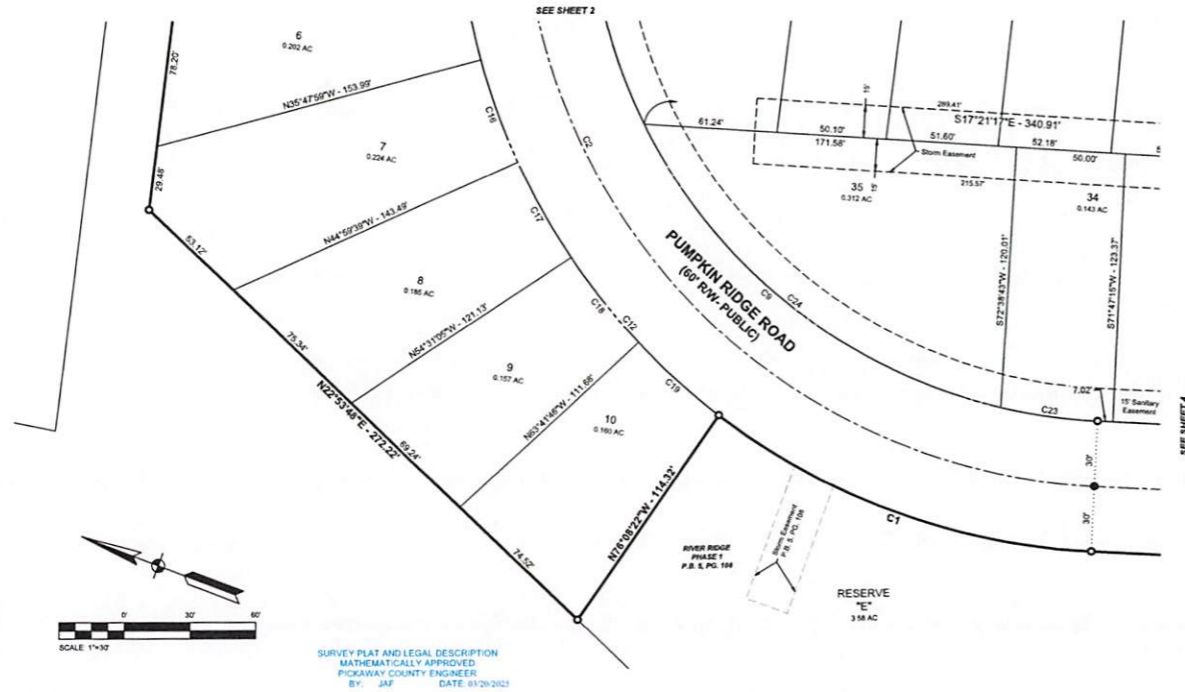
PROJ: A37-0-001-00-003-00
FORESTAR REAL ESTATE GROUP INC
IN 202300006730
36.090 AC

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 03/20/2023

RIVER RIDGE - PHASE 2
SUBDIVISION PLAT

PLOT SCALE: 1"=30' DATE: 3/16/23 1:33 PM EDITED BY: CHENNINGE DRAWING FILE: D:\2023\0311\RD_DRAWING\SURVEY\031114.EV_202406-31 RIVER RIDGE PHASE 2.DWG

RIVER RIDGE - PHASE 2
 STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE
 SECTION 7, TOWNSHIP 11, RANGE 21
 CONGRESS LANDS EAST OF THE SCIOTO RIVER



SURVEY PLAT AND LEGAL DESCRIPTION
 MATHEMATICALLY APPROVED
 PICKAWAY COUNTY ENGINEER
 BY: JAF DATE: 03/29/2023

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	185.11	305.00	034°46'28"	182.29	N00°49'31"W
C2	453.84	275.00	094°33'23"	404.06	S29°03'57"W
C3	128.88	300.00	024°36'50"	127.89	S05°54'20"E
C4	378.82	2895.00	007°29'36"	378.36	S17°13'42"E
C5	39.27	25.00	090°00'00"	35.36	S31°20'38"W
C6	374.74	2865.00	007°29'39"	374.47	S17°13'41"E
C7	382.50	2925.00	007°29'33"	382.22	S17°13'44"E
C8	41.99	25.00	098°14'11"	37.23	N61°46'27"W
C9	377.66	245.00	088°19'12"	341.37	S25°56'51"W
C10	129.28	330.00	022°26'49"	128.46	N06°59'21"W
C11	128.70	269.41	027°22'17"	127.48	N04°33'27"W
C12	503.35	305.00	094°33'23"	448.14	S29°03'57"W
C13	18.23	305.00	003°25'31"	18.23	S74°37'52"W
C14	50.00	305.00	009°23'34"	49.94	S68°13'20"W
C15	50.00	305.00	009°23'34"	49.94	S58°49'46"W
C16	50.00	305.00	009°23'34"	49.94	S49°26'12"W
C17	50.00	305.00	009°23'34"	49.94	S40°02'38"W
C18	50.00	305.00	009°23'34"	49.94	S30°39'04"W
C19	50.00	305.00	009°23'34"	49.94	S21°18'30"W
C20	52.59	330.00	009°07'53"	52.54	N00°19'53"W
C21	50.86	330.00	008°47'46"	50.61	N09°17'42"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C22	26.03	330.00	004°31'10"	26.02	N15°57'10"W
C23	45.03	245.00	010°31'48"	44.96	N12°58'51"W
C24	216.35	245.00	050°36'45"	209.39	N17°38'55"E
C25	116.29	245.00	027°11'40"	115.20	N56°30'37"E
C26	43.63	2925.00	000°51'16"	43.63	S13°54'36"E
C27	50.00	2925.00	000°58'46"	50.00	S14°49'37"E
C28	50.00	2925.00	000°58'46"	50.00	S15°48'23"E
C29	50.00	2925.00	000°58'46"	50.00	S16°47'09"E
C30	50.00	2925.00	000°58'46"	50.00	S17°45'55"E
C31	50.00	2925.00	000°58'46"	50.00	N18°44'40"W
C32	50.00	2925.00	000°58'46"	50.00	S19°43'28"E
C33	38.87	2925.00	000°45'41"	38.87	S20°35'40"E
C34	52.22	2865.00	001°02'39"	52.21	N20°27'11"W
C35	52.19	2865.00	001°02'37"	52.19	N19°24'32"W
C36	52.19	2865.00	001°02'37"	52.19	N18°21'55"W
C37	52.19	2865.00	001°02'37"	52.19	N17°19'18"W
C38	52.19	2865.00	001°02'37"	52.19	N16°16'41"W
C39	52.19	2865.00	001°02'37"	52.19	N15°14'04"W
C40	52.19	2865.00	001°02'37"	52.19	N14°11'27"W
C41	9.41	2865.00	000°11'17"	9.41	N13°34'30"W

Line #	Length	Direction
L1	35.00	N76°20'38"E
L2	60.00	S13°28'54"E
L3	35.00	S76°20'38"W
L4	50.00	S13°29'55"E
L5	50.00	S14°11'27"E
L6	50.00	S15°14'04"E
L7	50.00	S16°16'41"E
L8	50.00	S17°19'18"E
L9	50.00	S18°21'55"E
L10	50.00	S19°24'32"E
L11	50.00	S20°27'10"E
L12	11.13	S20°58'30"E
L13	49.98	N54°47'38"W
L14	49.98	N49°03'52"W
L15	49.98	N43°20'00"W
L16	49.98	N37°36'19"W
L17	49.98	N31°52'32"W
L18	49.98	N26°08'46"W
L19	50.03	N09°40'08"W
L20	54.86	N07°52'00"W
L21	11.13	S20°58'30"E
L22	11.13	N20°58'30"W

RIVER RIDGE - PHASE 2
 SUBDIVISION PLAT

PLOT SCALE: 1"=30' DATE: 3/1/23 1:13 PM EDITED BY: CHENNING DRAWING FILE: C:\03\031160.DRAWING\SUBDIVISION\031114.RV.02456-01.RIVER RIDGE-PHASE 2.DWG

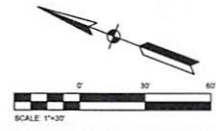
RIVER RIDGE - PHASE 2
 STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE
 SECTION 7, TOWNSHIP 11, RANGE 21
 CONGRESS LANDS EAST OF THE SCIOTO RIVER



PID: A37-0-001-00-003-00
 FORESTAR REAL ESTATE GROUP INC
 O.R. 806, PG. 3726
 36.696 AC

SURVEY PLAT AND LEGAL DESCRIPTION
 MATHEMATICALLY APPROVED
 PICKAWAY COUNTY ENGINEER
 BY: JAF DATE: 01/20/2025

RIVER RIDGE - PHASE 2
 SUBDIVISION PLAT



PLOT SCALE: 1"=30' DATE: 3/16/25 1:33 PM EDITED BY: CHENNING DRAWING FILE: D:\2025\11\14\00\DRAWINGS\REV\2025\11\14\00\25-06-03 RIVER RIDGE PHASE 2.DWG