



CITY OF PATASKALA

ORDINANCE 2015-4240

Passed October 5, 2015

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR 128.134 +/- ACRES AT LOTS 29 AND 30 OF APPLE BLOSSOM ROAD AND LOT 31 OF HAZELTON ETNA ROAD FROM HARRISON TOWNSHIP RESIDENTIAL PUD TO THE CITY OF PATASKALA R-15, MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, at their meeting on September 2, 2015, the Planning and Zoning Commission of the City of Pataskala recommended approval of the Zoning Map Amendment for 128.134 +/- acres, being Lots 29 and 30 of Apple Blossom Road and Lot 31 of Hazelton Etna Road, changing the existing zoning from Harrison Township Residential PUD to City of Pataskala R-15, Medium-High Density Residential District; and

WHEREAS, a recommendation and approval for the Zoning Map Amendment has been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Section 1217.14 of the Codified Ordinances of the City of Pataskala; and

WHEREAS, Council has determined the implementation and approval of the Zoning Map Amendment, a legal description of which is attached hereto and incorporated herein by reference as Exhibit "A," is in the best interests of the residents of the City of Pataskala;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section 1. That the Zoning Map Amendment for 128.134 +/- acres, being Lots 29 and 30 of Apple Blossom Road and Lot 31 of Hazelton Etna Road, a legal description of which is attached hereto and incorporated herein by reference as Exhibit "A," is accepted and approved by the Council of the City of Pataskala. The Director of Development shall change the zoning map for the subject parcel from Harrison Township Residential PUD to City of Pataskala R-15, Medium-High Density Residential District.

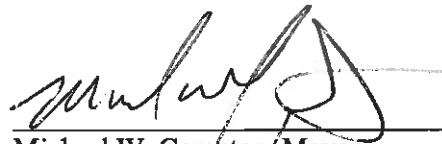
Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal

actions were in meetings open to the public in compliance with all legal requirements of the City of Pataskala, Licking County, Ohio.

Section 3: That this ordinance shall take effect on the earliest period allowed by law.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Michael W. Compton, Mayor

Approved as to Form


Rufus B. Hurst, Law Director

Exhibit "A"

Description of a 128 acre parcel of land
FROM: HARRISON TOWNSHIP

TO: CITY OF PATASKALA

Situated in the State of Ohio, County of Licking, Township of Harrison, in Farm Lots 29, 30 and 31, and being all of a 75.735 acre tract of land, conveyed to James L. Deagle [Auditors Tax Parcel 25-067746-00.000] of record in Instrument 200911130024503 and being all of a 52.399 acre tract of land, conveyed to Fannin Limited Partnership [Auditors Tax Parcel 25-069066-00.005 and 25-069072-00.000] of record in Instrument 199908190035031, all references to records being on file in the Office of the Recorder, Licking County, Ohio, said 128 +/- acres being more fully described herein;

Beginning for reference at the intersection of the centerline of Hazelton-Etna Road (State Route 310) (60 feet wide) with the centerline of Apple Blossom Road S.W. (60 feet wide).

Thence South with the centerline of said Hazelton-Etna Road and the existing City of Pataskala Corporation line, a distance of 1458' to a point on a north line of said 75.735 acre tract of land at the intersection of the centerline of said Hazelton-Etna Road, said point also being on the south line of a 6.80 acre tract of land conveyed to Edward W. Gero, of record in Instrument 200704160009610, and being the True Point of Beginning.

Thence East with a north line of said 75.735 acre tract of land, the south line of said 6.80 acre tract of land, a distance of 1265 feet to a point at the southeast corner of said 6.80 acre tract of land;

Thence North with a west line of said 75.735 acre tract of land, the east line of said 6.80 acre tract of land, a distance of 456 feet to a point at the northeast corner of said 6.80 acre tract of land, said point also being on the north line of Farm Lot 31 and on the south line of a 21.527 acre tract of land conveyed to Michael H. and Heidi C. Wilson of record in Instrument 201211280028134;

Thence East with the north line of said 75.735 acre tract of land, the south line of said 21.527 acre tract of land and the north line of Farm Lot 31, a distance of 619 feet to a point at the southeast corner of said 6.80 acre tract of land and being the southwest corner of said 52.399 acre tract of land;

Thence North with the west line of said 52.399 acre tract of land, the east line of said 21.527 acre tract of land, distance of 881 feet to a point on the south line of Lot 4 of Hillside Farm Estates Subdivision or record in Plat Book 11, Page 104 and being a northwest corner of said 52.399 acre tract of land;

Thence East with the north line of said 52.399 acre tract of land, the south line of said Hillside Farm Estates Subdivision, distance of 131 feet to a point at the southeast corner of said Lot 4 of Hillside Farm Estates Estates, also being the southwest corner of Lot 3-A replat of Hillside Farm Estates Subdivision as recorded in Plat Book 15, Page 299;

Thence East with the north line of said 52.399 acre tract of land, the south line of said Hillside Farm Estates Subdivision, a distance of 183 feet to a point at the southeast corner of Lot

3-A of said Hillside Farm Estates Subdivision, also being the southwest corner of Lot 2 of said Hillside Farm Estates Subdivision;

Thence East with the north line of said 52.399 acre tract of land, the south line of said Hillside Farm Estates Subdivision, a distance of 180 feet to a point at the southeast corner of Lot 2 of said Hillside Farm Estates Subdivision, also being the southwest corner of Lot 1 of said Hillside Farm Estates Subdivision;

Thence East with the north line of said 52.399 acre tract of land, the south line of said Hillside Farm Estates Subdivision, a distance of 211 feet to a point at the southeast corner of Lot 1 of said Hillside Farm Estates Subdivision, also being the East line of Farm Lot 30;

Thence North with the west line of said 52.399 acre tract of land, the east line of said Hillside Farm Estates Subdivision, the west line of Farm Lot 29, a distance of 869 feet to a point at the northwest corner of said 52.399 acre tract of land, the northeast corner of Lot 17 of said Hillside Farm Estates Subdivision, the southeast corner of a 60.803 acre tract of land conveyed to Top World Legacy, LLC., of record in Instrument 201204060007650 and the southwest corner of Lot 815 of Beechwood Trails Section 5 Subdivision of record in Plat Book 11, Page 94;

Thence East with the north line of said 52.399 acre tract of land, the south line of said Beechwood Trails Subdivision, the north line of Farm Lot 29, a distance of 958 feet to a point at the northeast corner of said 52.399 acre tract of land, and the southeast corner of Lot 820 of said Beechwood Trails Subdivision;

Thence South with the east line of said 52.399 acre tract of land, the west line of said Beechwood Trails Subdivision, a distance of 882 feet to a point at the southwest corner of Lot 843 of said Beechwood Trails Subdivision and being the northwest corner of a 136.305 acre tract of land conveyed to FDT Group, LLC. of record in Instrument 201304160009643, said point also being on the existing City of Pataskala Corporation line as established in Resolution No 2014-027;

Thence South with the east line of said 52.399 acre tract of land, the existing City of Pataskala Corporation line, the west line of said 136.305 acre tract of land, a distance of 838 feet to a point on the south line of Farm Lot 29 and being the southeast corner of said 52.399 acre tract of land;

Thence West with the South line of said 52.399 acre tract of land, the existing City of Pataskala Corporation line, the south line of Farm Lot 29, the north line of said 136.305 acre tract of land, a distance of 947 feet to a point at the southwest corner of Farm Lot 29, the northeast corner of said 75.735 acre tract of land and the northwest corner of said 136.305 acre tract of land;

Thence South with the east line of said 75.735 acre tract of land, the existing City of Pataskala Corporation line, the east line of Farm Lot 31, the west line of said 136.305 acre tract of land, a distance of 1699 feet to a point at the southeast corner of said 75.735 acre tract of land, the southeast corner of Farm Lot 31, the southwest corner of said 136.305 acre tract of land and

on the north line of Lot 243 of Hazelwood Section 4, Part 2 Subdivision of record in Instrument 200405240018327;

Thence West with the south line of said 75.735 acre tract of land, the existing City of Pataskala Corporation line, the south line of Farm Lot 31, the north line of said Hazelwood Subdivision Section 4, Part 2, the north line of a 21.365 acre tract of land, conveyed to Walker Land Ltd. of record in Instrument 200702210004408, a distance of 2052 feet to a point at the southwest corner of said 75.735 acre tract of land and the southeast corner of a 4.459 acre tract of land, conveyed to Marsha Ann Boggess of record in Instrument 201304250010557;

Thence North with a west line of said 75.735 acre tract of land, the east line of said 4.459 acre tract of land, the east line of a 4.712 acre and 1.258 acre tract of land, conveyed to Roger A. & Carolyn E. Hicks of record in Official Record 399, Page 551, a distance of 878 feet to a point at the northeast corner of said 1.258 acre tract of land;

Thence West with a south line of said 75.735 acre tract of land, also being the north line of said 1.258 acre tract of land, a distance of 260 feet to the northwest corner of said 1.258 acre tract of land and being on the east line of a 3.110 acre tract of land, conveyed to David S. & Kay R. Shain, of record in Official Record 504, Page 96;

Thence North with a west line of said 75.735 acre tract of land, also being the east line of said 3.110 acre tract of land, a distance of 101 feet to a point;

Thence North with a west line of said 75.735 acre tract of land, also being the east line of said 3.110 acre tract of land, a distance of 158 feet to a point;

Thence West with a south line of said 75.735 acre tract of land, also being the north line of said 3.110 acre tract of land, a distance of 240 feet to a point in the centerline of said Hazelton-Etna Road;

Thence North with the centerline of said Hazelton-Etna Road, also along the existing City of Pataskala Corporation line, a distance of 100 feet to the True Point of Beginning, containing 128 acres +/-.

The above description was prepared by Watcon Consulting Engineers and Surveyors, LLC. in May 2015, from the best available County records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Robert W. Martin

Date

