



CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

June 10, 2019

Variance Application VA-19-002

Applicant:	Jason Heitmeyer
Owner:	Mid-Ohio Development Corp.
Location:	Unimproved Property on Watkins Rd SW (PID: 064-068442-00.047)
Acreage:	+/- 6.88 Acres
Zoning:	RM – Multi-Family Residential District
Request:	Requesting approval of a variance from Section 1239.05 of the Pataskala Code to allow for a lot split that will fail to meet the required minimum lot width of the RM District.

Description of the Request:

The applicant is seeking a variance to allow for the creation of a lot that would fail to meet the required minimum lot width of 90-feet for the R-M – Multi-Family Residential District.

Staff Summary:

The 6.88-acre property is located on Watkins Road SW, east of Wynridge Drive of the Barrington Ridge Subdivision, and west of Jefferson Meadows Condominium Complex. This lot envelopes three (3) smaller lots currently occupied by single-family homes. The lot itself is currently vacant and does not lie within the 100-year floodplain.

As Stated in the Applicant's Narrative, there are currently two sections of frontage to this parcel. The northern section, for which this variance is required, is currently 60.25-feet, widening out to 214.92-feet about 490-feet off Watkins Road SW. The southern section is 200-feet. The Applicant has proposed splitting the lot into two (2) parcels, with the north section becoming 2.416-acres, and the south becoming 4.285-acres. The Applicant has also stated in the Narrative that they do not believe granting a variance will not be detrimental to the public health, safety, and welfare.

It is the intention of the Applicant to develop the 4.285-acre southern portion into a multi-family development. As this site is within one-quarter (1/4)-mile of Broad Street, it will be subject to the Transportation Corridor Overlay District (TCOD) Regulations of Section 1259 of the Pataskala Code. The Applicant will be required to apply for a TCOD permit, which will go before the Planning and Zoning Commission for Approval. For the TCOD the Planning and Zoning Commission will look at the layout, setbacks, landscaping, signage, and traffic impacts.

Staff Review: *The following review does not constitute recommendations but merely conclusions and suggestions from staff.*

February 6, 2019 BZA Hearing:

Section 1239.05(B) of the Pataskala Code sets minimum lot area and lot width standards for tracts of land within the R-M – Multi-Family Residential District. Those being; a minimum lot width of 90-feet throughout, and a minimum lot area of not less than 13,000-square feet (Approximately 0.298-acres). As proposed, both lots will meet the minimum lot area requirements. The southern parcel will meet the minimum lot width. However, the northern lot will not meet the minimum lot width requirements at only 60.25-feet, thus the need for a variance.

No other comments were submitted by any of the applicable agencies or departments that the application was routed to.

March 11, 2019 BZA Hearing (Applicant requested to table):

During the February 11, 2019 Board of Zoning Appeals Hearing several questions were proposed by the Board. Those questions are listed below, with their responses.

1. Did the property owner give consent to allow applicant to submit?
 - a. Yes, the property owner signed the application. The owner, Roney Murphy, President of the Mid-Ohio Development Corporation, has also supplied an additional signed variance application, which is attached.
2. Why is the required minimum lot width 90-feet as opposed to 60-feet?
 - a. The requirement for a minimum lot width of 90-feet in the RM – Multi-Family Residential District has been in place within the Pataskala Zoning Code since at least 1992.
 - b. Staff has no knowledge as to why the 90-foot minimum lot width was determined to be appropriate.
3. Who will grant access to the northern property?
 - a. Watkins Road SW is partially in the City of Pataskala, and partially in Harrison Township. The township's roads are managed by the County, so any access will come from a joint agreement between the City and Licking County.
4. How will Fire Access be handled to the apartments?
 - a. Fire Access will be handled during the Transportation Corridor Overlay District (TCOD) Permit application process.
5. What is the buildable area of the northern property?
 - a. The buildable area for any lot would be the size of the parcel, and subtracting whatever acreage is taken up by the required setbacks while also taking into account a maximum lot occupancy of the zoning district (60% for R-M), parking requirements, landscaping requirements, etc.
 - b. Section 1115.04 of the Pataskala Code does not consider the buildable area of a lot as part of the criteria for approval of a lot split.
6. Can the use of the property be restricted by condition on a variance if the property owner agrees?

- a. Staff spoke with the City's Law Director, Brian Zets. His response was no, as the property is already zoned for multi-family residential, restricting said use would effectively be taking property.

June 10, 2019 BZA Hearing:

The Board of Zoning Appeals tabled Application VA-19-002 at the March 11, 2019 Hearing, with the stipulation that it shall only be tabled until the June 10th Hearing. Staff's comments from the previous hearings have not changed and still apply.

Staff also received a letter from the property owner at 5419 Watkins Road, which is attached.

Surrounding Area:

Direction	Zoning	Land Use
North	Harrison Township: (AG – Agricultural / B-1 Business District)	Dog Kennel
East	R-M – Multi-Family Residential	Condominiums
South	GB – General Business	Vacant
West	Harrison Township: AG – Agricultural Pataskala: R-7 – Village Single-Family Residential	Single-Family Homes

Variance Requirements:

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) *Whether the variance requested is substantial;*
- d) *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) *Whether the variance, if granted, will be detrimental to the public welfare;*
- g) *Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*

- i) Whether the property owner's predicament can be obviated through some other method than variance;*
- j) Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
- k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-19-002:

- None

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Pataskala Utilities – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- South West Licking School District – No comments

Supplementary Conditions:

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The applicant shall obtain all necessary permits from the City of Pataskala within one (1) year of the date of approval.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a variance from 1239.05(B) of the Pataskala Code for variance application VA-19-002 ("with the following supplementary conditions" if conditions are to be placed on the approval)."

From: hcarabians@yahoo.com
To: [Scott Fulton](#)
Subject: VA-19-002 & TC-OD-19-001 Davis
Date: Tuesday, May 14, 2019 3:27:06 PM

Dear Council/Commission Member,

I own the property at 5419 Watkins Rd in Pataskala. I have attended all the meetings regarding the proposed changes (variance VA-19-002, change from 90 feet to 60 feet for a lot split between my property and Meegan Kennel and the high density multi-unit apartment complex proposed by Heitmeyer Development) to property owned by Mid-Ohio Development that surrounds mine and many other property owners in that area. As you know, this has all created an enormous concern to myself and the entire neighborhood. We all chose to purchase homes here and have worked hard to maintain and improve our properties for our financial futures. Personally I have sunk everything I have into this property and have counted on it's value to maintain and grow with the neighborhood. I am sure you have the same expectations with your properties as well. I am not a wealthy person and being a single woman this represents an investment in my future that is irreplaceable. What is being proposed in this neighborhood is absolutely a disaster for all of us! I am sure you all realize this. We have heard all the arguments for and against in this case and there is definitely no argument that could justify the approval of these proposals. The neighborhood has been designed to be single family and it should remain that way. You have a duty to protect the good taxpayers and residents of this neighborhood that have put their faith in Pataskala as a wonderful place to own a home and raise families. Even the Pataskala School system is against such a horrific proposal for many good reasons.

Mr. Heitmeyer is an opportunist that is purely taking advantage of a situation and is literally doing and saying anything to get what he wants, which is a steal on a piece of property he wants to maximize every inch of for his own profit. He has absolutely no regard for anyone he is hurting to get it. This property was NEVER supposed to be zoned for high density apartment buildings! At best, it was meant for (and Mid-Ohio Development had promised this when they asked for the first re-zoning) single family condos. The fact that this can be twisted so many years later and promises forgotten speaks to the very reason we are all so terrified of this taking place. Once a builder gets what they want they can do anything and there is no-one that will police very nuance of their business as it affects the neighborhood. As for apartment buildings, we all know that they attract transient individuals that do not care for the neighborhood. Apartment complexes after a few years of wear and tear will attract even less quality dwellers and the spiral down goes from there. I know for a fact that not one of you including Mr. Heitmeyer would want this situation next to your homes and families. This proposition would be an abomination and eyesore to all the homes around. There are many other places more suitable for this type of business and it is not smack in the middle of a residential neighborhood! As for the "investment" that Mr. Heitmeyer has in drawing up all his plans (for a property he doesn't even own yet), it certainly pales in comparison to what we all have in our homes! That is just the cost of doing business and taking a gamble.

This whole situation has been stressing beyond belief to myself and everyone else. In our eyes, this is life and death for our financial futures and quality of life. I am pleading with all of you to take this situation as seriously as if it was your own. I am also requesting and declaring my favor for the re-

zoning proposed by Mr. Barstow to be approved for the re-zoning to go back to the Commission for consideration.

Thank you for your time and consideration,

Jana Davis

[614-679-0839](tel:614-679-0839)

Sent from my Sprint Phone.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information		
Address: Watkins Rd SW		
Parcel Number: 064-068442-00.047		
Zoning: Multi-family residential	Acres: 6.88 Acres	
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: VA-19-002
Fee: \$ 300
Filing Date: 1-11-19
Hearing Date: 2-11-19
Receipt Number:

Applicant Information		
Name: Jason Heitmeyer		
Address: 7010 Deer Run Rd		
City: Pickerington	State: OH	Zip: 43147
Phone: 614-582-3333	Email: jason@heimmeyerbuild.com	

Property Owner Information		
Name: Mid Ohio Development Corp		
Address: 4393 Arbor Lake Dr		
City: Groveport	State: OH	Zip: 43125
Phone: 614-206-1536	Email:	

Documents
<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Variance Information
Request (Include Section of Code): Variance of code 1239.05 General Requirements of the R-M District part B - Lot Area & Width. Specifically a variance for the minimum lot width of at least 90'.
Describe the Project: Provide 42 apartment units on the southern portion of the site utilizing a combination of 8, 4 and 2 unit town home style layouts with a single car garage. The parcel would be split into two lots. The southern lot would be 4.4 acres and the northern lot would have 2.4 acres. PURPOSE OF SPLIT IS TO RETAIN NORTHERN PART TO REMAIN IN CONFORMITY TO NEIGHBORING PARCELS.

Documents to Submit

Variance Application: Submit 1 copy of the variance application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
 - c) *Whether the variance requested is substantial;*
 - d) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*
- A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance request


Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.

Applicant (Required):



Date:

1/11/19

Property Owner (Required):



Date:

1/11/19



11 January 2019

Toll Free: 866-277-0600

128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

City of Pataskala
Board of Zoning and Appeals
621 West Broad Street
Pataskala, OH. 43062

RE: Watkins Road Variance

To whom this may concern,

Our client is requesting a variance for Code 1239.05 General Requirements of the R-M District part B – Lot Area and Width. Specifically, a variance for the minimum lot width of at least 90'. Our client would like to split current parcel number 064-068442-00.047 into a northern 2.416-acre tract and a southern 4.285-acre tract.

The subject parcel currently has two sections of frontage, the northern section is 60.25' and the southern section is 200.00'. The northern lot becomes 214.92' about 490' off Watkins road. In addition, it meets the minimum lot area requirement of 13,000 SF. Please refer to the attached lot split plan for reference.

It is understood that a variance will be required in order for the lot split to occur due to the lot width not meeting the 90' minimum. If this variance were to be granted, the 60.25' wide lot would not be detrimental to the public health, safety and welfare.

Sincerely,

Scott Sands, P.E.

CIVIL ENGINEERING
SITE DEVELOPMENT
MASTER PLANNING
WATER TREATMENT
WATER DISTRIBUTION
WASTEWATER TREATMENT
SANITARY SEWERS
STORM WATER DRAINAGE
SURVEYING
GRANTS / LOANS
CONSTRUCTION ADMIN.

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE LICKING COUNTY RECORDER'S OFFICE AND THE LICKING COUNTY ENGINEER'S OFFICE.
 - 2) REFERENCES: ALL DOCUMENTS NOTED HEREON.
 - 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
 - 4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."
- IRON PIN FOUND
 ● IRON PIN SET
 (R) RECORD MEASUREMENT

AREA SUMMARY

6.885 AC. (SURVEY)
 4.285 AC. (PROPOSED SPLIT)
 0.184 AC. (PROPOSED R/W DROP)
 2.416 AC. (REMAINING)

LOT SPLIT EXHIBIT **4.285 ACRES OUT OF 6.885 ACRE TRACT** **PART OF LAND OF MID-OHIO DEVELOPMENT CORPORATION** **STATE OF OHIO, COUNTY OF LICKING,** **CITY OF PATASKALA**

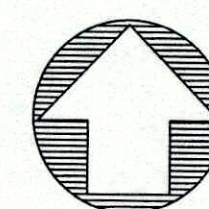


OFFICES

128 East Main Street
 Logan, Ohio 43138
 740-385-2140

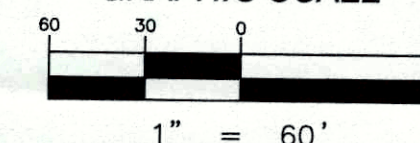
1495 Old Henderson Road
 Columbus, Ohio 43220
 614-459-6992

507 Main Street
 Zanesville, Ohio 43701
 740-450-1640



NORTH

GRAPHIC SCALE



HEITMEYER
BUILDING & DESIGN
 WATKINS RD SW,
 PATASKALA, OH
 43062

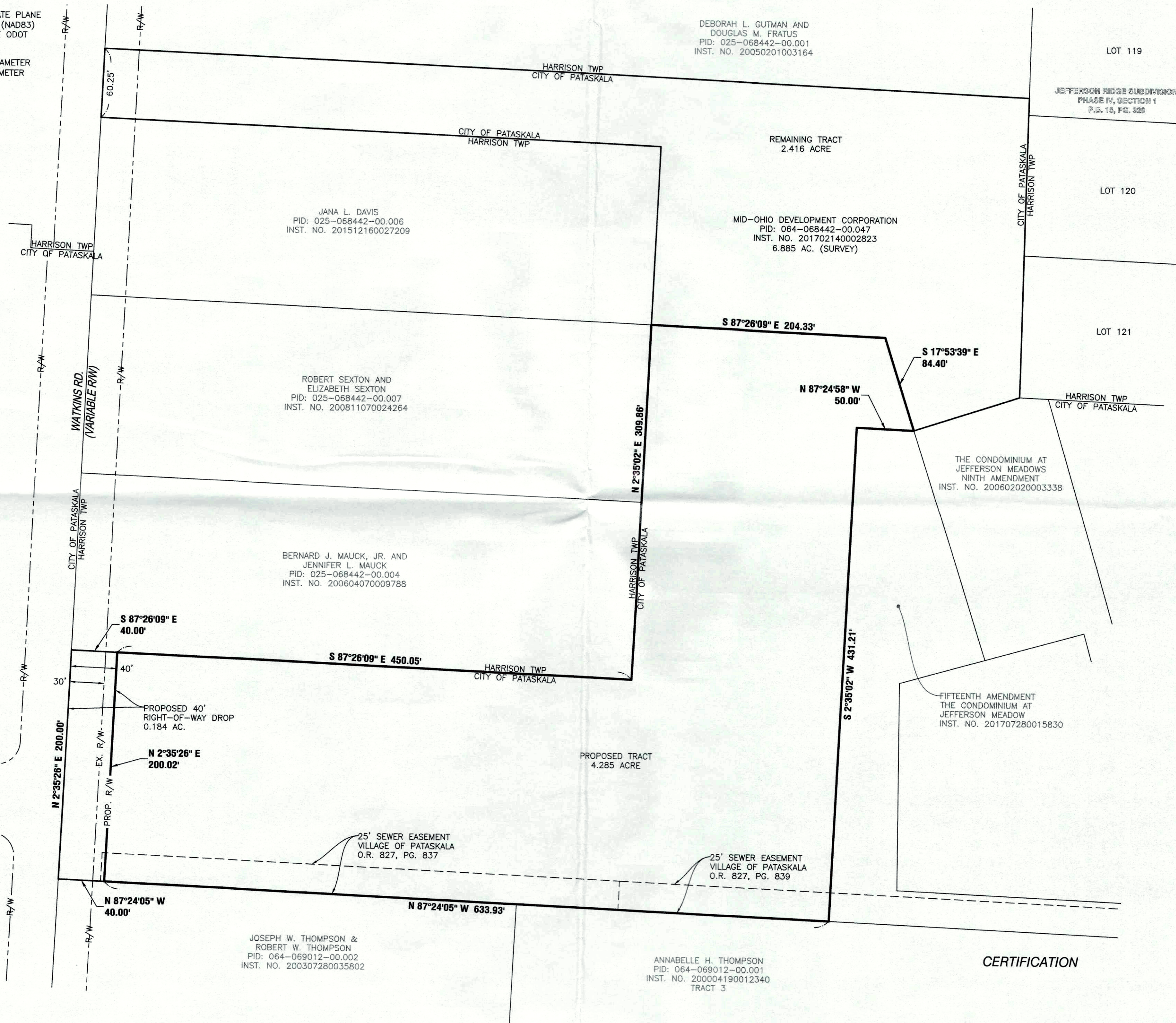
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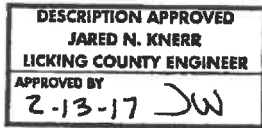
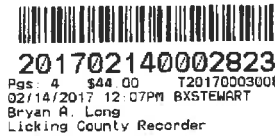
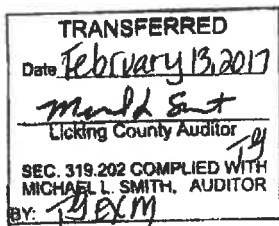
ISSUED

LOT SPLIT

1 OF 1

SDCPS PROJECT NO. 3603





QUIT-CLAIM DEED

2 of 5

Real Title Holdings LLC, Grantor(s), for valuable consideration paid the sum of \$1.00, grant(s) to Mid-Ohio Development Corporation, an Ohio corporation, Grantee(s), whose tax-mailing address is: 4393 Arbor Lake Drive, Groveport, Ohio 43125 the following REAL PROPERTY:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Parent Parcel Number: 064-068442-00.047
Prior Instrument: Instrument No. 201702140002822
Reference:
Property Address: 7908 Broad Street, Pataskala, Ohio 43062

Executed this 10th day of February, 2017.

Stewart Title Agency
of Columbus Box
01032-23015

Real Title Holdings LLC

By: llp
Name: MARK E. BACHMANN
Its: VICE - PRESIDENT

State of Ohio,
County of Franklin, ss:

BE IT REMEMBERED, That on this 10th day of February, 2017, before me, the subscriber, a Notary Public in and for said county, personally came Real Title Holdings LLC, by Mark E. Bachman its Vice President of the above named Grantor(s) in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



O. Elizabeth McColeman
Notary Public-State of Ohio
My Commission Expires
April 28, 2020

O. Elizabeth McColeman
NOTARY PUBLIC

This Instrument prepared by:

Joseph E. Budde, Attorney at Law
259 W. Schrock Road
Westerville, Ohio 43081



**DESCRIPTION OF A
13.093 ACRE TRACT**

Situated in the State of Ohio, County of Licking, City of Pataskala, within Lot 34 and Lot 37, Quarter Township 2, Township 1, Range 14, United States Military Lands, being part of that 35.256 acre tract as described in deed to Mid Ohio Development Corporation, of record in Instrument Number 2003008110038496, all being of record in the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

BEGINNING at a 5/8" rebar found capped "TCW CO" in the southwest corner of Lot 121 of the Jefferson Ridge Subdivision, Phase IV, Section 1, of record in Plat Book 15, Page 329-331;

Thence South 72°06'21" West, with the northwesterly line of that 0.672 acre tract as shown in The Condominium at Jefferson Meadow, Ninth Amendment, of record in Instrument Number 200602020003338 and declared in Instrument Number 200602020003339, a distance of 96.85 feet, to an iron pin set in the northwesterly corner of said 0.672 acre tract;

Thence South 17°53'39" East, with the westerly line of said 0.672 acre tract, a distance of 210.05 feet, to an iron pin set in the southwesterly corner of said 0.672 acre tract, being in the northerly line of that 0.871 acre tract as shown in The Condominium at Jefferson Meadow, Eleventh Amendment, of record in Instrument Number 20060424001416 and declared in Instrument Number 20060424001415;

Thence with the perimeter of said 0.871 acre tract, the following courses:

South 74°22'59" West, a distance of 77.39 feet, to an iron pin set in the northwesterly corner of said 0.871 acre tract;

South 00°01'14" West, a distance of 180.46 feet, to an iron pin set in the southwesterly corner of said 0.871 acre tract;

South 87°24'05" East, a distance of 213.16 feet, to an iron pin set in the southerly common corner of said 0.871 acre tract and that 0.789 acre tract as shown in The Condominium at Jefferson Meadow, Thirteenth Amendment - Part 2, of record in Instrument Number 200708100021027 and declared in Instrument Number 200708100021026;

Thence South 84°51'00" East, with the southerly line of said 0.789 acre tract, a distance of 122.64 feet, to an iron pin set in the common corner of said 0.789 acre tract and that 0.616 acre tract as shown in The Condominium at Jefferson Meadow, Tenth Amendment - Part 2, of record in Instrument Number 200603230008204 and declared in Instrument Number 200603230008203;

Thence South 87°41'33" East, with the southerly line of said 0.616 acre tract, a distance of 78.25 feet, to an iron pin set;

Thence North 83°09'44" East, continuing with the southerly line of said 0.616 acre tract, a distance of 106.99 feet, to an iron pin set in the southerly common corner of said 0.616 acre tract and that 0.539 acre tract as shown in The Condominium at Jefferson Meadow, Twelfth Amendment, of record in Instrument Number 200607180020904 and declared in Instrument Number 200607180020903;

Thence South 88°47'06" East, with the southerly line of said 0.539 acre tract, a distance of 157.64 feet, to an iron pin set in the westerly line of that 4.062 acre tract as shown in The Condominium at Jefferson Meadow, Fifth Amendment, of record in Instrument Number 200412140044120 and declared in Instrument Number 200412140044119;

Thence South 11°11'26" East, with the westerly line of said 4.062 acre tract, a distance of 167.70 feet, to an iron pin set;

Thence South 16°07'59" West, continuing with the westerly line of said 4.062 acre tract, a distance of 138.22 feet, to an iron pin set in the southwesterly corner of said 4.062 acre tract;

Thence with the southerly line of said 4.062 acre tract, the following courses:

With a curve to the left, having a radius of 4922.24 feet, a delta of 03°58'28", an arc distance of 341.44 feet, a chord bearing of North 73°13'16" East, and a chord distance of 341.37 feet to an iron pin set in the northern right of way of State Route 16;

North 54°38'41" East, with the northern right of way of State Route 16, a distance of 53.47 feet, to an iron pin set;

North 70°11'15" East, continuing with aforesaid northern right of way, a distance of 76.83 feet, to an iron pin set;

South 81°21'00" East, continuing with aforesaid northern right of way, a distance of 30.87 feet to an iron pin set in a non-tangent curve;

Thence with the southerly line of said 4.062 acre tract, with the southerly line of that 1.493 acre tract as shown in The Condominium at Jefferson Meadow, Fourth Amendment, as shown in Instrument Number 200410270038734 and declared in Instrument Number 200410270038733, with the southerly line of that 1.698 acre tract as shown in The Condominium at Jefferson Meadow, Second Amendment, of record in Condo Plat Book 4, Page 366 and declared in Instrument Number 200410270038733, with the southerly line of that 0.553 acre tract as shown in The Condominium at Jefferson Meadow, Fourteenth Amendment, of record in Instrument Number 201306250016205, with the southerly line of that 1.860 acre tract as shown in The Condominium at Jefferson Meadow, of record in Condo Plat Book 4, Page 330 and declared in Instrument Number 200309020042299, with a curve to the left having a radius of 4922.24 feet, a delta of 10°41'52", an arc distance of 919.03 feet, a chord bearing of North 64°04'30" East, and a chord distance of 917.69 feet, to an iron pin set in the common line of said 35.256 acre tract and Lot 104 of Beechwood Trails, as shown in Plat Book 10, Page 14-17 and as described in deed to Todd D. Fischer and Marjorie N. Fischer, of record in Instrument Number 199709240000480;

Thence South 02°45'51" West, with the common line of said Lot 104 and said 35.256 acre tract, passing a stone found with a chiseled "X" at 17.85 feet, a total distance of 72.21 feet, to a mag nail set in the southeast corner of said 35.256 acre tract and in the centerline of State Route 16;

Thence with the south line of said 35.256 acre tract and the centerline of State Route 16, the following courses:

With a curve to the right having a radius of 4982.24 feet, a delta of 17°40'26", an arc distance of 1536.86 feet, a chord bearing of South 68°01'41" West, and a chord distance of 1530.77 feet, to a mag nail set in a point of tangency;

South 76°51'24" West, a distance of 235.74 feet, to an iron pin set in the common corner of said 35.256 acre tract and that 6.002 acre tract as described as Tract 3 in deed to Annabelle H. Thompson, of record in Instrument Number 20004190012340;

Thence with the perimeter of said 35.256 acre tract, the following courses:

North 02°33'35" East, with easterly line of said 6.002 acre tract, a distance of 413.21 feet, to a 5/8" rebar found in the common corner of said 35.256 acre tract and said 6.002 acre tract;

North 87°24'05" West, with the northerly line of said 6.002 acre tract and with the northerly line of that 3.052 acre tract as described in deed to Joseph W. Thompson and Robert W. Thompson, of record in Instrument Number 200307280035802, passing a ¾" iron pipe found at 1039.32 feet, a total distance of 1069.32 feet, to a mag nail set in the common corner of said 35.256 acre tract and said 3.052 acre tract, being in the centerline of Watkins Road;

North 02°35'26" East, with the centerline of Watkins Road, a distance of 200.00 feet, to a mag nail set in the common corner of said 35.256 acre tract and that 1.744 acre tract as described in deed to Bernard J. Mauck, Jr. and Jennifer L. Mauck, of record in Instrument Number 200604070009788;

South 87°26'09" East, with the southerly line of said 1.744 acre tract, passing an ¾" iron pipe found at 29.82 feet, a total distance of 490.05 feet, to an iron pin set in the southeasterly corner of said 1.744 acre tract;

North 02°35'02" East, with the easterly line of said 1.744 acre tract, with the easterly line of that 1.744 acre tract as described in deed to Robert Sexton and Elizabeth Sexton, of record in Instrument Number 200811070024264 and with the east line of that 1.744 acre tract as described in deed to Jana L. Davis, of record in Instrument Number 201512160027209, passing a ¾" iron pipe found at 154.98 feet, a total distance of 464.79 feet, to an iron pin set in the northeasterly corner of said 1.744 acre tract (Davis);

North 87°26'09" West, with the northerly line of said 1.744 acre tract (Davis), passing a ¾" iron pipe at 460.22 feet, a total distance of 490.00 feet, to a mag nail set in the common corner of said 1.744 acre tract, being in the centerline of Watkins Road;

North 02°35'26" East, with the centerline of Watkins Road, a distance of 60.25 feet, to a mag nail set in the common corner of said 35.256 acre tract and that 7.479 acre tract as described in deed to Deborah L. Gutman and Douglas M. Fratus, of record in Instrument Number 20050201003164;

South 87°24'20" East, with the southerly line of said 7.479 acre tract, a distance of 808.74 feet, to an iron pin set in the westerly line of said Jefferson Ridge Subdivision;

South 01°17'51" West, with the westerly line of said Jefferson Ridge Subdivision, passing a found 5/8" rebar at 137.17 feet, a total distance of 260.04 feet, to the **POINT OF TRUE BEGINNING**, containing 13.093 acres, more or less, with 0.179 acres being in the right of way of Watkins Road and 2.185 acres being in the right of way of State Route 16.

Subject to all easements, restrictions and right of way of record.

Iron pins set are 5/8" rebar, 30 inches in length, with a yellow cap bearing the initials "CEC INC".

Basis of bearing is based on a portion of the centerline of State Route 16 bearing South 76°51'54" West, based on GPS observations (Ohio State Plane South Zone, NAD 83), at the time of survey.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

MA Smith

Mark Alan Smith
Registered Surveyor No. 8232

1/25/2017

Date

OnTrac Property Map



January 11, 2019

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

Other Road Type

N

W

E

S

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

0

188 Feet

0.04 Miles

Jurisdictional Townships

Historical Townships Line

County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP