



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

January 12, 2021

Variance Application VA-20-018

Applicant:	Connie J. Klema
Owner:	Front Porch Investments, LLC.
Location:	50 Vine Street (PID: 064-310878-00.000, unimproved north lot)
Acreage:	0.2-acres
Zoning:	M-15 – Medium-High Density Residential
Request:	Requesting approval of two (2) variances; one (1) from Section 1233.05(C)(1) for reduced front yard setback, and (1) from Section 1233.05(C)(2) to allow for reduced side yard setbacks.

Description of the Request:

The applicant is seeking approval two (2) variances total to allow for a reduced front yard setback, and reduced side yard setbacks.

Staff Summary:

There are two (2) individual parcels with the address 50 Vine Street, Lots 18 and 29 of the Beeson's Subdivision platted in 1954. CU-20-010 is for the unimproved north lot, Lot 29, PID: 064-310878-00.000. The property is 0.20-acres, with frontage on Vine Street. It is currently occupied by two (2) sheds. The Applicant is proposing to construct a duplex on the property that would front onto Vine Street.

As proposed on the Applicant's Site Plan, the duplex on this lot is setback from the front property line 30-feet. It will be 16'-10 ½" from the north side property line, 16'-11 ¼" from the south side property line, and an unknown distance from the rear property line. Each unit in the duplex will be served by a driveway accessing onto Vine Street. No elevation or square footages for the proposed units were submitted.

Three (3) previous Two-Family attached dwellings were approved by the Board of Zoning Appeals as a Conditional Use on Lots 28, 19 and 16 of the Beeson's Subdivision, immediately to the east of the subject parcel, on Beeson Avenue. Two (2) in 2016, and one (1) in 2018. Setback variances were also approved for the three (3) existing duplexes. The Three (3) duplexes are two (2) stories tall, and approximately 2,900-square feet in size.

As stated in the Applicant's Narrative Statement, the two existing lots at 75-feet in width, and 8,700-square feet in area, meaning they are existing non-conforming lots under the current R-15 zoning, which required a minimum lot width of 100-feet and a minimum lot area of 15,000-square feet. The Applicant also stated that, when platted, Beeson's Subdivision was intended to have a 30-foot front yard setback and 25-foot rear yard setbacks. Further stated, the Applicant believes the requested variances will not be detrimental to the surrounding character of the neighborhood, that the requested variances are minimum, and that the spirit and intent of the zoning code would be observed.

Following the Tabling of this Application at the December 8, 2020 Board of Zoning Appeals hearing, the Applicant submitted a statement clarifying the following:

1. Both structures (CU-20-010 and CU-20-011) will be the same design as those constructed on Beeson Avenue. Elevations attached.
2. Each Unit will have three (3) parking spaces, as was done on Beeson. One (1) space in the garage and two (2) in the driveway.
3. The Sanitary Easements are not an issue and will remain clear as delineated in the Utility Director's report.

Staff Review:

The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.

Planning and Zoning Staff:

The required front yard setback of the R-15 zoning district is 35-feet, pursuant to Section 1233.05(C)(1) of the Pataskala Code. As proposed, the building setback is 30-feet. Therefore; the Applicant is requesting a variance of 5-feet from the required 35, or a 14.29% decrease from the requirement.

Pursuant to Section 1233.05(C)(2) of the Pataskala Code, the required side yard setback of the R-15 zoning district is 20-feet. As proposed, the north side yard setback is 16'-10 ½". Therefore; the Applicant is requesting a variance of 3.125-feet from the requirement, or a 15.63% decrease. On the south side, the proposed setback is at 16'-11 ¼". The Applicant is requesting a variance of 3.063-feet, or a 15.32% decrease in the side yard setback on the south side.

The submitted site plans do not include all the information required for the approval of a New Residential Construction permit, ex: driveway width, driveway material, driveway apron, rear yard setback, elevations, etc. However, that information is not necessarily required for approval of the requested Variances. The Applicant will need to provide that information with the New Residential Construction permit application. Should any other requirements not be met in the review of the permit application, additional variances will be required.

Staff has no further comments on the proposal.

Pataskala Utilities Director:

There is an active and an abandoned water line in the right of way along the front of the properties on Vine Street. There is a sanitary main along the north property line of lot 29 as well as a sanitary main along the east property line for both lots. All of the easements associated with these water and sanitary lines must remain clear. The department has the necessary capacity to receive sewage from and provide water to the proposed development.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	GB – General Business	Gas Station
East	R-15 – Medium-High Density Residential	Two-Family Home
South	R-15 – Medium-High Density Residential	Single-Family Home
West	GB – General Business	Auto Parts Store

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:

- *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- *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;*
- *Whether the variance requested is substantial;*
- *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;*
- *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- *Whether the variance, if granted, will be detrimental to the public welfare;*
- *Whether the variance, if granted, would adversely affect the delivery of government services;*
- *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- *Whether the property owner's predicament can be obviated through some other method than variance;*
- *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,*
- *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-20-018:

- None

Department and Agency Review

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

Modifications:

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

- The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
- Applicant will address all comments from Planning and Zoning Staff, Pataskala Utilities.

Resolution:

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

"I move to approve variances from Sections 1233.05(C)(1) and 1233.05(C)(2) of the Pataskala Code for application VA-20-018 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Chris Sharrock](#); [Jim Roberts](#); [Alan Haines](#); [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: BZA Review Memo for 12-08-2020
Date: Sunday, November 29, 2020 7:00:20 PM

Jack

Hull & Associates have review the BZA Review Memo and offer the following comments

1. CU-20-010
 - a. We have no engineering related comments on this application
2. VA-20-018
 - a. The City should ensure that no existing easements are located within the setback variance's requested.
3. CU-20-011
 - a. We have no engineering related comments on this application
4. VA-20-019
 - a. The City should ensure that no existing easements are located within the setback variance's requested.
5. VA-20-020
 - a. We have no engineering related comments on this application
6. VA-20-021
 - a. We have no engineering related comments on this application
7. AP-20-002
 - a. We have no engineering related comments on this application

Please let us know if there are any questions regarding our comments. We appreciate the opportunity to provide these services for the city.

Thanks

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-973-9070

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Tuesday, November 17, 2020 4:08 PM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Chris Sharrock

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#)
Subject: RE: BZA Review Memo for 12-08-2020
Date: Thursday, November 19, 2020 10:52:36 AM

Jack,

Please see my comments below in red. As always, if anything is unclear or if you have any questions, please feel free to reach out.

Thank you,

Chris Sharrock
City of Pataskala
Utility Director
430 South Main Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799

"The soldier is the Army. No army is better than its soldiers." – Gen George Patton

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Tuesday, November 17, 2020 4:08 PM
To: Steven Blake <sblake@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Alan Haines <ahaines@ci.pataskala.oh.us>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <cbrown@lickingcohealth.org>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: BZA Review Memo for 12-08-2020
Importance: High

Good Afternoon Everyone,

You are receiving this email because one or more of the Applications submitted for the December 8, 2020 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

CU-20-010: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

There is an active and an abandoned water line in the right of way along the front of the properties on Vine Street. There is a sanitary main along the north property line of lot 29 as

well as a sanitary main along the east property line for both lots. All of the easements associated with these water and sanitary lines must remain clear. The department has the necessary capacity to receive sewage from and provide water two the proposed development.

VA-20-018: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

There is an active and an abandoned water line in the right of way along the front of the properties on Vine Street. There is a sanitary main along the north property line of lot 29 as well as a sanitary main along the east property line for both lots. All of the easements associated with these water and sanitary lines must remain clear. The department has the necessary capacity to receive sewage from and provide water two the proposed development.

CU-20-011: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

There is an active and an abandoned water line in the right of way along the front of the properties on Vine Street. There is a sanitary main along the north property line of lot 29 as well as a sanitary main along the east property line for both lots. All of the easements associated with these water and sanitary lines must remain clear. The department has the necessary capacity to receive sewage from and provide water two the proposed development.

VA-20-019: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

There is an active and an abandoned water line in the right of way along the front of the properties on Vine Street. There is a sanitary main along the north property line of lot 29 as well as a sanitary main along the east property line for both lots. All of the easements associated with these water and sanitary lines must remain clear. The department has the necessary capacity to receive sewage from and provide water two the proposed development.

VA-20-020: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

The Utility Department has no comment on this variance application

VA-20-021: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

AP-20-002: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

This is quite an agenda for the upcoming hearing, so please review the applications, and if you have any questions about them feel free to give me a call.

If you have any comments or concerns regarding these applications, please have them submitted to me by at least November 27. They will be included in the Staff Report that is given to the Board

members.

Here is a link to download the review memo:

https://pataskala-my.sharepoint.com/:f:/g/personal/jkuntzman_ci_pataskala_oh_us/EpRmulXJpAxDkZ-kvfljXuABFQr96Dp-ALKqWyKPvkxxcA?e=n34kvy

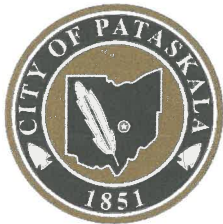
JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062



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: 50 Vine Street PATASKALA	
Parcel Number: 064-310878-00.000 5667 YORK RD SW	
Zoning: R-15	Acres: 0.2/0.2
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-20-018
Fee: 300.00
Filing Date: 11/13/2020
Hearing Date: 12/8/2020
Receipt Number: 21598

Applicant Information		
Name: CONNIE J. KLEMA ATTORNEY		
Address: P.O. Box 991		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614 374 8488	Email: cklemaattorney@gmail.com	

Property Owner Information		
Name: FRONT PORCH INVESTMENTS LLC		
Address: 5667 YORK Rd. SW		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614-738-5790	Email: RANDY@FPCUSTOMBUILDERS.COM	

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

Variance Information
Request (Include Section of Code): VARIANCE FOR THE FRONT & SIDE YARD SETBACKS - SEE ATTACHED
Describe the Project: SEE ATTACHED

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.*

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):

Connie J. McLean Attorney

Date:

11.9.20

Property Owner (Required):

Date:

From: [randy.colvin](#)
To: [Jack Kuntzman](#)
Cc: [Connie Klema](#); [Rentals](#)
Subject: Vine St application for variances
Date: Friday, November 13, 2020 6:50:51 PM

Hi Jack,

This email is to serve as notice that we, Front Porch Investments, LLC, authorize Connie Klema to represent us regarding our request for BZA variances for two parcels that we own located at 50 Vine Street in the city of Pataskala. Please let me know if you need anything further from me.

Thanks,

Randy Colvin
Front Porch Investments
614-738-5790

VARIANCE APPLICATION

Lots 18 and 29 Beeson's Subdivision

Zoned R-15

BACKGROUND INFORMATION:

Lots 18 and 29 are located in Beeson's Subdivision that was platted in 1954. Lots 18 and 29 are each 75' wide and have a lot area of 8,700 square feet.

Lots 18 and 29 are zoned R-15. Under the current R-15 zoning, lots are required to be 100' wide and have a lot area of 15,000 square feet (1233.05(B)). Thus, Lots 18 and 29 are non-conforming lots under R-15.

The zoning code permits buildings to be erected on each non-conforming lot of record at the effective date of the zoning code even though such lots fail to meet the requirements for area or width or both for the district in which such lots are located. Thus, Lots 18 and 29 do not need variances for lot width or area (1285.05).

In the R-15 District, the front yard setback is 35', the side yard setback is 20' and the rear yard setback is 25'. The lots in Beeson's Subdivision are platted to have 30' front yard setbacks and 25' rear yard setbacks.

The owner wishes to develop each Lot with 30' front yard setbacks (as platted in Beeson's Subdivision), 15' for each side yard, and more than 25' rear yards. Thus, the owner requests variances from the R-15 front yard and side yard widths as follows:

Variance Request:

- 1) 1235.05(C)(1): To permit each lot to have less than a 35' front yard setback and to have a 30' front yard setback.
- 2) 1233.05(C)(2): To permit each lot to have less than a 20' side yard setback and to have a side yard setback of no less than 15'.

NOTE: In October of 2016 and August of 2018 the Board of Zoning Appeals approved conditional uses to allow for the construction of two-family dwellings on the three adjacent lots to the east on Beeson Avenue. Setback variances were also granted for front yard setbacks (30 feet instead of the required 35 feet) and side yard setbacks (15 feet instead of the required 20 feet). The proposed two-family dwellings are the same as those constructed on the 3 adjacent lots.

VARIANCE APPLICATION

Lots 18 and 29 Beeson's Subdivision

Zoned R-15

Narrative Statement:

1211.07(A)(1): The requested setback variances are "area variances". To be granted area variances one need not establish unnecessary hardship. It is sufficient to show practical difficulties with adhering to the required setbacks.

(a) The Beeson Subdivision was platted in 1954 prior to the current zoning code requirements. The lots' widths and area do not support development per the R-15 setback requirements. Single family homes and two-family dwellings that are developed on other lots in the subdivision do not comply with the R-15 setbacks requirements.

(b) Variances are necessary to enable the reasonable and beneficial use of the lot.

(c) The variances requested are not substantial. The variances permit the lot to be developed for residential use like other lots in Beeson's Subdivision.

(d) The essential character of the neighborhood will not be altered. The neighborhood has residential structures, both single and two-family dwellings, throughout the Beeson Subdivision.

(e) The development of Lots 18 and 29 with the variances will not impair the use of adjacent properties.

(f) The variances are not detrimental to the public welfare.

(g) The variances will not affect the delivery of governmental services.

(h) The property owner purchased the property with knowledge of the zoning and knowledge that other lots in the Beeson Subdivision received variances to permit development accordingly.

(i) The proposed setback variances are the only means to develop the lots with dwellings as permitted on other lots in Beeson's Subdivision.

(j) The setback variances are minimum.

(k) The spirit and intent of the zoning requirement is to accommodate non-conforming lots and permit them to be developed. The 1954 lot sizes were much narrower and smaller than the current R-5 district requires. The spirit and intent of the zoning requirement is observed and justice is done by permitting a 1954 lot to be developed with a residential use with minor setback variances.

From: [Connie Klema](#)
To: [Jack Kuntzman](#)
Cc: ["Randy Colvin"](#)
Subject: CU20-010, CU20-011
Date: Tuesday, December 8, 2020 10:55:37 AM
Attachments: [FPN SHEET 5 ELEVATIONS.pdf](#)

Hi Jack: After reviewing your staff reports for the Vine Street properties, I wanted to provide you some additional information:

1. Both of the two-family structures will be the same design as those constructed on Beeson Avenue. I have attached the design/elevations. The elevations include the Units' square footages.
2. Each Unit will have 3 parking spaces, as was done on Beeson: 1 in the garage and 2 in the driveway areas parking areas.
3. The sanitary easements are not an issue and will remain clear as delineated in the Utilities Directors' report.

Thanks and let me know if you need any additional information before the January meeting.

Connie

OnTrac Property Map



October 14, 2020

Street Number Only

Sales - 2020

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Interstates

Municipal Corporations

Jurisdictional Townships

0 47 Feet

Township Road

Other Road Type

Driveway

Licking County Auditor GIS

LICKING COUNTY TAX MAP

PROPOSED LOTS EXISTING

OnTrac Property Map



November 9, 2020

Street Number Only

Sales - 2020

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Interstates

Municipal Corporations

Jurisdictional Townships

0 47 Feet

0.01 Miles

Other Road Type

Driveway

Licking County Auditor GIS

Proposed

08650N AVENUE

tbl_vlme_new_stephan.qxd 10/21/2020 10:38:58 AM

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Sep 30, 2020
01150584605143001000 01150584605143009000

TRANSFERRED

Sep 30, 2020
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 405.00

InstrID:202009300025757	9/30/2020
Pages:1	F: \$34.00
Bryan A. Long	3:54 PM
Licking County Recorder	T20200022683

GENERAL WARRANTY DEED

Annie B. Nixon, unmarried, for valuable consideration paid, grants with general warranty covenants to
Front Porch Investments, LLC, an Ohio Limited Liability Company, whose tax mailing address is _____, the following real property:

Situated in the State of Ohio, County of Licking, former Township of Lima, now by merger the City of Pataskala and being further bounded and described as follows:

Being Lots No. 18 and 29 of Beeson's Subdivision in said Township of Lima (now city of Pataskala), as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Pages 143 and 144, Plat Records, Recorder's Office, Licking County, Ohio.

Prior Deed Reference: Instrument Number 201505050008436, Recorder's Office, Licking County, Ohio
Also known as: 50 Vine Street, Pataskala, OH 43062
Auditor's Parcel No.: 064-310872-00.000 & 064-310878-00.000

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Executed on 09/25/2020 _____

Annette Maureen Truex
Signed on 20200925 11:43:14 -0500

Atty in Fact for Annie B. Nixon

Annie B. Nixon by Annette M.
Truex, her Attorney-In-Fact

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me on 09/25/2020 _____, by Annette M. Truex, Attorney-In-Fact for Annie B. Nixon.

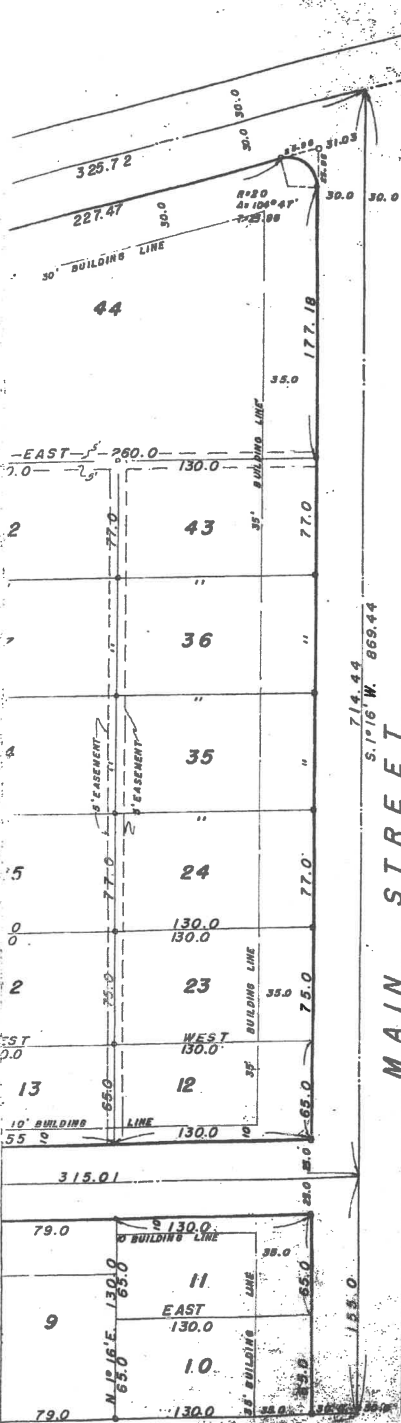


NOTARY
Signed on 20200925 11:43:14 -0500

Prepared by:
Laurie R Wells, Esq.
Hayes Law Offices, Inc.
195 E Broad Street
Pataskala, OH 43062

9909FDE6-BB15-44EF-8711-076D1000AA96 --- 20200925 08:17:46 -0500 --- Remote Notary

VISION



Situated in County of Licking, State of Ohio, Township of Lima, a part of Quarter Township 4, Township 1, Range 1, East of 1st Meridian.

BEESON and PEARL BEESON, his wife, owners of a certain tract conveyed to us by deed of record in Deed Book 367, Page 556, Recorder's Office, Licking County, Ohio; GLEN STEINER and ZENITH M. STEINER, his wife, owners of a 0.477 acre tract, now Lots 10B11, conveyed by deed of record in Deed Book 400, Page 136, all in Recorder's Office, Licking County, Ohio; DWIGHT BEESON, owner of a 0.082 acre tract, now Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, of record in Deed Book 410, Page 360, Recorder's Office, Licking County, Ohio; WAYNE TRESEMER and MARY E. TRESEMER, his wife, owners of a 0.210 acre tract, now Lot 17 of record in Deed Book 453, Page 403, Recorder's Office, Licking County, Ohio; DAVID BEESON, MARY ELLEN BEESON, his wife, owners of a 0.045 acre tract, now Lots 29, 30, of record in Deed Book 410, Page 458, Licking County Records, do hereby certify that the attached plat correctly represents our "BEESON'S SUBDIVISION", do hereby accept this plat of same and dedicate to public use as such all or parts of the road, drive, streets and avenues shown hereon & not heretofore dedicated. Easements are reserved where indicated on the plat for public utility purposes above and beneath the ground.

Witness Arthur E. Ashcraft

Signed Wayne Tresemer
Mary E. Tresemer
Glen Steiner
Zenith M. Steiner
Dwight Beeson
David Beeson
Mary Ellen Beeson
Arthur E. Ashcraft

COUNTY OF LICKING
 STATE OF OHIO

Before me a Notary Public, in and for said county, personally came the above named persons, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal this 7th day of May, 1954.

24354

NOTARY PUBLIC, LICKING COUNTY, OHIO
 My Commission expires June 15, 1955

Approved and accepted this 6th day of May, 1954

Byron Van Vleet
William W. Reynolds
Ed. L. Jones
 COMMISSIONERS, LICKING COUNTY, OHIO

Transferred this 7 day of May, 1954.

Roe Morrow
 AUDITOR, LICKING COUNTY, OHIO

Filed this 7 day of May, 1954, at 3:15 P.m.

Recorded this 10 day of May, 1954 in Plat Book 5, Page 143 + 144

Fee \$9.36

65637 See O R
 Vol. 197 Pg 534

Lowell W. Vermilion
 RECORDER, LICKING COUNTY, OHIO

SURVEYED & PLATTED
 BY
EVANS & MECHWART
 CIVIL ENGINEERS & SURVEYORS
 GANANNA, OHIO

We do hereby certify that we have surveyed the above premises, prepared the plat and that said plat is correct.

Arthur E. Ashcraft
 Surveyor # 485



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BEESON'S SUBDIVISION

