



## CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

### STAFF REPORT

March 9, 2021

#### Planned Manufacturing Application PM-21-001

<b>Applicant:</b>	Ian Aultman
<b>Owner:</b>	AEP Ohio Transmission Company Inc.
<b>Location:</b>	4000 Etna Pkwy, Pataskala, OH 43062 (PID: 063-140508-00.002)
<b>Acreage:</b>	99.99-acres total
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting approval of a Planned Manufacturing Application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of an approx. 2,000-square foot storage building and storage pad at the AEP Distribution Center.

#### Description of the Request:

The applicant is seeking approval of a Planned Manufacturing District application to allow for the addition of a 2,000-square foot storage shed and transformer storage pad at the AEP Distribution Site pursuant to Section 1253.07 of the Pataskala Code.

#### Staff Summary:

The AEP distribution site at 4000 Etna Parkway is spread across three (3) parcels (PIDs: 064-152898-00.003, 064-152898-00.003 and 063-140508-00.003) totaling approximately 100-acres, and is currently occupied by a 51,200-square foot building, asphalt paving around said building, with most of the remaining acreage being gravel surface storage for AEP components. Access to the facility is via two (2) access drives onto Etna Parkway. The Planned Manufacturing application for this facility, PM-16-001, was recommended for approval by the Planning and Zoning Commission on November 2, 2016. Currently the site is used as a storage and distribution for AEP's electrical components.

The Applicant is proposing to construct additional improvements in the north-west of the site: a 2,000-square foot covered storage shed, a concrete pad for an oil storage tank, and an approximately 37,370-square feet curbed concrete pad. The storage shed will be set back from the north side property line 208.9-feet, and 89.54-feet from the rear property line and used to store vehicles, while the concrete pad will be used to store electrical transformers.

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

Planning and Zoning Staff

The PM – Planned Manufacturing District requires a front, side, and rear yard setback of 50-feet minimum (1253.05(C)) The proposed structures identified on the site plan are compliant with this requirement. The site has already been brought into compliance with the other regulations of Chapter 1253 – Planned Manufacturing when it was initially developed pursuant to the approval of PM-16-001 in 2016. Staff has no concerns with the proposal.

Public Service Director

Stormwater controls currently in place at this site are adequate for the proposed facility.

Other Departments and Agencies

No other comments received.

**Site Design Approval**

Section 1253.07 states that the Planning and Zoning Commission will review the application and provide a recommendation to the Planning Director. The Planning Commission shall recommend approval if the requirements of the Code have been met.

**Surrounding Area:**

Direction	Zoning	Land Use
North	PM – Planned Manufacturing GB – General Business	Vacant Bullet Ranch/Pataskala Meats
East	PM – Planned Manufacturing	Vacant
South	PM – Planned Manufacturing	Vacant
West	PM – Planned Manufacturing	Vacant

**Department and Agency Review**

- Zoning Inspector – No comments
- City Engineer – No comments
- Police Department – No comments
- Public Service Director – See attached
- West Licking Joint Fire District – No comments
- Health Department – No comments
- Licking Heights Schools – No comments
- Southwest Licking Schools – No comments
- SWLCSD – See attached

**Modifications:**

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

1. The applicant shall receive all necessary permits from the City of Pataskala and the Licking County Building Department.

**Resolution:**

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to recommend approval of Planned Manufacturing District Application PM-21-001 pursuant to Section 1253.07 of the Pataskala Code ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Planning and Zoning Commission Review Memo for 03-03-2021 Planning and Zoning Commission Review Memo for 03-03-2021  
**Date:** Thursday, February 18, 2021 1:34:17 PM

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Jack,

My comments on the applications for the subject PZC meeting are as follows:

1. ZON-21-002
  - a. Depending on how this property is planned to be developed, stormwater control may need to be addressed.
2. PM-21-001
  - a. Stormwater controls currently in place at this site are adequate for the proposed facility.
3. TCOD-21-001
  - a. Traffic studies, and coordination therefore, are currently in progress and roadway improvements, as required per code, shall be determined per the results of the pending studies.
  - b. Right-of-way
    - i. Mink St.
      1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
    - ii. Proposed "North Access Road"
      1. If this is to be a public road, the preferred right-of-way width is 90'.  
Pending typical section and drainage, this may be reduced.
3. PM-21-001
  - a. Stormwater controls, access management, and traffic improvements, in conjunction with the TCOD requirements and traffic studies, shall be addressed during engineering review.
  - b. Right-of-way
    - i. Mink St.
      1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
    - ii. Proposed "North Access Road"
      1. If this is to be a public road, the preferred right-of-way width is 90'.  
Pending typical section and drainage, this may be reduced.

Please let me know if questions.

Regards,

Alan W. Haines, P.E.  
Public Service Director  
City of Pataskala

621 W. Broad St.  
Suite 2B  
Pataskala, Ohio 43062



# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

## PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information	
Address:	4000 Etna Parkway
Parcel Number:	063-140508-00.002
Zoning: Planned Manufacturing	Acres: 100
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Applicant Information		
Name: Ian Aultman		
Address: 2221 Schrock Road		
City: Columbus	State: OH	Zip: 43026
Phone: 614-898-7100	Email: iaultman@msconsultants.com	

Property Owner Information		
Name: Eric Sauer		
Address: 1 Riverside Dr		
City: Columbus	State: OH	Zip: 43215
Phone: 614-716-1614	Email: easauer@aep.com	

Staff Use
Application Number: <b>PM-21-001</b>
Fee: <b>\$1000.00 (PM)</b> <b>\$2500.00 (Eng)</b>
Filing Date: <b>02/05/2021</b>
Hearing Date: <b>03/03/2021</b>
Receipt Number:

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

Planned Manufacturing District Information
Describe the Project:
Addition of a 2,000 SF storage shed and transformer storage pad.

## Documents to Submit

**Planned Manufacturing District Application:** Submit 1 copy of the application.

**Site Plan:** Submit 14 copies of a development plan including the following:

- All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.
- All property lines and dimensions of the lot.
- All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.
- A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.
- A parking layout including vehicular and pedestrian routes.
- All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Location and screening of dumpsters.
- Location, dimensions and design of all signage and lighting.
- The proposed use of all parts of the lot and structures.

**Building Elevations:** Submit 14 copies of a site plan to scale of the subject property indicating the following:

- Location and dimensions (length, width, height) of all proposed buildings and structures.
- Total square footage of each structure.
- The proposed use of all parts of the structures.
- Location and screening of dumpsters.

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at [www.lcounty.com/rec](http://www.lcounty.com/rec).

**Area Map:** Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at [www.lcounty.com/taxparcelviewer/default](http://www.lcounty.com/taxparcelviewer/default).

## 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 Planned Manufacturing District request.

Applicant (required):

Date:

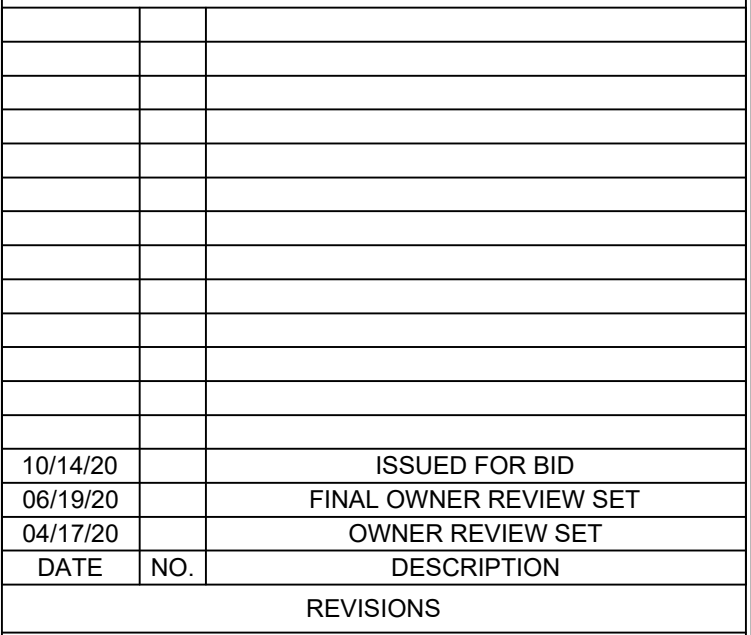
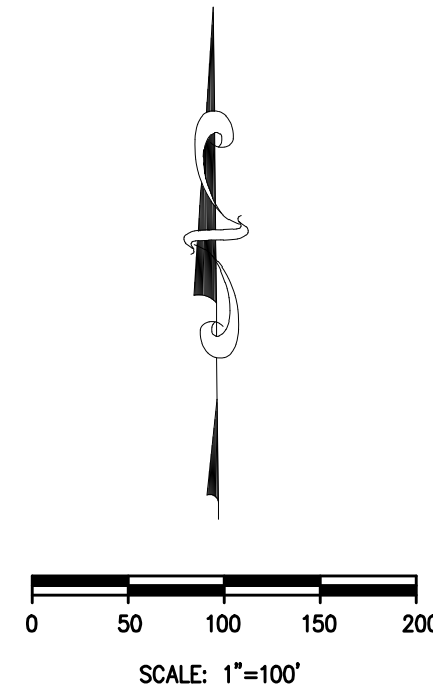
02-02-21

Property Owner (required):



Date:

02-01-21



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AEP OHIO TRANSMISSION COMPANY  
RDC EAST STORAGE SHED & SITE  
IMPROVEMENTS  
4000 ETNA PKWY.  
PATASKALA, OH

## SITE VICINITY PLAN

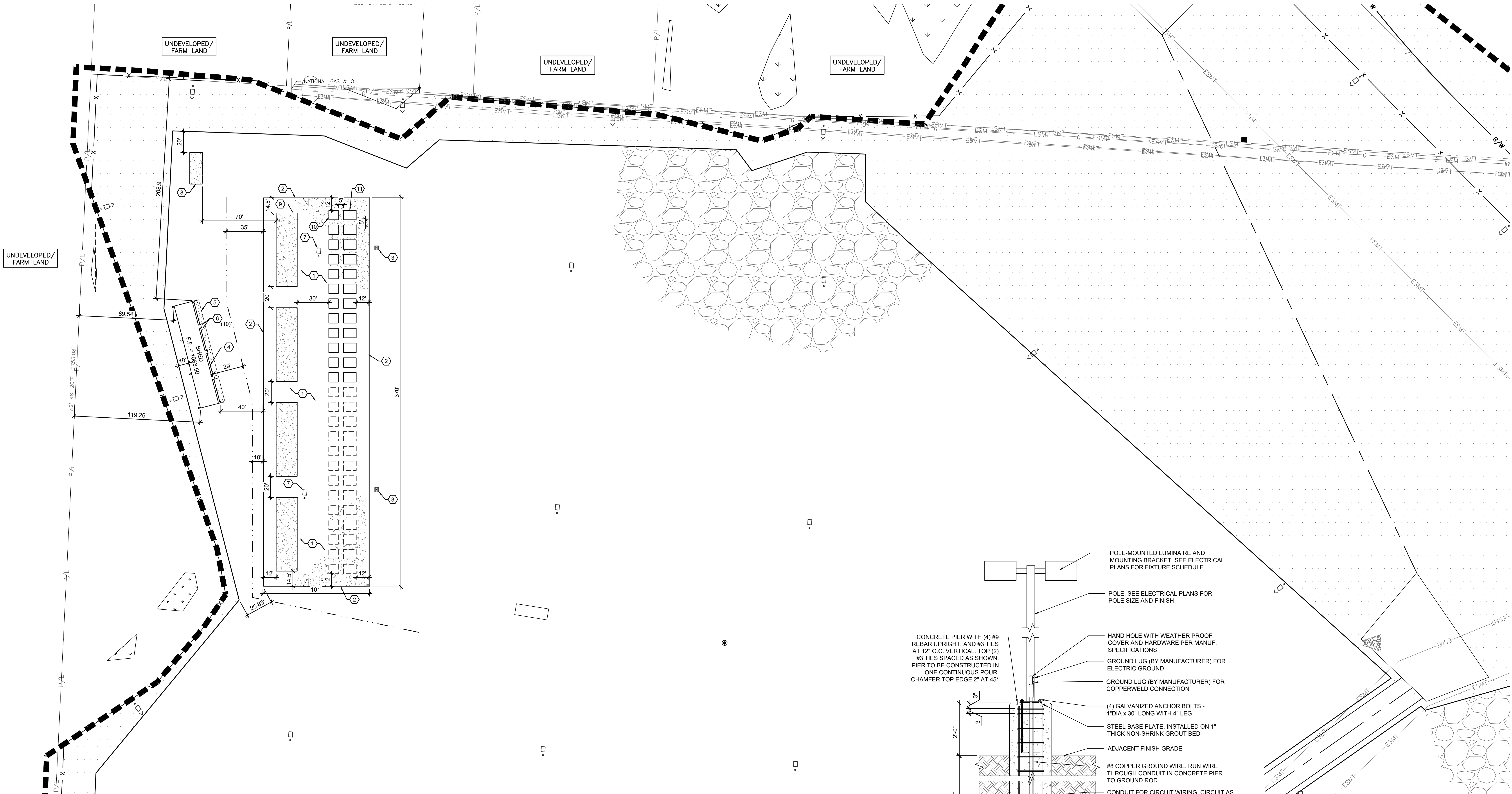
DWG. NO. C-0

SCALE: NOTED	ENGINEERING SERVICES
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DR:	LLK
CH:	IA
ENG:	JML

DATE:	APR 1997	 AEP SERVICE CORP. 1 RIVERSIDE PLAZA COLUMBUS, OH 43215
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\\msconsultants.com\\Files\\Production\\03\\66\\46005 AEP Transmission\\44 Columbia Center Transco Warehouse\\Dwg\\CAD\\Elec Barn Work\\PC Meeting Exhibits\\C-1 SITE DIMENSION PLAN.dwg, 2/3/2021 8:12 AM, zahorchak\_sara



### GENERAL NOTES:

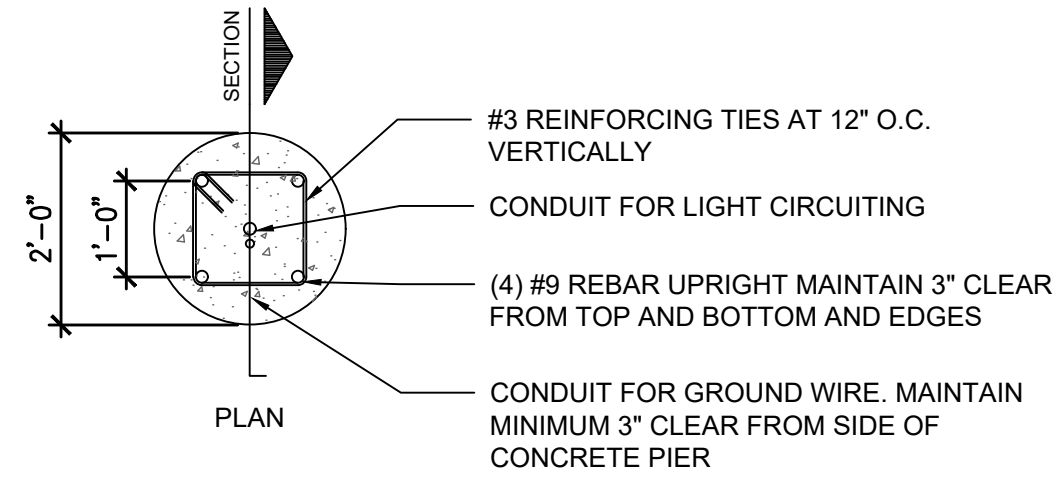
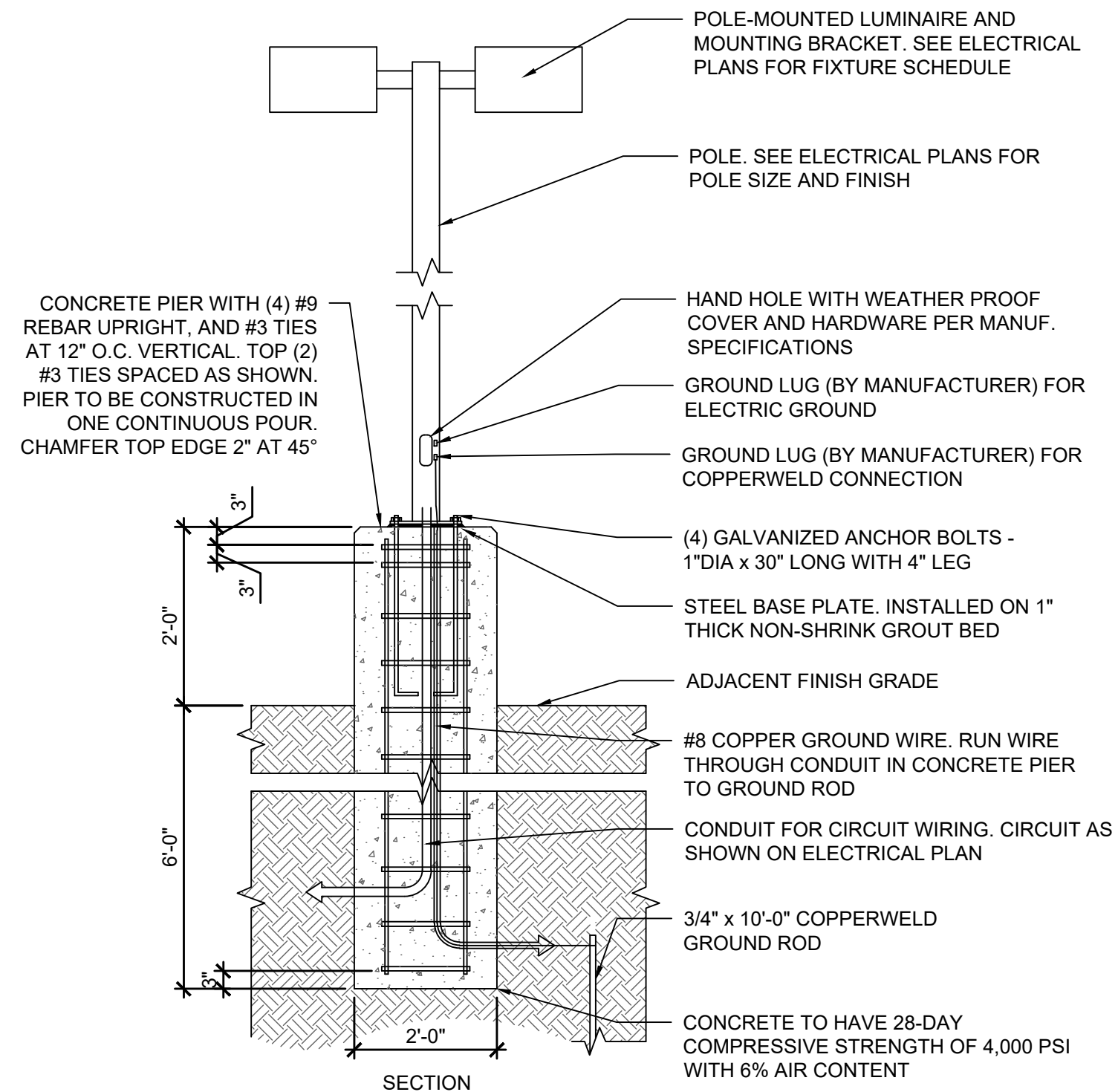
- PROVIDE SMOOTH TRANSITION FROM NEWLY CONSTRUCTED AREAS TO EXISTING GRAVEL AREAS AS NECESSARY.
- ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL EXCAVATED AREAS TO BE REPLACED WITH TYPICAL GRAVEL LAYDOWN SECTION TO FINISH GRADE UNLESS OTHERWISE NOTED, SEE DETAIL 1 ON SHEET C-3.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL AEP AND ODOT STANDARDS AS NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- OIL STORAGE TANK SHALL BE DOUBLE WALLED CYLINDRICAL TYPE. PROVIDE WITH MORRISON BROS MODEL 918AC SYSTEM INTERFACE FOR LEAK DETECTION AND FILL ALARM, OR APPROVED EQUAL. COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION OF DEVICE ON LOCAL SHED. LEAK DETECTION DEVICE SHALL BE MORRISON BROS MODEL 924LS OR APPROVED EQUAL. LEVEL MONITORING DEVICE SHALL BE MODEL 918TCP OR APPROVED EQUAL.

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
	---	CONSTRUCTION LIMITS
		SEEDING AREA
		GRAVEL AREA
		CONCRETE
		SITE LIGHTS

### KEYED NOTES:

- CONCRETE PAVEMENT.
- 6" CONCRETE CURB.
- PROPOSED SITE LIGHTING, SEE DETAIL THIS SHEET AND ELECTRICAL PLANS FOR DETAILS.
- THREE-SIDED STRUCTURE, SEE ARCHITECTURAL PLANS.
- 4" WIDE REINFORCED CONCRETE APRON, SEE STRUCTURAL PLANS FOR DETAILS.
- GALVANIZED STEEL PROTECTION POST, SEE STRUCTURAL PLANS FOR DETAILS.
- EXISTING LIGHT POLE TO BE REMOVED.
- CONCRETE PAD WITH 25,000 GALLON OIL STORAGE TANK, SEE NOTE H. CONTRACTOR TO SIZE PAD IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 20' x 70' CONCRETE RAISED TRANSFORMER PAD (TYPICAL OF 4), SEE STRUCTURAL PLANS FOR DETAILS.
- 9' x 9' WOOD PLANK RAISED TRANSFORMER PAD (TYPICAL OF 12 AND 13 FUTURE), COORDINATE WITH AEP.
- 9' x 12' WOOD PLANK RAISED TRANSFORMER PAD (TYPICAL OF 12 AND 13 FUTURE), COORDINATE WITH AEP.



#### NOTES:

- FLOOD LIGHTS, POLE SIGNS, BUILDING SIGNS AND ACCENT LIGHTING ARE TO BE SWITCHED ON/OFF THROUGH A LIGHTING CONTROLLER (WITH PHOTO CELL) AND TIME CLOCKS. SEE ELECTRICAL SHEETS FOR DETAILS.
- GENERAL CONTRACTOR TO COORDINATE BASE PLATE AND ANCHOR BOLT LAYOUT WITH POLE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- GENERAL CONTRACTOR TO CONFIRM EXTENT OF ITEMS INDICATED TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION.

### LIGHT POLE AND BASE

NTS

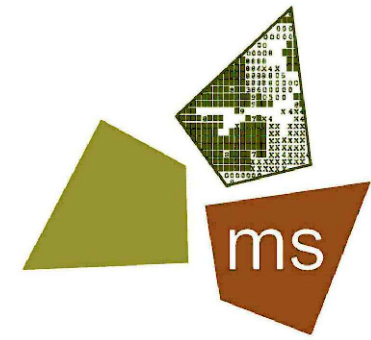
8

SCALE: 1"=40'



DATE	NO.	DESCRIPTION
10/14/20		ISSUED FOR BID
06/19/20		FINAL OWNER REVIEW SET
04/17/20		OWNER REVIEW SET
		DESCRIPTION
		REVISIONS

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p 614.898.7100  
f 614.898.7570

AEP OHIO TRANSMISSION COMPANY  
**RDC EAST STORAGE SHED & SITE IMPROVEMENTS**  
4000 ETNA PKWY.  
PATASKALA, OH

### SITE DIMENSION PLAN

DWG. NO. C-1

SCALE: NOTED ENGINEERING SERVICES

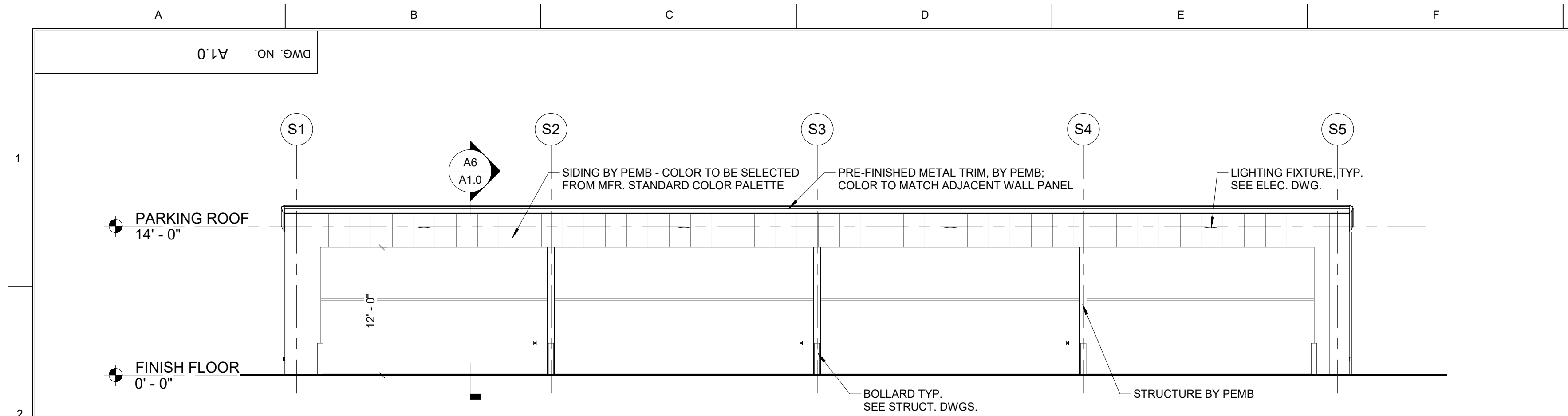
DR: LLK  
CH: JA  
ENG: JML

APPROVED BY

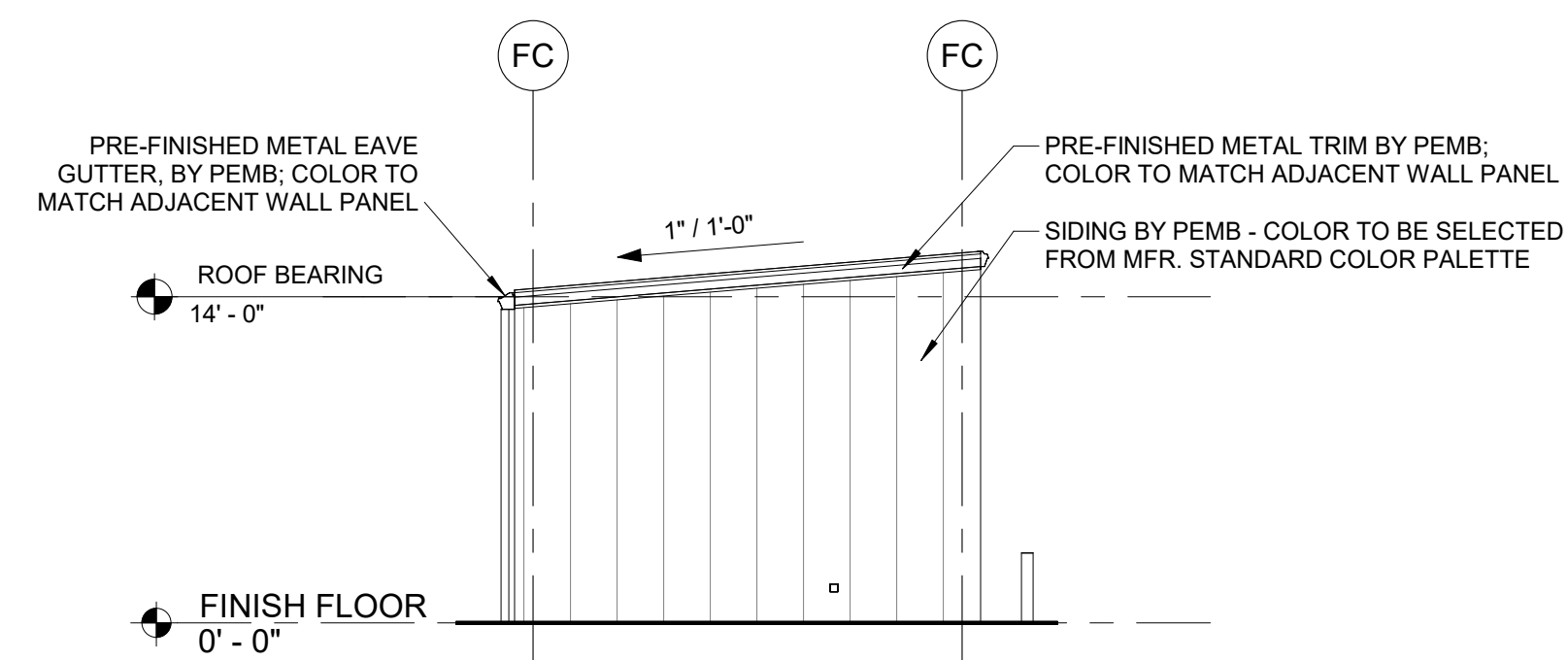
DATE:



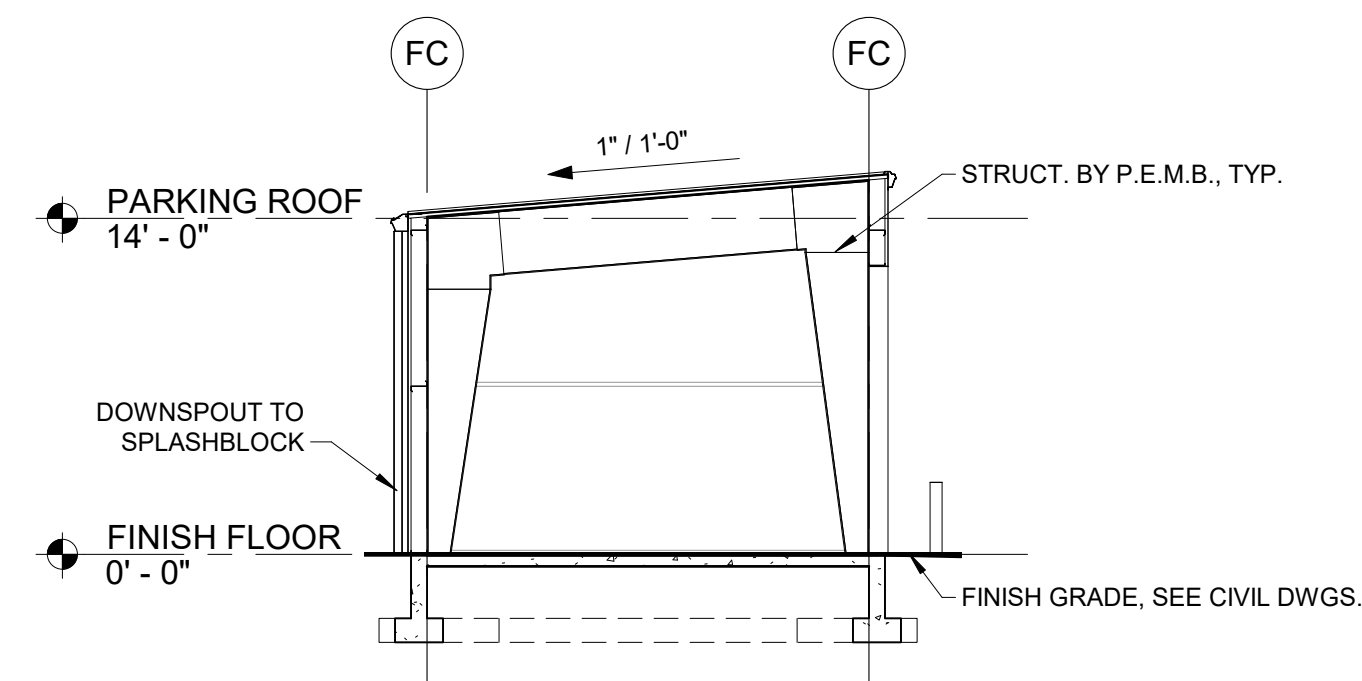
AEP SERVICE CORP.  
1 RIVERSIDE PLAZA  
COLUMBUS, OH 43215



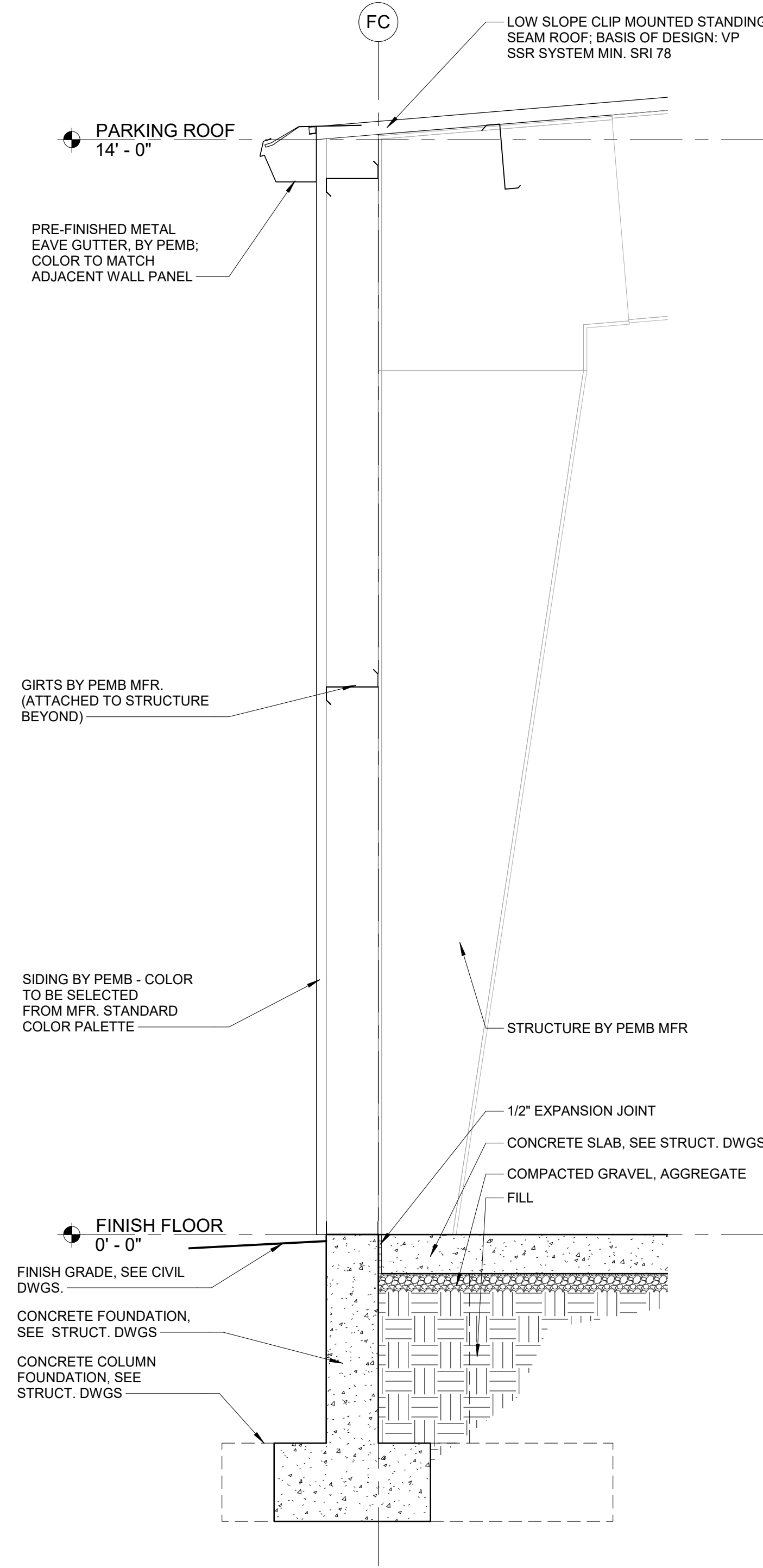
**A2 COVERED STORAGE SHED FRONT ELEVATION**  
1/8" = 1'-0"



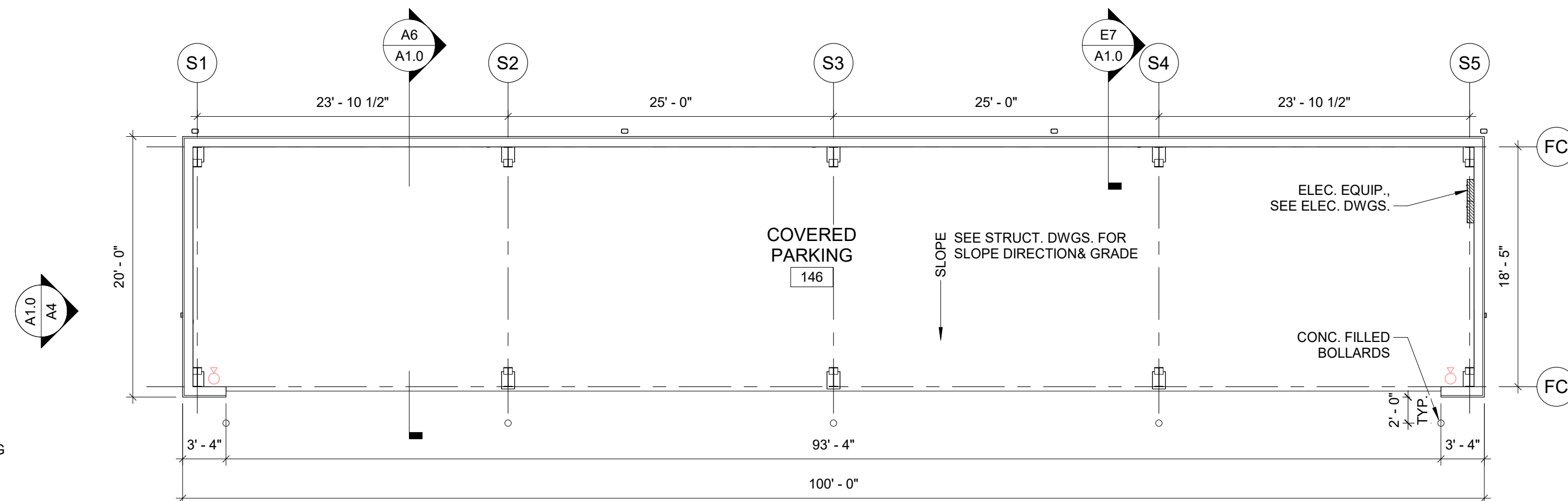
**(A4) COVERED STORAGE SHED SIDE ELEVATION**  
1/8" = 1'-0"



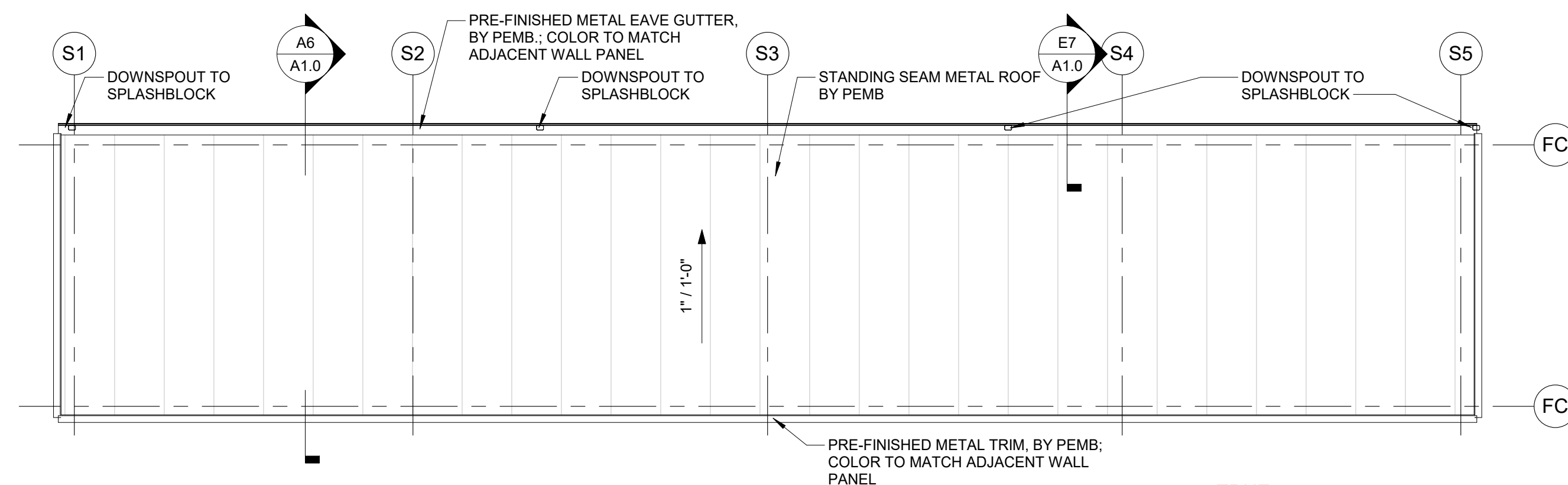
**A6 COVERED STORAGE SHED SECTION**  
1/8" = 1'-0"



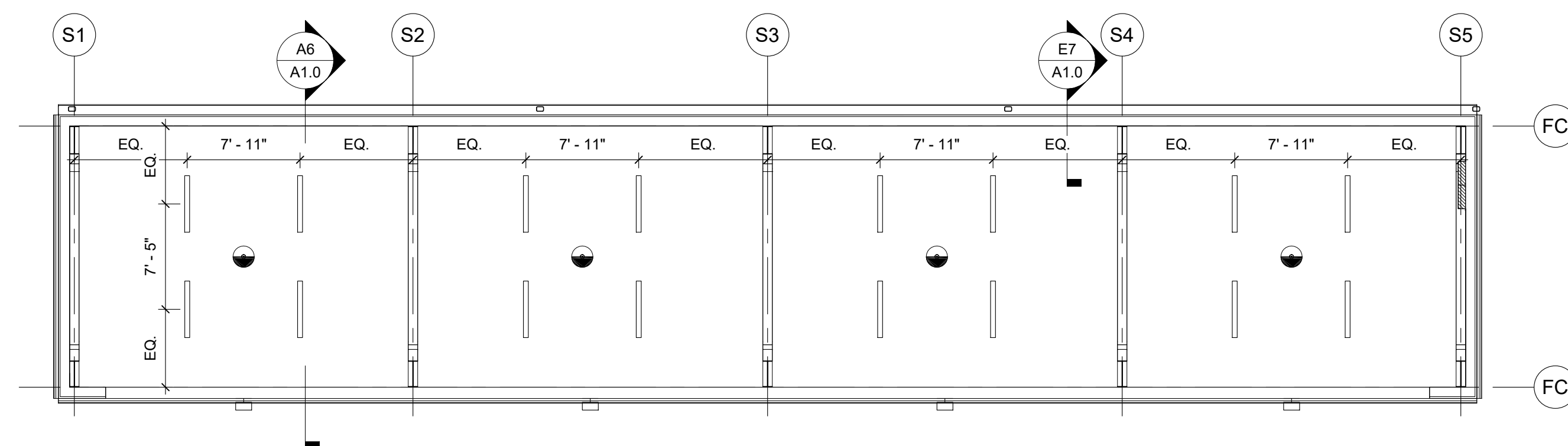
**E7** WALL SECTION  
3/4" = 1'-0"



**G3 COVERED STORAGE SHED FLOOR PLAN**  
1/8" = 1'-0"




**G5 COVERED STORAGE SHED ROOF PLAN**  
1/8" = 1'-0"



**(G7) COVERED STORAGE SHED REFLECTED CEILING PLAN**  
1/8" = 1'-0"

- FIRE EXTINGUISHER NOTES

1. EXTINGUISHERS SHALL BE 10 LB. CAPACITY, U.L. LABELED, ENAMEL STEEL CONTAINER WITH PRESSURE INDICATING GAUGE FOR CLASS A, B, OR C FIRES.
  2. MAXIMUM SPACING TO BE 75 FEET APART ACCORDING TO OBC TABLE 906.3. TO BE WALL MOUNTED.
  3. GENERAL CONTRACTOR TO COORDINATE FINAL LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHAL & SUBMIT DRAWING FOR BUILDING DEPARTMENT APPROVAL.
-  FE - BRACKET MOUNTED FIRE EXTINGUISHER. NOT DRAWN TO SCALE.

\*\* MOUNTED EXTINGUISHER FINAL LOCATIONS TO BE DETERMINED BY  
LOCAL FIRE INSPECTOR AND AEP C.M. \*\*




GENERAL NOTES:

- A. INSTALL ROOFING SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
- B. VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS.

GENERAL NOTES:

- A. COORDINATE WITH STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL FOR ALL ITEMS PROVIDED BY THOSE DISCIPLINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT ALL CEILING MOUNTED EQUIPMENT AND STRUCTURE AND CORRECTING ANY INTERFERENCE PRIOR TO INSTALLATION.
- B. ALL DIMENSIONS TO LIGHT LOCATIONS ARE TO CENTERLINE OF FIXTURE.
- C. ALL CEILING LIGHTS AND GRIDS ARE TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.

## RCP LEGEND

TAG	DESCRIPTION
	PENDANT LIGHT / LED COVE LIGHTING - SEE ELEC. DWGS.
	OCCUPANCY SENSOR - SEE ELEC. DWGS.
	EXTERIOR WALL SURFACE LIGHT

[illegible]


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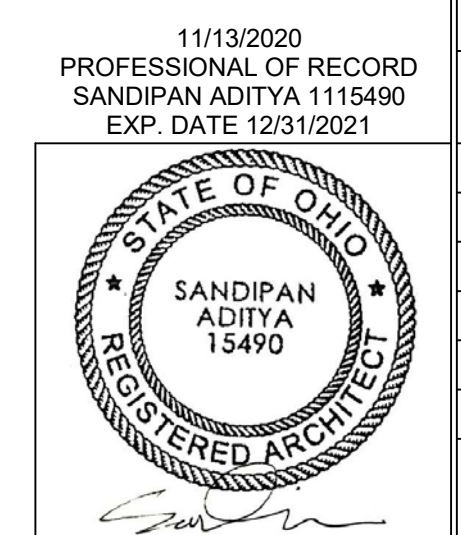


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AEP OHIO TRANSMISSION COMPANY  
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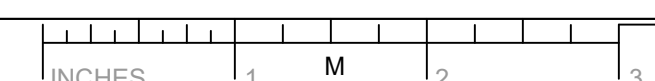
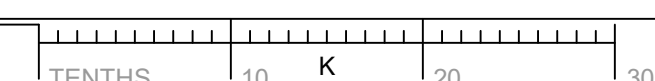
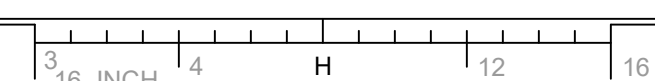
## COVERED STORAGE SHED PLANS, ELEVATIONS, & DETAILS

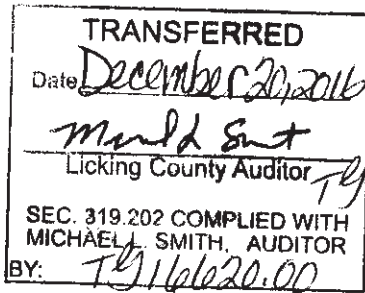
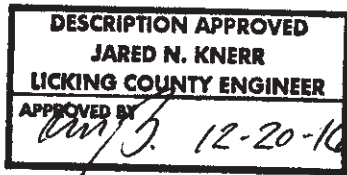
DWG. NO.		A1.0	
SCALE: NOTED		ARCHITECTURAL SERVICES	
DR: EMJ	APPROVED BY		
CH: MAR			
ARCH: SA			
DATE:			
		AEP SERVICE CORP. 1 RIVERSIDE PLAZA COLUMBUS, OH 43215	



11/13/2020  
PROFESSIONAL OF RECORD  
SANDIPAN ADITYA 1115490  
EXP. DATE 12/31/2021

1/18/2020 9:37:28 AM C:\Backup\Revit\AEP-RDC EAST SHED - 2018-ARCH\_mratemann.rvt





GENERAL WARRANTY DEED

01032-21328 CH 1 of 2

**Red Chip Farms, Inc.**, an Ohio corporation, whose tax mailing address is 13167 Morse Road SW, Pataskala, Ohio 43062 ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, subject to the exceptions, reservations, and conditions hereinafter set forth, hereby Grants and Conveys with General Warranty Covenants pursuant to Ohio Revised Code §5302.06 to **AEP Ohio Transmission Company, Inc.**, an Ohio corporation, having an office at 1 Riverside Plaza, Columbus, Ohio 43215 ("Grantee"), its successors and assigns, the following real estate situated in the County of Licking, City of Pataskala, Ohio, being more particularly described as follows:

See Exhibit A attached hereto

Auditor's Tax Parcel Numbers: Part of 063-140508-00.000 and Part of 064-152898-00.001

Last Transfer: Instrument Nos. 200907100015352 and 200907100015353

This conveyance is hereby made subject to the following:

1. The lien of real estate taxes and assessments for the year 2016, which shall be prorated as of the date of Closing. Grantor shall pay all real estate taxes and assessments due prior to the date of Closing, and Grantee shall pay all real estate taxes and assessments due from and after the date of Closing.
2. All existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, and to all zoning and other governmental regulations and restrictions, and non-delinquent real estate taxes and assessments.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized to act for the Grantor and have been fully empowered to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

To have and to hold the above premises with the appurtenances thereunto belonging to said Grantee, its successors and assigns forever.

DATED this 14th day of December, 2016.

**RED CHIP FARMS INC.,** an Ohio corporation

By: Howard P. Emswiler  
Name: Howard P. Emswiler  
Title: President

By: Rosemary A. Emswiler  
Name: Rosemary A. Emswiler  
Title: Secretary and Treasurer

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF Franklin )

The foregoing instrument was acknowledged before me this 14th day of December 2016, Howard P. Emswiler, as President, and Rosemary A. Emswiler, as Secretary and Treasurer, of Red Chip Farms Inc., an Ohio corporation, on behalf of the corporation.



Beulah C. Howell  
Notary Public-State of Ohio  
My Commission Expires  
September 7, 2018

Beulah C. Howell  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument was prepared by, and when recorded return to: Mary F. Brenning, Senior Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio 43215, for and on behalf of AEP Ohio Transmission Company, Inc.

**Mail Tax Notifications to: AEP Ohio Transmission Company, Inc., PO Box 16428, Columbus, Ohio 43216.**

**CENTRAL SURVEYING CO., LTD.**

7563 E. Main St.  
Reynoldsburg, Ohio 43068

Phone: 614-864-1100  
Fax: 614-864-2011

**Exhibit "A"**

**Description of a 100.000 Acre Tract  
for  
AEP Ohio Transmission Company, Inc.**

Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of Township 1, Range 15, United States Military Lands, and part of a 296.644 acre tract of land conveyed to Red Chip Farms, Inc., as recorded in Instrument Number 200907100015352 and Instrument Number 200907100015353, all references contained herein are to Licking County Recorder's records, Licking County, Ohio, and being further described as follows:

Beginning at a capped 5/8" rebar found at the southwest corner of Lot 1 in Ijam's E. Broad Street Parcels as recorded in Plat Book 4, Page 149 and a northwest corner of said 296.644 acre tract;

Thence, S 86°36'12" E, 534.28 feet to a 3/4" iron pipe found at a corner of said 296.544 acre tract and the southeast corner of Lot 3 in said subdivision;

Thence, N 02°49'39" E, 740.24 feet to a capped 5/8" rebar found at the most northerly corner of said 296.544 acre tract and on the east line of said Lot 3;

Thence, S 44°45'34" E, 3719.41 feet to a 5/8" rebar set on the northeasterly line of said 296.544 acre tract and southwesterly right-of-way line of Etna Parkway (150' R/W) , passing over a 5/8" rebar found at 1033.62 feet;

Thence, N 86°48'36" W, 3279.75 feet, with a new line through said 296.544 acre tract, to a capped 5/8" rebar set;

Thence, N 02°48'26" E, 1752.94 feet, passing a capped 5/8" rebar found at 185.72 feet on the southeast corner of a 50 acre tract conveyed to James P. Shaffer in Official Record 759, Page 373 feet to the Point of Beginning and containing 100.000 acres, more or less, with Parcel ID 063-140508-00.000 containing approximately 72.285 acres and Parcel ID: 064-152898-00.001 containing approximately 27.715 acres, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me or under my supervision this twenty-first day of September, 2016.

All iron pins set are 5/8 inch diameter x 30 inch rebar with a yellow plastic cap stamped "Central Surv Co., Ltd." set in concrete.

**Approved by Pataskala  
Planning and Zoning Commission  
No Plat Required**

**Signature**

**Date**



*William L. Willis*

William L. Willis, P.S. 7168

Central Surveying Co., Ltd  
7563 East Main Street  
Reynoldsburg, OH 43068

**CENTRAL SURVEYING CO., LTD.**

7563 East Main Street  
Reynoldsburg, OH 43068  
Phone: 614-864-1100



Approved by the City of Pataskala  
Planning and Zoning Commission  
No Plat Required

**Exhibit "A"**

  
Signature

Description of a 30.000 Acre Tract  
for

  
Date

AEP Ohio Transmission Company, Inc.

Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of Township 1, Range 15, United States Military Lands, and being part of a 296.544 acre tract of land conveyed to Red Chip Farms, Inc., as recorded in Instrument Number 200907100015352 and Instrument Number 200907100015353. All references contained herein are to Licking County Recorder's records, Licking County, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

**Beginning** for a point of reference at a 5/8 inch rebar and cap found on the southeast corner of said Red Chip Farms, Inc. 296.544 acre tract and the northeasterly line of a 100 acre tract of land conveyed to Ronald E. Kissel, et al, as recorded in Official Record 801, Page 559, said rebar bears N 49° 26' 20" W, 5482.32 feet to the southwest corner of Lot No. 1 of the Ijam's East Broad Street Parcels, as shown in Plat Book 4, page 149;

thence, N 86° 48' 18" W, 1146.87 feet to a 5/8 inch rebar and cap set at the True Point of Beginning of the herein described tract:

thence, N 86° 48' 18" W, 607.53 feet with the southerly line of said Red Chip Farms, Inc. 296.544 acre tract, the northerly line of said Ronald E. Kissell, et al, 100 acre tract and the northerly of a 114 acre tract of land conveyed to Ronald E. Kissell, et al, as recorded in Deed Volume 801, Page 559, to a 5/8 inch rebar and cap set;

thence, running within said Red Chip Farms, Inc. 296.544 acre tract the following three (3) consecutive courses:

- 1) N 03° 11' 42" E, 1261.51 feet to a 5/8 inch rebar and cap set;
- 2) N 39° 50' 44" E, 390.22 feet to a 5/8 inch rebar and cap set;



- 3) S 86°48'42" E, 455.86 feet to a 5/8 inch rebar and cap set on the westerly right-of-way line of Etna Parkway (150' Wide) as shown on the Dedication of Etna Parkway in Instrument 200907100015351;

thence, running with said westerly right-of-way and the easterly line of said Red Chip Farms, Inc. 296.544 acre tract line the following three (3) consecutive courses:

- 1) S 44°45'34" E, 415.24 feet to a capped 5/8 inch rebar found on a point of curvature;
- 2) 540.23 feet with the arc of a curve to the right having a radius of 1000.00 feet, a Delta angle of 30° 57' 11" and a chord which bears S 29° 16' 59" E, 533.69 feet to a capped 5/8 inch rebar found;
- 3) S 13°48'23" E, 103.31 feet to a 5/8 inch rebar and cap set;

thence, leaving said westerly right-of-way and running within said Red Chip Farms, Inc. 296.544 acre tract the following two (2) consecutive courses:

- 1) N 86° 48' 18" W, 706.41 feet to a 5/8 inch rebar and cap set;
- 2) S 03° 11' 42" W, 747.52 feet to the **Point of Beginning**, containing 30.000 acres of land, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me or under my supervision this Seventeenth day of November, 2016.

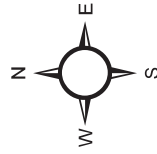
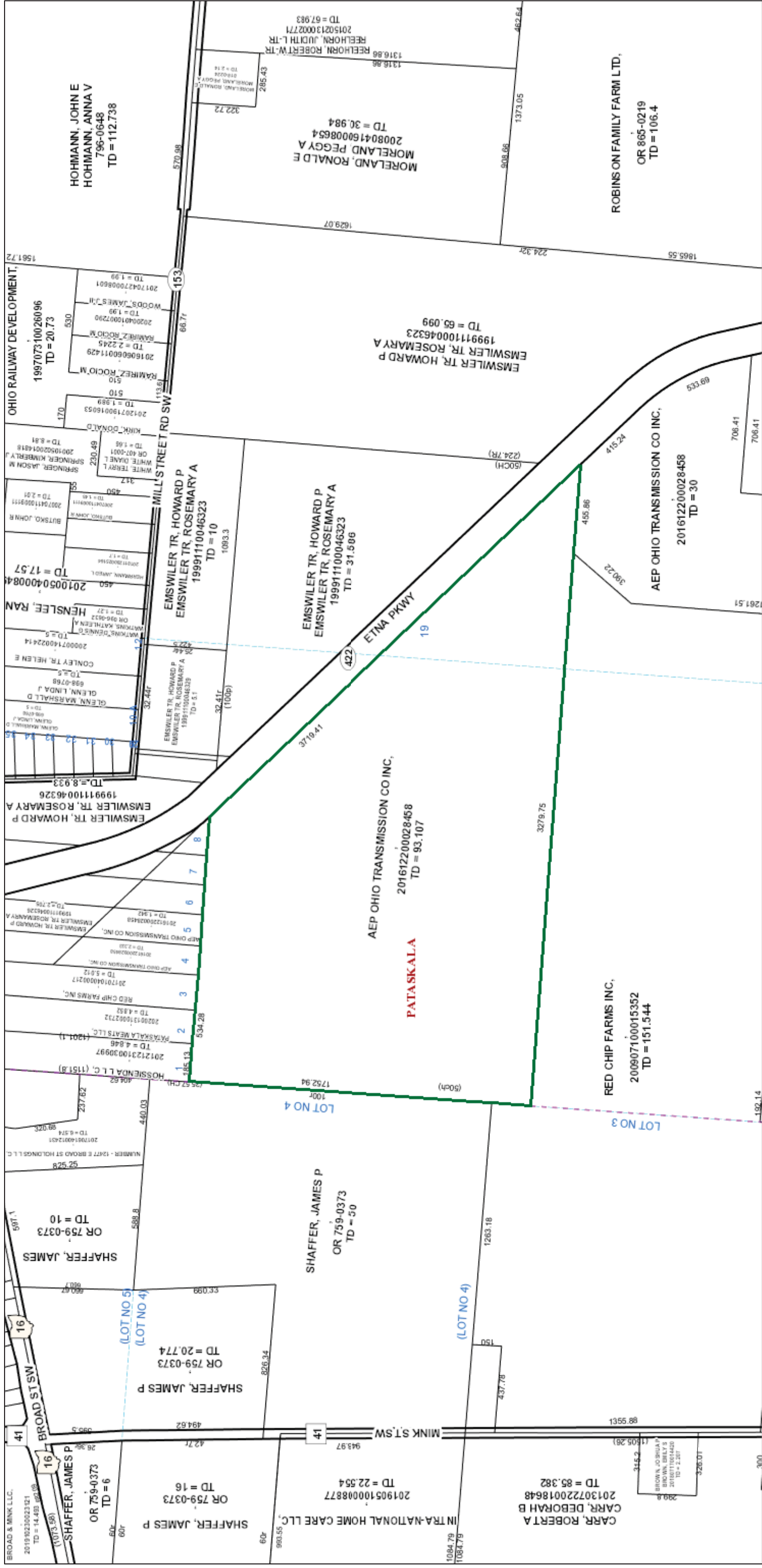
All iron pins set are 5/8 inch diameter x 30 inch rebar with a yellow plastic cap stamped "Central Surv Co., Ltd." set in concrete.



A handwritten signature in cursive script that reads "William L. Willis".

William L. Willis, P.S. 7168

Central Surveying Co., Ltd  
7563 East Main Street  
Reynoldsburg, OH 43068



# LICKING COUNTY TAX MAP