

AGRICULTURAL PROTECTION DISTRICT REPORT

February 5, 2018



*Planning and Zoning
Department*

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

Application: Baird

Owner:	Judith Baird
Owner's Address:	12705 Cable Road, Pataskala, OH 43062
Parcel Number:	063-140088-01.000 & 063-140088-00.000
Property Location:	Cable Road
Acres:	5 acres & 19.14 acres – 24.14 Total Acres

Staff Review

- Average Gross Income Qualification: These properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG - Agriculture
East	AG – Agriculture
South	AG – Agriculture
West	AG - Agriculture

- Future Land Use Map: The subject properties are designated for Agriculture/Low Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Agriculture/Low Density Residential
East	Agriculture/Low Density Residential
South	Agriculture/Low Density Residential
West	Agriculture/Low Density Residential

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- Comments: Staff has no objections to this application.

**APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT**
R.C. Section 829.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: BAIRD JUDITH Y

Owner's Address: 12705 CABLE RD PATASKALA OH 43082

Description of land as shown on property tax statement: _____

Location of Property _____
Street or Road _____ Licking
County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140088-01.000	5.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140088-00.000	19.1400
TOTAL # OF ACRES:		24.1400

B. Does any of the land lie within a municipal corporation limit? Yes No _____
If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
Yes No _____
If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government: Yes No _____
If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: Judith Y Baird Date: Jan 9, 2018

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____
County Auditor's Signature: _____
Date Filed (if required) with Clerk of Municipal Corporation: January 16, 2018
Clerk's Signature: Kathy M. Hankhouse

Action of legislative body of Municipal Corporation
Application Approved _____ Approved with Modifications _____ * Rejected _____ *
Date of Legislative Action _____ Clerk's Signature _____

*If modified or rejected, attach reason for modification or rejection



Parcel - 063-140088-00.000

Parcel - 063-140088-00.000

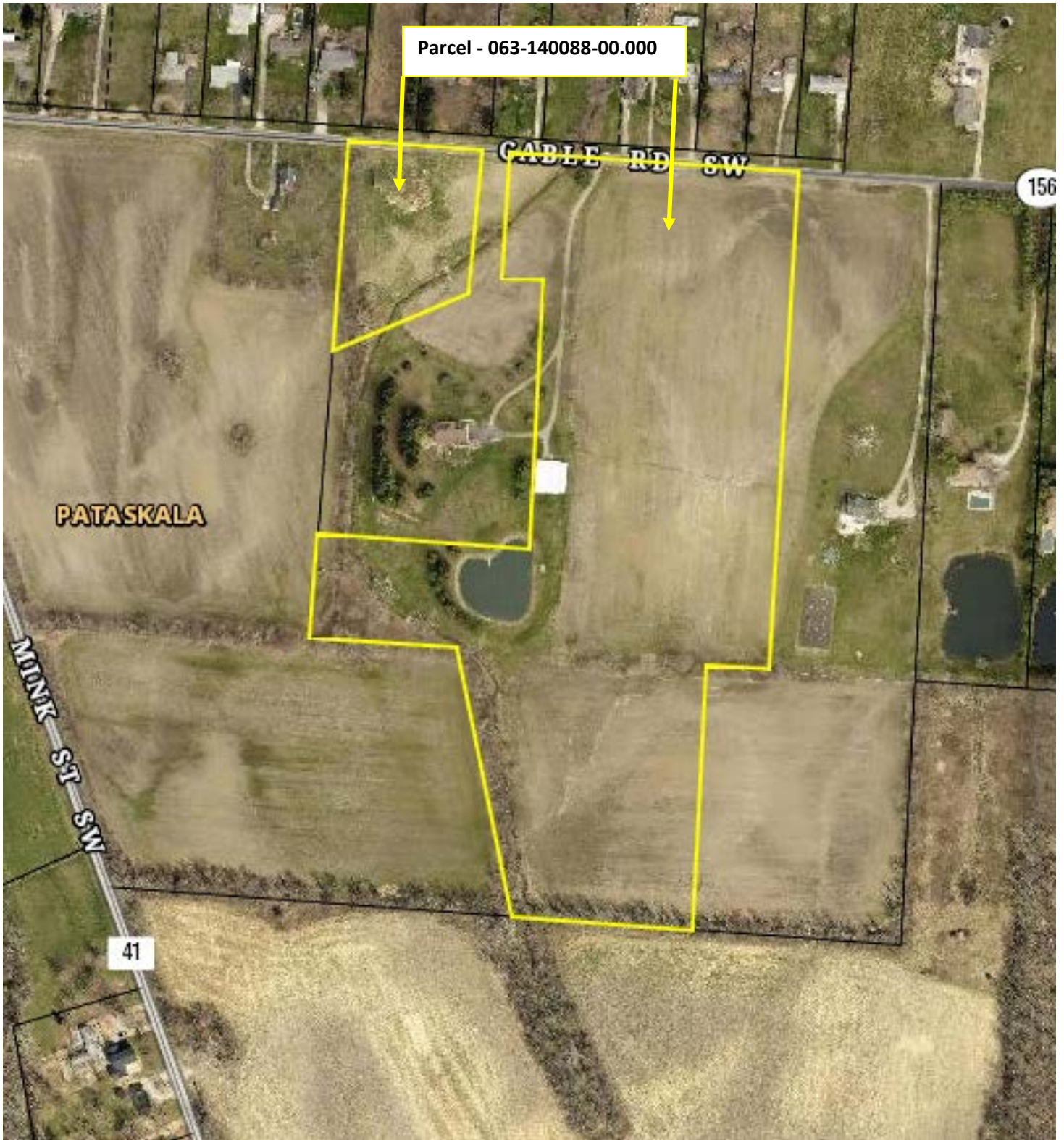
CABLE RD SW

156

PATASKALA

MINK ST SW

41





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 Bryan A Long
 Licking County Recorder

PC-E-12.1 (Rev. 9-2000)

PROBATE COURT OF LICKING COUNTY, OHIO
 ROBERT H. HOOVER, JUDGE

ESTATE OF Bruce Joseph Baird aka Bruce J. Baird DECEASED
 CASE NO. 20130114

CERTIFICATE OF TRANSFER
 NO. 5

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on January 4, 2012 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Judith Y. Baird	12705 Cable Road, Pataskala, Ohio 43062	100%

DESCRIPTION APPROVED
 WILLIAM C LOZIER
 LICKING COUNTY ENGINEER
 APPROVED BY [Signature] 4-3-13



0115PA00400000004000

TRANSFERRED
 Date April 3, 2013
[Signature]
 Licking County Auditor



0115PA00400000006000

SEC 310302 COMPLIED WITH
 MARYANN C SMITH, AUDITOR
 BY BE EIN

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

PROBATE COURT OF LICKING COUNTY, OHIO
ROBERT H. HOOVER, JUDGE

CASE NO. 20130114

The legal description of decedent's interest in the real property subject to this certificate is: **[use extra sheets, if necessary]**.

Situated in the State of Ohio, County of Licking and in the City of Pataskala (formerly the Township of Lima) and being more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Prior Instrument Reference: OR 580, page 232 and OR 424, page 771, Recorder's Office, Licking County
Parcel No: 063-140088-00.000

ISSUANCE

This Certificate of Transfer is issued this 2nd day of April, 2013.

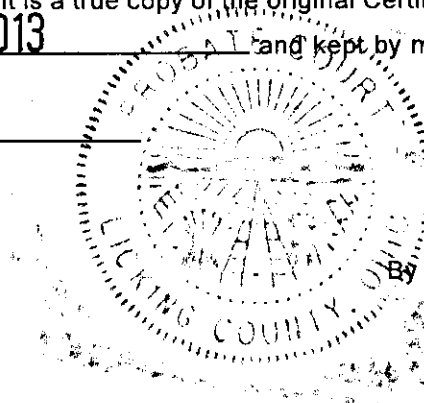
Robert H. Hoover
ROBERT H. HOOVER
Probate Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 5 issued on APR 02 2013 and kept by me as custodian of the official records of this Court.

APR 02 2013
Date

JUDGE ROBERT H. HOOVER



By Christa D. Buxton
Deputy Clerk

EXHIBIT A page 1 of 2

29.316 ACRES

Situate in the State of Ohio, the County of Licking, the Township of Lima, being part of Section No. 8 in the Second Quarter of Township No. 1, Range No. 15, U.S. M. Lands, also being part of a 65 Acre Tract conveyed to Bruce J. and Charles N. Baird, as the same is shown of record in Official Record Book No. 424, Page No. 771 in the records of the Recorder's Office, Licking County, Ohio and being more particularly Described as follows.

Beginning at a point in the centerline of Township Road No. 156 (Cable Road) and at the most Northeasterly corner of a certain 5.000 Acre Tract conveyed to Bruce J. and Judith Y. Baird, as shown of record in Deed Book No. 783, Page No. 888, said point being South 89° 58' 23" East, a distance of 1389.40 feet from the centerline intersection of Township Road No. 156 (Cable Road) and County Road No. 41 (Mink Street Road); thence from said point of beginning, South 89° 58' 23" East and along the centerline of Township Road No. 156 (Cable Road), a distance of 840.00 feet to a Railroad Spike; thence South 00° 39' 15" East and along the Easterly line of said 65 Acre Tract and along the Westerly line of a certain 5.0105 Acre Tract conveyed to Rock A. and Paula E. Dinkley, as shown of record in Official Record Book No. 216, Page No. 565 and passing an Iron Pin on line at 30.00 feet, a distance of 993.91 feet to an Iron Pin; thence South 00° 26' 12" East and continuing along the Easterly line of said 65 Acre Tract and along the Westerly line of a certain 99.18 Acre Tract (Parcel No. 2) conveyed to How Hill Properties Company, as shown of record in Official Record Book No. 150, Page No. 386, a distance of 519.60 feet to an Iron Pin; thence North 89° 53' 05" West and along the Southerly line of said 65 Acre Tract and along the Northerly line of a certain 15.743 Acre Tract (Parcel No. 1) conveyed to How Hill Properties Company, a distance of 754.22 feet to a point, said point being, North 14° 41' 53" West, a distance of 3.78 feet from an Iron Pin; thence North 14° 41' 53" West and passing an Iron Pin on line at 522.21 feet, a distance of 524.52 feet to a point; thence North 88° 49' 07" West, a distance of 281.24 feet to an Iron Pin; thence North 00° 00' 13" West, a distance of 199.30 feet to a point; thence South 89° 58' 23" East and along the Southerly line of said 5.000 Acre Tract conveyed to Bruce J. and Judith Y. Baird, a distance of 412.61 feet to a point; thence North 00° 01' 37" East and along a Easterly line of said 5.000 Acre Tract, a distance of 530.00 feet to a point; thence North 89° 58' 23" West and along a Northerly line of said 5.000 Acre Tract, a distance of 99.30 feet to a point; thence North 00° 01' 37" East and along a Easterly line of said 5.000 Acre Tract, a distance of 270.00 feet to the place of beginning and containing 29.316 Acres, subject to all easements and/or restrictions shown of record, also subject to all legal right of-way.

LESS AND EXCEPTING 10.174 ACRES MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT A CONT. PAGE 2 of 2

1.965 ACRES

Situate in the State of Ohio, the County of Licking, the Township of Lima, being part of Section No. 8 in the Second Quarter of Township No. 1, Range No. 15, U.S. M. Lands, also being part of a 65 Acre Tract conveyed to Bruce J. and Charles N. Baird, as the same is shown of record in Official Record Book No. 424, Page No. 771, in the records of the Recorder's Office, Licking County, Ohio and being more particularly Described as follows.

Beginning at a point in the centerline of Township Road No. 156 (Cable Road) and in the Northerly line of the above mentioned 65 Acre Tract, said point being South 89° 58' 23" East, a distance of 1075.66 feet from the centerline intersection of County Road No. 41 (Mink Street Road) and Township Road No. 156 (Cable Road); thence from said point of beginning, South 89° 58' 23" East and along the centerline of Township Road No. 156 (Cable Road) and along the Northerly line of said 65 Acre Tract, a distance of 253.74 feet to a Railroad Spike; thence South 00° 01' 37" West and along a Westerly line of a 5.000 Acre Tract, a distance of 270.00 feet to an Iron Pin; thence South 62° 00' 06" West and along a Northerly line of said 5.000 Acre Tract, a distance of 287.20 feet to an Iron Pin; thence North 00° 00' 13" West and passing an Iron Pin on line at 374.94 feet, a distance of 404.94 feet to the place of beginning and containing 1.965 Acres, subject to all easements and/or restrictions shown of record, also subject to all legal right-of-way.

EXHIBIT B

-LEGAL DESCRIPTION- 10.174 ACRE PARCEL

Situated in the State of Ohio, County of Licking, City of Pataskala and being a part of Section 8 located in the 2nd Quarter of Township-1, Range-15, United States Military Lands and being 10.174 acres of that 29.316 acre tract as conveyed to Bruce J. Baird and Judith Y. Baird by deed of record in Official Record Volume 580, Page 232, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 10.174 acres being more particularly bounded and described as follows:

Beginning at an existing railroad spike located in the "deeded" centerline of Township Road #156, also known as Cable Road, marking the northeasterly most corner of said Baird, 29.316 acre tract, said spike also marks the northwesterly most corner of that 5.015 acre tract as conveyed now or formerly to Paula E. Binkley by deed of record in Instrument 199812210049380, said spike bears S. 89°58'23" E., along said centerline, a distance of 2229.40 feet from an iron pin marking the intersection of Cable Road with the centerline of County Road #41, also known as Mink Street;

Thence leaving the centerline of Cable Road, S. 0°39'15" E., passing an iron pin at 30.00 feet, a total distance of 993.91 feet to an existing iron pin marking the southwesterly corner of said Paula E. Binkley tract;

Thence S. 0°26'12" E., a distance of 519.60 feet to an existing iron pin marking the southeasterly most corner of said Baird, 29.316 acre tract;

Thence N. 89°53'05" W., along a portion of the southerly line of said 29.316 acre tract, a distance of 375.00 feet to an iron pin set;

Thence leaving said southerly property line, the following 3 (three) bearings and distances to iron pins set:

N. 0°26'12" W., a distance of 519.04 feet;

S. 89°58'23" E., a distance of 125.00 feet; and...

N. 0°39'15" W., passing an iron pin set at 963.91 feet, a total distance of 993.91 feet to a point in the centerline of Cable Road;

Thence S. 89°58'23" E., along said centerline, a distance of 250.00 feet to the Point of Beginning and containing 10.174 acres, more or less, of which 10.002 acres is located outside of the existing right-of-way for Cable Road,

The above description was prepared based upon a survey made by Richard C. Jenson, P.S.#5631 dated August 1993.

The bearings in the above description are based upon the centerline of Cable Road as being S. 89°58'23" E.

Subject, however, to all legal easements and/or rights-of-way, if any of public record.

All iron pins set are settle rebar, 5/8" X 30" with yellow plastic I.D. caps stamped: "BALL P.S.#6868".

Leaving 19.142 acres



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 Bryan A. Long
 Licking County Recorder

PC-E-12.1 (Rev. 9-2000)

PROBATE COURT OF LICKING COUNTY, OHIO
 ROBERT H. HOOVER, JUDGE

ESTATE OF Bruce Joseph Baird aka Bruce J. Baird, DECEASED
 CASE NO. 20130114

CERTIFICATE OF TRANSFER
 NO. 1

SEC.319.202 COMPLIED WITH
 MICHAEL J. SMITH, AUDITOR
 BY RM EYN

[Check one of the following]

Decedent died intestate.

Decedent died testate.

TRANSFERRED
 Date February 19 2013
Michael J. Smith
 Licking County Auditor

Decedent died on January 4, 2012 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Judith Y. Baird	12705 Cable Road, Pataskala, Ohio 43062	100%

DESCRIPTION APPROVED
 WILLIAM C LOZIER
 LICKING COUNTY ENGINEER
 APPROVED BY
Wm C. Lozier 2-19-13

0115PA004000000005000

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

PROBATE COURT OF LICKING COUNTY, OHIO
ROBERT H. HOOVER, PROBATE JUDGE

CASE NO. 20130114

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

Situated in the Township of Lima (now City of Pataskala), County of Licking and in the State of Ohio:

Being part of Section No. 8 in the Second Quarter of Township No. 1, Range No. 15, U.S. M. Lands, also being part of a 65 acre tract, conveyed to Lulu M. Baird as the same is shown of record in Deed Book 615, page 401, in the records of the Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning at a Railroad Spike in the centerline of Township Road No. 156, said point being, South 89 degrees 58' 23" East, a distance of 1329.40 feet from the centerline intersection of County Road No. 41, and Township Road No. 156; Thence, South 89 degrees 58' 23" East and along the centerline of Township Road No. 156, a distance of 60.00 feet to a point;
Thence South 00 degrees 01' 37" West, a distance of 270.00 feet to a point;
Thence South 89 degrees 58' 23" East, a distance of 99.30 feet to a point;
Thence South 00 degrees 01' 37" West, a distance of 530.00 feet to a point;
Thence North 89 degrees 58' 23" West, a distance of 412.61 feet to a point;
Thence North 00 degrees 00' 13" West, a distance of 395.06 feet to an iron pin;
Thence North 62 degrees 00' 06" East, a distance of 287.20 feet to an iron pin;
Thence North 00 degrees 01' 37" East and passing an iron pin at 240.00 feet, a distance of 270.00 feet to the PLACE OF BEGINNING, CONTAINING 5.0009 acres.

Property Address: 12705 Cable Road, Pataskala, Ohio 43062

Prior Instrument Reference: OR 783, page 888, Recorder's Office, Licking County, Ohio

Parcel No: 063-140088-01.000

ISSUANCE

This Certificate of Transfer is issued this 14 day of February, 2013.

Robert H. Hoover

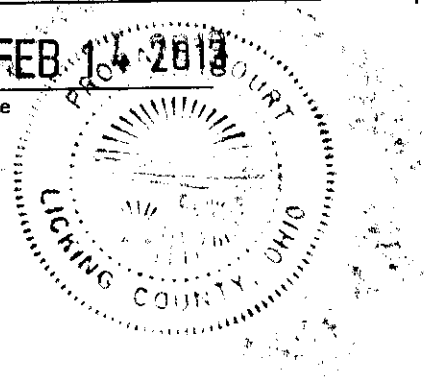
Robert H. Hoover, Probate Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on FEB 14 2013 and kept by me as custodian of the official records of this Court.

FEB 14 2013

Date



By *Allen J. Vano*
Deputy Clerk