



# AGRICULTURAL PROTECTION DISTRICT REPORT

February 5, 2018

## 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.

*Planning and Zoning  
Department*

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: Tri H Farms LLC

<b>Owner:</b>	Tri H Farms LLC
<b>Owner's Address:</b>	3925 Beech Road, Johnstown, OH 43031
<b>Parcel Number:</b>	063-141708-00.000 & 063-140778-00.000
<b>Property Location:</b>	Broad Street SW
<b>Acres:</b>	162.28 acres & 148.95 acres – 311.21 Total Acres

## Staff Review

- Average Gross Income Qualification: The 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 & R-10 High Density Residential
South	AG – Agriculture & R-20 - Medium Density Residential & GB – General Business
West	AG – Agriculture & R-20 – Medium Density Residential

- Future Land Use Map: The subject properties are designated for Light Industrial, Office, & Low-Medium Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Low - Medium Density Residential & Agriculture/Low Density Residential
East	Office & Medium Density Residential
South	Office & Retail
West	Medium Density Residential & Office

- 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 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application \_\_\_\_\_  
Renewal Application

A. Owner's Name: TRI H FARMS LLC  
 Owner's Address: 3925 BEECH RD JOHNSTOWN OH 43031  
 Description of land as shown on property tax statement: \_\_\_\_\_  
 Location of Property \_\_\_\_\_ Licking \_\_\_\_\_  
 Street or Road \_\_\_\_\_ County \_\_\_\_\_

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-141708-00.000	162.2600
PATASKALA LK HGHTS LSD-WLJFD	063-140778-00.000	148.9500
<b>TOTAL # OF ACRES:</b>		<b>311.2100</b>

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: David A. ... Date: 1-10-18

**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: \_\_\_\_\_  
 Clerk's Signature: \_\_\_\_\_

**Action of legislative body of Municipal Corporation**

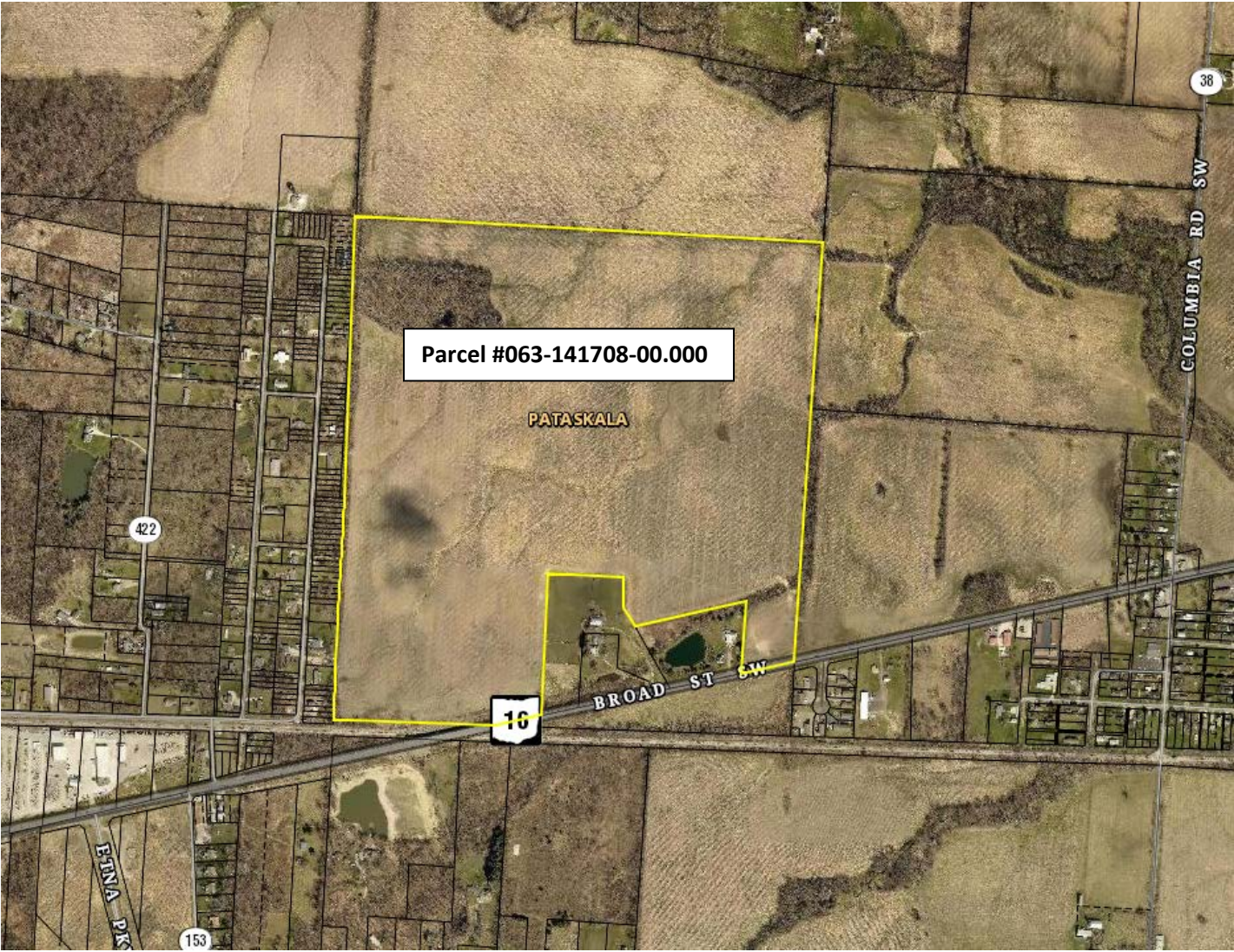
Application Approved \_\_\_\_\_ Approved with Modifications \_\_\_\_\_ \* Rejected \_\_\_\_\_ \*

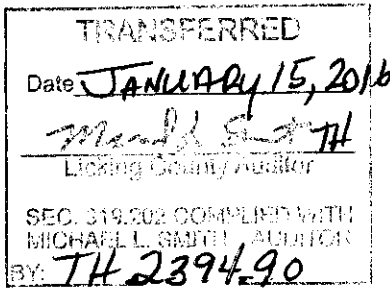
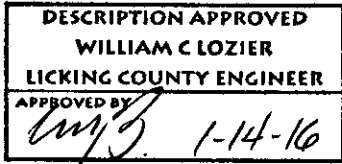
Date of Legislative Action \_\_\_\_\_ Clerk's Signature \_\_\_\_\_

\*if modified or rejected, attach reason for modification or rejection









**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENT, BV Farms, Inc., an Ohio Corporation, for valuable consideration paid, grants, with general warranty covenants, to

Tri H Farms, LLC

whose tax-mailing address is: 3925 Beech Road, Johnstown, OH, 43031

the following REAL PROPERTY: See Exhibit A

PPN: 63-141708-00.000  
Address: 162.262 Ac Columbia Road, Pataskala, OH 43062

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; restrictions, conditions, reservations and easements of record, and all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: O.R. Volume 562, Page 52 of the Licking County, Ohio records.

IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, Kay Diane Strohen, Treasurer/CEO, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 10 day of January, 2016.

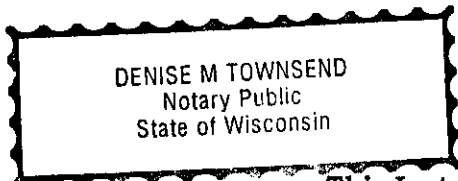
BV Farms, Inc., an Ohio Corporation

Kay Diane Strohen  
By: Kay Diane Strohen, Treasurer/CEO

STATE OF Wisconsin  
COUNTY OF Milwaukee, SS:

BE IT REMEMBERED,  
That on this 06 day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, Kay Diane Strohen, Treasurer/CEO, of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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



Denise M Townsend  
NOTARY PUBLIC 15-0772

This Instrument Prepared By  
Shafer Law Offices, LLC, P.O. Box 356, Johnstown, OH 43031

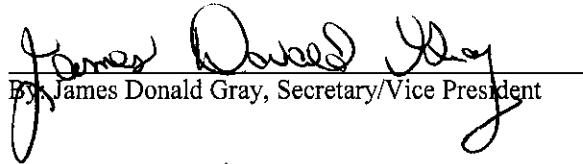
My Commission Expires  
February 10, 2018



IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, James Donald Gray, Secretary/Vice President, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 6<sup>th</sup> day of January, 2016.

BV Farms, Inc., an Ohio Corporation

  
By, James Donald Gray, Secretary/Vice President

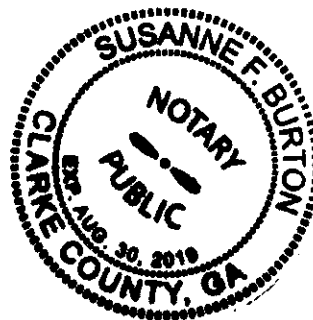
STATE OF Georgia  
COUNTY OF Coltmore, SS:

**BE IT REMEMBERED,**

That on this \_\_\_\_ day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, James Donald Gray, Secretary/Vice President of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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

  
NOTARY PUBLIC 15-0772



IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, Roger Max Gray, President, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 6 day of January, 2016.

BV Farms, Inc., an Ohio Corporation

*Roger Max Gray, President*  
By: Roger Max Gray, President

STATE OF OHIO  
COUNTY OF FRANKLIN, SS: 280-48-7636

**BE IT REMEMBERED,**

That on this 6<sup>th</sup> day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, Roger Max Gray, President of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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

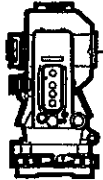
*Shivel N. Thomas*  
NOTARY PUBLIC

15-0772



SHIVEL N. THOMAS  
Notary Public, State of Ohio  
My Comm. Expires Mar. 16, 2020  
Recorded in Franklin County

<b>PRE-APPROVAL</b>	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	11-30-15



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**162.262 Acres**  
**All of B.V. Farms Inc., ETAL: P.P.N. 63-141708-00.000**

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of the Fourth Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of the residual an original 177.316 Acre parcel conveyed to B.V. Farms Inc., ETAL, as recorded in O.R. Volume 562, Page 52, in the Licking County Deed Records, being all of Auditor's Parcel No. 63-141708-00.000, and further described as follows;

The West boundary line of the following described parcel is based on Case No. 34571, dated July 8, 1957, of the Licking County Common Pleas Court, Journal Entry 93, Page 388.

Commencing for reference at a 1" iron pipe found marking the Northeast corner of Blanche's East Broad Street Addition, as recorded in Plat Book 1, Page 152, in the Licking County Plat Records, also being on the South line of a 5 Acre parcel conveyed to The United States of America, as recorded in O.R. Volume 609, Page 658, and being the **PRINCIPLE PLACE OF BEGINNING** of the 162.262 Acre parcel herein to be described;

Thence, **S 86°52'39" E 2769.35 feet** with the South line of said parcel conveyed to The United States of America (O.R.609, Pg.658), and extending along the South line of a 214.837 Acre parcel conveyed to Park National Bank, Successor Trustee for the Eva Irene Foor Trust, as recorded in Instrument No. 2014-090300018971, to a 5/8" o.d. iron pin found on the West line of a 73.56 Acre parcel conveyed to Victoria L. Brush, as recorded in Instrument No. 2011-11030020957, and passing over a 5/8" o.d. iron pin found at 3.03 feet;

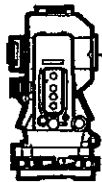
Thence, **S 03°50'16" W 2479.72 feet** with the West line of said parcel conveyed to Brush (Inst.2011-11030020957, and extending along the West line of a 49.92 Acre parcel conveyed to John S. Wearstler, as recorded in Instrument No. 2008-02190003659, to the centerline of State Route 16 (a.k.a. Broad Street) marking centerline Station 194+79.04, as shown on Plan No. LIC-16-0.00-3.60, on record at the Ohio Department of Transportation District 5 Office, Jacksontown, Ohio;

Thence, **S 77°48'20" W 337.21 feet** with the centerline of State Route 16, to centerline Station 191+41.83 marking the Southeast corner of a 5.010 Acre parcel conveyed to Michael P. & Bernadette M. Fox, as recorded in O.R. Volume 117, Page 921;

Thence leaving State Route 16 with the boundary of said 5.010 Acre parcel conveyed to Fox (O.R.117, Pg.921), with the following three (3) courses and distances:

- 1) **N 03°49'06" E 424.75 feet** to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 43.07 feet;
- 2) **S 67°39'17" W 55.61 feet** to a 1" o.d. iron pipe found;
- 3) **S 77°20'31" W 622.48 feet** to a 1" o.d. iron pipe found on the East line of a 7.417 Acre parcel conveyed to Martin-Cross LLC, as recorded in Instrument No. 2015-09020018789;





**S.A. ENGLAND SURVEYING**  
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 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with the boundary of said 7.417 Acre parcel conveyed to Martin Cross LLC (Inst.2015-09020018789), with the following four (4) courses and distances:

- 4) N 30°39'38" W 136.21 feet to a 1" o.d. iron pipe found;
- 5) N 01°43'19" E 182.79 feet to a 1" o.d. iron pipe found;
- 6) N 86°37'35" W 445.86 feet to a 1" o.d. iron pipe found;
- 7) S 03°36'53" W 836.48 feet to the centerline of State Route 16, and passing over a 1" o.d. iron pipe found at 748.55 feet;

Thence with the centerline of State Route 16, with the following two (2) courses and distances:

- 8) S 79°03'20" W 334.14 feet to an iron pin set;
- 9) S 77°19'20" W 53.21 feet to an iron pin set on the North Right of Way Line of the Baltimore & Ohio Railroad Right of Way (100 feet wide R/W);

Thence, N 88°09'30" W 855.27 feet with the North Right of Way Line of the Baltimore & Ohio Railroad, to an iron pin set on the East line of said Blanche's East Broad Street Addition, as determined by said Case No. 34571 dated July 8, 1957, Journal Entry 93, Page 388;

Thence, N 03°01'04" E 2990.46 feet with the East line of Blanche's East Broad Street Addition (Case No. 34571 dated July 8, 1957), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 162.262 Acres, more or less, being 160.454 Acres excluding State Route 16 R/W, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the centerline of State Route 16 (a.k.a. Broad Street (variable widths), as being S 77°48'20" W, and is an assumed Meridian used to denote angles only.


All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

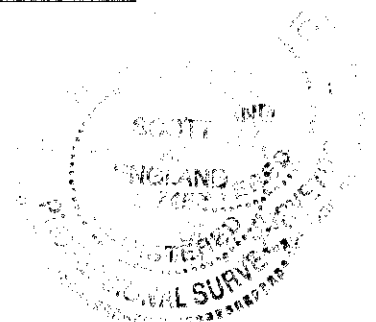
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2015.

Dated

11/25/15

Job No. 2812-15LI

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452



DESCRIPTION APPROVED  
WILLIAM C LOZIER  
LICKING COUNTY ENGINEER  
APPROVED BY  
*WCL* 1-14-16

TRANSFERRED  
Date JANUARY 15 2016  
*Mandy Smith III*  
Licking County Auditor  
SEC 319.002 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: *TH* 2207.40

201601150000839  
Pgs: 5 \$72.00 T20160001072  
01/15/2016 10:56AM BXOH10 TITLE  
Bryan A. Long  
Licking County Recorder

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, BV Farms, Inc., an Ohio Corporation, for valuable consideration paid, grants, with general warranty covenants, to

Tri H Farms, LLC

whose tax-mailing address is: 3925 Beech Road, Johnstown, OH, 43031

the following REAL PROPERTY: See Exhibit A

PPN: 63-140784-00.000, 63-140778-00.000  
Address: 149.513 Ac Columbia Road, Pataskala, OH 43062

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; restrictions, conditions, reservations and easements of record, and all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: O.R. Volume 562, Page 52 of the Licking County, Ohio records.

IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, Kay Diane Strohen, Treasurer/CEO, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 6 day of January, 2016.

BV Farms, Inc., an Ohio Corporation

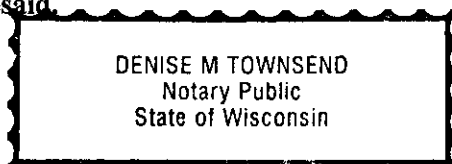
*Kay Diane Strohen*  
By: Kay Diane Strohen, Treasurer/CEO

STATE OF Wisconsin  
COUNTY OF Milwaukee, SS:

### BE IT REMEMBERED,

That on this 06 day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, Kay Diane Strohen, Treasurer/CEO, of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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



*Denise M Townsend*  
NOTARY PUBLIC 15-0772

My Commission Expires  
February 10, 2018

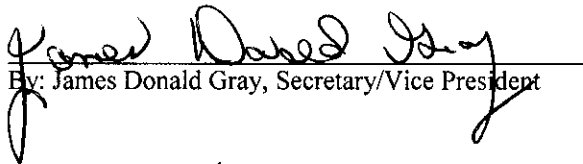
This Instrument Prepared By  
Shafer Law Offices, LLC, P.O. Box 356, Johnstown, OH 43031

0115PA00700000005000

IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, James Donald Gray, Secretary/Vice President, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 6<sup>th</sup> day of January, 2016.

BV Farms, Inc., an Ohio Corporation

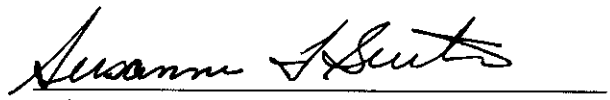
  
By: James Donald Gray, Secretary/Vice President

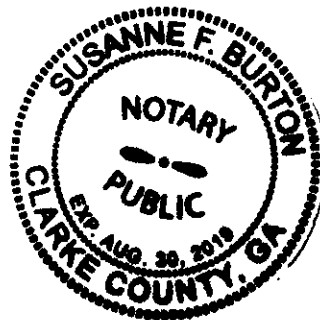
STATE OF Georgia  
COUNTY OF Oglethorpe, SS:

**BE IT REMEMBERED,**

That on this 6<sup>th</sup> day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, James Donald Gray, Secretary/Vice President of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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

  
NOTARY PUBLIC 15-0772



IN WITNESS WHEREOF grantor has caused its corporate name to be subscribed hereto by, Roger Max Gray, President, of BV Farms, Inc., an Ohio Corporation thereunto duly authorized by resolution of its board of directors,

Executed on this 6<sup>th</sup> day of January, 2016.

BV Farms, Inc., an Ohio Corporation

*Roger M. Gray, President*  
By: Roger Max Gray, President

STATE OF Ohio  
COUNTY OF Franklin, SS: 280,48,7636

**BE IT REMEMBERED,**

That on this 6<sup>th</sup> day of January, 2016, before me, the subscriber, a Notary Public in and for the said county, Personally came, Roger Max Gray, President of BV Farms, Inc., an Ohio Corporation, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be its voluntary act and deed.

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

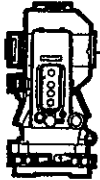
*Shivel N. Thomas*  
NOTARY PUBLIC 15-0772



SHIVEL N. THOMAS  
Notary Public, State of Ohio  
My Comm. Expires Mar. 16, 2020  
Recorded in Franklin County



<b>PRE-APPROVAL</b>	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>Att. Mark</i>
DATE:	<i>12-1-15</i>



**S.A. ENGLAND SURVEYING**  
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 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

**149.513 Acres**

### **3 Parcels of B.V. Farms Inc., ETAL: O.R. Volume 562, Page 52**

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of the Fourth Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of 3 Parcels conveyed to B.V. Farms Inc., ETAL, as recorded in O.R. Volume 562, Page 52, in the Licking County Deed Records, being all of Auditor's Parcel No. 63-140784-00.000 & P.P.N. 63-140778-00.000, and further described as follows;

Commencing for reference at the intersection of the centerlines of State Route 16 (a.k.a. Broad Street), centerline Station 217+58.99, as shown on Plan No. LIC-16-0.00-3.60, on record at the Ohio Department of Transportation District 5 Office, Jacksontown, Ohio, and the centerline of Columbia Road (Twp. Road 38)(60' Wide), also being the Southwest corner of a 0.5 Acre parcel conveyed to Sy Viet Nguyen, as recorded in Instrument No. 2005-08180025675;

Thence, N 04°07'21" E 148.50 feet with the centerline of Columbia Road, the same being the West line of said parcel conveyed to Nguyen (Inst.2005-08180025675), to a mag nail set, and being the PRINCIPLE PLACE OF BEGINNING of the 149.513 Acre parcel herein to be described;

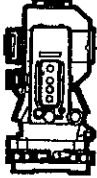
Thence, N 04°07'21" E 2679.85 feet with the centerline of Columbia Road, to a mag nail set marking the Southwest corner of a 5.001 Acre parcel conveyed to Lerah C. Zimmerman, as recorded in Instrument No. 2013-03210007324;

Thence leaving Columbia Road with the boundary of said 5.001 Acre parcel conveyed to Zimmerman (Inst.2013-03210007324), with the following three (3) courses and distances:

- 1) S 85°58'53" E 753.40 feet to a ¾" iron pipe found, and passing over a ¾" o.d. iron pipe found at 31.70 feet;
- 2) N 03°58'10" E 289.78 feet to a 1" o.d. iron pipe found;
- 3) N 85°57'25" W 752.63 feet to a mag nail set in the centerline of said Columbia Road, and passing over a ¾" o.d. iron pipe found at 721.41 feet;

Thence, N 04°07'21" E 746.10 feet with the centerline of said Columbia Road, and extending along the East line of a 0.494 Acre parcel conveyed to Medellin Enterprises, Inc., ETAL, as recorded in Instrument No. 2006-10130030051, to a 1" o.d. iron pipe found on the North line of Quarter Township 4, also being on the South line of Quarter Township 1 and a 60 Acre parcel conveyed to Jin K. Choi & Grace Kim, as recorded in Instrument No. 2006-04210011279, and passing over a 5/8" o.d. iron pin found at 679.01 feet;

Thence, S 86°34'55" E 1867.40 feet with the North line of Quarter Township 4, the same being the South line of Quarter Township 1 and said parcel conveyed to Choi & Kim (Inst.2006-04210011279), and extending along the South line of a 50 Acre parcel conveyed to Dennis C. & Sue McGowan, Trustees, as recorded in Instrument No. 2002-07150025814, to a 1" o.d. iron pipe found marking the Northwest corner of a 96.056 Acre parcel conveyed to P & G Pataskala, Ltd., as recorded in O.R. Volume 764, Page 644, and passing over a 5/8" o.d. iron pin found at 1320.13 feet;



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, S 03°57'24" W 3347.63 feet with the West line of said parcel conveyed to P & G Pataskala (O.R.764, Pg.644), to the centerline of said State Route 16, and passing over a 1" o.d. iron pipe found at 3397.63 feet;

Thence, S 78°04'30" W 1804.55 feet with the centerline of said State Route 16, to the Southeast corner of said parcel conveyed to Nguyen (Inst.2005-08180025675);

Thence leaving State Route 16 with the boundary of said parcel conveyed to Nguyen (Inst.2005-08180025675), with the following two (2) courses and distances:

- 4) N 04°07'21" E 148.50 feet to an iron pin set, and passing over a 5/8" o.d. iron pin found at 47.44 feet;
- 5) S 78°04'30" W 148.50 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over a 3/4" o.d. iron pipe found at 114.42 feet;

Said parcel as surveyed, contains 149.513 Acres, more or less, also being 147.420 Acres excluding State Route 16 R/W, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Flood Zone AE Plain, as per Community Panel No. 39089C0427J, dated March 16, 2015, of the FEMA Maps of this area.

The bearings of the above description are based on the centerline of State Route 16 (a.k.a. Broad Street (variable widths), as being S 78°04'30" W, and is an assumed Meridian used to denote angles only.

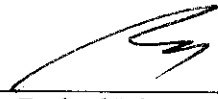
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2015.

Dated

11/25/15

Job No. 2806-15LI

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

