



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

November 6, 2019

#### Replat Application REP-19-002

<b>Applicant:</b>	Scott Walters
<b>Owner:</b>	C Scott and Julie A Walters
<b>Location:</b>	0 Columbia Road (PID: 063-141174-00.000)
<b>Acreage:</b>	46.39-acres
<b>Zoning:</b>	AG - Agriculture
<b>Request:</b>	Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for thirteen (13) lots in the Swinning Subdivision and one (1) large unplatted parcel into three (3) new parcels.

#### Description of the Request:

The applicant is proposing to replat lots 8-15 and lots 21-24 of the Swinning Subdivision, and an unplatted 39.47-acre parcel (Parcel #: 063-141174-00.000) into three (3) new parcels. Pursuant to Section 1113.42 of the Pataskala Code, alterations to an existing plat require a Replat to be approved by the Planning and Zoning Commission.

#### Staff Summary:

The Swinning Subdivision was platted in 1954 and contained a total of twenty-four (24) lots varying in size from 0.562-acres to 0.697-acres. The thirteen (13) parcels in this subdivision proposed to be replatted are currently vacant. The 39.47-acre parcel (Parcel #: 063-141174-00.000) to the North is currently landlocked with no front frontage on the nearest right-of-way, Columbia Road SW. It is currently used as farmland.

The Applicant is proposing to replat thirteen (13) lots of the Swinning Subdivision and the 39.47-acre parcel to the North, into three (3) new lots with a total acreage of 46.39-acres

Lot #	Acreage	Width at R.O.W.
1-A	22.315	272.19'
2-A	14.100	252.00'
3-A	10.034	270.21'

The Applicant has stated in their supplied Narrative Statement that the purpose of re-platting the lots is that the thirteen (13) existing parcels in the Swinning Subdivision do not meet the minimum requirements of the AG – Agricultural district and would require several variances in order to build a residence on them. The proposed lots will meet the current AG – Agricultural district requirements of a 10-acre minimum size and a width of 250' throughout.

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

The AG – Agricultural zoning district requires a minimum lots size of ten (10) acres and a minimum width of 250’ throughout the lot. From the information the applicant has provided, staff has determined the proposed replat will meet the minimum requirements of the AG – Agricultural zoning district.

The proposed replat includes some inaccurate approval blocks. The following signatures will be needed: Director of SWLCWSD, Director of Public Services, City Administrator, City Engineer, Chairman of Planning and Zoning Commission, Director of Planning.

The Applicant stated in their supplied Narrative that the replat would eliminate the need for variance requests to build on any of the 13 existing parcels. The smaller parcels within the Swinning Subdivison are zoned AG – Agriculture which requires a front and rear yard setback of 100-feet and a side yard setback of 50-feet. The average width of each parcel is only 75-feet, which would mean that building a structure on any one or multiple of the smaller lots would be impossible without several variances.

Planning and Zoning Staff has no other comments.

Public Service Director (Full comments attached)

Pursuant to Section 1113.44(f) the Public Services Director has the authority to require easements of 5’ minimum to be placed upon the property lines of the rear or side yards. The Public Services director has determined that no easements will be necessary.

**Surrounding Area:**

Direction	Zoning	Land Use
North	AG - Agricultural	Vacant (Farm Field)
East	AG - Agricultural	Vacant (Farm Field) Single-Family Homes
South	AG - Agricultural	Vacant (Farm Field) Single-Family Homes
West	AG - Agricultural	Vacant (Farm Field) Single-Family Homes

**Department and Agency Review**

- Zoning Inspector – No Comments
- City Engineer – No comments
- Public Service – See above
- Licking County Health Department – No Comments
- SWLCWSD – No Comments
- Police Department – No Comments

- West Licking Joint Fire District – No Comments
- Licking Heights School District – No Comments

**Modifications:**

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

1. Replat shall be revised to meet all comments from Staff and shall include the required statements.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

**Resolution:**

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

"I move to approve Replat Application number REP-19-002 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

## REPLAT APPLICATION (Pataskala Codified Ordinances Chapter 1113)

<b>Property Information</b>	
Address: <u>4 Columbia Road</u>	
Parcel Number: <u>063-141174-00.000 + 12 smaller parcels</u>	
Zoning: <u>AG</u>	Acres: <u>46.39</u>
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site

<b>Staff Use</b>
Application Number: <u>REP-19-002</u>
Fee: <u>500</u>
Filing Date: <u>10-4-19</u>
Hearing Date: <u>11-6-19</u>
Receipt Number: <u>21195</u>

<b>Applicant Information</b>		
Name: <u>Scott Walters</u>		
Address: <u>4 Columbia Rd - PO Box 940</u>		
City: <u>Pataskala</u>	State: <u>OH</u>	Zip: <u>43062</u>
Phone: <u>614-595-4880</u>	Email: <u>qbode4uohio@gmail.com</u>	

<b>Documents</b>
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Cover Letter
<input checked="" type="checkbox"/> Replat
<input checked="" type="checkbox"/> Original Final Plat
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Electronic Copies

<b>Property Owner Information</b>		
Name: <u>C Scott AND JULIE A WALTERS</u>		
Address: <u>591 Chateaugay Dr</u>		
City: <u>Pataskala</u>	State: <u>OH</u>	Zip: <u>43062</u>
Phone: <u>614-595-4880</u>	Email: <u>walters@herrealtors.com</u>	

<b>Replat Information</b>
Describe the Project:
<u>Replat request for 46.39 in Swinney Subdivision - to replat 13 parcels that currently do not meet AG requirements and convert them to 3 large parcels which will all conform to AG lot requirements of 10 acre minimum size, as well as 250 feet of continuous width.</u>

**Documents to Submit**

A

**Replat Application:** Submit one (1) copy of the Replat application.

B

**Cover Letter:** Submit one (1) copy of a cover letter detailing the contents and purpose of the Replat submittal.

C

**Replat:** Submit 14 copies of the Replat including the following:

- Name of the subdivision located by section, range, township, or by other survey number, date, north arrow, and acreage.
- Name and address of the professional registered surveyor who prepared the replat and appropriate numbers and seals.
- Replat boundaries based on accurate traverse with angular and linear dimensions, both linear and angular shall be determined by an accurate control survey in the field, which must balance, and close within the limit of 1:10,000.
- Bearings and distances to the nearest established street lines or other recognized permanent monuments.
- The parcel identification number of the original tract(s) and the owners name(s) and parcel identification number(s) of all adjacent parcels.
- Radaii, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-f-way provided for public services or utilities, building setback lines with dimensions, right-of-way width, and names of all streets within and adjoining the Replat.
- New lot numbers assigned to all new or modified lots. This number shall consist of the lowest original lot number contained within the lot lines of the proposed lots and hyphenated with the letter "A", or next alphabetical letter needed to make the proposed lot unique within the subdivision.
- All lot lines with accurate dimensions in feet and hundredths, and acreage.
- Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- The locations and descriptions of all monuments and pins.
- When lots are located on a curve or when lot lines are at angles other than 90 degrees, the width at the building line shall be shown. If the building line is curved, the arc length shall be shown.
- Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.
- Any part of the subdivision located within the 100-year flood plain as indicated on the Flood Insurance Rate Map (FIRM), or as determined by other appropriate persons.
- Required statements and signatures to be affixed on the Replat.
- If the lots being replatted have existing structures, then a separate dimensionally accurate sketch prepared by a registered surveyor illustrating the revised lot lines, together with the outlines of such structure shall be submitted.
- The Replat shall meet all applicable zoning and subdivision regulations.
- All existing easements and reserves shall be maintained on the Replat. The Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots.
- Where no easements exist, a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.

D

**Original Final Plat:** Submit 14 copies of the original Final Plat.

E

**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).

F

**Electronic Copies:** Submit an electronic copy of the Replat as a Portable Document Format (pdf) file or other acceptable format.

**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 Replat request.

Applicant (required):

*Scott Walters*

Date:

*9/24/9*

Property Owner (required):

*C Scott Walters* *Jane White*

Date:

*9/24/9*

**9.27.19**

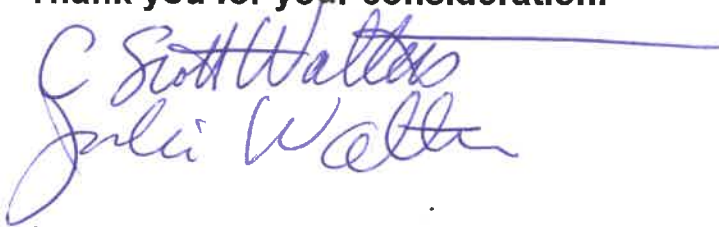
**RE: 0 Columbia Rd Re-plat of 46.39 acres in Swinning Subdivision**

**Pataskala Planning and Zoning Commission,**

**We are requesting approval for a replat of 46.39 acres in the Swinning Subdivision. This land is currently 13 existing parcels which do not meet the current lot size requirements. These 13 parcels will be re-platted to 3 lots (parcels) which all meet the current AG requirement of 10 acre minimum size with 250 feet of minimum width throughout the lots.**

**This replat will bring the 46.39 acres up to conform with current AG zoning requirements for lot frontage and acreage, as well as eliminate the need for variance requests to build on any of the 13 existing parcels which do not meet the current lot requirements.**

**Thank you for your consideration.**

Handwritten signature in blue ink, consisting of two lines: the top line reads "C Scott Walters" and the bottom line reads "Julie Walters". A long horizontal line extends from the end of the top signature across the page.

**Scott and Julie Walters**

# REPLAT OF LOTS 21-24 INCLUSIVE OF SWINNINGS SUBDIVISION & REPLAT OF THE AMENDED PLAT OF LOTS 7-15 INCLUSIVE OF SWINNINGS SUBDIVISION.

(AS RECORDED IN PLAT BOOK 5, PAGE 156 & PLAT BOOK 11, PAGES 55-56)

**DEDICATION**  
Situating in the City of Pataskala, County of Licking, State of Ohio, and being part of Lot 24 & Lot 25 of Quarter Township 1, Township 1N, Range 15W, of the United States Military Lands, being 46.449 Acres Total, also being Lots 7-15 inclusive of the Amended Plat of Swinnings Subdivision, as recorded in Plat Book 11, Pages 55-56, and Lots 21-24 inclusive of Swinnings Subdivision, as recorded in Plat Book 5, Page 156, in the Licking County Plat Records, and being all lands conveyed to C. Scott Walters & Julie A. Walters, as recorded in Instrument No. 2019-09130019462, in the Licking County Deed Records.

We, the undersigned, C. Scott Walters & Julie A. Walters, hereby certify that we have caused the same to be surveyed and combined as represented on this plat, that said Lots are Renumbered as Lot 1-A, Lot 2-A, and Lot 3-A of the foregoing Subdivision, and has been "Renamed Replat of Lots 21-24 inclusive of Swinnings Subdivision & Lots 7-15 of the Replat of the Amended Plat of Swinnings Subdivision", and do hereby accept this plat of same and dedicate to public use as such all or parts of the roads, boulevards, cut-de-scs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Pataskala, Ohio, for the benefit of themselves and all other and subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

witness \_\_\_\_\_ C. Scott Walters  
witness \_\_\_\_\_ Julie A. Walters

STATE OF OHIO: COUNTY OF LICKING

Before me a Notary Public in and for said State, personally appeared, C. Scott Walters & Julie A. Walters, who acknowledged the signing of the foregoing instrument to be of their voluntary act and deed for the uses and purposes herein expressed.

In Witness thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

## APPROVALS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City of Pataskala Administrator

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Southwest Licking Community Water & Sewer District

## CERTIFICATE OF RECORD

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Licking County Auditor

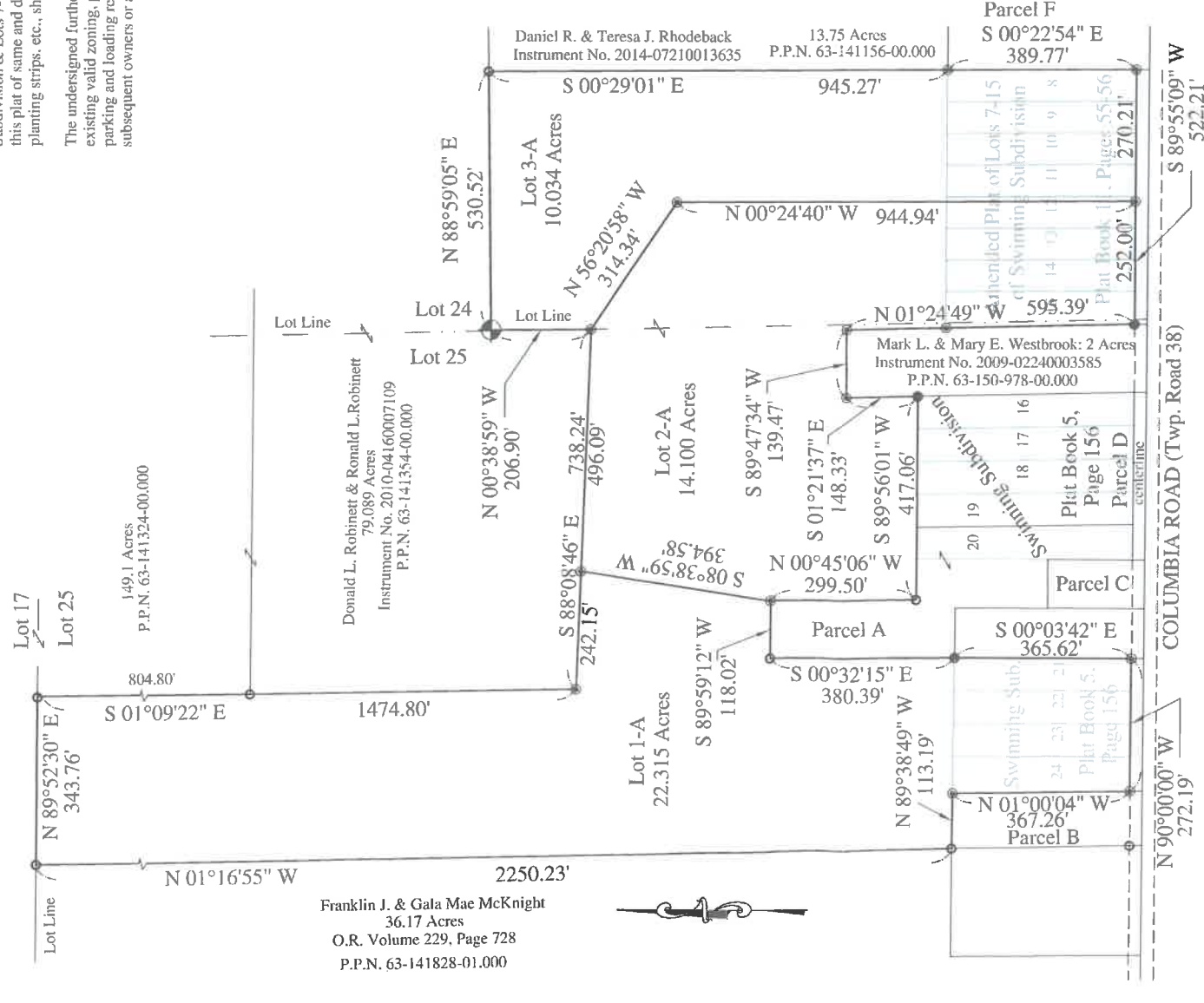
Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_

Licking County Recorder

Deed Restrictions are recorded in Instrument No. \_\_\_\_\_

This Replat includes all of the following parcel numbers:

P.P.N. 063-141174-00.000  
P.P.N. 063-147744-00.000  
P.P.N. 063-147768-00.000  
P.P.N. 063-147798-00.000  
P.P.N. 063-147714-00.000  
P.P.N. 063-147732-00.000  
P.P.N. 063-147756-00.000  
P.P.N. 063-147780-00.000  
P.P.N. 063-147720-00.000  
P.P.N. 063-147738-00.000  
P.P.N. 063-147762-00.000  
P.P.N. 063-147792-00.000



**BASIS OF BEARING**  
( IN FEET )  
1 inch = 200 ft.  
The bearings of this plat are based on the South line of Lots 21-24 inclusive of Swinnings Subdivision, as recorded in Plat Book 5, Page 156, in the Licking County Plat Records, as being N 90°00'00" W, and is an assumed Meridian used to denote angles only.

<b>Parcel A</b> Steven L. & Irene Blamer 1.627 Acres O.R. Volume 270, Page 832 P.P.N. 63-149340-00.000	<b>Parcel B</b> Troy R. George 0.996 Acres Inst. No. 2003-04230017886 P.P.N. 63-142794-00.000	<b>Parcel C</b> Thomas A. Lott 0.996 Acres O.R. Volume 940, Page 903 P.P.N. 63-149346-00.000
<b>Parcel D</b> Michael A. & Linda S. Jones Lots 18-19 O.R. Volume 676, Page 115 P.P.N. 63-146646-00.000 P.P.N. 63-147774-00.000	<b>Parcel E</b> Eddie W. & Carol B. McFarland Lots 16-17 Inst. No. 2002-10140038584 P.P.N. 63-147702-00.000 P.P.N. 63-147696-00.000	<b>Parcel F</b> Linda A. Scott, Trustee 1.362 Acres Inst. No. 2014-04280007500 P.P.N. 63-147972-00.000

PREPARED FOR:

C. Scott Walters & Julie A. Walters

PREPARED BY:

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

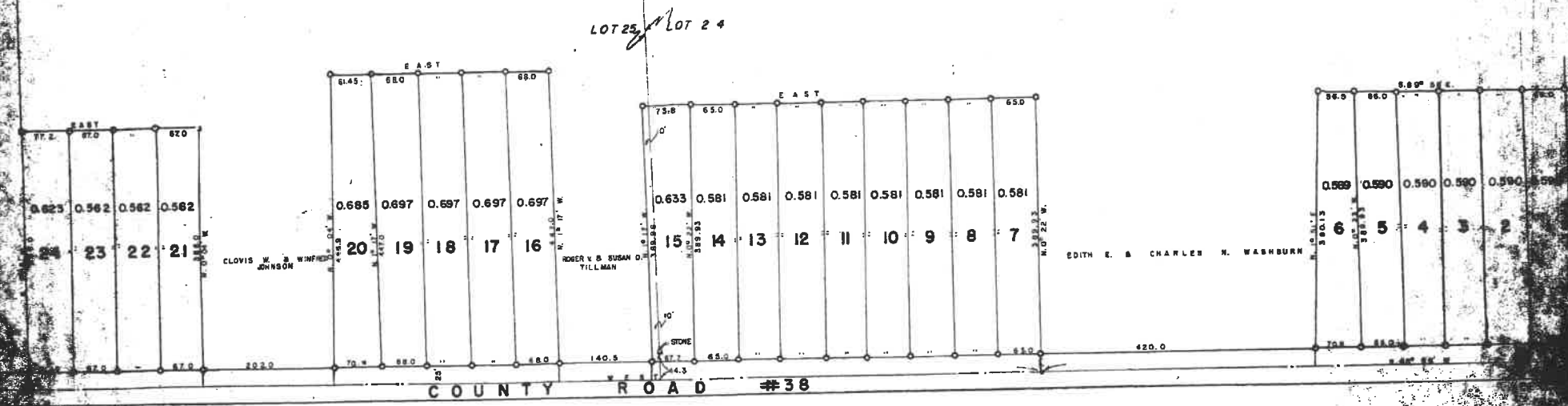
- LEGEND**
- - 5/8" o.d. x 30" iron pin set w/red cap labeled "S.A. ENGLAND #S-7452"
  - - 5/8" o.d. Iron Pin Found w/Hagan cap
  - - 3/4" o.d. Iron Pipe found
  - ⊗ - Stone Found w/scribed 'X'

## CERTIFICATE OF ACCURACY

All dimensions are shown in feet and decimal parts thereof. I do hereby certify that I have fully complied with the requirements of the subdivision regulations and laws of the County of Licking and State of Ohio governing surveying, dividing and mapping the land, and that the plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it, and that the plat represents a survey made by me and that all monuments indicated thereon actually exist and their location, and material are correctly shown.

Dated \_\_\_\_\_  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

# SWINNING SUBDIVISION



accepted this 13 day of SEPTEMBER,  
 Roads not heretofore dedicated,  
 accepted as such for the county  
 State of Ohio. *William W. Reynolds*  
 Commissioners, Licking County  
 Ohio

STATE OF OHIO  
 COUNTY OF LICKING  
 Before me, a Notary Public, in and for said County,  
 personally came the above named HARRY E. SWINNING  
 and EDITH M. SWINNING, who acknowledged the  
 signing of the foregoing instrument to be their vol-  
 untary act and deed for the uses and purposes  
 herein expressed.

Situated in the County of Licking, State of Ohio,  
 Township of Lima, located in Lots 24 and 25, Tr. 1, Range  
 15, U.S.M. Lands, and being a part of the premises conveyed to  
 HARRY E. and EDITH M. SWINNING by MARY GARDNER, Deed  
 of Record in Deed Book 382, Page 408, Records Office  
 and also a part of the premises conveyed to HARRY E.  
 and EDITH M. SWINNING by FRED and LUCY WALTER,  
 of record in Deed Book 361, page 488, Records Office,  
 Licking County, Ohio, also a part of the premises conveyed  
 to HARRY E. and EDITH M. SWINNING by JAMES A. SWINNING,  
 by deed of record in deed Book 432, Page 371, Records  
 Office, Licking County, Ohio.

This 13 day of SEPT, 1954.  
*Rue Morrow*  
 Auditor, Licking County, Ohio

In witness whereof, I have hereunto set  
 my hand and affixed my notarial seal this 24th  
 day of August, 1954.

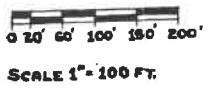
The undersigned, HARRY E. SWINNING and EDITH  
 M. SWINNING, his wife, do hereby certify that the attached  
 plat correctly represents their "SWINNING SUBDIVISION"  
 15.50 acres, do hereby accept this plat of said land and dedicate  
 to public use as such all or parts of the roads  
 shown hereon and not heretofore dedicated.

The dimensions of the lots and Roads are shown in feet  
 and decimal parts thereof.

In witness thereof, HARRY E. SWINNING and EDITH  
 M. SWINNING have hereunto set their hands this 24th  
 day of August, 1954.

*Howard Robinson*  
 Notary Public, Licking County, Ohio

day of Sept, 1954.  
10 o'clock P.M.  
September 14, 1954  
 Page 156



SURVEYED & PLATTED  
 BY  
**EVANS & MECHWART**  
 CIVIL ENGINEERS & SURVEYORS GAHANNA,  
 OHIO

WITNESSES: *Florence Isel* SIGNED *Harry E. Swinning*  
*Howard Robinson* *Edith M. Swinning*

DATE: August 1954 ACRES SHOWN: 0.000  
 BY: *A. E. Evans*  
 Registered Surveyor 483

*Lawrence M. Vermilion*  
 Auditor, Licking County, Ohio



DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER  
APPROVED BY  
09/13/2019 JR

TRANSFERRED  
Date September 13, 2019  
Michelle Smith  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: 19 1050.00



201909130019462

Pgn:4 \$44.00 T20190016328  
9/13/2019 4:07 PM BXHAYES  
Bryan A. Long Licking County Recorder

**FIDUCIARY DEED**

STATUTORY FORM (u)

(O.R.C. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

That, *Todd R. Foor and Mickey E. Foor, Successor Co-Trustees of Patricia L. Butters Trust dated November 8, 2006*, for THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00), grant with fiduciary covenants to *C. Scott Walters and Julie A. Walters*, husband and wife, to be held for their joint lives, remainder to the survivor of them, whose tax mailing address is \_\_\_\_\_, the following real property:

*Situated in the State of Ohio, County of Licking, City of Pataskala, and being futher described and delineated in the Exhibit "A" incorporated herein.*

Prior Deed Reference: 200612270036865, Recorder's Office, Licking County, Ohio  
Also known as: Columbia Road Southwest, Pataskala, OH 43062  
Auditor's Parcel Nos.: 063-141174-00.000 & 063-147714-00.000 & 063-147720-00.000 &  
063-147726-00.000 & 063-147732-00.000 & 063-147738-00.000 &  
063-147744-00.000 & 063-147756-00.000 & 063-147762-00.000 &  
063-147768-00.000 & 063-147780-00.000 & 063-147792-00.000 &  
063-147798-00.000

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

Executed this 10 day of September, 2019.

*Todd R. Foor*  
Todd R. Foor, Successor Co-Trustee of  
Patricia L. Butters Trust dated November 8,  
2006

STATE OF FLORIDA  
COUNTY OF Charlotte SS:

The foregoing instrument was acknowledged before me this 10 day of September, 2019, by Todd R. Foor, Successor Co-Trustee of Patricia L. Butters Trust dated November 8, 2006.

*Jessica Pentland*  
NOTARY

This document prepared by:

**HAYES**  
LAW OFFICES, INC.  
A Legal Professional Association

- MELINDA G. SEEDS
- C. DANIEL HAYES
- LAURIE R. WELLS
- WILLIAM SCOTT HAYES
- SHEENA A. SJÖSTRAND-POST



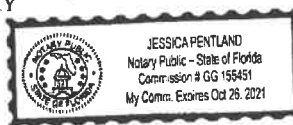
Executed this 10 day of September, 2019.

*Mickey E. Foor*  
Mickey E. Foor, Successor Co-Trustee of  
Patricia L. Butters Trust dated November 8,  
2006

STATE OF FLORIDA  
COUNTY OF Charlotte SS:

The foregoing instrument was acknowledged before me this 10 day of September, 2019, by Mickey E. Foor, Successor Co-Trustee of Patricia L. Butters Trust dated November 8, 2006.

*Jessica Pentland*  
NOTARY



This document prepared by:

**HAYES**  
LAW OFFICES, INC.  
*A Legal Professional Association*

- MELINDA G. SEEDS
- C. DANIEL HAYES
- LAURIE R. WELLS
- WILLIAM SCOTT HAYES
- SHEENA A. SJÖSTRAND-POST

## Exhibit "A"

## Parcel 1:

The following is the description of the 39.447 Acre Tract which is located in Pataskala City, Licking County and which stands in the name of Patricia L. Butters.

Situated in the County of Licking, State of Ohio, City of Pataskala, being located in Lot Numbers 24 and 25 of Quarter Township 1, Township 1, Range 15, United States Military Lands and being 39.447 acres of the tracts conveyed to Anna L. Mickey by deed of record in Deed Book 650, Pages 350 and 360, all references being to records of the Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the Northwesterly corner of Lot Number 15 of SWINNING SUBDIVISION as the plat of same is shown on record in Plat Book 5, Page 156, said iron pin being also the Northwesterly corner of Lot Number 15 of the AMENDED PLAT OF LOT NUMBERS 7 THROUGH 15, INCLUSIVE OF SWINNING SUBDIVISION as the plat of same is shown of record in Plat Book 11, Pages 55 and 56, and in the Easterly line of the 2 acre tract conveyed to Roger and Susan Tillman by deed of record in Deed Book 439, Page 26;

thence along the Easterly line of said 2 acre tract, North 0° 36' 30" West, 205.52 feet to an iron pin at the Northeasterly corner of said 2 acre tract;

thence along the Northerly line of said 2 acre tract, North 89° 26' West, 140.50 feet to an iron pin at the Northwesterly corner of said 2 acre tract;

thence along the Westerly line of said 2 acre tract, South 0° 25' 39" East, 148.53 feet to an iron pin at the Northeasterly corner of Lot Number 16 of SWINNING SUBDIVISION;

thence along the Northerly lines of Lot Numbers 16 through 20, inclusive of SWINNING SUBDIVISION and a Northerly line of the tract conveyed to Roy and Mary Jane Schaffer by deed of record in Deed Book 599, Page 532, North 89° 26' West, 417.22 feet to an iron pin at a corner of the said Schaffer tract;

thence along the Easterly line of the said Schaffer tract, North 0° 05' West, 299.50 feet to an iron pin at the Northeasterly corner of the Schaffer tract;

thence along the Northerly line of the said Schaffer tract, North 89° 13' 04" West, 118.0 feet to an iron pin at the Northwesterly corner of the Schaffer tract;

thence along the Westerly line of the Schaffer tract, South 0° 04' 58" West, 380.68 feet to an iron pin at the Northeasterly corner of Lot Number 21 of SWINNING SUBDIVISION;

thence along the Northerly lines of Lot Numbers 21 through 24, inclusive of SWINNING SUBDIVISION and the Northerly line of the 3 acre tract conveyed to Warren G. and Ellen F. Beckman by deed of record in Deed Book 437, Page 565, North 89° 25' West, 389.05 feet to an iron pin at the Northwesterly corner of the said Beckman 3 acre tract, being the Southeasterly corner of the 2 acre tract conveyed to Wallace E. and Doris M. Williamson by deed of record in Deed Book 679, Page 626;

thence along the Easterly line of the said Williamson 2 acre tract and the Easterly line of the Wallace E. and Doris M. Williamson 36 acre tract, North 0° 44' 06" West, 2253.66 feet to an iron pin at the Northeasterly corner of the Williamson 36 acre tract in the Northerly line of Lot Number 25, being the Southerly line of Lot Number 16;

thence along the said lot line, North 89° 50' 43" East, 338.54 feet to an iron pin at a Northeasterly corner of the Anna L. Mickey tract, being a corner of lands conveyed to Frederica Robinett by deeds of record in Deed Book 311, Pages 80 and 82 and Deed Book 350, Page 117;

thence along the Westerly lines of the Frederica Robinett tracts, South 0° 50' 07" East, 1479.12 feet to an iron pin at the Southwesterly corner of the said tracts;

thence along the Northerly line of the Anna L. Mickey tracts and the Southerly line of the Frederica

Robinett tracts, South 87° 56' 57" East, 738.24 feet to an iron pin in the Easterly line of Lot Number 25 and the Westerly line of Lot Number 24;

thence along said line, North 0° 36' 30" West, 206.90 feet to an iron pin at a corner of the 84.33 acre tract conveyed to Frederica Robinett by deed of record in Deed Book 311, Page 501;

thence along a Southerly line of said 84.33 acre tract, South 89° 44' East, 531.54 feet to an iron pin at the Northeasterly corner of the Anna L. Mickey tract, being the Northwesterly corner of the 13.48 tract conveyed to Forest and Merlie Messer by deed of record in Deed Book 668, Page 619;

thence along the Westerly line of said 13.48 acre tract, South 0° 13' 20" West, 945.31 feet to an iron pin at the Southwesterly corner of the Messer tract, being also the Northeasterly corner of Lot Number 8 of the AMENDED PLAT OF LOT NUMBERS 7 THROUGH 15, INCLUSIVE OF SWINNING SUBDIVISION;

thence along the Northerly lines of Lot Numbers 8 through 15, inclusive of said subdivision, North 89° 27' 30" West, 527.88 feet to the place of beginning, containing 39.447 acres, more or less.

Parcel 2:

Situated in the County of Licking, State of Ohio, City of Pataskala, and being bounded and described as follows:

Being Lot Numbers Eight (8) through Fifteen (15), inclusive, and Lot Numbers Twenty-One (21) through Twenty-Four (24), inclusive of SWINNING SUBDIVISION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 156, Recorder's Office, Licking County, Ohio, aforesaid Lot Numbers Eight (8) through (12) Twelve being also shown on Amended Plat of Lots 7 through 12 of SWINNING SUBDIVISION as shown in Plat Book 11, Pages 55 and 56, Recorder's Office, Licking County, Ohio. NOTE: Lot Number 7 of SWINNING SUBDIVISION is eliminated in the amended plan.

*Columbia Road Southwest, Pataskala, OH 43062*  
*Permanent Parcel Number(s): 063-141174-00.000 & 063-147714-00.000 & 063-147720-00.000 & 063-147726-00.000 & 063-147732-00.000 & 063-147738-00.000 & 063-147744-00.000 & 063-147756-00.000 & 063-147762-00.000 & 063-147768-00.000 & 063-147780-00.000 & 063-147792-00.000 & 063-147798-00.000*

