

Application #: 2021-13

Date: 12-21-2021

**HARRISON TOWNSHIP ZONING DEPARTMENT**  
6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

**APPLICATION FOR VARIANCE**

Applicant Name: CONNIE J. KLEMA ATTORNEY Phone #: 614 374 8488  
Mailing Address: P.O. Box 991 City/State/Zip: PATASKALA OH 43062  
Email Address: cklemaattorney@gmail.com District & Parcel #: 025-068400-00.000  
Zoning District: R-15 & B-1 Existing Use: UNDEVELOPED LAND  
CXK CHEROKEE TR (S.W. OF LOMANCHA &)  
Property Address: ~~7663 Columbus Rd~~ City/State/Zip: Granville, OH 43023  
Zoning Code Article & Section # Variance applies to: SEE ATTACHED  
Description and nature of Variance request: SEE ATTACHED

The undersigned is applying for a Variance for the following use, said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, according to Article 4 Sections 4.12 through 4.18 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative): Setunda L Thompson, member Date: 12/21/21

**Attachments and supporting documentation needed:**

- ✓ 1. A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
- ✓ 2. A drawing of the proposed site for the variance showing the location of all buildings, parking & loading area, traffic access, traffic circulation, open spaces, landscaping, refuse & service areas, utilities, signs, & yards. Note additional information may be required by the BZA at the time of the hearing.
- ✓ 3. A narrative statement demonstrating that the requested variance conforms to the requirements of Article 4.12.1.a through 4.12.1.d for a Use Variance or Article 4.12.2.a through 4.12.2.g for an Area Variance.
- ✓ 4. Names & addresses of adjoining property owners within 500 feet of the property, including across the roadway. This list shall be typed or printed on mailing labels.

**\*\*Please attach fifteen (15) copies of the application & all supporting documentation.**

(For Township Use Only)  
Date Received: 12-21-2021 Fee Paid: Waived for Settlement Agreement Check #: N/A Received by: VSD  
Date Forwarded to BZA: 12-21-2021 Publication Date: \_\_\_\_\_ BZA Hearing Date: 1-11-2022  
Variance Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied  
Comments/Conditions: \_\_\_\_\_

\_\_\_\_\_  
Zoning Inspector's Printed Name Zoning Inspector's Signature Date: \_\_\_\_\_

## NARRATIVE STATEMENT

The Property is approximately 50 acres that was used as a golf course for many years (Indian Hills). It is currently undeveloped property.

The Property is bordered by two platted single family subdivisions known as Indian Hills and Cherokee Woods. The public street that provides access to the subdivision lots is Cherokee Trail. The lots in these subdivisions ("Subdivisions") average in size from ½ to 1 acre.

The majority of the Property and the Subdivisions are zoned R-15 (only a small portion of the Property and the Indian Hills Subdivision are zoned B-1).

### R-15 zoned property permits single family homes on lots as follows:

- >a single family home that is a minimum 1800 square feet of heated, finished living/floor area with a garage that does not exceed 2.5 stories or 35' in height

- >a lot area of 15,000 square feet or more

- >a front yard of 40 feet or more

- >a side yard of 15 feet or more on each side

- >a rear yard of 50 feet or more

- >a lot width of 100' or more at the building line

The owner wants to divide the Property into 9 lots that satisfy all the above R-15 requirements: each house will be at least 1800 square feet, not exceed 2.5 stories or 35' in height; each lot will be greater than 15,000 square feet; each lot will have a front yard of at least 40 feet, sides yards of at least 15' on each side, a rear yard of at least 50', and lot width of at least 100' at the building line. The only variance needed is for street frontage (Section 10.2 "Street Frontage").

The Property has frontage on Cherokee Trail at two locations; a 50' wide frontage and a 95' frontage, neither of which satisfies the lot width requirement at street frontage. As such, the property cannot be divided to make two or more lots without a variance or in the alternative, platting the Property as a subdivision so streets can be extended to provide frontages.

The owner only wants to have 9 large lots in excess of 5 acres each that have acres of green/open space not intersected with long paved roads. Owing to the special conditions of the Property, the literal enforcement of Section 10.2 results in practical difficulties. The Licking County Engineer approved the two existing street frontages for two shared driveways that will serve all 9 Lots without the need for additional paved roadways. To use these frontages the owner needs a variance to permit each lot to be narrower at its street frontage. Without the variance, the owner is deprived from developing the Property with large single family lots unobscured by long paved streets.

>The 50' frontage will be divided amongst 3 lots with each lot having 16+ feet of frontage

>The 95' frontage will be divided amongst 6 lots with each lot having 15+ feet of frontage

**Requested Variances:**

1. Article 10.2 Street Frontage as determined by Article 13.9(1):

For the R-15 zoned Lots fronting on Cherokee Trail:

To permit 2 lots to have less than 100' width at their street frontage and to have 16 feet

To permit 6 lots to have less than 100' width at their street frontage and to have 15 feet

2. Article 10.2 Street Frontage as determined by Article 15.63(1):

For the B-1/R-15 zoned Lot fronting on Cherokee Trail:

To permit one lot to have less than 150' width at its street frontage and to have 16 feet.

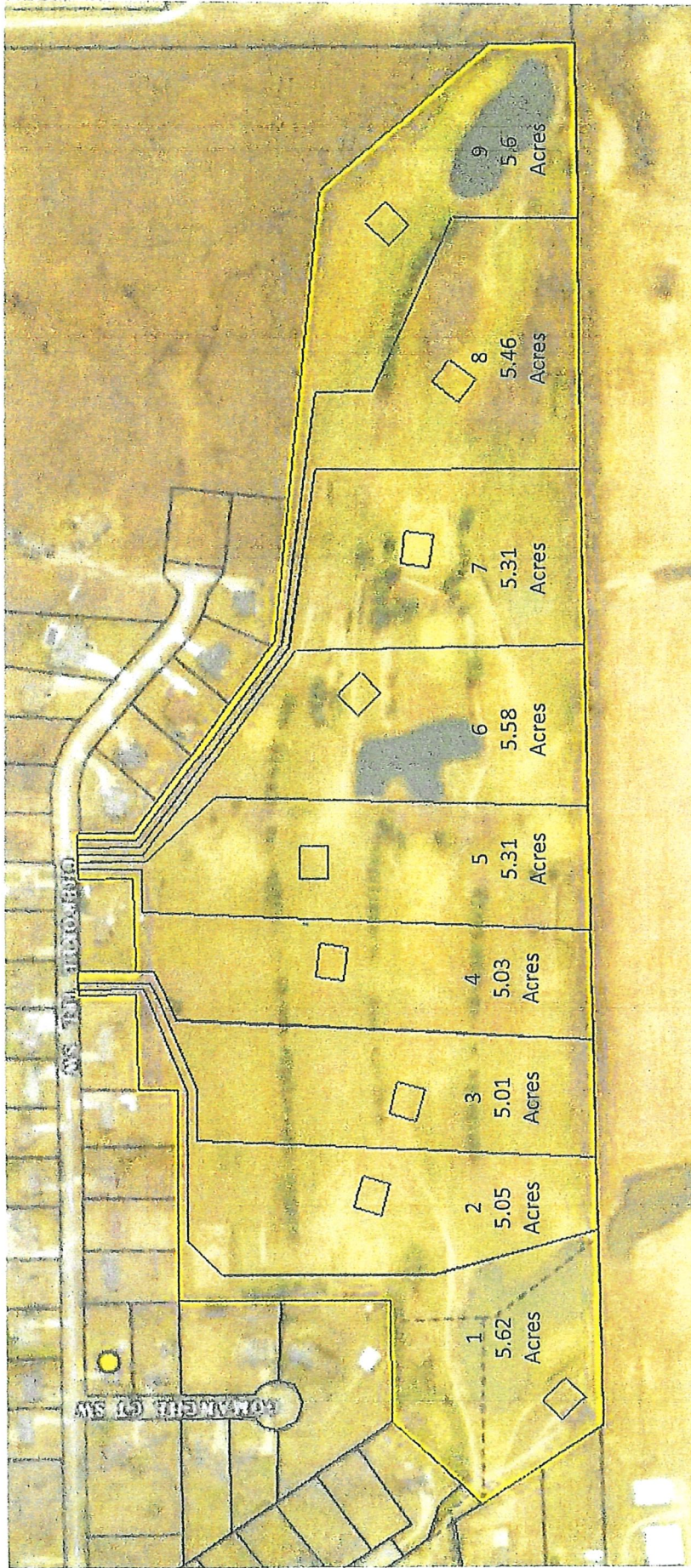
**Article 4.12(2)(a-g):**

- a. Without the variances the Property has no conforming street frontage for residential use. Without the variances homes cannot be constructed on the Property without construction of hundreds of feet of public streets that will connect to Cherokee Trail. The Property and the surrounding neighborhood would not benefit from constructing long paved public roadways just to provide street frontage for only 9 lots. With the street frontage variances, the Property will have lots greater than 100' in width at the building lines and 217,800 square feet each (5+ acres).
- b. If the owner were to request 9 lots that are each less than 15,000 square feet have less than 100' of width at the building lines, that would be substantial. But the owner is not seeking any variance from these requirements. The street frontage variances permit lots that exceed the R-15 requirements.
- c. The character of the neighborhood will be preserved and enhanced with 5+ acre homesites and no additional public roadways.
- d. The variances do not adversely affect the delivery of governmental services.
- e. The owner purchased the Property with knowledge that the R-15 requirements could be satisfied with the proposed large lots and that variances to permit narrower street frontages for lots in excess of the required lot size have been approved numerous times by Harrison Township to maintain larger lots and fewer subdivisions.

f. The requested variances are the only means to use the Property for two or more residential Lots without the construction of long paved public streets.

g. The spirit and intent behind the zoning requirement is observed and substantial justice done by permitting 9 five+ acre Lots that satisfy all the R-15 requirements and have narrow frontages that prevent the need for long paved public roadways that serve no use but to provide frontage.





Estimated Lot Sizes. Final Lot Sizes determined on official plot plan.

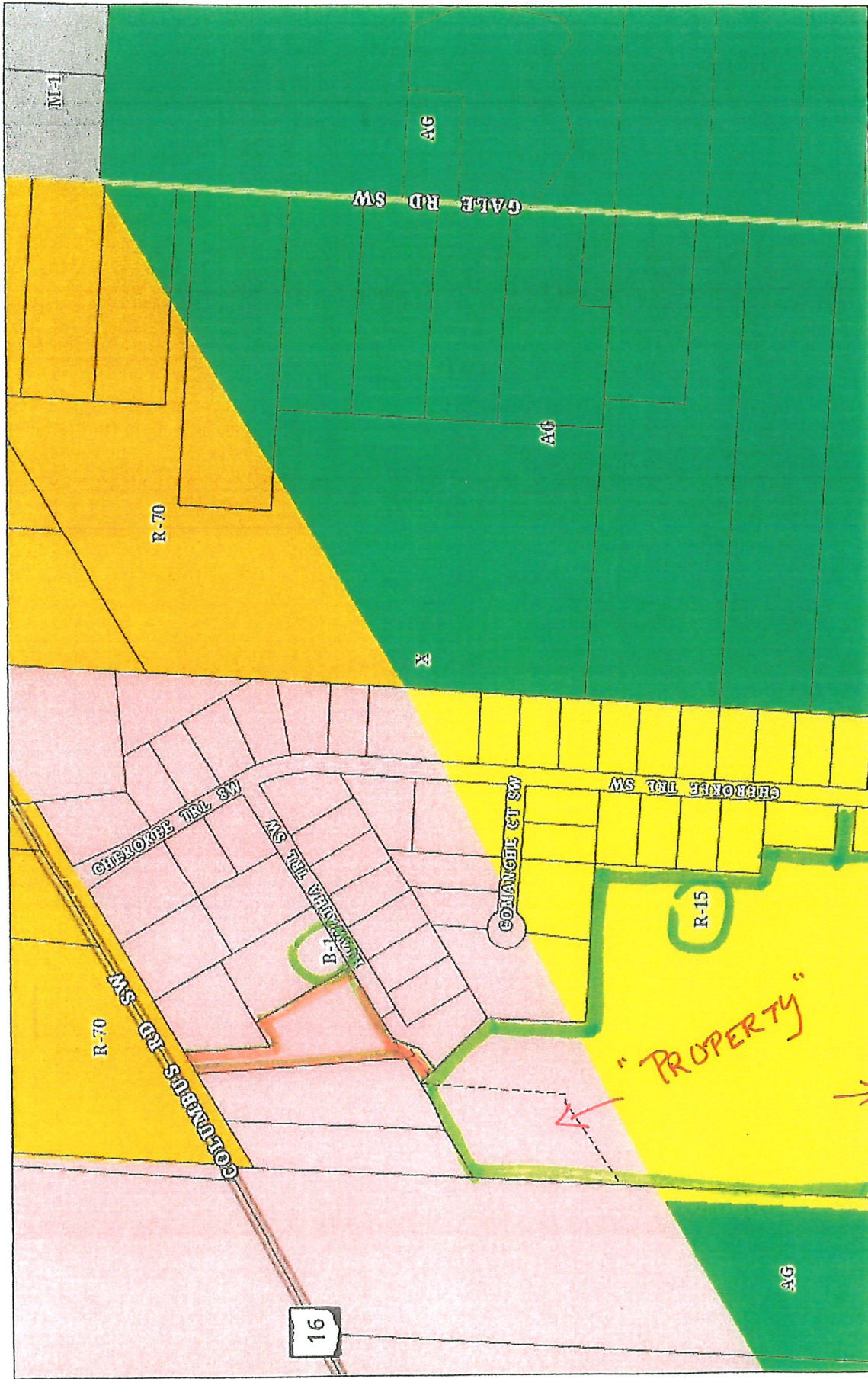
- |                                 |                                 |                                 |
|---------------------------------|---------------------------------|---------------------------------|
| Lot 1 – 5.62 Acres (Large Pond) | Lot 4 – 5.03 Acres              | Lot 7 – 5.31 Acres (Small Pond) |
| Lot 2 – 5.05 Acres              | Lot 5 – 5.31 Acres              | Lot 8 – 5.46 Acres              |
| Lot 3 – 5.01 Acres              | Lot 6 – 5.58 Acres (Large Pond) | Lot 9 – 5.60 Acres (Large Pond) |



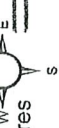
Rev 08.10.2021



# OnTrac Property Map



July 9, 2021



- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type

- Driveway
- Interstates
- Municipal Corporations
- County Boundary

- Jurisdictional Townships
- Historical Townships Line
- County Boundary

LICKING COUNTY TAX MAP

Licking County Auditor GIS

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JW Aug 04, 2021

CONDITIONAL APPROVAL FOR THIS TRANSFER  
CORRECTION REQUIRED FOR NEXT TRANSFER  
JARED N. KNERR, LICKING COUNTY ENGINEER

Approved By JW Aug 04, 2021  
PARCELS 1,2,3,4

InstrID:202108040023396	8/4/2021
Pages:8	F: \$82.00 12:34 PM
Bryan A. Long	T20210022711
Licking County Recorder	

TRANSFERRED

Aug 04, 2021  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: JAE 2250.00

## WARRANTY DEED

FIRST OHIO TITLE INSURANCE BOX

① File # 96066

KNOW ALL MEN BY THE PRESENTS THAT; Scott R. Evans, Married, Grantor(s), for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Front Porch Investments, LLC, Grantee, whose Tax Mailing Address will be 5535 York Road SW, Pataskala, Ohio 43062.

The following described real property:

SEE ATTACHED EXHIBIT "A"

Parcel Number: 025-068400-00.000&025-073512-00-005  
Known as: 4663 Columbus Road  
Granville, OH 43023

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: ORV 767, Page 570; and OR 766, Page 633, of the Records of the office of the Recorder, Licking County, Ohio.

Catherine K. Evans, Spouse of Grantor, hereby releases all rights of Dower therein.

Witness his/her/their hand(s) this 7-27-2021

Scott R. Evans  
Scott R. Evans

Catherine K. Evans  
Catherine K. Evans

State of Ohio )  
County of Licking ) SS

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Scott R. Evans, and Catherine K. Evans Spouse of Grantor who acknowledged that they/he/she did sign this Warranty Deed and the same is their/his/her free act and deed. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

In Testimony Whereof, I have hereunto set my hand and official seal, this 7-27-2021  
Jim  
Notary Public  
Commission Expiration  
Date: \_\_\_\_\_

This instrument was prepared by:

Thomas J. Olix, Attorney at Law  
Olix & Associates, Co., L.P.A.  
1303 Durness Ct.  
Columbus, Ohio 43235



Jordan L. Bradford  
Notary Public, State of Ohio  
My Commission Expires  
December 28, 2023

File # 96066



**EXHIBIT "A"**

**Situated In the State of Ohio, County of Licking and Township of Harrison:**

**PARCEL ONE**

Being that part of Lot No. B-1 in the Indian Hills Addition No. 1, as recorded in Volume 8 at page 165 and 166 of the Plat Records of Licking County, Ohio, described as follows:

Being a part of Lot 2 and 12, First Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, and further bounded and described as follows:

Beginning at an iron pin found at the Northwest corner of Lot No. B-1 in the above mentioned Addition, said iron pin found being on the south line of State Route 16 (Columbus Road), said iron pin found also being the true place of beginning for the parcel herein to be described; thence North 60 degrees 22'43" East 67.07 feet to an iron pin set on the southerly line of State Route 16;

thence South 03 degrees 04'39" East. 233.60 feet to an iron pin set; thence North 60 degrees 30'43" East, 114.89 feet to an iron pin set; thence South 30 degrees 20'00" East, 295.10 feet to an iron pin set on the North line of Township Road 613 (Hiawatha Trail) and the South line of Lot No. B-1 in the above mentioned Addition for a corner; thence South 59 degrees 33'39" West. 336.32 feet along the northerly line of Township Road 613 to an iron pin found at the Southwest corner of lot No. B-1 in the above mentioned Addition; thence North 03 degrees 04'39" West, 568.80 feet along the westerly line of lot No. B-1 in the above mentioned Addition to the true place of beginning, containing 2.087 acres.

The bearings b the above description ore based from bearings described on the Plat of Indian Hills Addition No. 1. (Reference-Plat Book 8 at pages 165 and 166).

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being a part of Lot 2, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, and being part of a 2.087 acre tract of land conveyed to Forrest H. Melick and Jeanette M. Melick, as recorded in Volume 344 at page 201 of the Official Records of Licking County and being further deserted as follows:

Beginning at an iron pin found on the northerly line of Township Road 613 (Hiawatha Trail) at the Southeast corner of a 2.087 acre tract of land conveyed to Forrest H. Melick and Jeanette M. Melick, as recorded b Volume 344 at page 201 of the Official Records of Licking County, said iron pin found also being the bus place of beginning for the parcel herein to be described; thence South 59 degrees 33'39" West, 35.00 feet along the northerly line of Township Road 613 and the southerly the of the above mentioned 2.087 acre tract to an iron pin set; thence North 30 degrees 30'00" West, 295.60 feet to an iron pin set the southerly line of a 1.036 acre tract of land conveyed to Barclay P. Gano and Holly E. Gano, as recorded b Volume 257 at page 21 of the Official Records of Licking County; thence North 60 degrees 22'40" East, 35.00 feet along the southerly line of the above mentioned 1.036 acre tract to an iron pin found at a northeasterly corner of the aforementioned 2.087 acre tract; thence South 30 degrees 30'00" East 295.10 feet along the easterly line of the above mentioned 2.087 acre tract to the place of beginning, containing 0.237 acres.

The bearings in the above described parcel are based on bearings taken from the Melick Deed. The Von pins set in the above description are 5/8" diameter rebar, 30" long with yellow surveyor

**EXHIBIT "A"**

**Situated In the State of Ohio, County of Licking and Township of Harrison:**

**PARCEL ONE**

**Being that part of Lot No. B-1 in the Indian Hills Addition No. 1, as recorded in Volume 8 at page 165 and 166 of the Plat Records of Licking County, Ohio, described as follows:**

**Being a part of Lot 2 and 12, First Quarter, Township 1, Range 14 of the United States Mattery Lands, Harrison Township, Licking County, Ohio, and further bounded and described as follows:**

**Beginning at an iron pin found at the Northwest corner of Lot No. B-1 in the above mentioned Addition, said iron pin found being on the south line of State Route 16 (Columbus Road), said iron pin found also being the true place of beginning for the parcel herein to be described; thence North 60 degrees 22'43" East 67.07 feet to an iron pin set on the southerly line of State Route 16;**

**thence South 03 degrees 04'39" East, 233.60 feet to an iron pin set; thence North 60 degrees 30'43" East, 114.89 feet to an iron pin set; thence South 30 degrees 20'00" East, 295.10 feet to an iron pin set on the North line of Township Road 613 (Hiawatha Trail) and the South line of Lot No. B-1 in the above mentioned Addition for a corner; thence South 59 degrees 33'39" West, 336.32 feet along the northerly line of Township Road 613 to an iron pin found at the Southwest corner of lot No. B-1 in the above mentioned Addition; thence North 03 degrees 04'39" West, 568.80 feet along the westerly line of lot No. B-1 in the above mentioned Addition to the true place of beginning, containing 2.087 acres.**

**The bearings b the above description ore based from bearings described on the Plat of Indian Hills Addition No. 1. (Reference-Plat Book 8 at pages 165 and 166).**

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

**Being a part of Lot 2, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, and being part of a 2.087 acre tract of land conveyed to Forrest H. Melick and Jeanette M. Melick, as recorded in Volume 344 at page 201 of the Official Records of Licking County and being further deserted as follows:**

**Beginning at an iron pin found on the northerly line of Township Road 613 (Hiawatha Trail) at the Southeast corner of a 2.087 acre tract of land conveyed to Forrest H. Melick and Jeanette M. Melick, as recorded b Volume 344 at page 201 of the Official Records of Licking County, said iron pin found also being the bus place of beginning for the parcel herein to be described; thence South 59 degrees 33'39" West, 35.00 feet along the northerly fine of Township Road 613 and the southerly the of the above mentioned 2.087 acre tract to an iron pin set; thence North 30 degrees 30'00" West, 295.60 feet to an iron pin set the southerly line of a 1.036 acre tract of land conveyed to Barclay P. Gano and Holly E. Gano, as recorded b Volume 257 at page 21 of the Official Records of Licking County; thence North 60 degrees 22'40" East, 35.00 feet along the southerly line of the above mentioned 1.036 acre tract to an iron pin found at a northeasterly corner of the aforementioned 2.087 acre tract; thence South 30 degrees 30'00" East 295.10 feet along the easterly line of the above mentioned 2.087 acre tract to the place of beginning, containing 0.237 acres.**

**The bearings in the above described parcel are based on bearings taken from the Melick Deed. The Von pins set in the above description are 5/8" diameter rebar, 30" long with yellow surveyor**

identification cap stamped (C.W.G. S-7030).

Leaving in the parcel hereby conveyed 1.850 acres, more or less.

**PARCEL TWO**

Being in Range 14, Township One (1), Quarter-Township One (1) of the United States Military Lands, being Lot Number TWO (2), containing 62.73 acres, and Lot Number Twelve (12), containing 62.73 acres.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being that part of the real estate hereinbefore described that lies North of the Columbus Road and more particularly bounded and described as follows:

Beginning at a point in what is known as the Old Columbus Road; thence North, along the East line of lands formerly owned by Edwin Sinnett 70 10/33 rods; thence East, along the South line of lands formerly owned by Christopher Avery, 81 17/33 rods; thence South, along lands formerly owned by Henry Case, 15 rods to the Old Columbus Road; thence Southwesterly along the line of said Road, to the point of beginning; being all that portion lying North of the Old Columbus Road of the premises conveyed to John Daniels and Ross May Daniels in the Partition of the estate of Edward Daniels, deceased to which proceedings reference is had for greater certainty, containing 21.72 acres, more or less.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being as that part of the afore described premises lying in Indian Hills Addition No. 1, as the same is shown of record in Volume 8 at page 165 of the Plat Records of Licking County, Ohio, containing 38.79 acres.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being a part of Lot Number Two (2), Section One (1), Township One (1) Range Fourteen (14) United States Military tract and bounded and described as follows:

Beginning at a concrete marker in the Northwest corner of the real estate conveyed by Henry Velling and Alice Velling to Millford E. Hunt and Ann Hunt by deed dated December 17, 1952, and recorded in Volume 445 at Page 615 of the Licking County, Ohio Deed Records, said point of beginning also being at the intersection of the West line of Lot Number Two (2) with the southerly right of way line of State Route No. 16; thence southerly, along the West line of Lot Number Two (2) six hundred feet (600') to a stake for a corner; thence northeasterly, parallel with the southerly right of way line of State Route No. 16 one hundred fifty feet (150') to a stake to a corner; thence northerly, parallel with the West line of Lot Number Two (2), six hundred feet (600') to a stake in the southerly right of way line of State Route No. 16; thence southwesterly, along the southerly the of State Route No. 16. one hundred fifty feet (150) to the piece of beginning, containing 2.066 acres, more or less.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being a part of Lots #2 and #12 in the First Quarter of Township 1, Range 14, U.S. Military Lands, and being more particularly bounded and described as follows:

Beginning at the intersection of the West line of Lot 2 in the First Quarter of Harrison Township



with the southerly right of way the of State Route 16 as surveyed in 1950 and recorded In Plat Book 5 at page 88, Licking County Deed Records, said point being located opposite Station 568 plus 35.69; thence North 59 degrees 30' East along said right of way line. 14.1 feet to a concrete monument; thence continuing North 59 degrees 30' East, 135.9 feet to on iron pin at the Northeast corner of lot previously conveyed by this Grantor to Dale Mowrey by deed dated April 13, 1961 and recorded In Volume 541 at page 176, Licking County Deed Records, said iron pin marking the place of beginning of the herein described parcel to be conveyed; thence South 2 degrees 46' West along the east line of said Mowrey lot a distance of 600.0 feet to an iron pin at the Southeast corner of said lot; thence South 59 degrees 30' West along the South line of said lot, 150.0 feet to an iron pin; thence South 2 degrees 47' West along the West line of Lots Numbered 2 and 12 a distance of 400.08 feet to an iron pin; thence North 57 degrees 33" East along an existing fence a distance of 276.32 feet to a post in the South the of Lot #2; thence South 89 degrees 01' East along the South line of said Lot #2 a distance of 26.09 feet to an iron pin; thence North 2 degrees 46' East, 1004.55 feet to an iron pin in the southerly right of way the of State Route #16; thence South 69 degrees 30' West along said right of way line 150.0 feet to the place of beginning, containing 4.000 acres.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being a part of Lot Number 2 in the First Quarter of Township One, Range 14, U.S. Military Lands and more particularly described as follows:

Beginning at a stake on the intersection of the east line of Lot Number 2 in the First Quarter of Harrison Township with the southerly right of way the of State Route 16 as surveyed in 1950 and recorded in Plat Book 5 at page 88, Licking County Plat Records, said stake being located opposite Station 584 plus 45.0 thence South 3 degrees 37' west along the East line of said Lot Number 2 a distance of 452.8 feet to an iron pin; thence South 88 degrees 11' West, 330.3 feet to an iron pin; thence North 6 degrees 41' West 253.0 feet to a post in the southerly right of way line of State Route #16 aforesaid; thence North 59 degrees 30' East along said right of way a distance of 450.0 feet to the place of beginning, containing 3.005 acres.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being in the First Quarter, First Township, Range No. 14, part of Lot No. 2 and more particularly described as follows:

Beginning at an iron pin at the Northeast corner of lands of Allen T. Pitcock and Pinyllis A. Pitcock, as described in deed recorded in Volume 562 at page 69, Licking County Recorder's Office, also being in the South right of way line of State Route No. 16; thence South 2 degrees 46' West along said line of Pitcock property, 609.85 (set to an iron pin; thence North 58 degrees 38' East, 79.9 feet to an iron pin; thence North 3 degrees 66' West. 669 feet to the place of beginning, containing 0.47 acre.

**EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Being part of Lot 12, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township. Licking County, Ohio and being further described as follows:

Beginning at an iron pin found on the West line of Township Road 612 (Cherokee Trail) at the Southeast corner of Lot No. 28 in the Indian Hills Addition No. 1 a recorded in Volume 8 at page 165 of the Plat Records of Licking County, said iron pin found also Being the true place of beginning for the parcel hereto to be described; thence along the southerly line of the above mentioned Addition the following three courses: South 86 degrees 08'00" East 49.86 feet to an iron pin set; thence South 08 degrees 52'00" West 30.72 feet to an iron pin soft thence South 86 degrees

08'00" East, 200.19 feet to an iron pin found at the Southeast corner of the above mentioned Addition and an the West line of 6.45 acre tract of land conveyed to Ronald a Tumbum and Debra K. Tumbum, as recorded In Volume 177 at page 312 of the Official Records of Licking County; thence South 03 degrees 37' 48" West. 376.18 feet to an iron pin found at the Southwest corner of a 7.745 acre tract of land conveyed to William J. Andrews and Marg Andrews, as recorded in Volume 284 at page 605 of the Official Records of Licking County, passing an iron pin found at 125.51 feet at the Southwest corner of the aforementioned 6.45 acre tract; thence South 03 degrees 20'41" West, 1382.45 feet to an iron pin found at the Southeast center of Lot 12 tor a corner; thence North 86 degrees 29'34" West. 1156.02 feet along the southerly line of Lot 12 to an iron pin set for a corner; thence North 51 degrees 34'44" East, 498.61 feet to an iron pin set; thence North 10 degrees 21'33" East, 958.38 feet to an iron pin set; thence North 40 degrees 34'24" East, 491.74 (set to an iron pin net; thence South 86 degrees 08'00" East 121.03 feet to an iron pin set; thence North 03 degrees 52'00" East, 95.31 feet to the true place of beginning, containing 28.314 acres.

The bearings in the above described parcel are based on bearings taken from the Plat of Indian Hills Addition No. 1 (Reference-Volume 8 at page 165, Plat Records of Licking County). The iron pin set in the above description are 5/3 inch diameter rebar with yellow identification cap. Leaving in the parcel hereby conveyed 47.145 acres, more or less.

#### PARCEL THREE

Being in the First Quarter, First Township, Range No. 14. parts of Lots No. 2 and No. 12 and further described as follows: Beginning at an iron pin in the Southwest corner of lands of Allen T. Pitcock and Phylliss A. Pitcock, as described in deed as recorded in Volume 682 at page 69, Licking County Recorder's Office; thence North 57 degrees 33' East. 276.33 feet to an iron pin; thence South 89 degrees 1' East, 25.09 feet to an iron pin; thence North 2 degrees 46' East, 394.70 feet to an iron pin; thence South 58 degrees 38' West 61.05 feet to an iron pin; thence South 65 degrees 53' West. 64.06 feet to an iron pin also being the Southeast corner of real estate of Dale M. Mowrey and Mary L. Mowrey, reference Deed Volume 641 at page 176, records of Licking County, Ohio; thence South 59 degrees 30' West along the South line of said real estate, 150 feet to an iron pin in the West line of Lot No. 2; thence South 2 degrees 46' West along sate West line of Lot No. 2 and Lot No. 12, 400.08 feet to the place of beginning, containing 2.28 acres, more or less.

#### PARCEL FOUR

Being a part of lot 2, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, also being a part of the vacated portion of Township Road 513 (Hiawatha Trail), as recorded In Commissioners Journal 2 at page 439, and being further described as follows:

Beginning at an iron pin found at the Southeast corner of the 0.47 acre tract conveyed to Paul W. Hershner and Imogene Kershner by deed recorded in Volume 328 at page 200 of the Official Records of Licking County, Ohio; thence North 69 degrees 33'39" East, 67.56 feet to a point marked by an iron pin; thence South 21 degrees 01'05" West, 40.12 feet to a point marked by an iron pin; thence South 59 degrees 33'39" West. 38.18 feet to a point; thence North 30 degrees 26'21" West, 25 feet to the place of beginning, containing 0.0298 acre.

The above description Is based on a survey made by CBN Surveying. October. 1990.

#### PARCEL FIVE

Being a part of Lot 2, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, also being a part of the vacated portion of Township

Road 613 (Hiawatha Trail), as recorded in Commissioners Journal 2 at page 439 and being further described as follows:

Beginning at an iron pin found at the Northwest corner of Lot No. 50 in the Indian Hills Addition No. 1 as recorded in Volume 8 at page 165 of the Plat Records of Licking County, said iron pin found also being the true place of beginning for the parcel herein to be described; thence North 45 degrees 30'08" West, 25.22 feet to a point in the existing centerline of Township Road 613 for a corner, thence along the existing centerline of Township Road 613 the following two courses: along a curve to the right having a radius of 216.32 feet a chord bearing of North 52 degrees 01'22" East, 56.66 feet to a point thence North 59 degrees 33'39" East, 49.70 feet to an iron pin set for a corner; thence South 21 degrees 01'05" West 40.66 feet to an iron pin set on the North Line of Lot No. 50 and on the South line of Township Road 614; thence along the northerly line of Lot No. 50 and the southerly line of Township Road 613 the following two courses: South 59 degrees 33'39" West, 17.89 foot to on iron pin found; thence along a curve to the left having a radius of 190.98 feet, a chord bearing of South 52 degrees 09'25" West, 60.03 feet to the true place of beginning, containing 0.0507 acres.

The bearings in the above described parcel are based on bearings taken from the Plat of Indian Hills Addition No. 1 (Reference-Volume 8 at page 165, Plat Records of Licking County). The iron pin set in the above description are 5/8 inch diameter rebar with yellow identification cap.

#### PARCEL SIX

Being a part of Lot 2, 1st Quarter, Township 1, Range 14 of the United States Military Lands, Harrison Township, Licking County, Ohio, also being a part of the vacated portion of Township Road 613 (Hiawatha Trail), as recorded in Commissioners Journal 2 at page 439 and being further described as follows:

Beginning at an iron pin found at the Southwest corner of Lot B-1 in the Indian Hills Addition No. 1, as recorded in Volume 8 at page 165 of the Plat Records of Licking County and on the North line of Township Road 613, said iron pin found also being the true place of beginning for the parcel herein to be described; thence South 30 degrees 26'21" East, 25.00 feet to a point in the existing centerline of Township Road 613 thence along the existing centerline of Township Road 613 the following two courses: South 59 degrees 33'39" West, 13.52 feet to a point; thence along a curve to the left having a radius of 216.32 feet, a chord bearing of South 52 degrees 01'22" East 56.66 feet to a point for a corner, thence North 47 degrees 55'33" West, 33.89 feet to an iron pin found at the Southwest corner of a 0.47 acre tract (Parcel 2) of land conveyed to Paul W. Harshner and Imogene Hershner, as recorded in Volume 736 at page 906 of the Licking County Deed Records; thence North 69 degrees 29'03" East, 79.87 feet along the southerly line of the above mentioned 0.47 acre tract to the true place of beginning, containing 0.0469 acres. The bearings in the above described parcel are based on bearings taken from the Plat of Indian Hills Addition No. 1 (Reference-Volume 8 at page 166, Plat Records of Licking County). The iron pins set in the above description are 6/8 inch diameter rebar with yellow identification cap.

Tax Parcel Nos: 25-273512-00.005, as to Parcels One, Four, Five and Six  
25-068400-00.000, as to Parcels Two and Three