

MINOR LAND DIVISION / LOT SPLIT

JERSEY

TOWNSHIP APPLICATION FOR ADMINISTRATIVE APPROVAL

DATE SUBMITTED

23 June 2023

APPLICATION NUMBER

LS-21-2023

To Be Filled
Out By
Applicant

Todd M Parker

Applicant(s):

Phone Number:

614.937.4894

E-mail Address:

tparker@f5design.com

Mailing Address:

508 West College Street

Granville

OH

43023

Street

City

State

Zip Code

Authorized Representative / Property Owner Signature(s):

Parcel Information:

Current Property Owner(s): Blair and Christy List, KC Rear Property Investments, LLC (owned by Blair and Christy List)

Parcel Address:

10641 and 10747 Morse Road

Pataskala

43062

Street

City

Zip Code

Parcel ID #:

820108444-00.000, 82-107190-00.00

Original Acreage:

20.367

Proposed Lot Split(s):

Building Setbacks
(if applicable)

1)

Acreage
9.872

Frontage
241.62

exist.

Side
54' or 175'

Rear
905'

2)

10.585

205.31

proposed

61' or 104'

872'

3)

4)

REMAINDER

Variance Application : ☐ Yes

☒ No

Was the Variance Approved: ☐ Yes

☐ No

Zoning Classification:

RR

Minimum Frontage:

150'

Minimum Acreage:

25,000 sq ft

Variance Section Number(s):

Variance Application Number(s):

Date Approved (Attach approval letter):

Building Setbacks (Minimum Requirements)

Side: 10

Rear: 50

Township
Use Only

APPROVED

DENIED

CONDITIONAL

Zoning Inspector Signature

Bud Witney

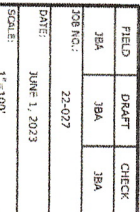
Zoning Inspector Printed Name

6/23/2023

Date

Comments:

BASIS OF BEARINGS:



1. ALL PERTINENT DOCUMENTS USED FOR THIS BOUNDARY SURVEY ARE AS SHOWN HEREON.
2. IN GENERAL, ALL EVIDENCE OF OCCUPATION FOUND ALONG BOUNDARY LINES AGREES WITH THE LINES CITED IN THE DEEDS.

June 1, 2023

**DESCRIPTION OF 9.782 ACRES
SOUTH OF MORSE ROAD (CO. RD. 25)
WEST OF ALWARD ROAD (TWP. RD. 94)
JERSEY TOWNSHIP, LICKING COUNTY, OHIO**

Situated in the State of Ohio, County of Licking, Jersey Township, Section 22, Township 2 North, Range 15 West, being 9.782 acres of land and being a part of that 19.912 acre tract of land as described in a deed to Blair A. and Christina A. List, of record in Instrument No. 201910140022327 and all of that 0.455 acre tract of land as described in a deed to K C Real Property Investments, LLC, of record in Instrument No. 202108030023257, all references herein being to the records located in the Recorder's Office, Licking County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a MAG nail found at the centerline intersection of Morse Road (County Road 25 ~ 60' R/W), and Alward Road (Township Road 94 ~ 60' R/W). Thence South 79° 17' 46" West, along the centerline of said Morse Road, a distance of 846.46 feet to a MAG nail set, being a point in the southerly line of a 13.626 acre tract of land described as Tract 7 in a deed to Kevin C. and Bridgett J. Reeves, of record in Instrument No. 201601270001570 and the northwesterly corner of a 0.821 acre tract of land as described in a deed to Timothy Keesee, of record in Instrument No. 202303020003654 and being the **TRUE PLACE OF BEGINNING**;

Thence **South 3° 10' 11" West**, along the westerly line of said 0.821 acre tract, passing a 1" iron pin set in the southerly right-of-way line of said Morse Road at a distance of 30.90 feet, a total distance of **196.77 feet** to a 1" iron pipe found at the southwest corner of said 0.821 acre tract;

Thence along the lines of said 0.821 acre tract the following courses;

1. **South 87° 33' 21" East**, a distance of **37.04 feet** to a 1" iron pipe found (bent);
2. **South 2° 38' 21" West**, a distance of **35.93 feet** to a 5/8" iron pin found at a southwesterly corner to said 0.821 acre tract, also being a westerly corner to a 5.107 acre tract of land as described in a deed to Matthew R. and Talenia M. Byers, of record in Instrument No. 201903080004320;

Thence along the westerly lines of said 5.107 acre tract and the westerly lines of a 8.285 acre tract of land as described in a deed to David F. Burgess, of record in Official Record 675, Page 676, the following courses;

1. **South 1° 02' 31" West**, a distance of **314.98 feet** to a 5/8" iron pin found (bent);

1346 Hemlock Court N.E. • Lancaster, Ohio 43130 • 740-654-0600 (Lancaster Voice) • 740-654-0604 (fax)
614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)

EMAIL: jadcock@americanlandsurveyors.com

WEBSITE: www.americanlandsurveyors.com

2. **South 9° 02' 49" East**, passing a 5/8" iron pin found at the southwesterly corner of said 5.107 acre tract, being the northwesterly corner of said 8.285 acre tract at a distance of 225.03 feet, a total distance of **385.29 feet** to a 1" iron pipe found;
3. **South 59° 59' 40" West**, a distance of **217.38 feet** to a 5/8" iron pin found;
4. **South 1° 26' 11" East**, a distance of **288.53 feet** to a 1" iron pipe found (bent);
5. **South 4° 47' 49" East**, a distance of **320.83 feet** to a 1" iron pipe found in the northerly line of a 1.922 acre tract of land as described in a deed to John Rodney Schwartz, of record in Official Record 736, Page 601;

Thence **North 87° 06' 48" West**, along the northerly line of said 1.922 acre tract and the northerly line of a 57.050 acre tract of land as described in a deed to Kanepane, LLC, of record in Instrument No. 201509150019866, passing a 1" iron pipe found at the northwesterly corner of said 1.922 acre tract at a distance of 69.13 feet, also being a northerly corner to said 57.050 acre tract, a total distance of **127.05 feet** to a 1" bolt found;

Thence **North 86° 36' 22" West**, continuing along the northerly line of said 57.050 acre tract, a distance of **130.77 feet** to an iron pin set;

Thence **North 3° 24' 02" East**, through said 19.912 acre tract, with a new line of division, passing an iron pin set in the southerly right-of-way line of Morse Road at a distance of 1561.51 feet, a total distance of **1592.31 feet** to a MAG nail set in the centerline of Morse Road, also being a point in the southerly line of a 16.552 acre tract of land described as Tract 6 in the previously mentioned deed to Kevin C. and Bridgett J. Reeves;

Thence along the centerline of said Morse Road, the southerly line of said 16.552 acre tract and the southerly line of the previously mentioned 13.626 acre tract, the following courses;

1. **North 80° 19' 47" East**, a distance of **130.12 feet** to a MAG nail set;
2. **North 79° 17' 46" East**, a distance of **111.50 feet** to the **TRUE PLACE OF BEGINNING** and containing **9.782 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461."

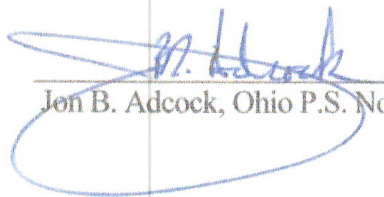
All measurements to monumentation to outside diameter (O.D.)



*Focused
on
Excellence*

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in March, 2023.

The above described 9.782 acre tract is part of Licking County Auditor's Parcel No. 82-107190-00.000 and all of Licking County Auditor's Parcel No. 82-108444-00.000.

 01/11/23
Jon B. Adcock, Ohio P.S. No. 8461 Date



