

St Albans Township

Alexandria, OH 43001

APPLICATION FOR Rezoning

APPLICATION NUMBER _____

1. Name of Applicant Talbot Vanness (owner)
Mailing Address 4240 Morse Road Alexandria, OH 43001
Phone # Home 740-924-9587
Business _____
Cell _____
Email address HVservices@embargo.com
2. Existing Use Agriculture/Residential Proposed Use Retail/Commercial/Light Manufacturing
3. Current Zoning AG District Proposed Zoning M&D - Manufacturing & Distribution
4. Property Location 9012 Morse Road
PID# 066-318168-00.002 72.51 acres

Required to submit with application

1. A vicinity at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Inspector may require.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. A list of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s) proposed to be rezoned.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to the St Albans Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. List of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s), for which the application for Rezoning is being filed with the St. Albans Zoning Inspector.



For Official Use Only

Date Issued _____ Date of Notice to parties of Interest _____ Date of Check _____

Supplement to Rezoning Application for Parcel ID#066-318168-00.002

1. Provided
2. The request is in line with the current 2022 Comprehensive Plan and related Future Land Use Map
3. Provided
4. Unsure of this requirement but will provide as directed
5. Provided via check
6. Provided
7. Provided

MONROE

LIBERTY

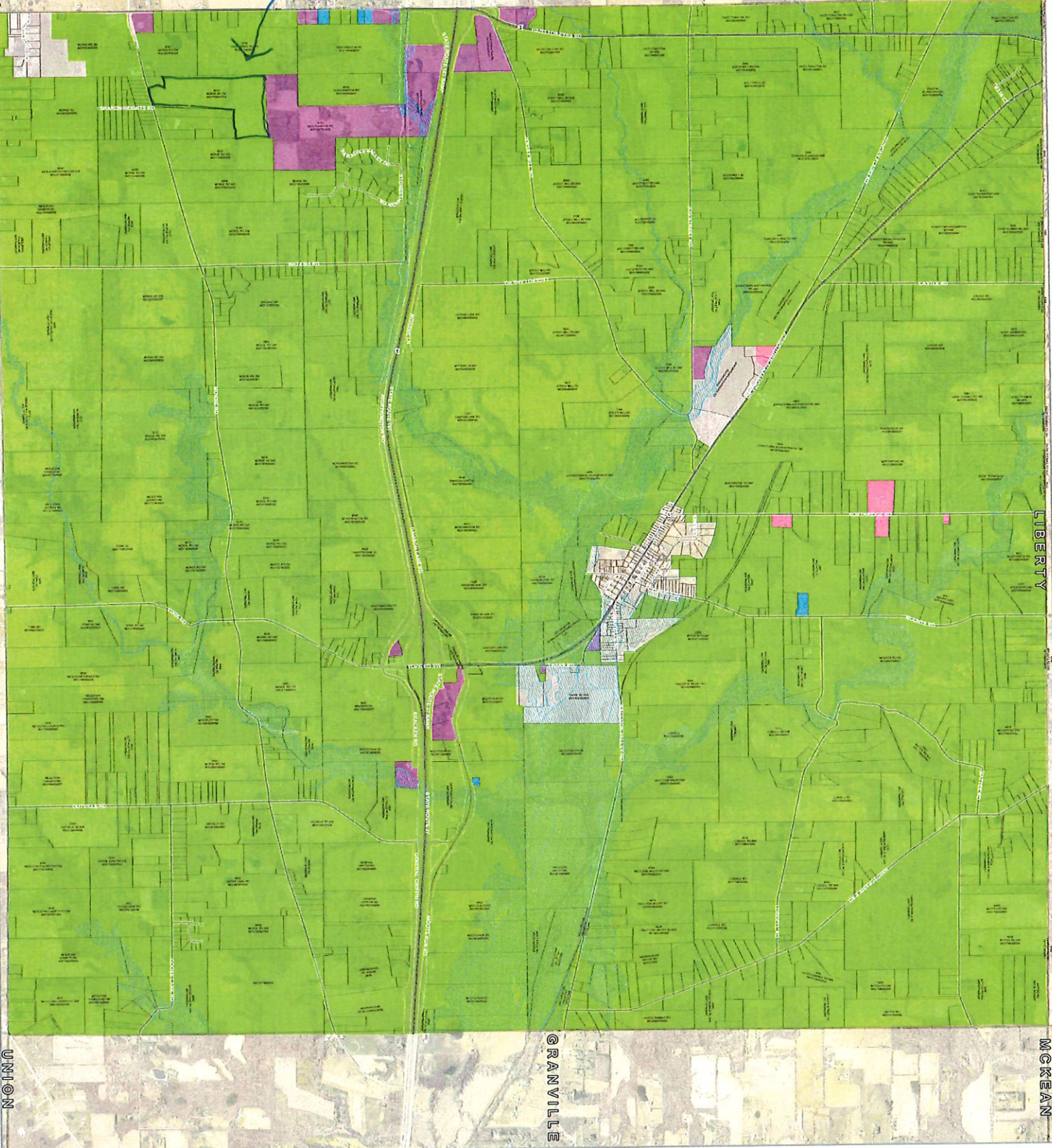
MCKEAN

GRANVILLE

JERSEY

PATASKALA

Subject Property



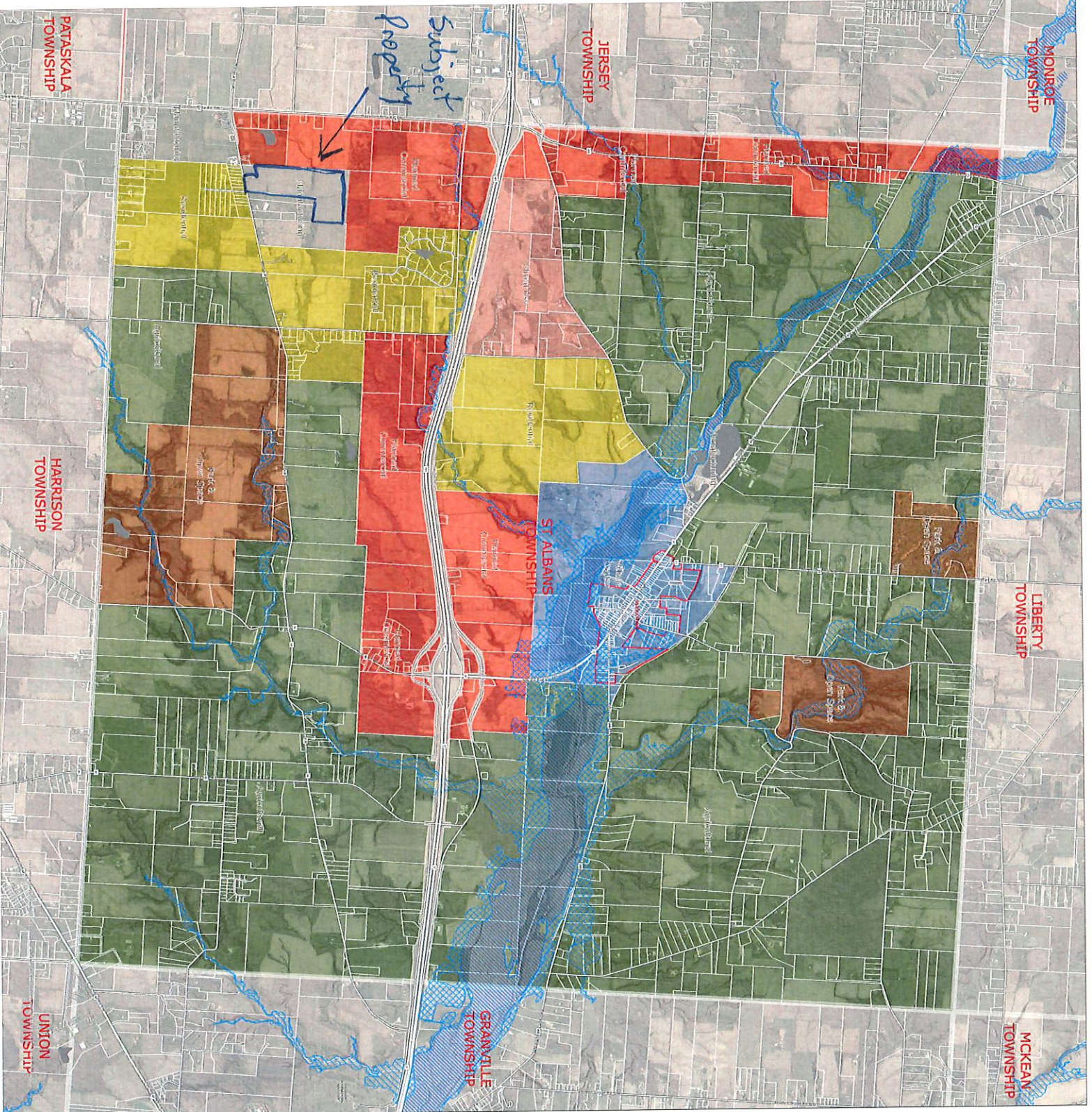
LESLIE COUNTY PLANNING COMMISSION
 202 Newark, OH 43055
 Phone: 614.833.5200
 Fax: 614.833.5205
 Email: lcp@leliesc.com
 Website: www.leliesc.com

**ST ALBANS TOWNSHIP
 OFFICIAL ZONING MAP**
 ST. ALBANS TOWNSHIP, OHIO

- Road Right-of-Way
- Centuries
- M&D Manufacturing and Distribution District
- AG Agricultural District
- CN Conservation/Natural Recreation District
- GB General Business District
- NB Neighborhood Business District
- RR Rural Residential District
- B-1 General Business District
- B-2 General Business District
- LB Local Business District
- M-1 Light Manufacturing District

ADOPTED DATE:	11/15/07
EFFECTIVE DATE:	11/15/07
PREPARED BY:	Paul R. Biles
DATE:	4/12/08
APPROVED BY:	Steve Minkus
DATE:	4/15/08
DRAWN BY:	Paul R. Biles
DATE:	4/15/08
APPROVED BY:	Steve Minkus
DATE:	4/15/08
PREPARED BY:	Paul R. Biles
DATE:	4/15/08

500 Feet
 0 500 Feet

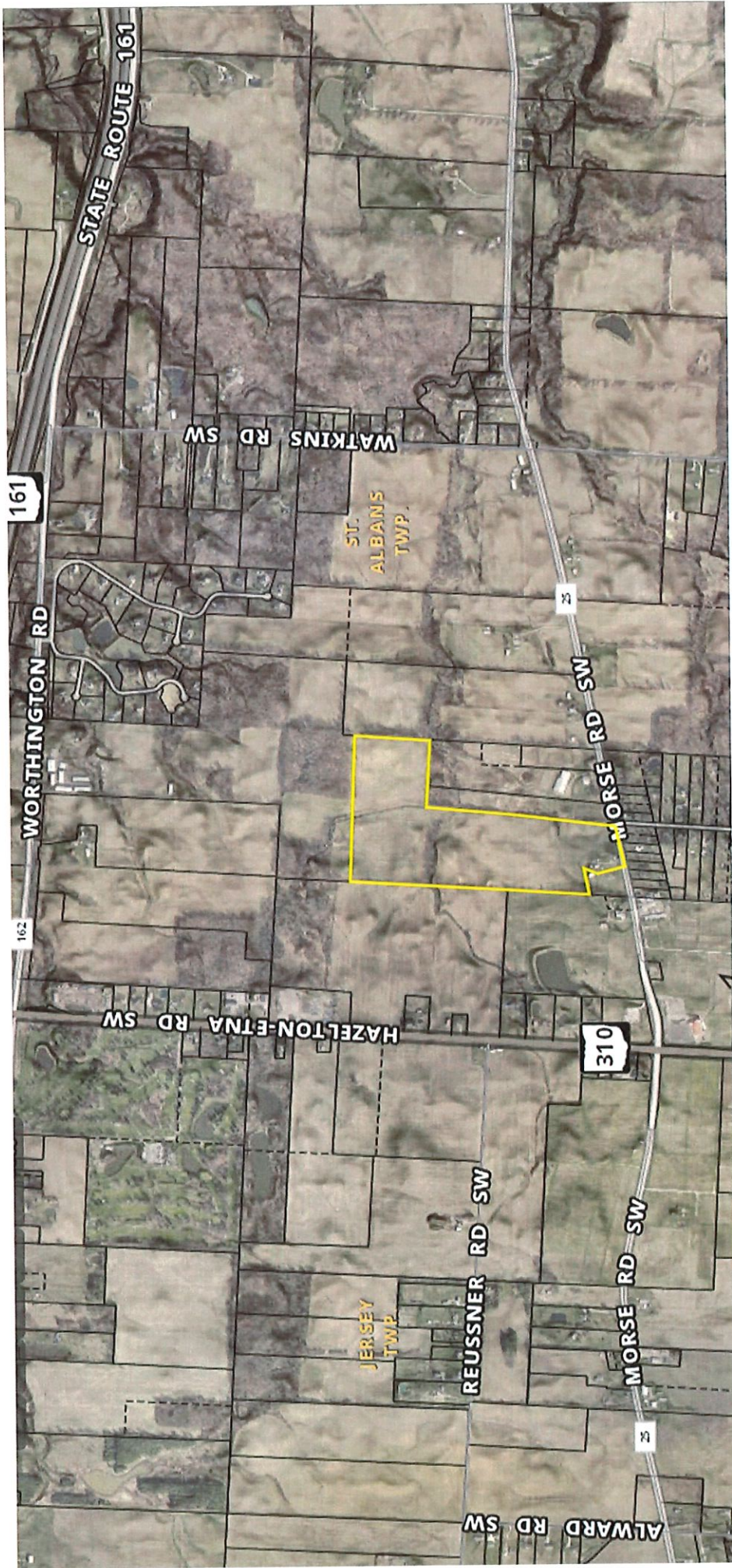


St. Albans Township Future Land Use Map Adopted December 13, 2022

- Legend**
- Flood Plain
 - Zone A
 - Zone AE
 - Zone AE (Floodway)
 - Future Land Use
 - Agricultural
 - Manufacturing
 - Mixed Use
 - Park & Open Space
 - Planned Commercial
 - Residential
 - Village Center




Map prepared by Neighborhood Strategies as part of St. Albans Township 2022 Comprehensive Plan.



DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
JNK 2-15-18

TRANSFERRED
Date *February 15, 2018*
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: *TEXT*


201802150003020
Pg:6 \$60.00 T2018002272
2/15/2018 4:25 PM MEF FIDELITY N
Bryan A. Long Licking County Recorder

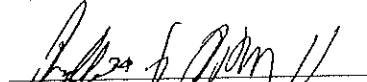
QUIT CLAIM DEED

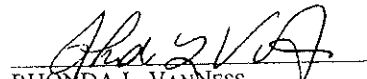
TALBOTT L. VANNESS, II AND RHONDA L. VANNESS, husband and wife (the "Grantor") of Licking County, Ohio, for valuable consideration paid, grants to TALBOT L. VANNESS, II AND RHONDA L. VANNESS, CO-TRUSTEES OF THE VANNESS FAMILY TRUST DATED OCTOBER 14, 2016, OR THEIR SUCCESSOR TRUSTEE, whose tax mailing address is 4240 Morse Road, Alexandria, Ohio 43001, their entire interest in the following real property situated in the Township of St. Albans, County of Licking, and State of Ohio:

Parcel Nos. 066-319206-00.001, 066-319206-00.002, and 066-318168-00.002, and being more particularly set forth in Exhibit "A", attached hereto.

Prior instrument references: Instrument No. 198005190004475, Instrument No. 199506290014099, Instrument No. 200102090004139, and Instrument No. 201705080009436, Recorder's Office, Licking County, Ohio.

Witness the hands of the Grantor effective this 16th day of January, 2018.


TALBOTT L. VANNESS, II


RHONDA L. VANNESS


02140000700000060000

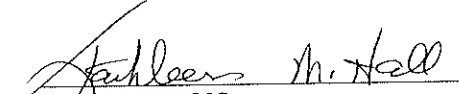
12347258v1


02140000600000017000

STATE OF OHIO,
COUNTY OF LICKING, SS:

The foregoing instrument was acknowledged before me this 16th day of January, 2018, by TALBOTT L. VANNESS, II AND RHONDA L. VANNESS.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16th day of January, 2018.


NOTARY PUBLIC



My commission expires July 24, 2018

KATHLEEN M. HALL
Notary Public, State of Ohio
My Commission Expires
July 24th, 2018

This instrument prepared by: David S. Jackson, Esq., Bricker & Eckler LLP, 100 South Third Street, Columbus, Ohio 43215

EXHIBIT "A"

REAL PROPERTY

Description of 34.789 Acre Parcel (066-319206-00.001 and 066-319206-00.002)

Situated in the State of Ohio, County of Licking, Township of St. Albans, being in Range Fourteen (14), the Fourth Quarter of Township Two (2), being part of Lot's Thirty-eight (38) Thirty-nine (39) and Forty (40) of the United States Military Lands, being the same parcels conveyed to Talbott L Van Ness (as show in Instrument Number 200102090004139 and Parcel#:066-319206-00.002), and Rhonda L Van Ness II Talbott L Van Ness (Official Record 711 Page 715 Parcel#: 066-319206-00.001) and Official Record 718 Page 754 Parcel#: 066-319206-00.001) and being more particularly described as followed:

COMMENCING for reference at a ¾" iron pipe found with no id cap marking the South East corner said Lot 39 and being the True Point of Beginning;

Thence with an East line of A 170 acre parcel conveyed to Florence R-Tr Gibson Frank F-Tr Gibson (as shown in Instrument Number 201112130024429), North 04 degrees 30' 35" East, a distance of 634.39 feet to a ¾" iron pipe found with no id cap ;

Thence with a North line of said 170 acre parcel the following 2 calls, North 85 degrees 56' 02" West, a distance of 680.62 feet to a ¾" iron pipe found with no id cap;

Thence, North 86 degrees 45' 45" West, a distance of 324.58 feet to a ¾" iron pipe found

Thence with an East line of a 83.000 acre parcel conveyed to Betty F. and John E. Hankinson TR (as shown in Instrument Number 199807100026121), North 03 degrees 18' 15" East, a distance of 1045.67 feet to ¾" iron pipe found with no id cap;

Thence with the South line of a 1.389 acre parcel conveyed to Betty F. and John E. Hankinson (as shown in Instrument Number 199810160039509) and a 3.746 acre parcel conveyed to Thomas C and Susan E Shaw (as shown in Instrument Number 199810160039510) and a 4.769 acre parcel conveyed to Jerry D Jackson (as shown in Instrument Number 200404060011717), North 84 degrees 46' 06" East, a distance of 830.63, passing an iron pipe found with no id cap at 377.06 feet, to a ¾" iron pipe found with no id cap

EXHIBIT "A"
(continued)

Thence with an East line of said 4.769 acre parcel, North 08 degrees 27' 03" East, a distance of 100.45 feet to a ¾" iron pipe found with no id cap

Thence with a South line of a 1.282 acre parcel conveyed to Norma J. Kent (as shown in Official Record 577 Page 113), North 84 degrees 57' 24" East, a distance of 258.10 feet to a ¾" iron pipe found with no id cap;

Thence with a West line of a 41.313 acre parcel conveyed to Daniel D. Vanness Etal TR (as shown in Instrument Number 200102090004137), South 2 degrees 56' 37" East, a distance of 1864.61 feet to a ¾" iron pipe found with no id cap

Thence with a West line of said 41.313 acre parcel, South 07 degrees 35' 48" East, a distance of 75.00 feet, passing a ¾" iron pipe {set} with an id cap marking "Harmon 7659" at 45.00 feet, to a 2" survey nail {set};

Thence with the centerline of Morse Road S.W. (also know as Township Road 25), South 82 degrees 24' 12" West, a distance of 132.81 feet to a 2" survey nail {set};

Thence leaving said Centerline, with the South line of said Lot 39, North 85 degrees 56' 18" West, a distance of 180.64 feet to the True Point of Beginning containing 34.789 Acres.

Subject, however, to any and all legal easements and right-of-ways of record, this description is based on an actual survey completed in October 2017 by H. Scott Harmon. Bearings are based on a True Azimuth obtained by GNSS observation. All iron pipes that are set are 30" in length x ¾" OD with a plastic ID cap marked " HARMON PS7659". All deed references are recorded in the Licking County Recorder's Office.

HSR



HARLAN SCOTT HARMON P.S. 7659

EXHIBIT "A"
(continued)

Description of 72.512 Acre Parcel (066-318168-00.002)

Situated in the Township of St. Albans, County of Licking, State of Ohio, and being a part of Farm Lot 10 in Quarter Township 3, Township 2N, Range 14W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 101.71 Acre parcel conveyed to R.A. Long Properties, LLC, as recorded in Instrument No. 2015-06090011470, in the Licking County Deed Records, and being part of Auditor's P.P.N. 66-318168-00.000, and further described as follows;

Commencing at a stone found w/scribed 'X' found marking the Northwest corner of Farm Lot 10 and said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, being the Southwest corner of Lot 2 of Freese Farm Addition to St. Albans Twp., as recorded in Instrument No.2015-10150022398, also being the Northeast corner of a parcel conveyed to Betty L. & James R. Luikart, as recorded in Instrument No. 2016-0330006030;

Thence, S 00°37'06" E 859.10 feet with the West line of Farm Lot 10 and said parcel conveyed to R.A. Long Properties, LLC, the same being the East line of Farm Lot 9 and said parcel conveyed to Luikart, to an iron pin set in the centerline of an overhead electric transmission line easement, and being the PRINCIPLE PLACE OF BEGINNING of the 72.512 Acre parcel herein to be described;

Thence, N 89°03'55" E 1660.35 feet with the centerline of said overhead electric transmission line easement across said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, to an iron pin set on the East line thereof, also being the East line of said Farm Lot 10, the same being the West line of Farm Lot 11 and a parcel conveyed to James E. & Carol L. Beem, Trustees, as recorded in Instrument No.2010-06230011961;

Thence, S 00°09'05" E 865.28 feet with the East line of said Farm Lot 10 and said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, the same being the West line of Farm Lot 11 and said parcel conveyed to James E. & Carol L. Beem, Trustees, to a 5/8" o.d. iron pin found marking the Northeast corner of a 17.874 Acre parcel conveyed to Promen Farms, Ltd., as recorded in Instrument No. 2000-05260016815;

Thence, N 88°54'37" W 761.17 feet continuing with the boundary of said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, the same being the North line of said 17.874 Acre parcel conveyed to Promen Farms, Ltd., and extending along the North line of an 11.458 Acre parcel conveyed to Promen Farms, Ltd., as recorded in Instrument No. 2001-03060006768, to a 5/8" o.d. iron pin found;

Thence, S 01°58'29" W 2138.13 feet continuing with the boundary of said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, the same being the East line of said 11.458 Acre parcel conveyed to Promen Farms, Ltd., to the centerline of Morse Road (Co. road 25), and passing over a 5/8" o.d. iron pin found at 2112.90 feet;

Thence, S 73°50'28" W 477.89 feet with the centerline of Morse Road, the same being the South line of said parcel conveyed to R.A. Long Properties, LLC of which this description is a part, to the Southeast corner of a 3.00 Acre parcel conveyed to James A. Roach, as recorded in Instrument No. 2006-07310017478;

EXHIBIT "A"
(continued)

Thence leaving Morse Road with the boundary of said parcel conveyed to R.A. Long Properties of which this description is a part, the same being the boundary of said 3.00 Acre parcel conveyed to Roach, with the following three (3) courses and distances:

- 1) N 19°01'24" W 296.67 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 50.00 feet;
- 2) N 21°21'44" E 171.15 feet to a 5/8" o.d. iron pin found;
- 3) S 77°13'21" W 312.71 feet to a 5/8" o.d. iron pin found on the West line thereof, being on the West line of said Farm Lot 15, also being the East line of Farm Lot 16 and a parcel conveyed to South Pole Refrigerated Storage Co., Ltd., as recorded in Instrument No.2004-01290003188;

Thence, N 00°37'06" W 2724.00 feet with the West line of said Farm Lot 15 and extending along the West line of said Farm Lot 10 and said parcel conveyed to R.A. Long Properties, LLC, the same being the East line of Farm Lot 16 and said parcel conveyed to South Pole Refrigerated Storage Co., Ltd., and extending along the East line of said Farm Lot 9 and said parcel conveyed to Luikart, to the PRINCIPLE PLACE OF BEGINNING, and containing 72.512 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

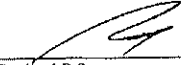
Subject to the easement for overhead electric transmission lines.

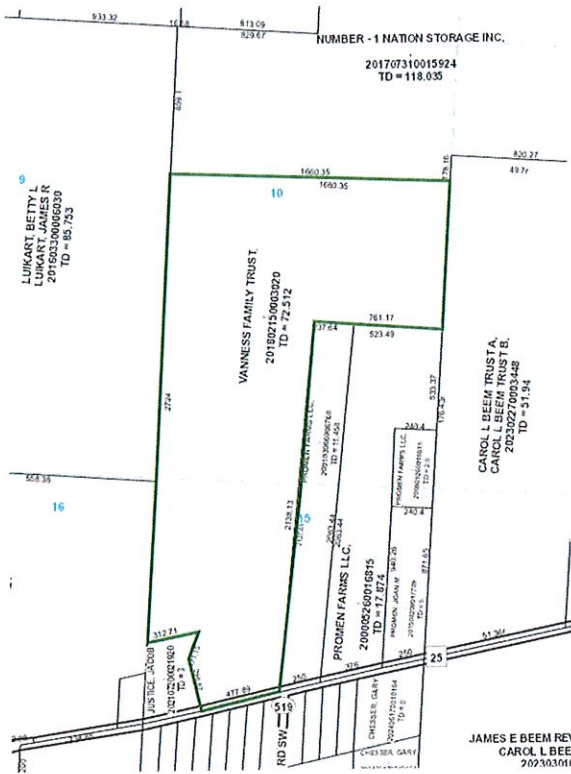
The bearings of the above description are based on the North line of Farm Lot 10, as being, S 89°14'51" E, and is an assumed Meridian used to denote angles only.

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 is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2017.

Dated 4/18/17
Job No. 2978-17LI-Tract2


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



1	OWNER1	OWNER2	Address	City	State	Zip Code
2	VANNESS FAMILY TRUST,	,	4240 MORSE RD	ALEXANDRIA	OH	43001
3	CAROL L BEEM TRUST A,	CAROL L BEEM TRUST B,	8146 MORSE RD	PATASKALA	OH	43062
4	JUSTICE, JACOB	,	9014 MORSE RD	PATASKALA	OH	43062
5	SOUTH POLE REFRIGERATED STORAGE CO LTD,	,	9090 MORSE RD SW	PATASKALA	OH	43062
6	PROMEN FARMS LLC,	,	8824 MORSE RD	PATASKALA	OH	43062
7	NUMBER - 1 NATION STORAGE INC,	,	PO BOX 494	REYNOLDSBURG	OH	43068
8	PETERMAN, BENJAMIN RAY	,	8861 MORSE RD	PATASKALA	OH	43062
9	MANEELY, ROBERT E	MANEELY, KAY J	8925 MORSE RD	PATASKALA	OH	43062
10	BRANDNER JR, ROBERT T	,	8895 MORSE RD	PATASKALA	OH	43062
11	CHESSER, GARY	,	8779 MORSE RD	PATASKALA	OH	43062
12	LYND FRUIT FARM INC,	,	9090 MORSE RD	PATASKALA	OH	43062
13	DAVIS, JEANNE	,	8845 MORSE RD	PATASKALA	OH	43062
14	STEIN, DAVID W	STEIN, TAMARA C	18 SHARON RD	PATASKALA	OH	43062
15	LUIKART. BETTY L	LUIKART. JAMES R	946 HUDSON XING	COLUMBUS	OH	43212