



Municipal Planning Commission

February 11, 2021

Regular Meeting

Agenda

4:00 PM

ZOOM TELECONFERENCE

Join Zoom Meeting

Online: <https://us02web.zoom.us/j/84872998265>

Dial by phone: +1 929 205 6099

Meeting ID: 848 7299 8265 Passcode: 741813

If you want to provide input to the Commission, you will need to be sworn in by stating the following:

My name is _____. My address is _____.

I affirm that my testimony is truthful, to the best of my knowledge and ability, so help me God or under penalty of perjury.

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Dec 10, 2020 4:00 PM

MPC ITEMS

- 2021-MPC-01 : 740 S Main ST Parcel #66-09182.004 - Lot Split

ADJOURNMENT AT THE CALL OF THE CHAIRMAN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 02/11/21 4:00 PM

Dept: **Municipal Planning Commission**

SCHEDULED

Category: N/A

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 2268)

DOC ID: 2268

2021-MPC-01 : 740 S MAIN ST PARCEL #66-09182.004 - LOT SPLIT

Per Codified Ordinance 1131.02(c) a request for lot split (subdivision) has been submitted for review by the Municipal Planning Commission.

Description of Request: Agent, Morgan Giles, requests for Donald and Bernadette King a land subdivision of Parcel #66-09182.004. They proposed to divide the existing 0.626-acre parcel into separate 0.186-acre and 0.440-acre parcels. The 0.186-acre parcel will be transferred to the adjoining property owner. A deed restriction has been included to restrict any future transfer only to an adjoining property owner, as the property is landlocked.



Approval No: _____

City of Mount Vernon, Ohio
 Administrative Approval of Lot Split
 (Subdivision of Four Lots or Less)
 Regulated by the Ohio Revised Code, 711.131

Applicant or Agent:

Name: Morgan Giles Email: mgiles@gileslaw.com
 Address: 109 E. High St., Mt. Vernon, OH 43050
 Telephone: 740-397-5321 Fax: _____

Grantor:

Name: Donald and Bernadette King Email: _____
 Address: 740 S. Main St., Mt. Vernon, OH 43050
 Telephone: _____ Fax: _____

Grantee:

Name: Knolls Condominium Association Email: _____
 Address: 708 Knolls Drive, Mt. Vernon, OH 43050
 Telephone: _____ Fax: _____

Site Information:

Address: Splitting a .186 acre section from Parcel 66-09182.004, known as 0 South Main.
 Township in which transfer is to take place: City of Mt. Vernon
 Zoning classification of proposed lot: No change, residential. Using it as greenspace.

FOR USE OF THE CITY ENGINEERING DEPARTMENT ONLY

Date Filed: _____ Date Reviewed: _____

Comments: _____

Engineering Department**FOR USE OF THE ZONING ENFORCEMENT OFFICER ONLY**

Date Received: _____ Final Approval: _____

Comments: _____

Zoning Enforcement Officer

Attachment: 2021-MPC-01 Application (2268 : 2021-Mpc-01)

SURVEY FOR:

Donald and Bernadette King. Deed Volume 1703, Page 964.

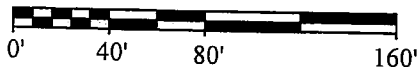
LOCATION:

Being Units 13, 14 and 15 of the Knolls Condominiums and part
of Quarter 1, Township 6 North, Range 13 West, City of Mount Vernon,
U.S.M.L., Knox County, Ohio

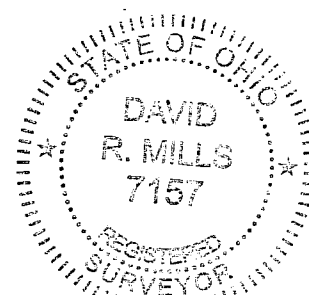
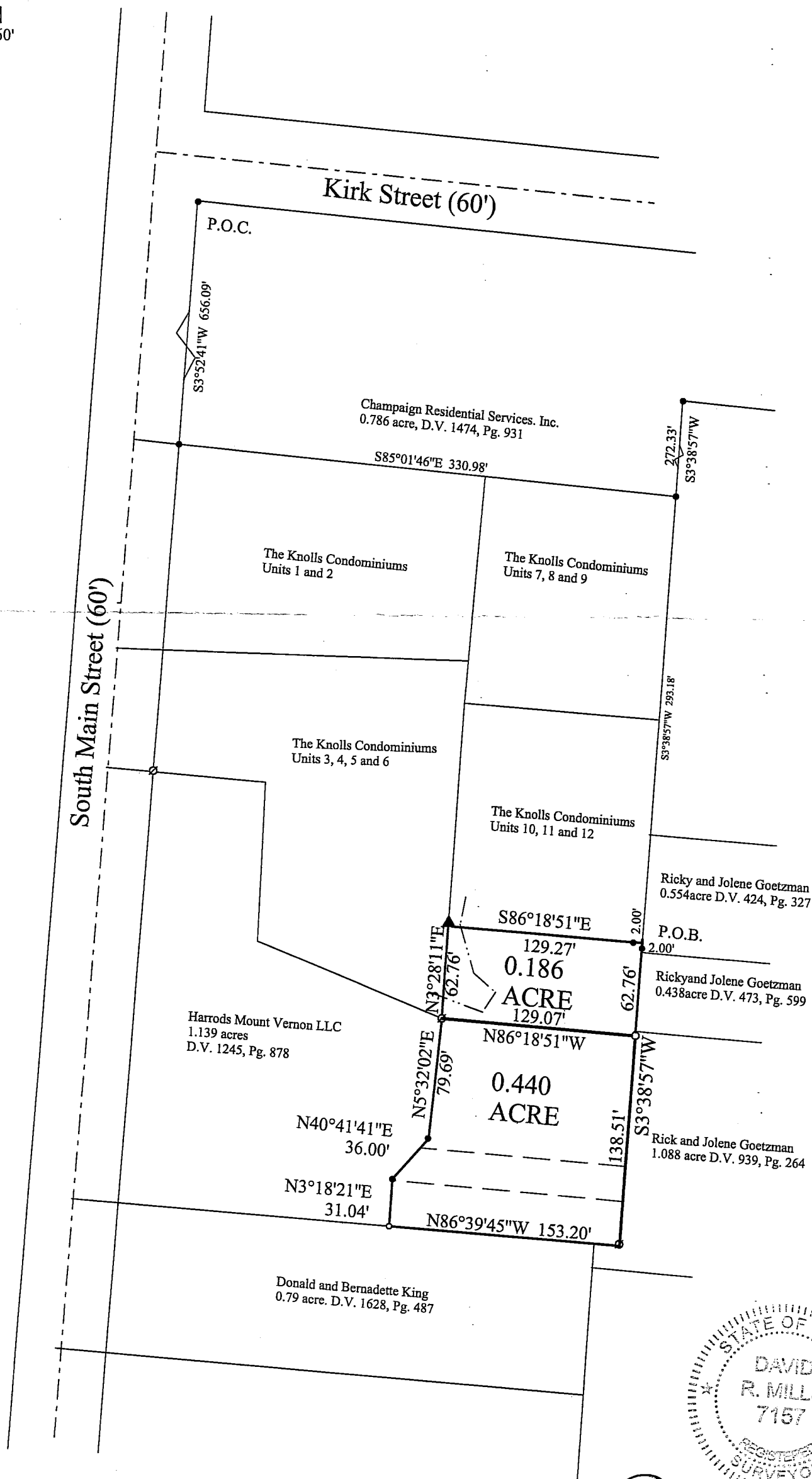
- - Iron Pin Set (5/8" x 30")
Capped Tracy & Mills
- - 5/8" Iron Pin Found
- ⊘ - 1/2" Iron Pipe Found
- ▲ - Cotton Gin Spike Found

DATE: July 30, 2018
REVISED: November 13, 2020
SCALE: 1" = 80'

PARCEL # 66-09182.004



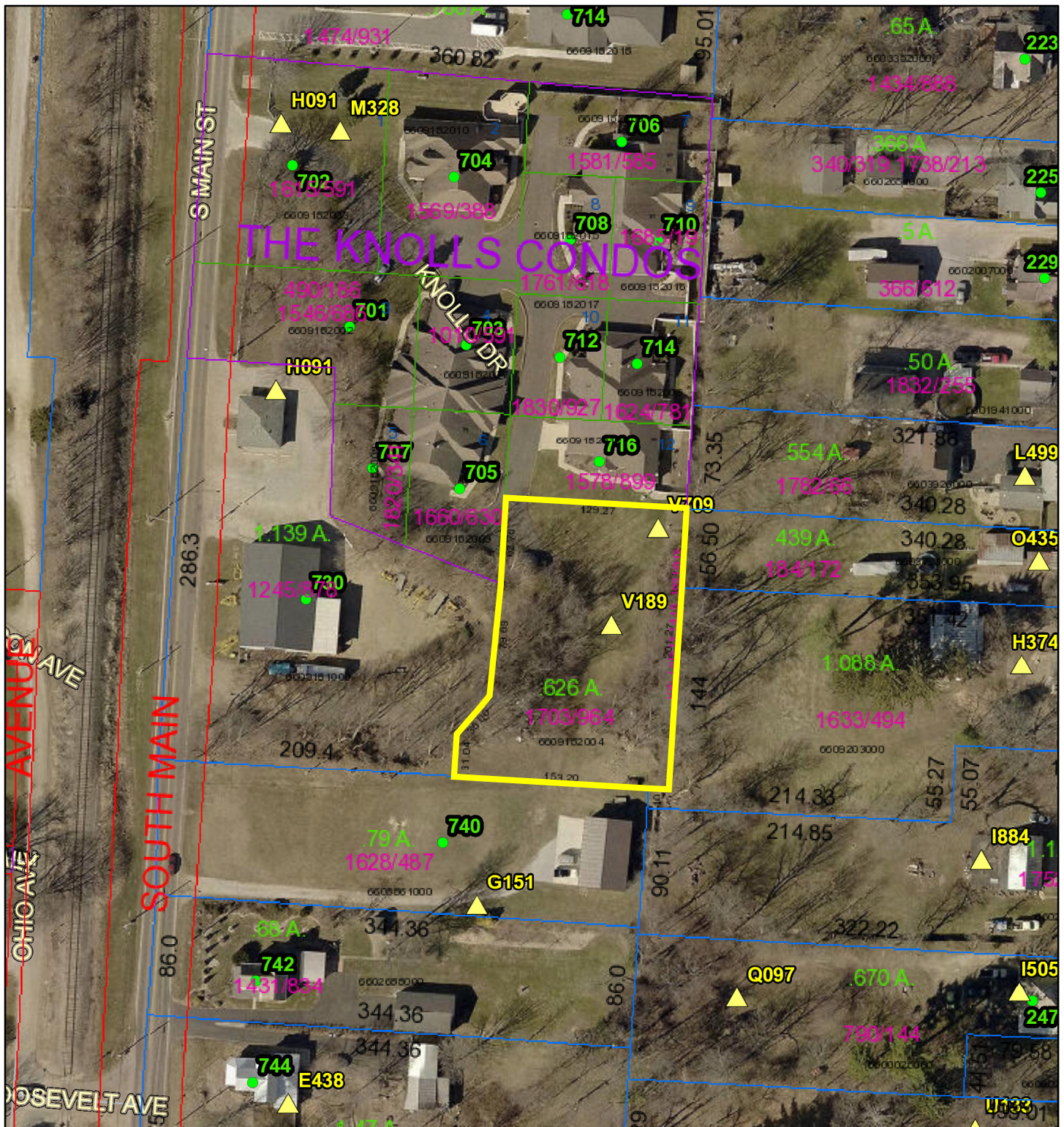
Bearings are Assumed



CERTIFICATION: We hereby certify that the foregoing survey was prepared
from actual field measurements, in accordance with Chapter 4733-37, Ohio
Administration Code.

David R. Mills, Surveyor 7157

66-09182.004 (740 S Main ST)



Attachment: 2021-MPC-01 Aerial Image (2268 : 2021-Mpc-01)

February 3, 2021

Scale - 1:1,200

1 inch = 100 feet
1 inch = 0.019 miles

LEGAL DESCRIPTION FOR:
Donald and Bernadette King
0.186 ACRE
November 2020

DESCRIPTION
APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER

ms

The following real estate, situate in Quarter 1, Township 6 North, Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a 5/8" iron pin found at the intersection of the south line of Kirk Street (60') and the east line of South Main Street (60');

thence along the east line of South Main Street South 3 deg. 52' 41" West 656.09 feet to a 5/8" iron pin found at the northwest corner of Units 1 and 2 of the Knolls Condominiums and the southwest corner of a 0.786 acre tract Champaign Residential Services, Inc., D.V. 1474, Pg. 931);

thence along the south line of said 0.786 acre and the north line of Units 1 and 2 and 7, 8 and 9 of said Knolls Condominiums, South 85 deg. 01' 46" East 330.98 feet to a 5/8" iron pin found at the southeast corner of said 0.786 acre and the northeast corner of Units 7, 8 and 9;

thence along the east line of Units 7, 8 and 9 and Units 10, 11 and 12 South 3 deg. 38' 57" West 293.18 feet to the southeast corner of Units 10, 11 and 12 at the northeast corner of grantors 0.626 acre tract (Donald and Bernadette King, D.V. 1703, Pg. 964) and being the northeast corner and beginning point of the tract herein described;

thence continuing South 3 deg. 38' 57" West, passing through a 5/8" iron found at 2.00 feet, a total of 62.76 feet to a 5/8" iron pin set;

thence North 86 deg. 18' 51" West 129.07 feet to a 1/2" iron pipe found at the northeast corner of a 1.139 acre tract (Harrods Mount Vernon, LLC, D.V. 1245, Pg. 878);

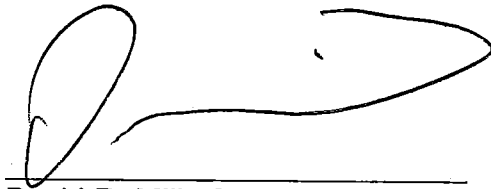
thence along the east line of Units 3, 4, 5, and 6 of the Knolls Condominiums, North 3 deg. 28' 11" East 62.76 feet to a cotton gin spike found at the southwest corner of Units 10, 11 and 12;

thence along the south line of said tract South 86 deg. 18' 51" East, passing through a 5/8" iron pin found at 127.27 feet, a total of 129.27 feet to the point of beginning, containing 0.186 acre, as surveyed in July 2018 and November 2020 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio.

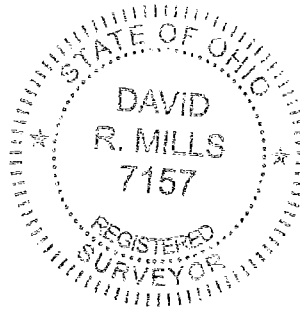
Attachment: Legal (2268 : 2021-Mpc-01)

North is assumed bearings. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Being part of Parcel #'s 66-09182.004. Deed Volume 1703, Page 964.



David R. Mills Surveyor # 7157
Date: November 13, 2020



Attachment: Legal (2268 : 2021-Mpc-01)

GENERAL WARRANTY DEED

Donald E. King and Bernadette King, husband and wife, of Knox County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to The Knolls Condominium Association, whose tax-mailing address is 708 Knolls Drive, Mount Vernon, Ohio 43050, the following described property:

See attached Exhibit "A"

Parcel Number: Part of Parent Parcel 66-09182.004

Prior Instrument Reference: Book 1703, Page 964-967 Knox County, Ohio Records.

**THIS PROPERTY MAY ONLY BE SOLD OR TRANSFERRED TO A
ADJOINING PROPERTY OWNER, INCLUDING THE KNOLLS
CONDOMINIUM ASSOCIATION.**

Attachment: 2020.12.23 General Warranty Deed (2268 : 2021-Mpc-01)

Executed this _____ day of _____, 202__.

Donald E. King

Bernadette King

STATE OF OHIO
COUNTY OF KNOX, ss:

The foregoing General Warranty Deed was acknowledged before me this _____ day of _____, 202__ by Donald E. King and Bernadette King, husband and wife.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

THE GILES LAW GROUP, LLC
109 East High Street
Mount Vernon, Ohio 43050
Telephone: (740) 397-5321
www.gileslaw.com

Attachment: 2020.12.23 General Warranty Deed (2268 : 2021-Mpc-01)