



Municipal Planning Commission

October 14, 2021

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Sep 9, 2021 4:00 PM

MPC ITEMS

- 2021-MPC-11 : 17606-17608 Coshocton Avenue Parcel #66-00814.000 - Lot Split

ADJOURNMENT



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 10/14/21 4:00 PM

Dept: **Municipal Planning Commission**

DRAFT

Category: Lands
Prepared By: Lacie Blankenhorn
Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3417)

DOC ID: 3417

2021-MPC-11 : 17606-17608 COSHOCTON AVENUE PARCEL #66-00814.000 - 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: The Board of Knox County, Ohio Commissioners requests a land subdivision of Parcel #66-00814.000. They wish to divide 3.741 acres from the existing 45.863-acre parcel. This will separate the facilities currently known as The Village Network from the remaining county facilities.



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

Approval No: _____

Applicant or Agent:

Name: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Grantor:

Name: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Grantee:

Name: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Site Information:

Address: 11660 Upper Gilchrist Road, Mount Vernon, Ohio 43050

Township in which transfer is to take place: Monroe

Zoning classification of proposed lot: P-1

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: Lot Split Application (3417 : 2021-Mpc-11)

LEGAL DESCRIPTION FOR:
The Board of Knox County Commissioners
3.741 ACRES
August 2021

The following real estate, situate in the Northeast Quarter of Section 24, Quarter 3, Township 7 North, Range 12 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 northeast corner the Northeast Quarter of Section 24;

thence along the north line of Section 24 North 87 deg. 39' 54" West 1479.36 feet to the centerline of Coshocton Road (U.S. Route 36) (variable R/W) at the northwest corner of a 1.200 acre tract (Hospice of Knox County, D.V. 975, Pg. 763);

thence along the centerline of Coshocton Road South 45 deg. 51' 20" West 60.25 feet and being the northwest corner and beginning point of the tract herein described;

thence through grantors 59.079 acres (The Board of Knox County Commissioners, D.V. 132, Pg. 81) the following 12 courses;

- 1- South 38 deg. 53' 45" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 88.74 feet to a 5/8" iron pin set;
- 2- South 52 deg. 44' 59" East 226.67 feet to a 5/8" iron pin set;
- 3- South 54 deg. 42' 47" East 406.84 feet to a 5/8" iron pin set;
- 4- South 3 deg. 59' 14" West 224.63 feet to a 5/8" iron pin set;
- 5- South 68 deg. 39' 26" East 81.91 feet to a 5/8" iron pin set;
- 6- South 4 deg. 23' 01" East 187.33 feet to a 5/8" iron pin set;
- 7- North 64 deg. 02' 33" West 394.97 feet to a 5/8" iron pin set;
- 8- North 42 deg. 13' 58" West 159.71 feet to a 5/8" iron pin set;
- 9- North 42 deg. 18' 12" East 287.40 feet to a 5/8" iron pin set;

Attachment: Lot Split Application (3417 : 2021-Mpc-11)

10- North 54 deg. 42' 47" West 193.84 feet to a 5/8" iron pin set;

11-North 52 deg. 44' 59" West 254.23 feet to a 5/8" iron pin set;

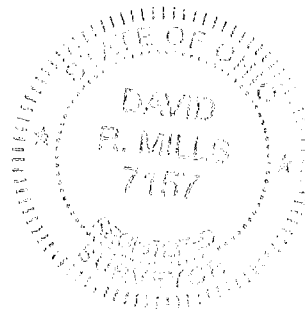
12- North 45 deg. 04' 45" West, passing through a 5/8" iron pin set at 60.15 feet, a total of 90.15 feet to the centerline of Coshocton Road;

Thence along the centerline of Coshocton Road North 45 deg. 51' 20" East 70.00 feet to the point of beginning, containing 3.741 acres, as surveyed in August 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the north line of the Northeast Quarter of Section 24 per Survey Record Volume R, page 608. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00814.000. Deed Volume 132, Page 81.



David R. Mills Surveyor # 7157
Date: August 13, 2021



Attachment: Lot Split Application (3417 : 2021-Mpc-11)

General Warranty Deed

The Board of County Commissioners of Knox County, Ohio, grant with general warranty covenants, to the Board of County Commissioners of Knox County, Ohio, whose mailing address is 117 East High Street, Mount Vernon, Ohio 43050, the following real property:

The following real estate, situate in the Northeast Quarter of Section 24, Quarter 3, Township 7 North, Range 12 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 northeast corner of the Northeast Quarter of Section 24;

Thence along the north line of Section 24 North 87 deg. 39' 54" West 1479.36 feet to the centerline of Coshocton Road (U.S. Route 36) (variable R/W) at the northwest corner of a 1.200 acre tract (Hospice of Knox County, D.V. 975, Pg. 763);

Thence along the centerline of Coshocton Road South 45 deg. 51' 20" West 60.25 feet and being the northwest corner and beginning point of the tract herein described;

Thence through grantors 59.079 acres (The Board of Knox County Commissioners, D.V. 132, Pg. 81) the following 12 courses;

1- South 38 deg. 53' 45" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 88.74 feet to a 5/8" iron pin set;

2- South 52 deg. 44' 59" East 226.67 feet to a 5/8" iron pin set;

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- 10- North 54 deg. 42' 47" West 193.84 feet to a 5/8" iron pin set;
- 11- North 52 deg. 44' 59" West 254.23 feet to a 5/8" iron pin set;
- 12- North 45 deg. 04' 45" West, passing through a 5/8" iron pin set at 60.15 feet, a total of 90.15 feet to the centerline of Coshocton Road;

Thence along the centerline of Coshocton Road North 45 deg. 51' 20" East 70.00 feet to the point of beginning, containing 3.741 acres, as surveyed in August 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the north line of the Northeast Quarter of Section 24 per Survey Record Volume R, page 608. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills

Part of Parcel # 66-00814.000. Deed Volume 132, Page 81.

Prior Instrument Reference: Book 132, Page 81

Commonly Known As: 11660 Upper Gilchrist Road, Mount Vernon, Ohio 43050

Executed this _____ day of _____, 2021.

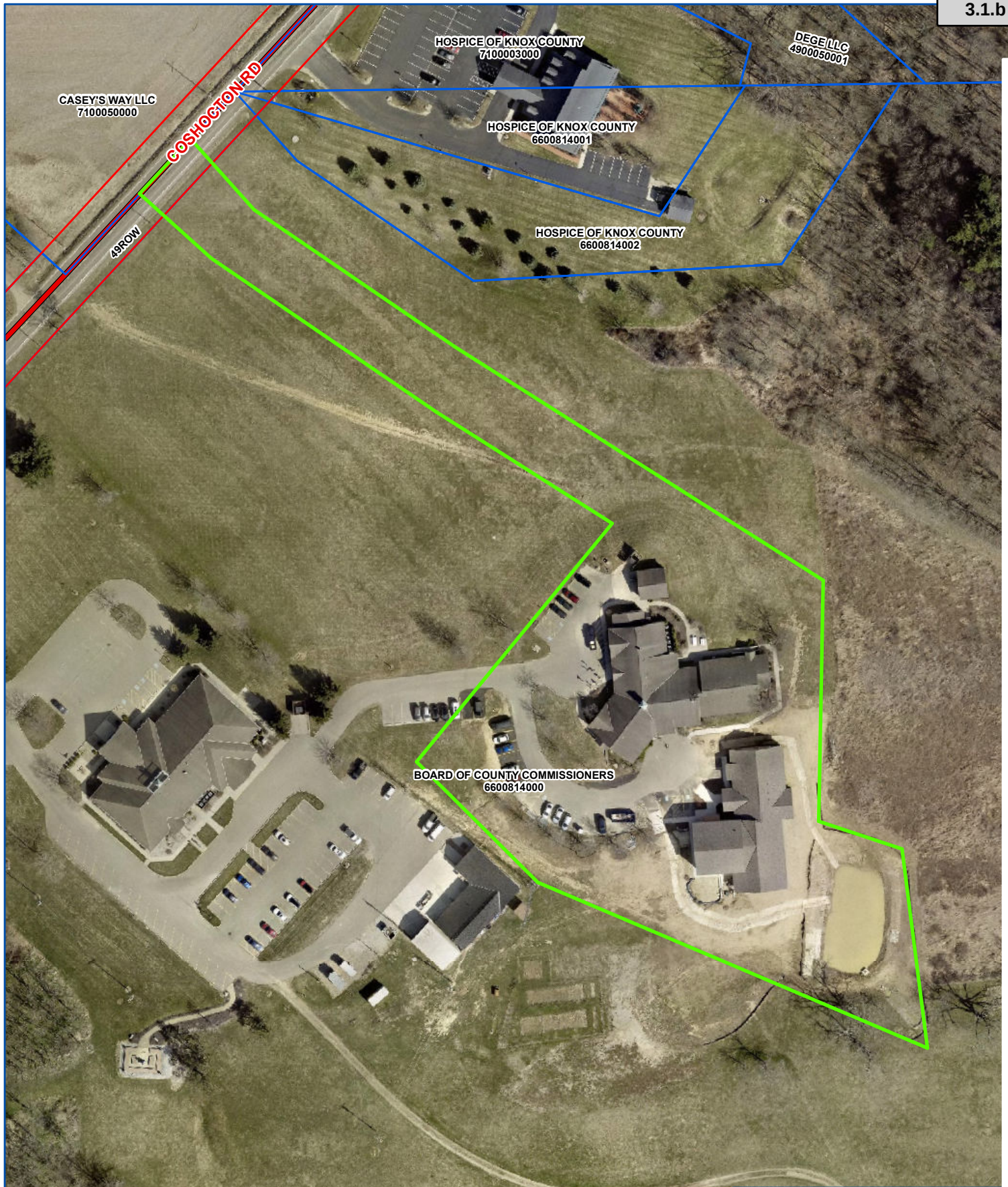
By: _____
Bill Pursel, Knox County Commissioner

STATE OF OHIO }
 } SS:
COUNTY OF KNOX }

On this _____ day of _____, 2021, personally appeared Bill Pursel of Knox County, Ohio, who acknowledged that he did voluntarily and officially sign the foregoing Deed for the uses and purposes expressed.

Notary Public

Attachment: Lot Split Application (3417 : 2021-Mpc-11)



Attachment: CRC SPLIT aerial (3417 : 2021-Mpc-11)



1 inch = 120 feet March 2021 Aerial Photo

Legend

- Proposed 3.741 Acre Split
- Road ROW
- Parcel Boundary