



MOUNT VERNON
MUNICIPAL PLANNING COMMISSION
AGENDA • NOVEMBER 4, 2021

Special Meeting

Council Chambers

4:00 PM

40 Public Square, Mount Vernon, OH 43050

I. CALL TO ORDER

II. MINUTES APPROVAL

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

III. MPC ITEMS

1. 2021-MPC-11 : 17606-17608 Coshocton Avenue Parcel #66-00814.000 - Lot Split
2. 2021-MPC-13 : 770 Upper Fredericktown RD Parcels #66-00919.000 & 66-06928.000 - Lot Split

IV. DISCUSSION - HOUSING COUNCIL

V. ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 11/04/21 4:00 PM

Dept: **Municipal Planning Commission**

SCHEDULED

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;

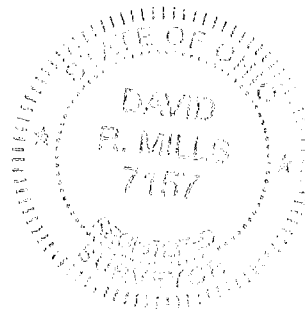
12- North 45 deg. 04' 45" West, passing through a 5/8" iron pin set at 60.15 feet, a total of 90.15 feet to the centerline of Coshocton Road;

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;

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;
- 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.

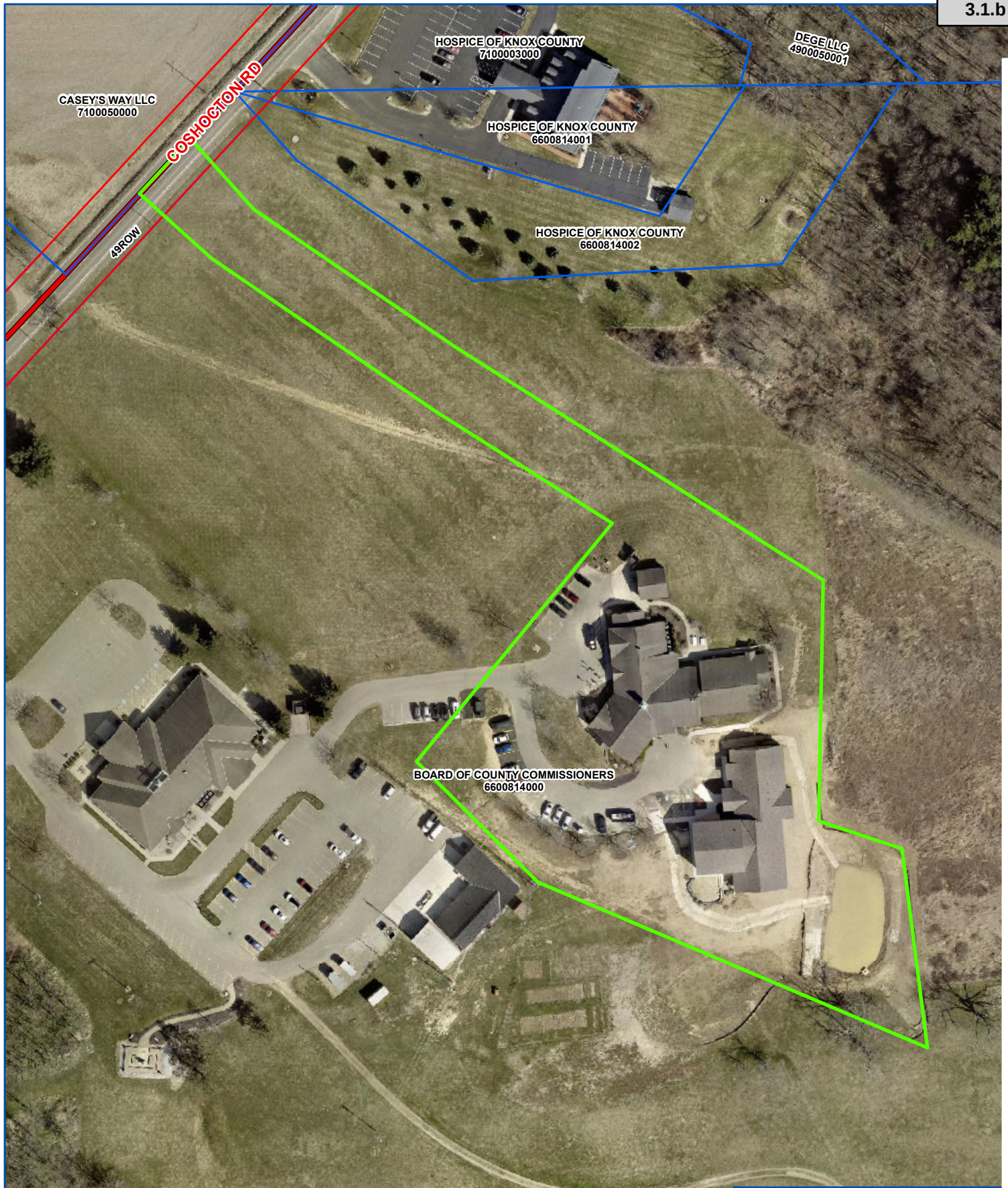
By: _____
Bill Pursel, Knox County Commissioner

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



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 11/04/21 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3425)

DOC ID: 3425

2021-MPC-13 : 770 UPPER FREDERICKTOWN RD PARCELS #66-00919.000 & 66-06928.000 - 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 estate of Betty E Zimmerman requests a land subdivision of Parcels #66-00919.000 (15.426-acres) & #66-06928.000 (.425-acre).

The request is for the 15.426-acres parcel and .425-acre parcel to be divided into 6 separate parcels ranging from 1.501-acres to 4.739-acres.

Exhibit A proposes a 1.317-acres parcel with access from Upper Fredericktown RD

Exhibit B proposes a 1.296-acres parcel with access from Upper Fredericktown RD

Exhibit C proposes a 2.545-acres parcel with access from Miller AVE, and located north of properties on Kimberley AVE

Exhibit D proposes a 4.547-acres parcel with access from Oakway DR, and located east of properties on Upper Fredericktown RD and west of properties on Clearview DR

Exhibit E proposes a 1.501-acres parcel that includes parcel #66-06928.000, a .425-acre parcel with a home on it, and adding 1.076 acres from the larger parcel #66-00919.000.

Exhibit F proposes a 4.739-acres parcel with access from Northridge DR, and located east of the proposed parcels along Upper Fredericktown RD, south and west of properties on Snowden AVE and west of property on Mansfield RD and Northridge DR.

Refer to the accompanying survey and legal descriptions for additional details.

SURVEY FOR: Betty Zimmerman Estate. D.V. 945, Pg. 223, D.V. 1749, Pg. 181.
LOCATION: Part of the Southeast Quarter of Section 22, Quarter 4, Township 7 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
- ∅ - 1" Iron Pipe Found
- - 3/4" Iron Pipe Found

DATE: September 18, 2021
SCALE: 1" = 150'

PARCEL # 66-00919.000
66-06928.000



North based on the
south line of 3.352 acres per
in Survey Volume T, page 167



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



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: Cynthia A. Cunningham Email: Cunningham@Kclaw.ohio.com

Address: 112 N. Main, Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit A - 1.317 acres

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-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

This is for all 6 requested parcels.

Additional Grantee:

Shelley H. Zimmerman

13090 SW 73rd Avenue Road

Ocala, FL 34473

Rick R. Zimmerman

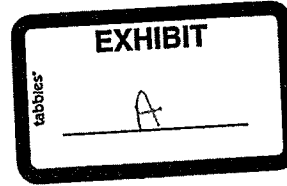
6531 Cougar Drive

Nashville, TN 37209

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.317 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 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 set at the southwest corner of Lot 4 of the Turner Subdivision and being the northeast corner and beginning point of the tract herein described;

thence South 5 deg. 50' 21" West 145.00 feet to a 5/8" iron pin set;

thence North 84 deg. 12' 20" West 395.20 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');

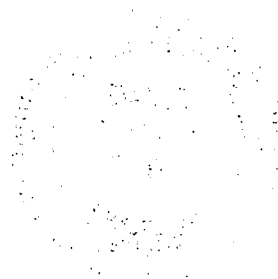
thence along the east line of said road North 5 deg. 23' 22" East 145.00 feet to a 1/2" iron pipe found at the southwest corner of a 0.205 acre tract (Michael Sebach, D.V. 1304, Pg. 38);

thence along the south line of said tract and the south lines of a 0.21 acre tract (Cordelia Rine, D.V. 1312, Pg. 492) a 0.219 acre tract (Cynthia Edwards, D.V. 763, Pg. 782), a 0.219 acre tract (P. & J. Harris, D.V. 1012, Pg. 668) and a 0.22 acre tract (Holly Sapp, D.V. 1546, Pg. 297) South 84 deg. 12' 20" East 396.34 feet to the point of beginning, containing 1.317 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page.

A handwritten signature in black ink, appearing to be "David R. Mills", written over a horizontal line.

David R. Mills Surveyor # 7157
Date: September 18, 2021





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: Cynthia A. Cunningham Email: Cunningham@Kclawohio.com

Address: 112 N. Main. Mt. Vernon. OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____

Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown. OH 43019 - See attached

Telephone: 740-392-2451

Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit B - 1.296 Acres

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: _____

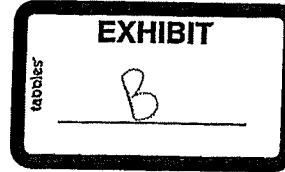
Comments: _____

Zoning Enforcement Officer

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.296 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 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 set at the southwest corner of Lot 4 of the Turner Subdivision;

Thence South 5 deg. 50' 21" West 145.00 feet to a 5/8" iron pin set and being the northeast corner and beginning point of the tract herein described;

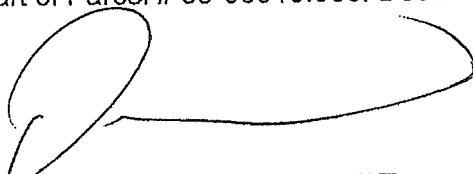
thence South 5 deg. 50' 21" West 141.07 feet to a 5/8" iron pin set;

thence North 84 deg. 46' 38" West 394.09 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');;

thence along the east line of said road North 5 deg. 23' 22" East 145.00 feet to a 5/8" iron pin set;

thence South 84 deg. 12' 20" East 395.20 feet to the point of beginning, containing 1.296 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.


David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Ccunningham@Kelawohio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit C - 2.545 Acres

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: _____

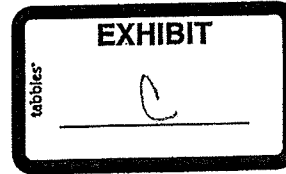
Comments: _____

Zoning Enforcement Officer

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
2.545 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a ½" iron pipe found on the north line of Miller Avenue (50') at the southwest corner of the Northridge Subdivision and being the southeast corner and beginning point of the tract herein described;

thence along the north line of the Belmont Subdivision North 84 deg.47' 28" West 172.00 feet to a ½" iron pipe found at the northwest corner of Lot 107 of the Belmont Subdivision and the northeast corner of the Ranchwood Subdivision;

thence along the north line of said Ranchwood Subdivision North 84 deg.22'04" West 299.55' feet to a ½" iron pipe found at the southeast corner of a 1.819 acre tract (Dale Black, D.V. 1067, Pg. 194);

thence along the east line of said 1.819 acres North 5 deg. 22' 46" East 204.01 feet to a 5/8" iron pin set at the northeast corner of said tract;

thence North 82 deg.49' 13" East 422.42 feet to a 5/8" iron pin set;

thence South 5 deg. 31' 36" West 170.00 feet to a 5/8" iron pin set;

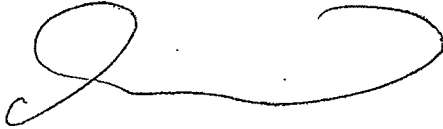
thence South 84 deg. 47' 28" East 60.00 feet to a ½" iron pipe found on the south line of Oakway Drive (50') at the northwest corner of Lot 9 of the Northridge Subdivision;

thence along the west line of the Northridge Subdivision South 5 deg.31' 36" West 126.85 feet to the point of beginning, containing 2.545 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

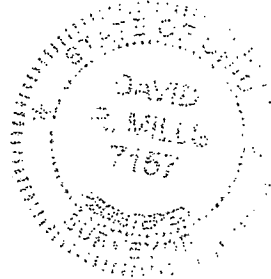
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Cunningham@KelawOhio.com
 Address: 112 N. Main. Mt. Vernon, OH 43050
 Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased
 Address: _____
 Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____
 Address: Todd 770 Upper Fredericktown, OH 43019 ~ See attached
 Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown
 Township in which transfer is to take place: City of Mt. Vernon
 Zoning classification of proposed lot: Residential

Exhibit D - 4.547 Acres

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: _____

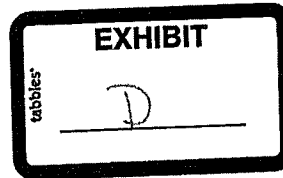
Zoning Enforcement Officer

Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
4.547 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 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 set on the south line of Northridge Drive (50') at the Northwest corner of Lot 13 of the Northridge Subdivision and being the northeast corner and beginning point of the tract herein described;

thence along the west line of the Northridge Subdivision South 5 deg. 31' 36" West 304.35 feet to a 1/2" iron pipe found at on the south line of Oakway Drive (50') at the northwest corner of Lot 9

thence North 84 deg. 47' 28" West 60.00 feet to a 5/8" iron pin set;

thence North 5 deg. 31' 36" East 170.00 feet to a 5/8" iron pin set;

thence South 82 deg. 49' 13" West 422.42 feet to a 5/8" iron pin set at the northeast corner of a 1.819 acre tract (Dale Black, D.V. 1067, Pg. 194);

thence along the north line of said 1.819 acres North 84 deg. 44' 35" West 183.98 feet to a 5/8" iron pin set at the southeast corner of Lot 1 in the Donald Loveridge Subdivision;

thence along the east line of said Loveridge Subdivision North 5 deg. 49' 08" East 344.30 feet to a 5/8" iron pin set at the northeast corner of Lot 5 and the southwest corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720);

thence along the south line of said 0.28 acre South 83 deg. 19' 18" East 181.97 feet to a 1/2" iron pipe found at the southeast corner of said tract;

thence along the east line of said 0.28 acre North 5 deg. 49' 08" East 68.00 feet to a 5/8" iron pin set at the northeast corner of said tract;

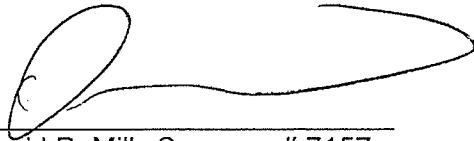
thence South 63 deg. 34' 47" East 505.23 feet to the point of beginning, containing 4.547 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Cunningham@KelawOhio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit E-1.501 Acres

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

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.501 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 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 set at the southwest corner of Lot 4 of the Turner Subdivision;

Thence South 5 deg. 50' 21" West 286.07 feet to a 5/8" iron pin set and being the northeast corner and beginning point of the tract herein described;

thence South 5 deg. 50' 21" West 169.73 feet to a 5/8" iron pin set at the northeast corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720);

thence along the north line of said 0.28 acre North 83 deg. 19' 18" West 181.97 feet to a 5/8" iron pin set at the northwest corner of said tract and the northeast corner of Lot 6 of the Donald Loveridge Subdivision;

thence along the north line of Lot 6 North 84 deg. 44' 35" West 210.83 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');

thence along the east line of said road North 5 deg. 23' 22" East 164.97 feet to a 5/8" iron pin set;

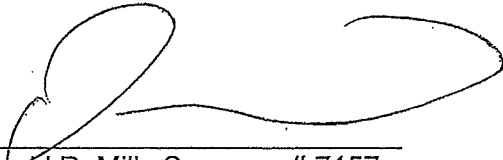
thence South 84 deg. 46' 38" East 394.09 feet to the point of beginning, containing 1.501 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

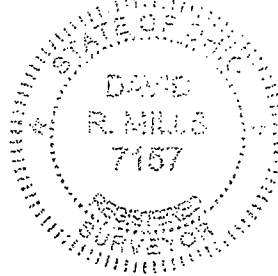
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000 (1.076 acre) and all of Parcel # 66-06928.000 (0.425 acre).
Deed Volume 945, Page 223 and Deed Volume 1749, Page 181.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Ccunningham@Kelawohio.com
 Address: 112 N. Main. Mt. Vernon, OH 43050
 Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased
 Address: _____
 Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____
 Address: Todd 770 Upper Fredericktown, OH 43019 ~ See attached
 Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown
 Township in which transfer is to take place: City of Mt. Vernon
 Zoning classification of proposed lot: Residential

Exhibit F 4.739 acres

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: _____

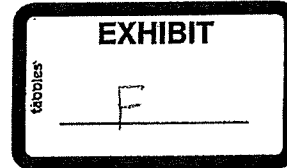
 Zoning Enforcement Officer

Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
4.739 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 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 set at the southwest corner of Lot 4 of the Turner Subdivision and being the northwest corner and beginning point of the tract herein described;

thence along the south line of the Turner Subdivision South 83 deg. 44' 00" East 358.64 feet to a 1" iron pipe found at the southeast corner of said subdivision;

thence along the west line of a 4.694 acres (Terry Marabito, D.V. 501, Pg. 337) South 4 deg. 55' 08" West 299.95 feet to a 1/2" iron pipe found at the southwest corner of said tract; thence along the west line of a 3.352 acres (Mount Vernon Ohio Congregation of Jehovah's Witnesses, D.V. 1202, Pg. 128) South 5 deg. 28' 06" West 153.82 feet to a 1/2" iron pipe found at the southwest corner of said tract;

thence along the south line of said 3.352 acres South 85 deg. 00' 18" East 107.58 feet to a 5/8" iron pin found at the northwest corner of Lot 26 of the Northridge Subdivision;

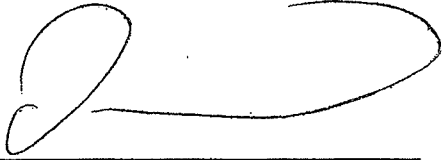
thence along the west line of said subdivision South 5 deg. 31' 36" West 178.58 feet to a 5/8" iron pin set on the south line of Northridge Drive (50') at the northwest corner of Lot 13;

thence North 63 deg. 34' 47" West 505.23 feet to a 5/8" iron pin set at the northeast corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720); thence North 5 deg. 50' 21" East 455.79 feet to the point of beginning, containing 4.739 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

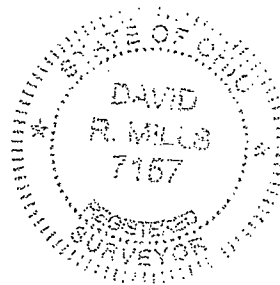
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.

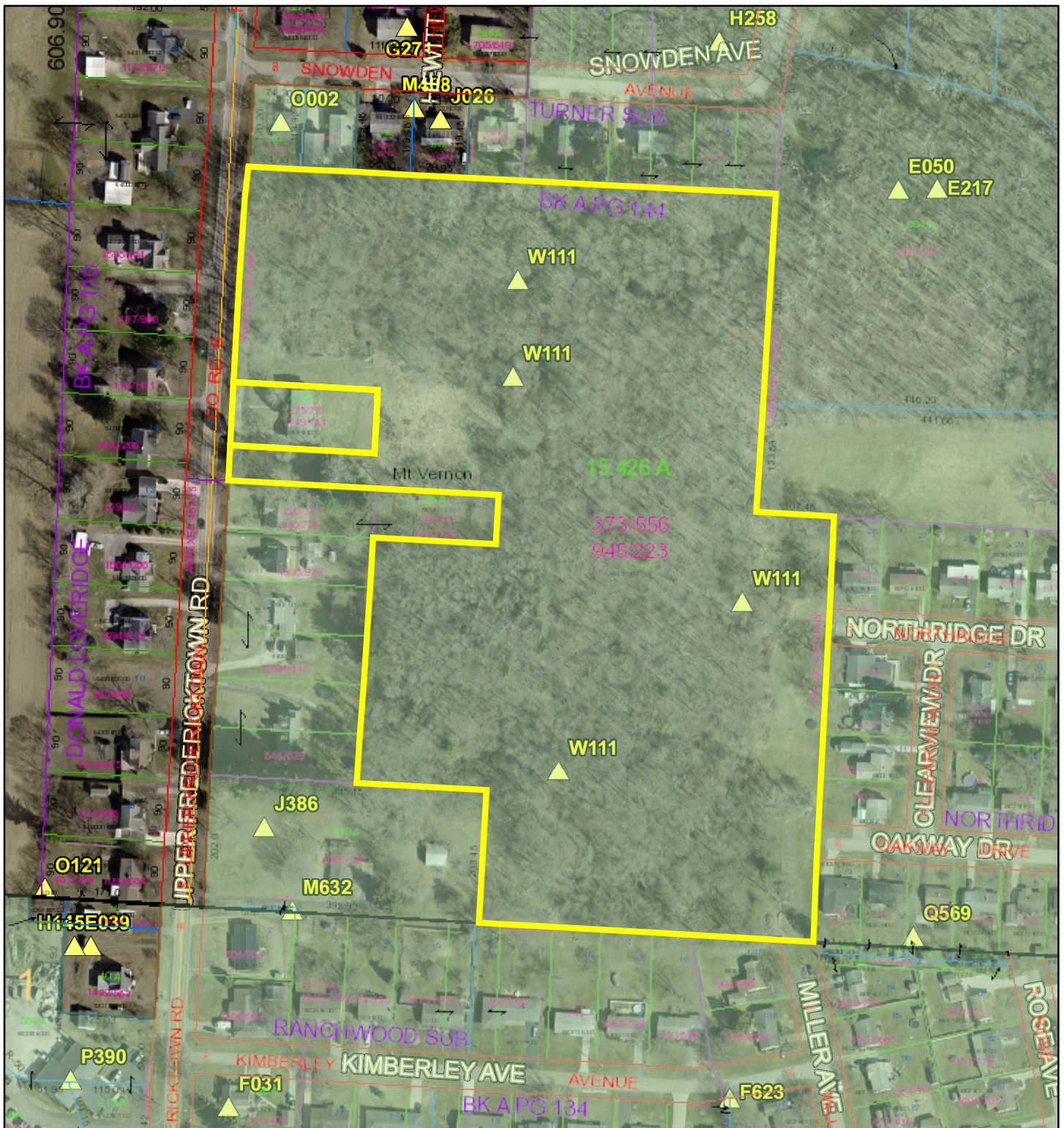


David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

Zimmerman



October 27, 2021

- 1 inch -
Scale - 1:2,400

1 inch = 200 feet
1 inch = 0.038 miles

Attachment: 2021-MPC-13 Zimmerman property aerial image (3425 : 2021-Mpc-13)