



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin County Board of Zoning Appeals

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

**Monday, November 17, 2025
1:30**

- 1. Call to Order (Chair)**
- 2. Call roll for board members (Planning Admin Assistant)**
 - a. Acknowledgement of Quorum**
 - b. Identification of Absent Members**
- 3. Introduction of staff (Planning Administrator)**
- 4. Approval of minutes from the October 20, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)**
- 5. New Business:**

i. Administrative Matter: VA-4152 Austin Walkman

Owner/Applicant:	Robert Hinton/Dashaun Hinton
Township:	Pleasant Township
Site:	6054 Harrisburg London Rd. (PID #230-003340)
Acreage:	3.266-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting Variance from Section 650.162(a) to construct a covered deck in the Big Darby Creek Riparian Setback in an area zoned Rural (R).

- a. Swear in Staff (Attorney)**
- b. Staff Presentation**
- c. Request for Applicant Presentation (Chair)**
- d. Swear in Applicant (Attorney)**
- e. Applicant Testimony**
- f. Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**
- g. Roll Call on Motion / Vote (Planning Admin Assistant)**
- h. Call for Motion to Recommend Approval (Chair)**
- i. Roll Call on Motion / Vote (Planning Admin Assistant)**
- j. Call for Motion on Findings of Facts (Chair)**
- k. Roll Call on Motion/Vote (Planning Admin Assistant)**

ii. **Administrative Matter: CU-4153 Kayla Johnson**

Owner/Applicant:	Gregorio Rios/Tom Hart
Township:	Pleasant Township
Site:	2451 Gardner (PID #230-001380)
Acreage:	36.388-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Applicant requesting a postponement to prepare additional Variance application. Requesting Conditional Uses per Sections 610.06(4) and 610.06(7) of the Franklin County Zoning Resolution to allow gravel and a parking area in the Floodway Fringe.

- a. **Staff Presentation**
- b. **Call for Motion to Postpone (Chair)**
- c. **Roll Call on Motion / Vote (Planning Admin Assistant)**

6. **Call for Motion to Adjourn of Meeting to December 15, 2025, (Chair)**

- a. **Roll Call on Motion/Vote (Planning Admin Assistant)**

MINUTES OF THE
FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, October 20, 2025

Commission convened at the Franklin County Judicial Services Building, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Monday, October 20, 2025, 1:30 p.m.

Present were:

Chris Baer, Chairman
Nancy Hunter
Joe Martin

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator
Sean Karns, Administrative Assistant
Kayla Johnson, Planner
Austin Workman, Planner

Franklin County Prosecutor's Office Members:

Devin Bartlett, Assistant Prosecuting Attorney
Eli Redfern, Assistant Prosecuting Attorney

Other attendees:

Yeong T. Jiang
Paul Fatkins
Shad Morris
Mohamud Jama
Sam Mattern

Chairman Baer opened the hearing. The first order of business was the roll call of the members and introduction of the staff and members of the Prosecutor's Office. The next order of business was approval of the minutes of the September 15, 2025, meeting. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Variance Application VA-4144. The owner/applicant of the gas station located at 3317 Cleveland Avenue is Yeong Jiang. The applicant is requesting a variance from Section 670.083(a) to reconstruct their convenience store with the increased minimum setback. The site is approximately 0.54 acres, zoned Community Service, with Smart Growth Overlay. The comprehensive plan for the area is the Clinton-Mifflin Land Use Plan. Staff recommended that upon approval the applicant will be required to:

No. 1: Apply for and receive approval of a certificate of Commercial Zoning Compliance from the Franklin County Planning Department prior to lot development (FCZR Sec. 705.02) No. 2: Apply for and receive approval of a building permit from the state. No. 3: Obtain any other required permits to comply with regulations. A motion was made by Chairman Baer, seconded by Mr. Martin, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

A motion was made by Ms. Hunter, seconded by Mr. Martin, to approve a variance from Section 670.083(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4144 with the three staff recommendations.

The motion passed by a vote of three yeases, zero nos, and zero abstentions. A motion was then made by Ms. Hunter, seconded by Mr. Martin, that the basis for approving the applicant's request for the variance from Section 670.0838 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4144 results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeases, zero nos, and zero abstentions.

The next order of business was to hear VA/CU-4146. The property owner was ARV Investors, LLC. The applicant was Paul Fatkins. The site is located at 1852 Little Avenue, Columbus, Ohio 43223. It is a 0.15-acre property within Franklin Township, zoned Restricted Urban Residential, or R-8. The applicant and owner requested a conditional use for Section 312.031(a) of the Franklin County Zoning Resolution for a two-family dwelling in order to allow development of a two-family dwelling on the property.

The applicant and owner also requested variances from Sections 312.041, 312.042, and 312.043 of the Zoning Resolution to allow for a two-family dwelling that does not meet the required lot size, lot width, or side yard setbacks in an area zoned R-8. A motion was made by Chairman Baer, seconded by Ms. Hunter, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve a conditional use per Section 312.031(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

A motion was made by Mr. Martin, seconded by Ms. Hunter, that the basis for approving the applicant's request for the conditional use per Section 312.031(a) of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA/CU-4146, results from the applicant satisfying the criteria for granting a conditional use per Section 815.041. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

A motion was made by Mr. Martin, seconded by Ms. Hunter, to approve a variance from Sections 312.041, 312.042, and 312.043 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA/CU-4146. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

A motion was made by Mr. Martin, seconded by Ms. Hunter, that the basis for the approval of the applicant's request for the variance from Sections 312.041, 312.042, and 312.043 of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA/CU-4146, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeases, zero nos, and zero abstentions.

The next order of business was to hear Variance Application 4151. The owner/applicant was Mohamud Jama, for a 0.12-acre property located in Mifflin Township in the Rural zoning district located at 2116 Myrtle Avenue. The applicant requested variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution to bring a nonconforming lot into conformity prior to the application for zoning compliance. staff believes that a practical difficulty inherently exists in the improper zoning of a property as Rural and recommended that the Board of Zoning Appeals approve variances from Sections 110.041, 302.041(a), and 302.042. A motion was made by Chairman Baer, seconded by Ms. Hunter, to admit the presentation, staff report, exhibits, and testimony from the applicant. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was made by Ms. Hunter, seconded by Mr. Martin, to approve variances from Sections 110.041, 302.041(a), and 302.042 of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4151. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was made by Ms. Hunter, seconded by Mr. Martin, that the basis for approving the applicant's request for the variance from Sections 110.041 and 302.041(a) and 302.042 of the Franklin County Zoning Resolution, as outlined in the request for the applicant identified in Case No. VA-4151, results from the applicant satisfying the criteria for granting a variance under Section 810.041(b). The motion passed by a vote of three yeses, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Board of Zoning Appeals, Chairman Baer adjourned the hearing.

The hearing was adjourned at 2:14 p.m.

The minutes of the May 20, 2025, Franklin County Board of Zoning Appeals were approved this _____ day of _____, 2025.

Chair's Signature



STAFF REPORT

Board of Zoning Appeals
November 17th, 2025

Case: VA-4152

Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Robert Hinton / Dashawn Mulders
Township:	Pleasant Township
Site Location:	6054 Harrisburg London Road (PID#230-003340)
Acreage:	3.26-acres
Utilities:	Private water and wastewater
Zoning:	Rural (R)
Request:	Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct a covered deck located in the Big Darby Creek Watershed Riparian Setback in an area zoned Rural (R).
Recommendation:	Staff recommends approval of the Variance request from Section 650.162(a).

II. Property Background/History

The property is located on the north side of Harrisburg London Road and on the west side of Harrisburg Georgesville Road. The northern half of the property is located in the Big Darby Creek Watershed Riparian Setback, with the entire principal structure being located in the Riparian Setback. The eastern portion of the property is also located in a FEMA identified floodway fringe that does not affect this request.

The following is a summary of the development and permit history of the parcel:

- 2008 – House was constructed
- 2009 – The Big Darby Creek Watershed Riparian Setback Established
 - The existing principal structure fell into this setback.
- 2016 – Current Property owners acquired property.
- 2025 – Property owners applied for a Residential Zoning Compliance for a covered porch in the Riparian setback

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Pleasant	Rural (R)	Agricultural
South	Pleasant	Rural (R)	Single Family Residential
East	Pleasant	Rural (R)	Floodway
West	Pleasant	Rural (R)	Single Family Residential

IV. Comprehensive Plan

The Pleasant Township Comprehensive Plan (2009) recommends properties in the surrounding area be zoned as Rural (R). This property falls in a Tier 1 conservation area identified in the plan. The plan discourages development in or near any environmentally sensitive areas/near environmental features.

Franklin County Zoning Resolution Review

Variance from Section 650.162(a) – List of Prohibited Uses: In the Riparian Setback:

Construction. Construction of buildings or structures of any kind or size are prohibited. This restriction applies to new construction, and does not apply to existing residential structures and associated accessory structures.

The Applicant's proposal is to construct a 212 square foot covered deck on the eastern side of the house in the Big Darby Watershed Riparian Setback.

V. Technical Review Committee Agency Review

The case was referred to the Informal Technical Review Committee for comments on October 15th, 2025. FSWCD: Riparian setback mitigation would be for Zone 2 (25-100') @ 3 x 212 sf=636 or plant six (6) trees in lowest available zone.

VI. Area Variance Review Criteria

Section 810.041(b) – Area Variance:

The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist: *See application for Applicants full response.*

- 1) *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
 - a) Applicant's Response/Summary:
"No, the only buildable area without the variance is at the front of the house, which would significantly alter the homes appearance and reduce curb appeal."
 - b) Staff's Response
Staff believes that without the Variance the property can yield a reasonable return and be beneficially used as a residential property.
- 2) *Whether the variance is substantial;*
 - a) Applicant's Response/Summary:
The applicant does not believe the Variance to be substantial.
 - b) Staff's Response
Staff agrees with applicant and does not believe the Variance to be substantial.

- 3) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
- a) Applicant's Response/Summary:
The applicant believes that the proposed deck would be consistent with the character of the area.
 - b) Staff's Response
Staff agrees with the applicant and does not believe that the character of the neighborhood would be substantially altered as a result of the Variance.
- 4) *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*
- a) Applicant's Response/Summary:
The applicants do not believe governmental services would be affected by the approval of this Variance.
 - b) Staff's Response
Staff does not believe governmental services would be affected by the approval of this Variance.
- 5) *Whether the property owner purchased the property with knowledge of the zoning restriction; See application for applicants' full response.*
- a) Applicant's Response/Summary:
"The homeowners purchased the property without the knowledge of the zoning restrictions."
 - b) Staff's Response
Staff does not know if the property owners knew of the zoning restrictions.
- 6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance;*
- a) Applicant's Response/Summary:
The applicant does not believe the property's owners predicament can be obviated through any other method than with the use of this variance.
 - b) Staff's Response
Staff does not believe the property owners predicament can be obviated through some other method without the approval of the Variance, as the entire principal structure falls within the Riparian setback.
- 7) *Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.*
- a) Applicant's Response/Summary:
The applicant believes the spirit and intent would be observed, and a substantial justice will be granted by granting this variance.
 - b) Staff's Response:
The Riparian Setback was established in 2009, a year after the construction of the existing house in 2008. With the proposed covered deck not being substantial, staff believes a substantial justice will be granted, and the spirit and intent of the zoning requirements will be observed.

VII. Recommendation:

Staff believes a practical difficulty exists on the property. If the Riparian setback was established prior to the construction of the house, or the house was constructed after the setback was established, said house may have been constructed outside the Riparian Setback and the proposed covered deck could be allowed. Since the entirety of the principal structure is located in the Riparian setback, any additions to the structure would require the approval of variances.

Based on Staff's Analysis, staff's recommendation is that the Board of Zoning Appeals **approve** a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct a covered deck located in the Big Darby Creek Riparian Setback in an area zoned Rural (R).

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:

_____ moves to approve a variance from Section 650.162(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4152.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following is the proposed finding of fact:

_____ move that the basis for approving/denying the applicant's request for the variance from Section 650.162(a) of the Franklin County Zoning Resolution as outlined in the request for the applicant identified in Case No. VA-4152 results from the applicant satisfying/not satisfying the criteria for granting a variance under Section 810.041(b).

Seconded by: _____

Voting:



VA-4152

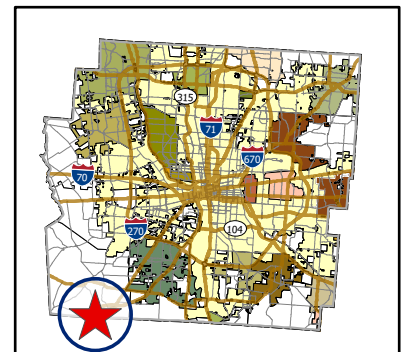
Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct a covered deck located in the Big Darby Creek Watershed Riparian Setback in an area zoned Rural (R).

Acres: 3.26-acres
Township: Pleasant

- Streets
- Parcels
- 6054 Harrisburg London Road
- Stream Buffers



0 83 166
 Feet
 1 inch = 166 feet





VA-4152

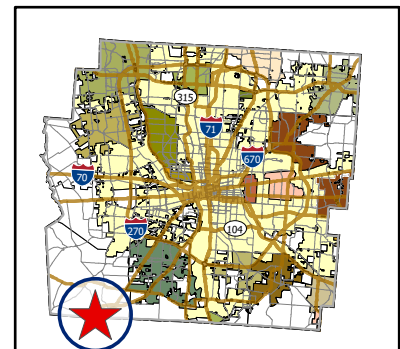
Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct a covered deck located in the Big Darby Creek Watershed Riparian Setback in an area zoned Rural (R).

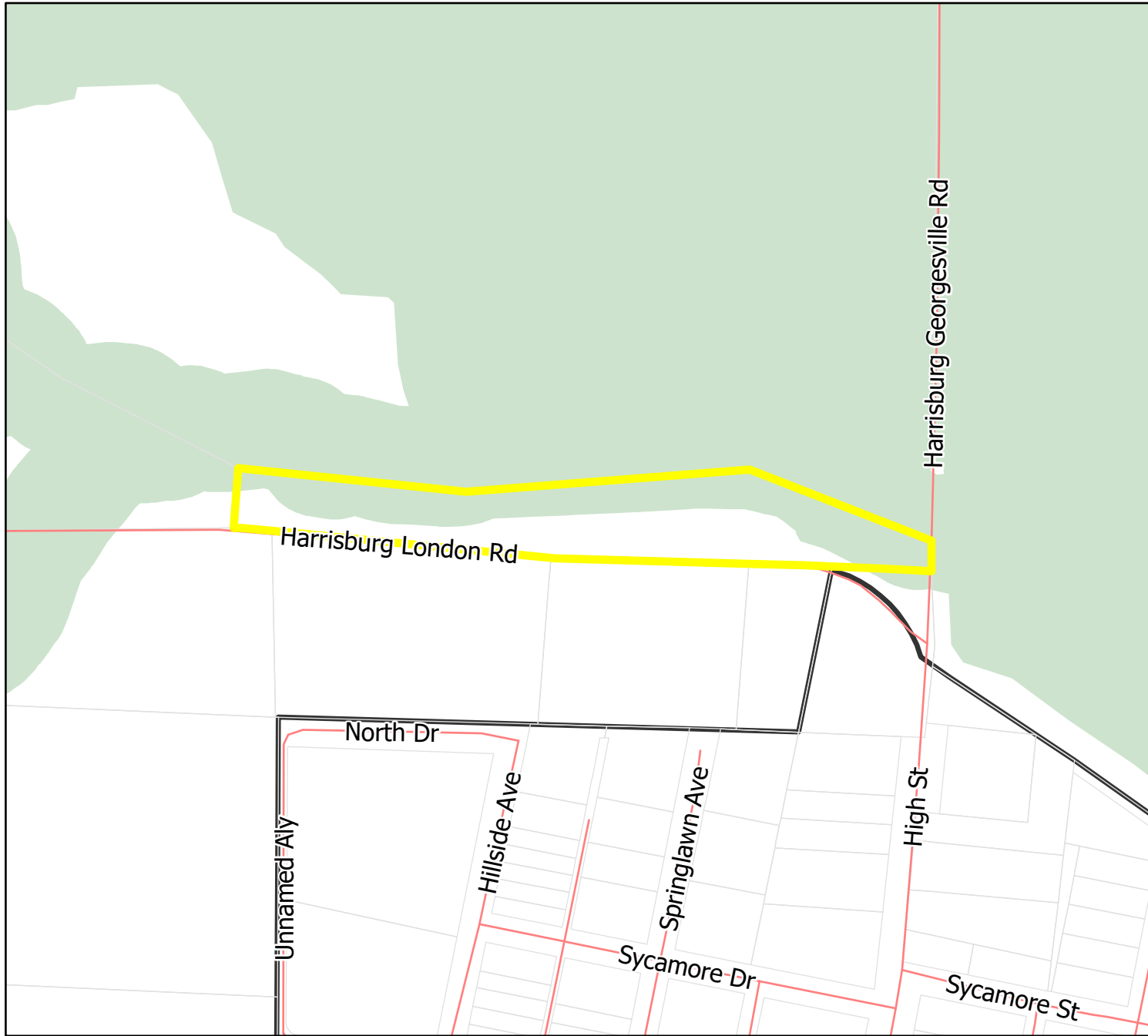
Acres: 3.26-acres
Township: Pleasant

- Streets
- Parcels
- 6054 Harrisburg London Road
- Waterbodies



0 125 250
 Feet
 1 inch = 250 feet





VA-4152

Requesting a Variance from Section 650.162(a) of the Franklin County Zoning Resolution to construct a covered deck located in the Big Darby Creek Watershed Riparian Setback in an area zoned Rural (R).

Acres: 3.26-acres
Township: Pleasant

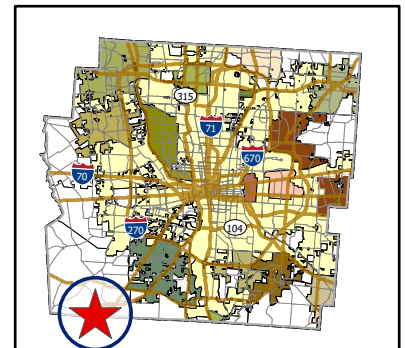
- Streets
- 6054 Harrisburg London Road
- Stream Buffers

Zoning - County

- Rural



0 125 250
Feet
1 inch = 250 feet





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 1 of 7

Property Information

Site Address: 6054 Harrisburg London Rd. Orient, OH 43146
Parcel ID: 230 - 003340 - 00 Zoning District: South Western CSD
Lot Acreage: 3.266 Township: Pleasant

Property Owner Information

Name: Robert Hinton
Address: 6054 Harrisburg London Rd. Orient, OH 43146
Phone # (614) 638 - 0650 Fax #
Email: Rob021888@gmail.com

Applicant Information

☐ Same as property owner

Name: Dashawn Mulders
Address: 321 W. Bigelow Ave. Plain City, OH 43064
Phone # (614) 300 - 5026 Fax #
Email: info@thirdspacebuilders.com

Agent Information

Name: N / A (same as applicant)
Address:
Phone # Fax #
Email:

Staff Use Only

Case # VA- 4152
Date Filed: 10/1/2025
Received By: J.W.
Fee Paid: \$350.00
Receipt Number: 25-02835
Hearing Date: 11/17/25
Technical Review: 10/28/25
Zoning Compliance #: R2-25-255

Checklist

- ☒ Completed Application
- ☒ Fee Payment (checks only)
- ☒ Auditor's Map (8.5"x11")
- ☒ Site Map (max 11"x17")
- ☒ Covenants and deed
- ☒ Notarized signatures
- ☒ Proof of water/wastewater supply
- ☒ Copy of denied Zoning Certificate
- ☒ Copy of denial letter

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☒ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☐ Public (Central)
- ☒ Private (On-site)
- ☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810
of the Zoning Resolution

Page 2 of 7

Case# VA-

Variance(s) Requested:

Section:

650.162 (a)

Description:

Prohibited uses in riparian setback

Section:

Description:

Section:

Description:

Describe the project:

Building a covered deck attached to existing house w/ steps to grade. Slight change to interior layout for access to deck (shifting location of bathroom & bedroom closets, eliminating hallway closets)

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

The riparian setback applies to the majority of their lot, the house is entirely within the setback



Case# VA-

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes, the requirements limit the homeowners to only being able to build off the front of the house.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

They do not, the homeowners purchased the property which was already built within the setback.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

The variance is only intended to grant the homeowners the same privilege as the surrounding properties.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

Granting the variance would not adversely affect the health or safety of any individuals, and would not be a detriment or injurious to the surrounding area. We feel it improves the safety of the residents since it provides views to the main yard where their children play, and another entrance for egress.

6. Can there be any beneficial use of the property without the variance?

No, the only buildable area without the variance is at the front of the house, which would significantly alter the home's appearance and reduce curb appeal.



Case# VA-

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

The variance would extend from the north lot line to the "front/south" edge of house (~61 ft) & extends 15' to the east from "east edge" of house.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No, we're planning to build the covered deck to be visually consistent with the existing house and the adjoining properties will not be affected.

9. How would the variance adversely affect the delivery of governmental services? (e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

The variance would have no effect on delivery of governmental services other than providing another access into/out of the house in case of emergency.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

The homeowners purchased the property without knowledge of the zoning restrictions.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No, the main reason for this project is to provide clear views & access to the main portion of the yard. The deck also provides a comfortable seating area which looks out towards the yard, where their two young children often play.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

It would since we're still maintaining the natural buffer between land & water (not affecting the tree line or elevation change) and w'd be building the covered deck further from the river than the existing house.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Zoning Variance

Pursuant to Section 810

of the Zoning Resolution

Page 5 of 7

Case# VA-

Affidavit **

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Franklin County Zoning Resolution. The affiant further acknowledges that a Certificate of Zoning Compliance may only be issued for an approved Variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals; if an approved Variance has not been used within one (1) year of its date of issuance, meaning there has not been active and substantial improvement to a property in accordance with a valid Variance, then the Variance shall expire and no work may commence or continue without either renewing the Variance or receiving a new Variance approval from the Board of Zoning Appeals in accordance with Section 810 of the Franklin County Zoning Resolution.

Gus Molders
Applicant/Authorized Agent *

10/1/25
Date

Property Owner (signature must be notarized)

Date

Property Owner (signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.



Application Instructions

Please submit the following:

1. Application Form
Completed application form with notarized signatures
2. Fee - non refundable **Please refer to our most current fee schedule by visiting www.franklincountyohio.gov/edp*
Checks only payable to *Franklin County Treasurer*
3. Covenants or deed restrictions
Provide a copy of your deed with any deed restrictions
You can access and print a copy by visiting: www.franklincountyohio.gov/recorder
4. Auditor's Tax Map
Provide a map showing the subject property and all land within 500 feet of the property.
You can access and print a copy of the map by visiting: www.franklincountyohio.gov/auditor
5. Site Map - Refer to Page 7
6. Proof of utility service
Provide proof from the provider of your water and wastewater services

Note: If centralized water and/or sewer services are provided by a private/public entity, you must provide a letter or current bill verifying that services are provided or access is available. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).





Site Plan Requirements

- The site plan must be prepared by a design professional (i.e. registered surveyor, engineer and/or architect) and include all items required under Sections 705.022 and 810.022 of the Franklin County Zoning Resolution
 - *Site plans which are incomplete and/or not drawn to scale will not be accepted.*
- Two (2) copies - minimum size of 8.5"x11" paper, maximum size of 11"x17" paper **Larger size copies are acceptable in addition to the min./max. sizes required*
- North arrow and appropriate scale (i.e. 1 inch = 20 feet)
- Property lines, with the exact dimensions of the lot labeled
- Street right-of-way boundaries including street centerline
- The exact dimensions and location of all existing buildings (principal and accessory), structures (decks, patios, pools, paved parking areas, courtyards, etc.) and driveways/access points, indicating setbacks of each from property lines with measurements/distances labeled
- The exact dimensions, height and location of all proposed buildings, structures, additions, or modifications to the property, indicating setbacks from property lines with measurements/distances labeled
- Landscaping details - provide the quantity, location, size and plant species (Ohio Native Non-Invasive Only) used
- All open space areas including calculations (percentage) of impervious vs. pervious surface
- Building elevations and/or architectural renderings
- Parking layout with required parking calculations provided
- Lighting details - location, type of fixture (illustration), height and strength (footcandles/lumens)
- Existing and intended uses of all buildings and structures
 - *If multiple uses are being conducted within one building, the site plan must reflect the area of the building being occupied by each individual use*
- All easements and above/below ground utilities
- Regulatory floodplain (Floodway and Floodway Fringe) and riparian setback boundaries, when applicable
- All existing and proposed above and below ground drainage and stormwater features
 - *Refer to the Franklin County Stormwater Drainage Manual*
- Site topography (two (2) ft. contour intervals)
- Details regarding the location, height, maintenance and screening for any existing or proposed trash dumpster
- Screening details - *Refer to Section 521 of the Franklin County Zoning Resolution*
- Provisions for water and sanitary services including the the exact location, dimensions and setbacks from property lines and structures of all private/public water and wastewater treatment facilities
 - *If public water and sewer services are provided, proof of services must be submitted*
- All areas of disturbance, including grading, filling, clearing, excavating, etc.
- Erosion and sediment control plan
- All fence locations, indicating height and material(s) used
- Any other information with regard to the lot or neighboring lots which may be necessary to determine and provide for the enforcement of the Franklin County Zoning Resolution
 - *Please note that the requirements mentioned above, or portions of, may be waived by the Administrative Officer when, in his/her opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed*

Parcel ID: 230-003340-00
HINTON ROBERT

Map Routing: 230-0086B-00701
6054 HARRISBURG LONDO RI



High St & Mound St, Columbus



Record Navigator

Record Navigator

1 of 1

Return to Search Results

Actions

Neighborhood Sales

Proximity Search

Buffer Search

Reports

Proximity Report

Map Report

Parcel Summary

Parcel Detail

Go



THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300-5026
thirdspacebuilders.com

DATE: 08/27/25

Owner:

ROBERT &
MELISSA HINTON

Project Name:

HINTON ADDITION

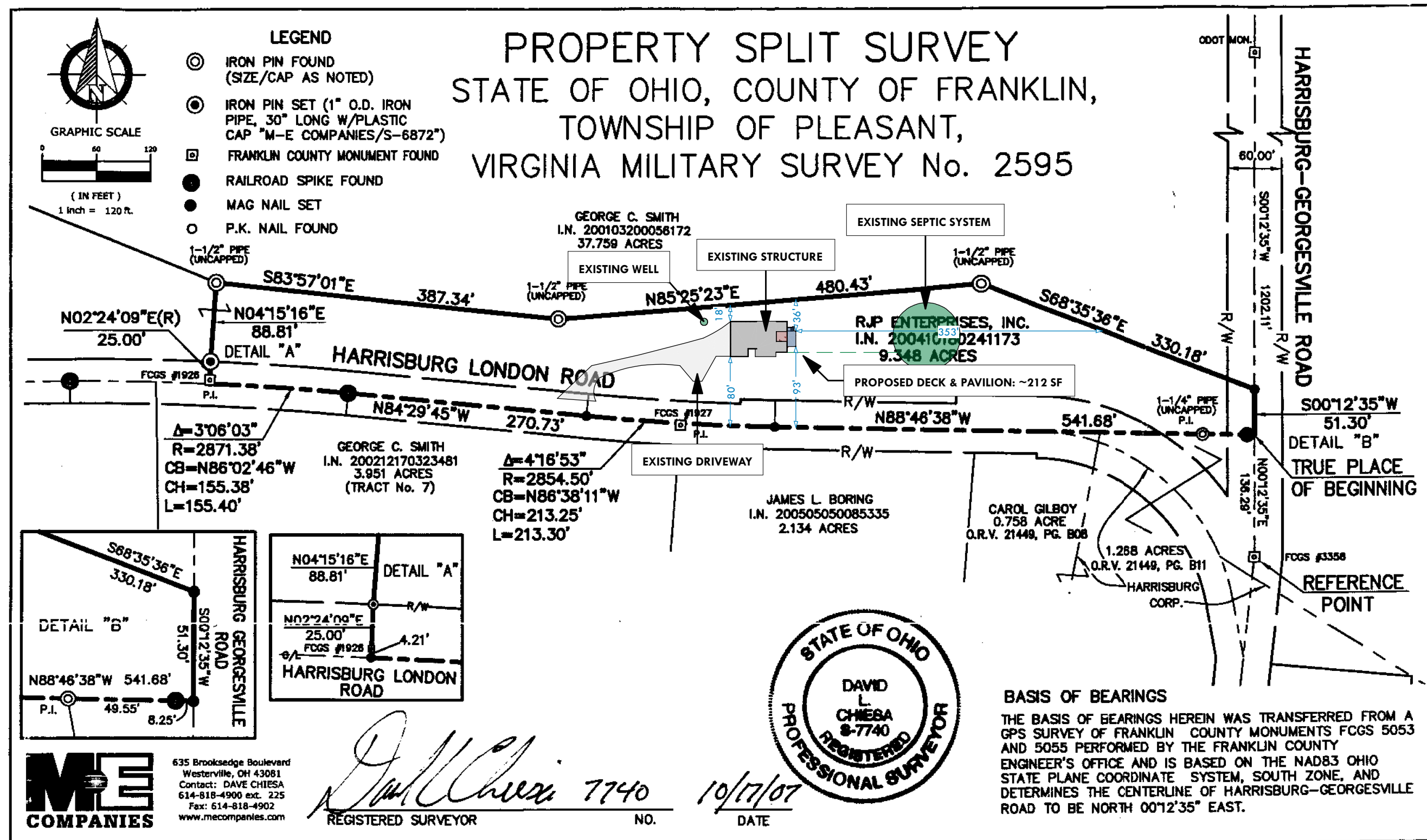
Project Address:

6054 HARRISBURG LONDON RD.
ORIENT, OH 43146

Page Description:

SITE PLAN

Sheet Number:



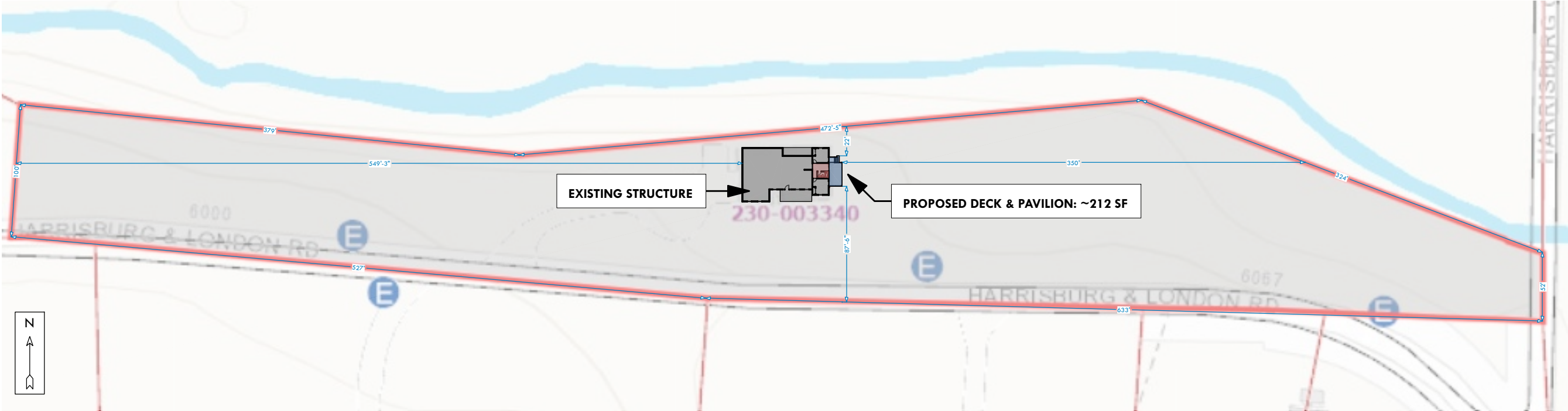
J:\07\07-301\dwg\07301SPLIT.dwg by: dchiesa on 10/17/2007 @ 11:00:08 am ~ for M-E Companies, Inc.

*TIE IN NEW GUTTERS TO EXISTING GUTTERS & DOWNSPOUTS

SITE PLAN

SCALE: 1" = 120'

SCALE: 1" = 120'

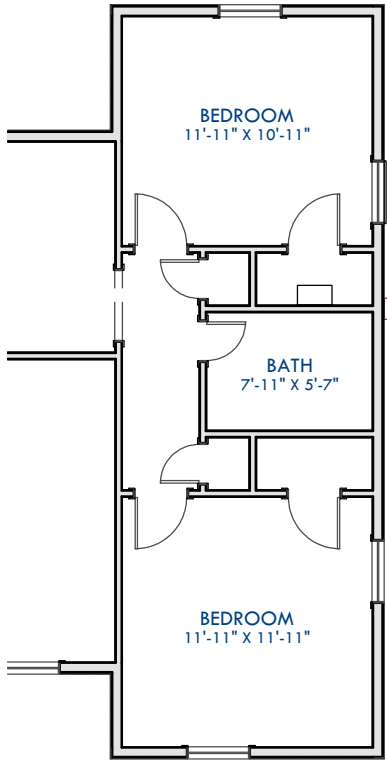


THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

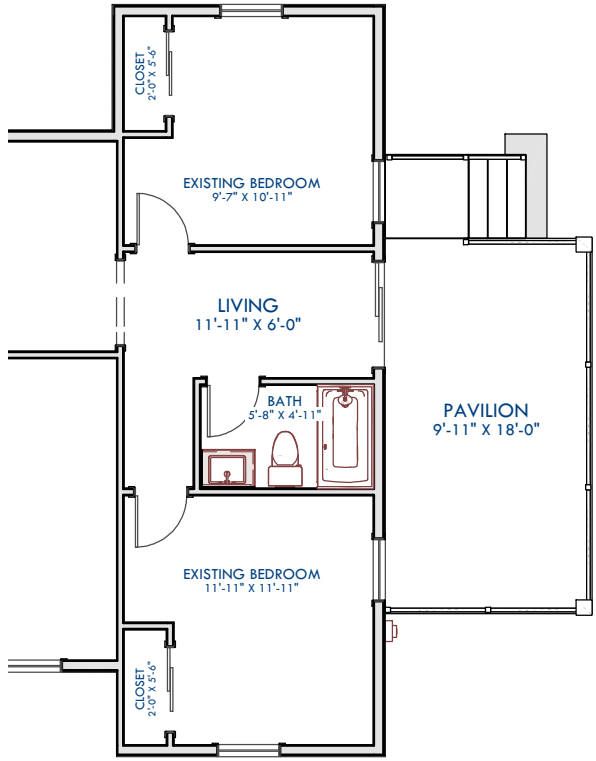
Owner:
**ROBERT &
MELISSA HINTON**

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	COVER SHEET / SITE PLAN
2	EXISTING CONDITIONS / DEMO
3	PROPOSED FLOOR PLAN
4	FOUNDATION PLAN
5	FLOOR FRAMING PLAN
6	ROOF PLAN
7	ELEVATIONS
8	MECHANICAL PLAN
9	RENDERINGS

EXISTING CONDITIONS - NOT TO SCALE



PROPOSED CONDITIONS - NOT TO SCALE



SITE PLAN

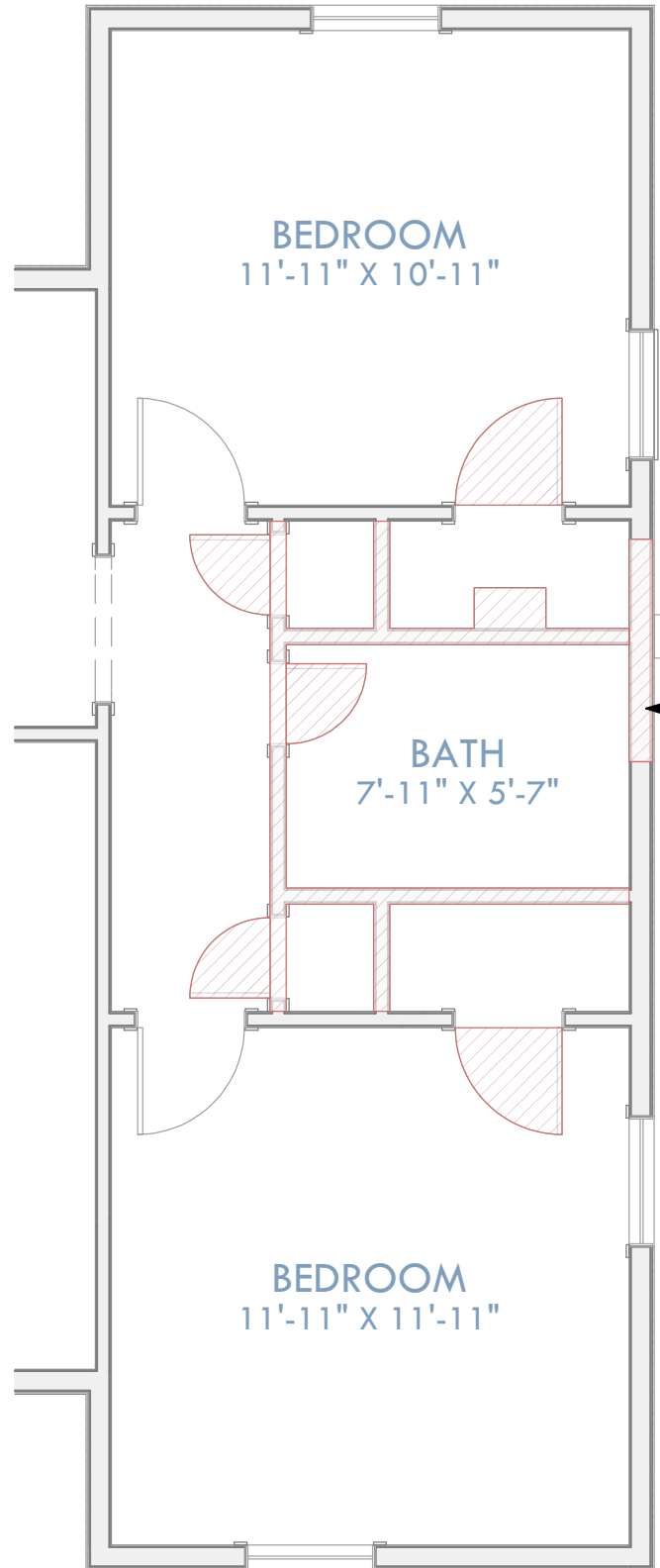
SCALE: 1" = 85'

Project Name:
HINTON REMODEL
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
SITE PLAN

Sheet Number:
H01

 = DEMO



THIRD SPACE BUILDERS LLC

321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com

DATE: 08/27/25

Owner:

**ROBERT &
MELISSA HINTON**

Project Name:
HINTON REMODEL

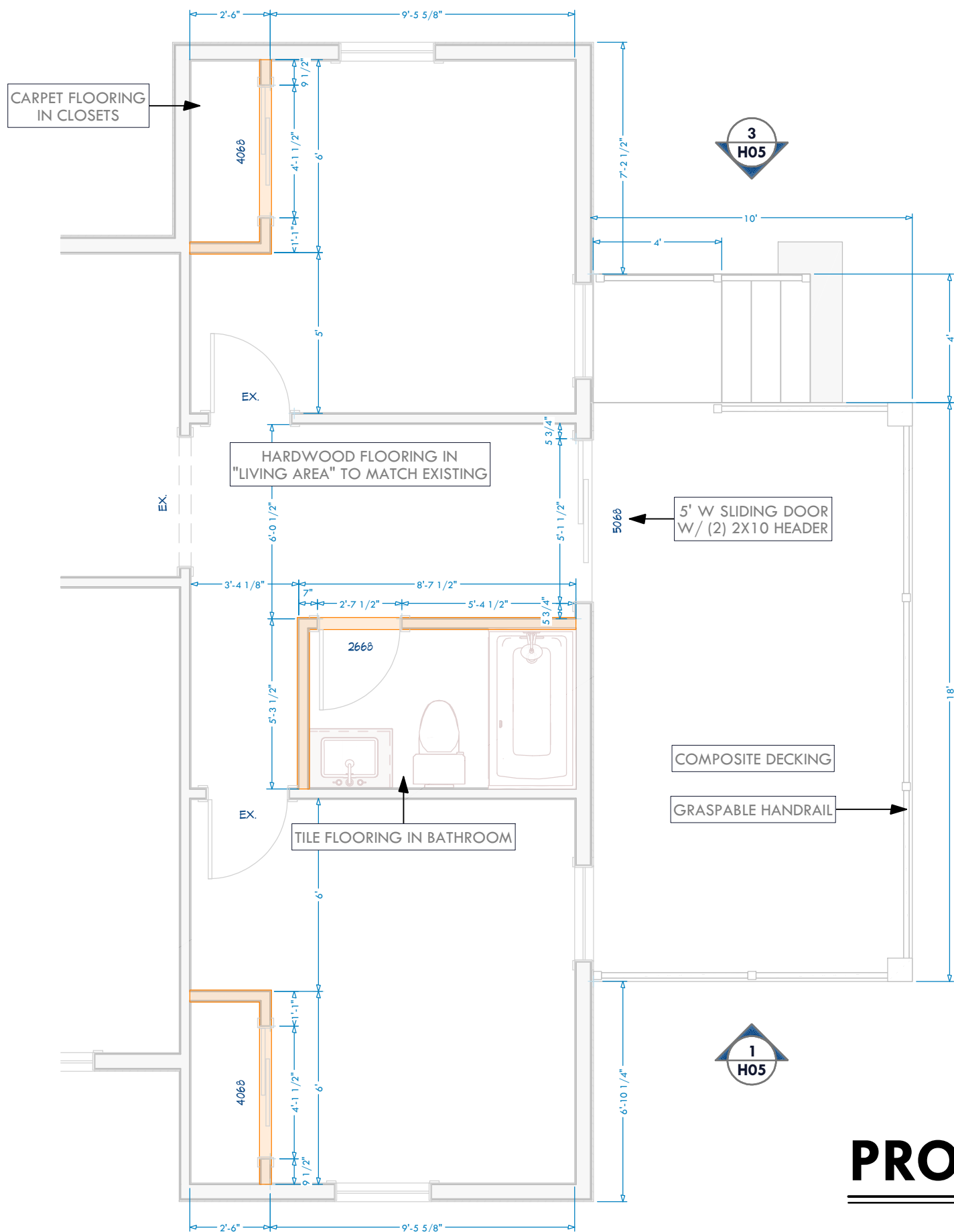
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
**EXISTING
CONDITIONS/
DEMO**

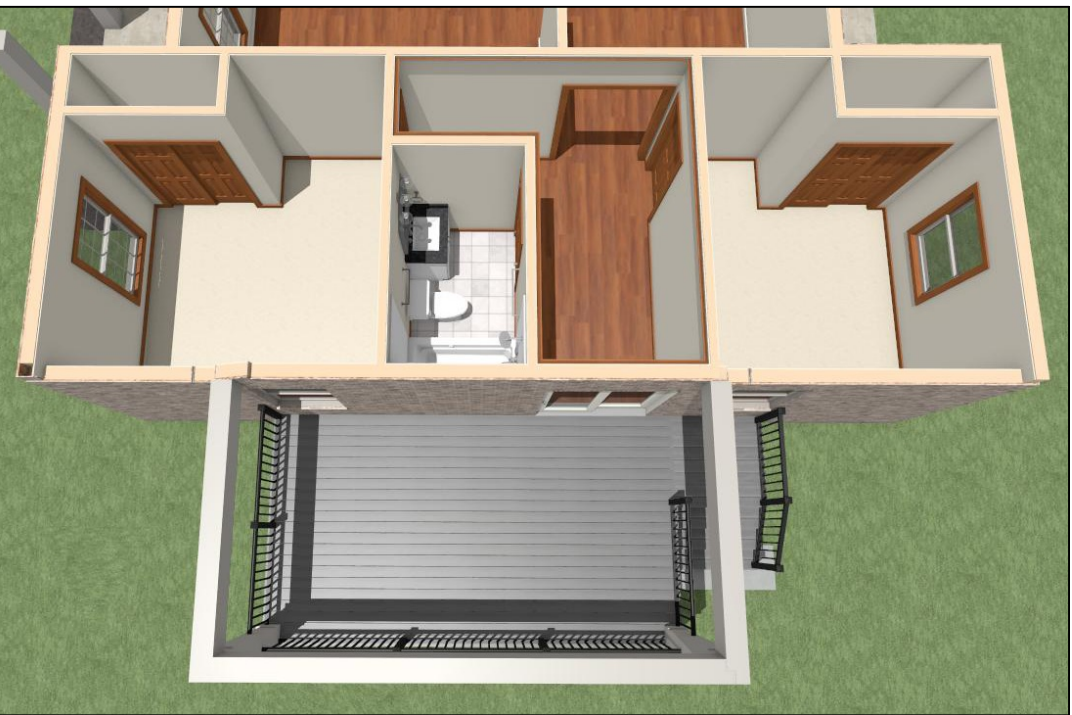
Sheet Number:

H02

*RETAIN EXISTING VANITY CABINET (TO INCLUDE TOP & FAUCET), & TOILET, DEMO ALL REMAINING FIXTURES, HARDWARE, & FLOORING IN BATHROOM



 = NEW WALLS (2X4 INTERIOR FRAMING)



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'



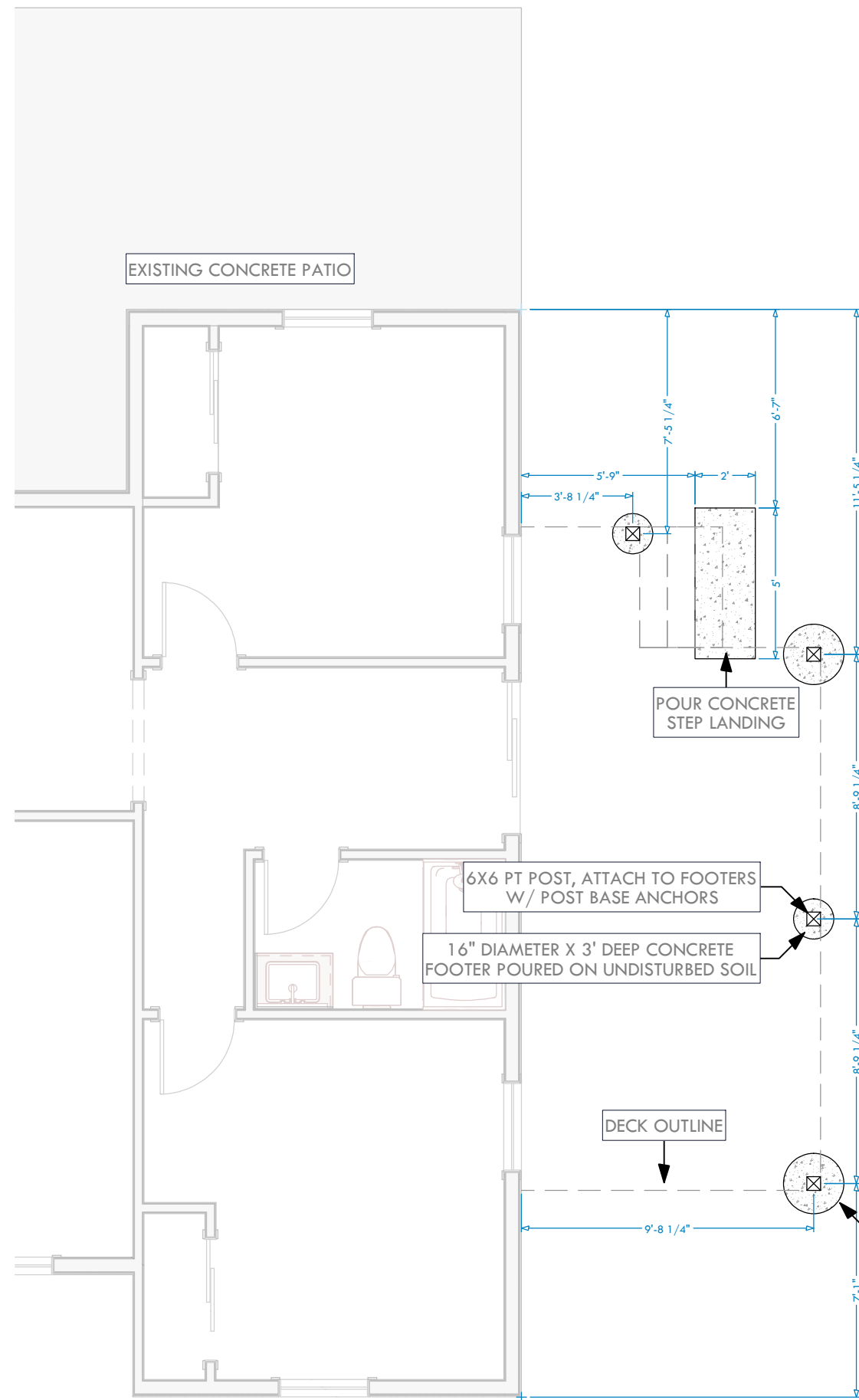
THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

Owner:
ROBERT & MELISSA HINTON

Project Name:
HINTON REMODEL
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
PROPOSED FLOOR PLAN

Sheet Number:
H03



FOUNDATION ELEVATION - NOT TO SCALE



FOUNDATION PLAN

NOT TO SCALE



THIRD SPACE BUILDERS LLC

321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com

DATE: 08/27/25

Owner:

ROBERT &
MELISSA HINTON

Project Name:

HINTON REMODEL
6054 HARRISBURG LONDON RD.
ORIENT, OH 43146

Project Address:

Page Description:

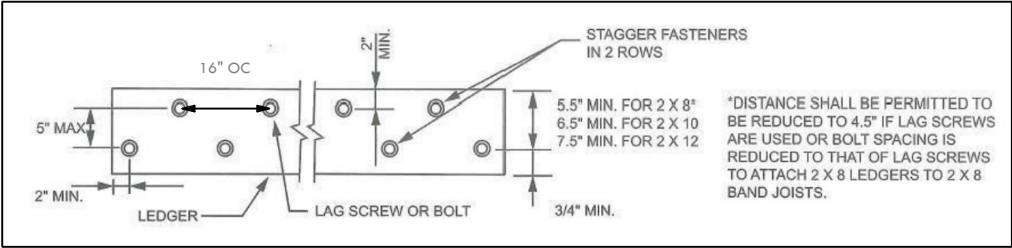
FOUNDATION
PLAN

Sheet Number:

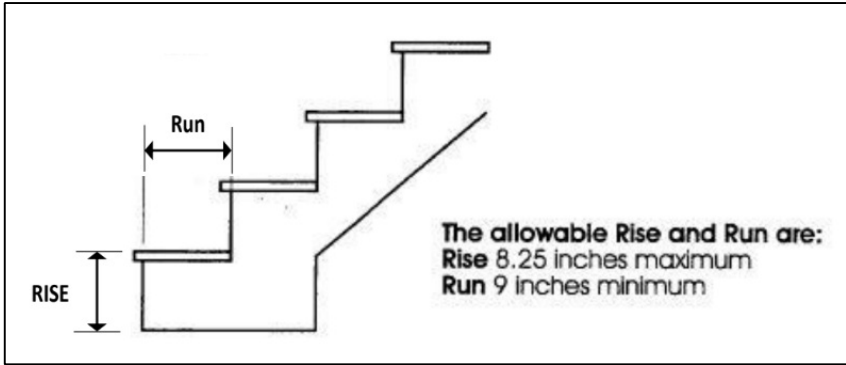
H04

*FRAME DECK FLOOR 2" BELOW EXISTING FLOOR HEIGHT, INSTALL VAPOR BARRIER & GRAVEL BELOW

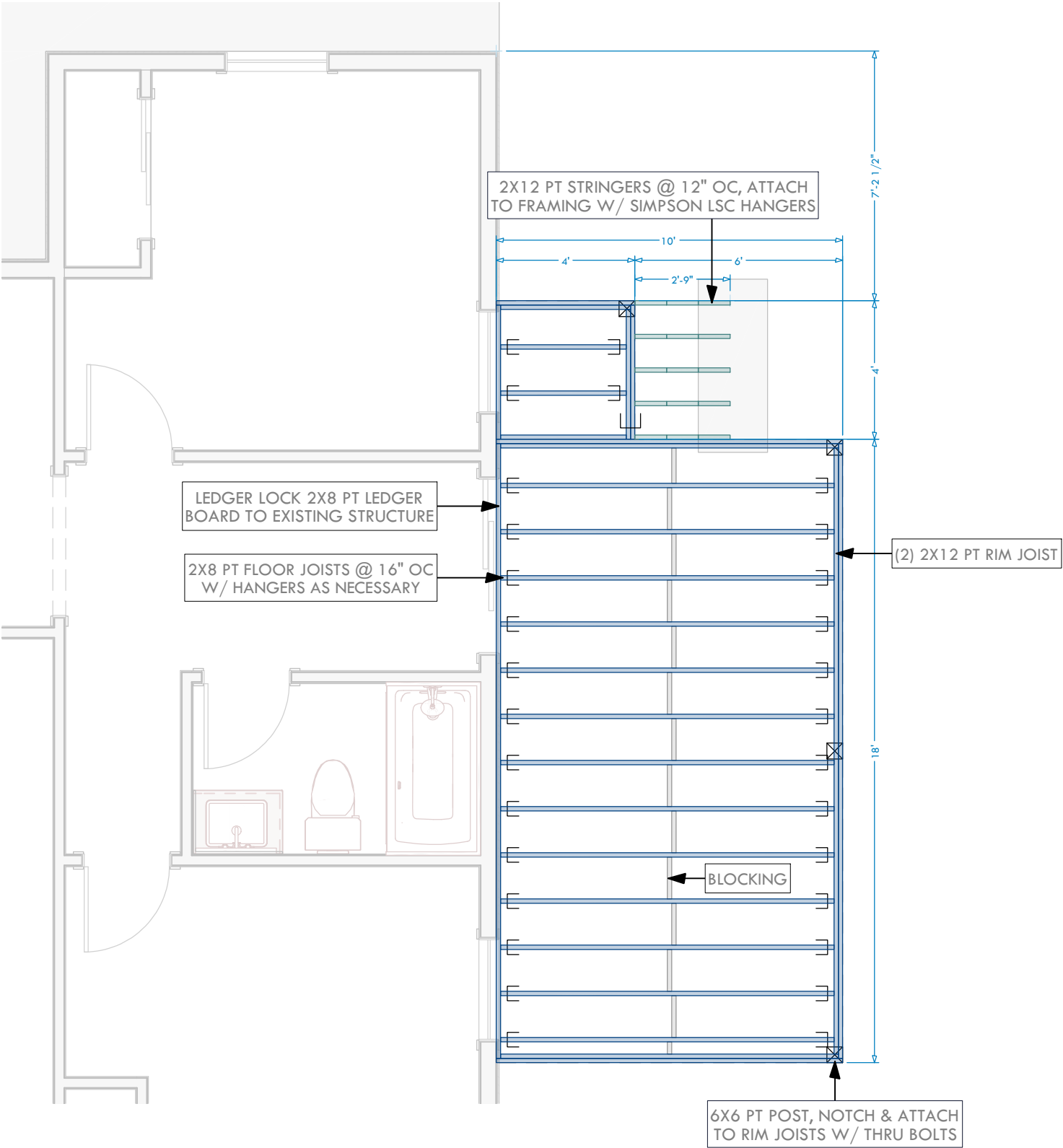
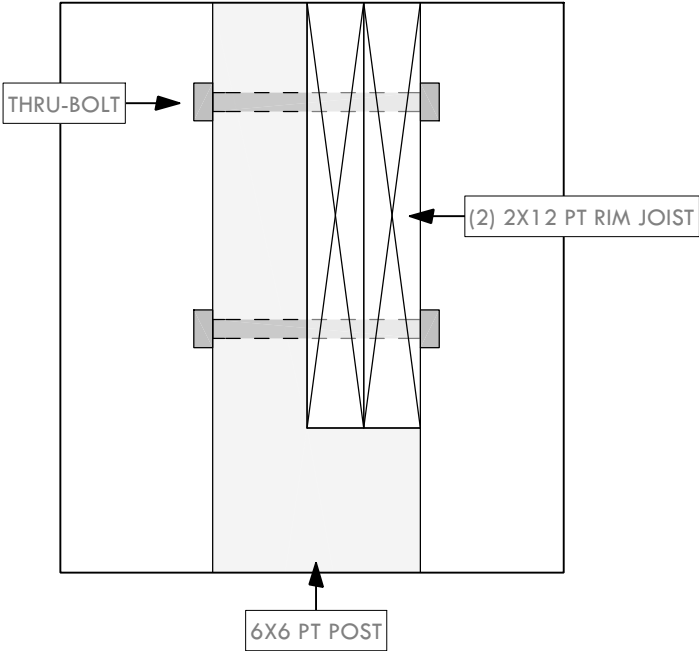
LEDGER BOARD DETAIL - NOT TO SCALE



STAIR DETAIL - NOT TO SCALE



POST TO BEAM DETAIL - NOT TO SCALE



FLOOR FRAMING

SCALE: 1/4" = 1'



THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

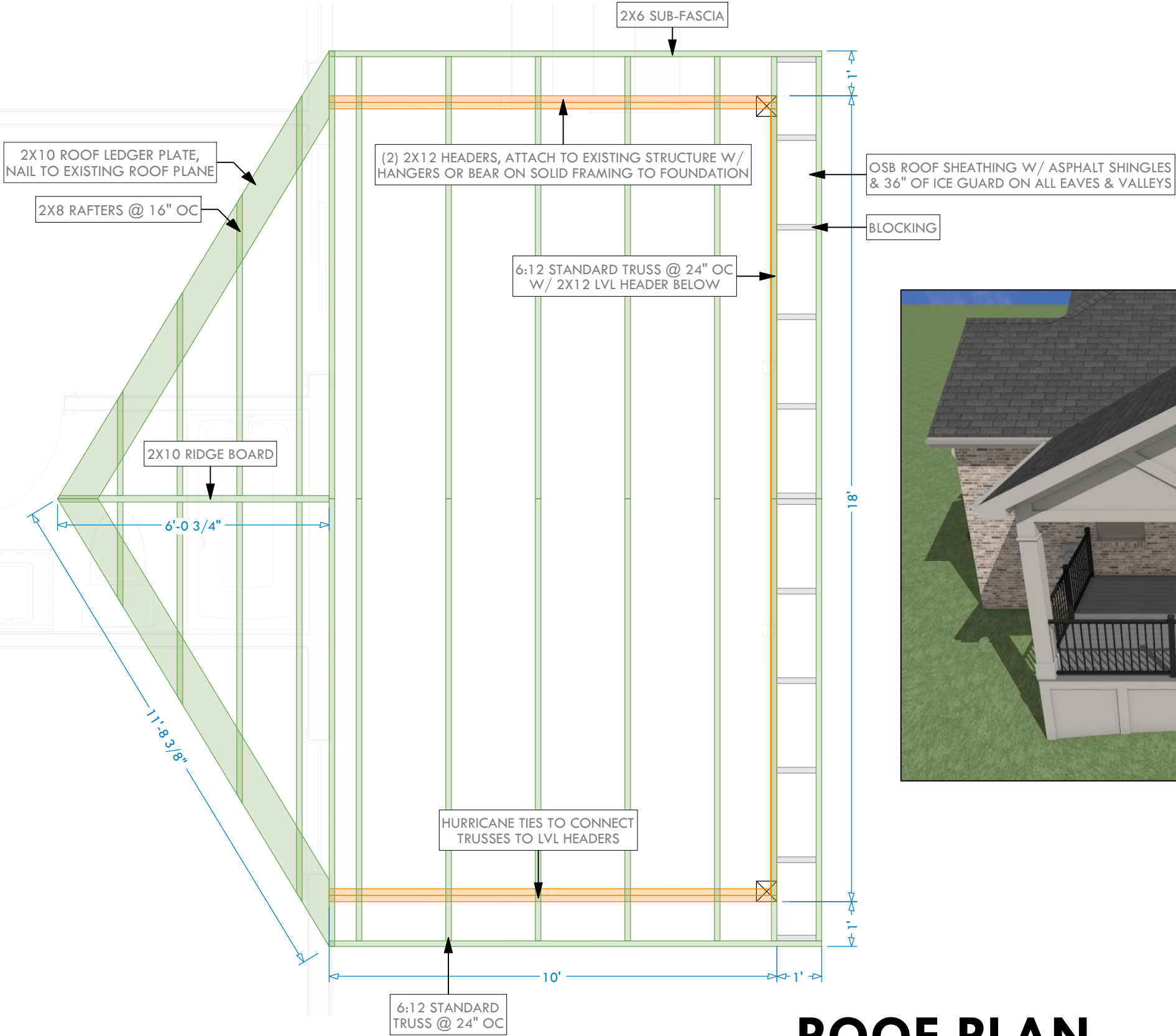
Owner:
ROBERT & MELISSA HINTON

Project Name:
HINTON REMODEL
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
FLOOR FRAMING

Sheet Number:
H05

*PITCH - 6:12, INSTALL VENTED SOFFITS, FULL LENGTH RIDGE VENT, & BAFFLES



ROOF PLAN

SCALE: 1/4" = 1'



THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

Owner:
ROBERT & MELISSA HINTON

Project Name:
HINTON REMODEL
Project Address:
6054 HARRISBURG LONDON RD.
ORIENT, OH 43146

Page Description:
ROOF PLAN

Sheet Number:
H06

*NOT TO SCALE



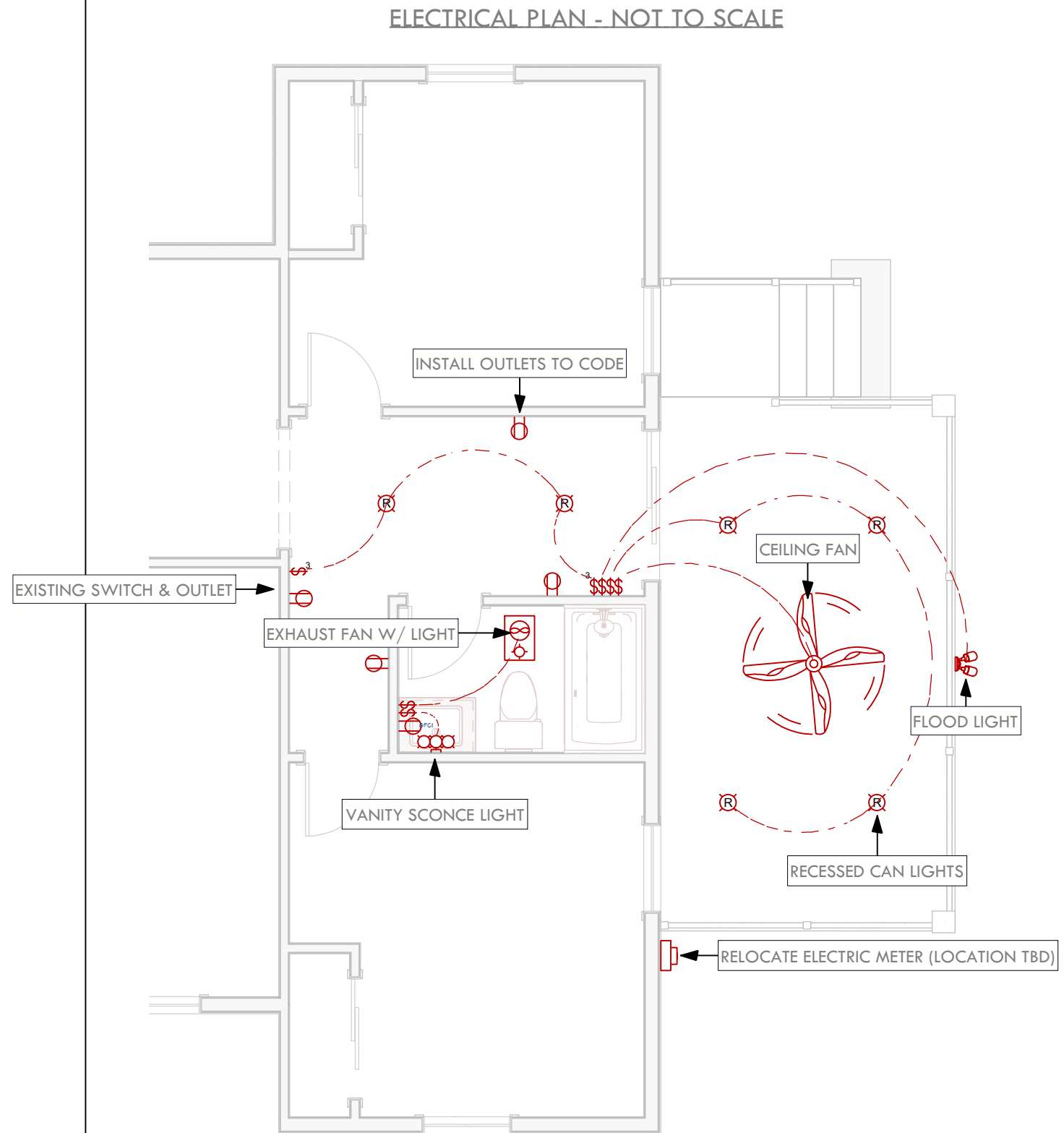
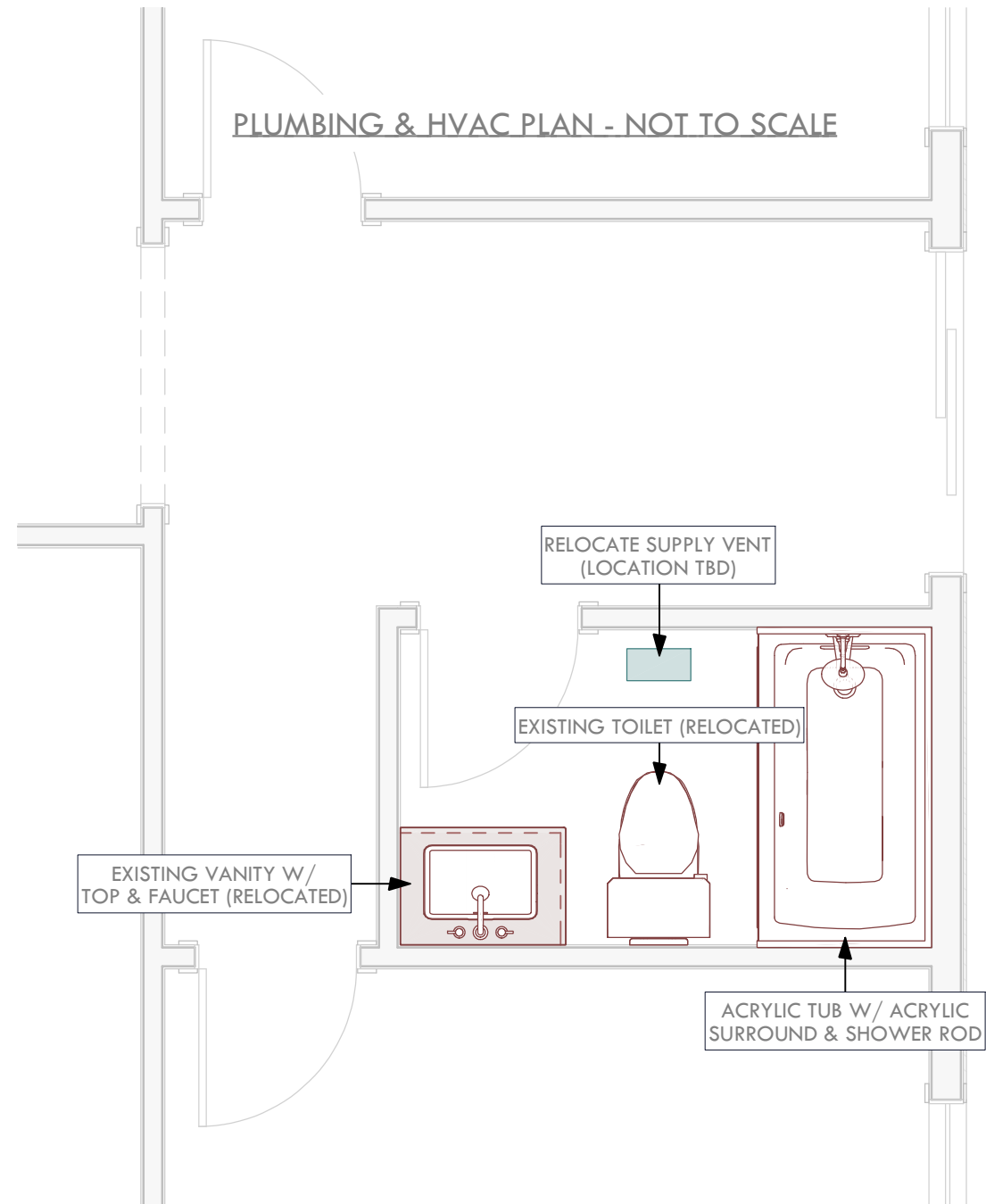
THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

Owner:
**ROBERT &
MELISSA HINTON**

Project Name:
HINTON REMODEL
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
ELEVATIONS

Sheet Number:
H07



MECHANICAL PLAN

SCALE: 1/4" = 1'



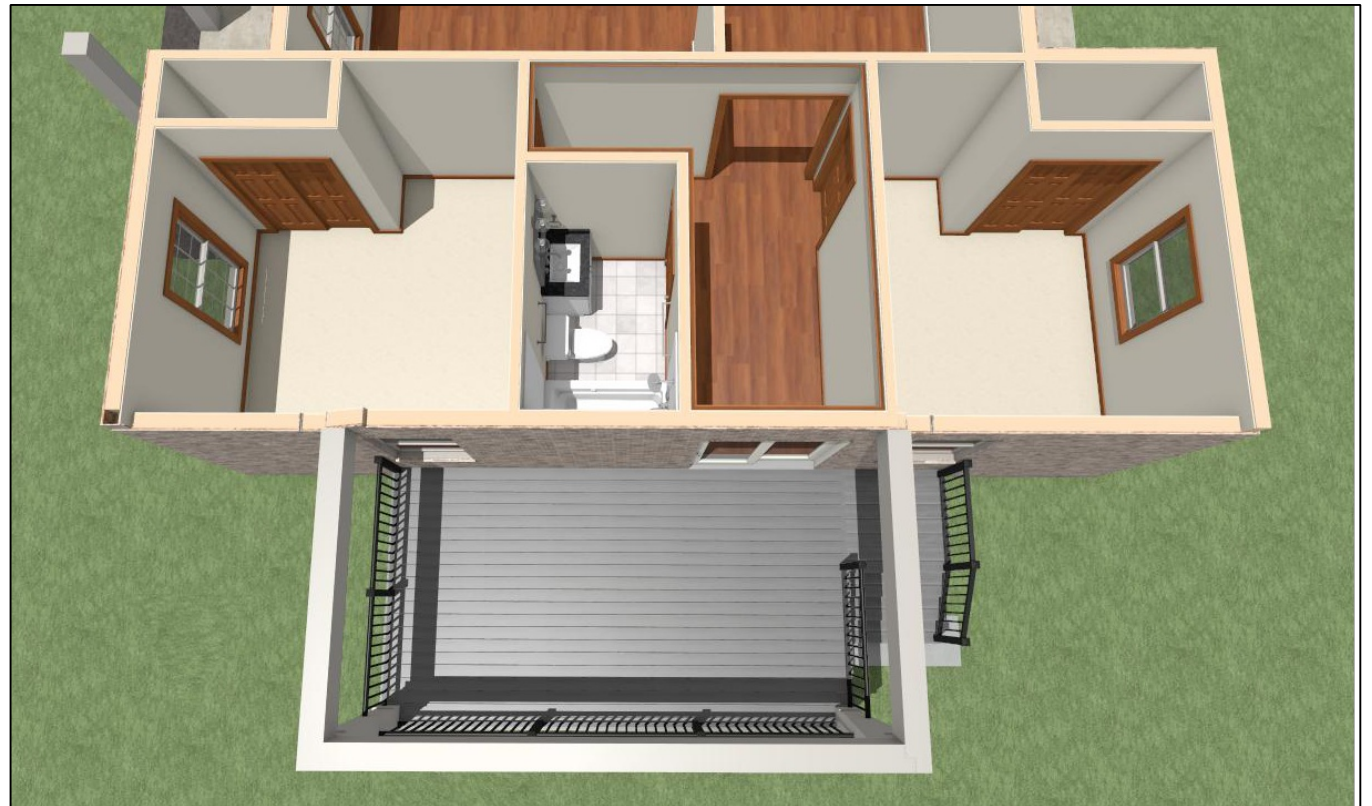
THIRD SPACE BUILDERS LLC
321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com
DATE: 08/27/25

Owner:
ROBERT & MELISSA HINTON

Project Name:
HINTON REMODEL
Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
MECHANICAL PLAN

Sheet Number:
H08



NOTE: RENDERINGS ARE AN ARTISTIC REPRESENTATION AND ONLY SERVE AS A VISUAL REFERENCE; ACTUAL RESULTS MAY VARY



THIRD SPACE BUILDERS LLC

321 West Bigelow Ave.
Plain City, Ohio 43064
(614) 300 - 5026
thirdspacebuilders.com

DATE: 08/27/25

Owner:

**ROBERT &
MELISSA HINTON**

Project Name:
HINTON REMODEL

Project Address:
**6054 HARRISBURG LONDON RD.
ORIENT, OH 43146**

Page Description:
RENDERINGS

Sheet Number:

H09

DO NOT DETACH



Instrument Number: 202101220013897
Recorded Date: 01/22/2021 12:37:18 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

ServiceLink East Escrow
1355 Cherrington Parkway

Moon Township, PA 15108

Simplifile

Transaction Number: T20210009006

Document Type: DEED

Document Page Count: 4

Submitted By (Simplifile):

ServiceLink East Escrow
1355 CHERRINGTON PARKWAY

Moon Township, PA 15108

Simplifile

First Grantor:

ROBERT HINTON

First Grantee:

ROBERT HINTON

Fees:

Document Recording Fee: \$34.00

Additional Pages Fee: \$16.00

Marginal Reference Fee: \$4.00

Total Fees: \$54.00

Amount Paid: \$54.00

Amount Due: \$0.00

Instrument Number: 202101220013897

Recorded Date: 01/22/2021 12:37:18 PM

OFFICIAL RECORDING COVER PAGE

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If an error on the cover page appears on our website after review please let our office know.

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90000514

CONVEYANCE TAX EXEMPT
N DB
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

TRANSFERRED

01-22-2021

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

Commitment Number: 27478131
Seller's Loan Number: 12920656044

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
230-003340

GENERAL WARRANTY DEED

Exempt: Section 319.54(G)(3)(c): Corrective Deed - To recognize true status, update name.

Robert Hinton and Melissa McKenzie, N/K/A Melissa Hinton, husband and wife, whose mailing address is **6054 HARRISBURG LONDON RD., ORIENT OH 43146**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Robert Hinton and Melissa Hinton, husband and wife**, for their joint lives, remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **6054 HARRISBURG LONDON RD., ORIENT OH 43146**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 6054 HARRISBURG LONDON RD., ORIENT OH 43146.

Prior instrument reference: 201605090057154

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 29, 2020:


Robert Hinton

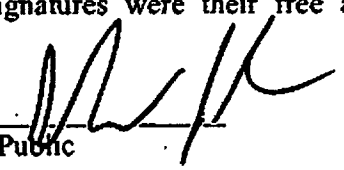

Melissa McKenzie, N/K/A Melissa Hinton
Melissa McKenzie, N/K/A
Melissa Hinton

STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me on October 29, 2020 by Robert Hinton and Melissa McKenzie, N/K/A Melissa Hinton who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



SHANDALE P. JOHNSON
Notary Public, State of Ohio
My Commission Expires
July 30, 2022


Notary Public

This instrument was prepared by: Jay A. Rosenberg Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Situated in the State of Ohio, County of Franklin, Township of Pleasant, being located in Virginia Military Survey No. 2595, being 3.266 acres of that 9.348 acre tract as described in a deed to RJP Enterprises, Inc., of record in Instrument No. 200410180241173, all references herein being to the records of the Recorders Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference at Franklin County Geodetic Survey (FCGS) Monument No. 3358 located in the centerline of the right-of-way for Harrisburg-Georgesville Road, width varies, North of the intersection of Harrisburg-London Road; Thence North 00 degrees 12' 35" East, along said centerline, a distance of 136.29 feet to a mag nail set at the Northeasterly corner of that 1.268 acre tract as described in a deed to Carol Gilboy, of record in Official Record Volume 21449, Page B11 and the True Place of Beginning;

Thence North 88 degrees 46' 38" West, along the Northerly line of said 1.268 acre tract, passing a railroad spike found on line at 8.25 feet and an 1 1/2" pipe found (no tap) at 57.80 feet, the Northerly line of that 0.758 acre tract as described in a deed to Carol Gilboy, of record in Official Record Volume 21449, Page B08 and then along the centerline of Harrisburg-London Road (width varies), a total distance of 541.68 feet to a mag nail set at a point of curvature;

Thence continuing along said centerline the following courses:

1. With the arc of a curve to the right, having a radius of 2,854.50 feet, a central angle of 04 degrees 16' 53", an arc length of 213.30 feet, the chord of which bears North 86 degrees 38' 11" West, a chord distance of 213.25 feet to a mag nail set at the point of tangency;

2. North 84 degrees 29' 45" West, a distance of 270.73 feet to a railroad spike found at a point of curvature;

3. With the arc of a curve to the left, having a radius of 2,871.38 feet, a central angle of 03 degrees 06' 03", an arc length of 155.40 feet, the chord of which bears North 86 degrees 02' 46" West, a chord distance of 155.38 feet to a mag nail set;

Thence North 02 degrees 24' 09" East, radial to the aforementioned curve, through said 9.348 acre tract with a new division line, passing Franklin County Geodetic Survey (FCGS) Monument No. 1926 on line at 4.21 feet, a total distance of 25.00 feet to an iron pin set in the Northerly right-of-way line of Harrisburg-London Road;

Thence North 04 degrees 15' 16" East, continuing through said 9.348 acre tract, a distance of 88.81 feet to an 1 1/2" pipe found (no cap) in the Southerly perimeter of that 37.759 acre tract as described in a deed to George C. Smith, of record in Instrument No. 200103200056172;

Thence along said Southerly perimeter the following courses:

1. South 83 degrees 57' 01" East, a distance of 387.34 feet on an 1 1/2" pipe found (no cap);
2. North 85 degrees 25' 23" East, a distance of 480.43 feet to an 1 1/4" pipe found (no cap);
3. South 68 degrees 35' 36" East, a distance of 330.18 feet to a mag nail set in the centerline of Harrisburg-Georgesville Road at the Southeasterly corner of said 37.759 acre tract.

Thence South 00 degrees 12' 35" West, along said centerline, a distance of 51.30 feet to the True Place of Beginning and containing 3.266 acres of land.

The basis of bearings herein was transferred from a GPS survey of Franklin County monuments FCGS 5053 and 5055 performed by the Franklin County Engineer's Office and is based on the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Harrisburg-Georgesville Road to be North 00 degrees 12' 35" East.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by M-E Companies, Inc., Civil Engineering Group, based on information obtained from an actual field survey performed in October 2007.

Assessor's Parcel No: 230-003340

DESCRIPTION VERIFIED	
CORNELL R. ROBERTSON, P.E., P.S.	
BY: <u>RJN</u>	
DATE: <u>January 15, 2021</u>	

ALL OF
(230)
003340



Instrument Number: 201605090057154
Recorded Date: 05/09/2016 9:18:24 AM



Terry J. Brown
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160027899
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
VALMER LAND TITLE AGENCY

Walk-In

Return To (Box):
VALMER LAND TITLE AGENCY

Box

First Grantor:
PRO TOW INC

First Grantee:
ROBERT HINTON

Fees:
Document Recording Fee: \$28.00
Additional Pages Fee: \$8.00

Total: \$36.00

Instrument Number: 201605090057154
Recorded Date: 05/09/2016 9:18:24 AM

OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

8841

Conveyance	
Mandatory-	260 ⁰⁰
Permissive-	260 ⁰⁰ Nuf
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

TRANSFERRED

MAY 06 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

SURVIVORSHIP DEED

Pro-Tow, Inc., an Ohio Corporation, organized under the laws of the State of Ohio, of Franklin County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Robert Hinton and Melissa McKenzie**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is Mortgage Lenders of America, LLC, 10975 El Monte Street, Overland Park, KS 66211, the following real property:

See Attached Exhibit "A"

Parcel No. **230-003340-00**
Known as: **6054 Harrisburg London Road, Orient, OH 43146**

Prior Instrument Reference: Instrument Number 201411030145013, of the records of Franklin County, Ohio.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

VALMER LAND TITLE AGENCY BOA
77143623

(Signatures and acknowledgments continued on next page)

Signed and acknowledged by:
Pro-Tow, Inc.

James Whittredge President
James Whittredge, President

State of Ohio
County of Franklin, ss:

BE IT REMEMBERED, That on this 29th day of April, 2016, before me the subscriber, a Notary Public in and for said state, personally came the above named James Whittredge, the President of Pro-Two, Inc., an Ohio corporation, who acknowledged the signing thereof to be his voluntary act and deed personally and as such officer of the corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above mentioned.

Kimberly H. McCutcher
NOTARY PUBLIC



This instrument prepared by:
Stephen J. Bowshier, Esq.
4030 Broadway
Grove City, OH 43123
File No. 77143623

Kimberly H. McCutcher
Notary Public State of Ohio
My Commission Expires April 18, 2019

Exhibit "A"
Legal Description
For File: 77143623

Situated in the State of Ohio, County of Franklin, Township of Pleasant, being located in Virginia Military Survey No. 2595, being 3.266 acres of that 9.348 acre tract as described in a deed to RJP Enterprises, Inc., of record in Instrument No. 200410180241173, all references herein being to the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference at Franklin County Geodetic Survey (FCGS) Monument No. 3358 located in the centerline of the right-of-way for Harrisburg-Georgesville Road, width varies, North of the intersection of Harrisburg-London Road; Thence North $00^{\circ} 12' 35''$ East, along said centerline, a distance of 136.29 feet to a mag nail set at the Northeasterly corner of that 1.268 acre tract as described in a deed to Carol Gilboy, of record in Official Record Volume 21449, Page B11 and the True Place of Beginning;

Thence North $88^{\circ} 46' 38''$ West, along the Northerly line of said 1.268 acre tract, passing a railroad spike found on line at 8.25 feet and an 1 1/2" pipe found (no tap) at 57.80 feet, the Northerly line of that 0.758 acre tract as described in a deed to Carol Gilboy, of record in Official Record Volume 21449, Page B08 and then along the centerline of Harrisburg-London Road (width varies), a total distance of 541.68 feet to a mag nail set at a point of curvature;

Thence continuing along said centerline the following courses:

1. With the arc of a curve to the right, having a radius of 2,854.50 feet, a central angle of $04^{\circ} 16' 53''$, an arc length of 213.30 feet, the chord of which bears North $86^{\circ} 38' 11''$ West, a chord distance of 213.25 feet to a mag nail set at the point of tangency;
2. North $84^{\circ} 29' 45''$ West, a distance of 270.73 feet to a railroad spike found at a point of curvature;
3. With the arc of a curve to the left, having a radius of 2,871.38 feet, a central angle of $03^{\circ} 06' 03''$, an arc length of 155.40 feet, the chord of which bears North $86^{\circ} 02' 46''$ West, a chord distance of 155.38 feet to a mag nail set;

Thence North $02^{\circ} 24' 09''$ East, radial to the aforementioned curve, through said 9.348 acre tract with a new division line, passing Franklin County Geodetic Survey (FCGS) Monument No. 1926 on line at 4.21 feet, a total distance of 25.00 feet to an iron pin set in the Northerly right-of-way line of Harrisburg-London Road;

Thence North $04^{\circ} 15' 16''$ East, continuing through said 9.348 acre tract, a distance of 88.81 feet to an 1 1/2" pipe found (no cap) in the Southerly perimeter of that 37.759 acre tract as described in a deed to George C. Smith, of record in Instrument No. 200103200056172;

Thence along said Southerly perimeter the following courses:

1. South $83^{\circ} 57' 01''$ East, a distance of 387.34 feet on an 1 1/2" pipe found (no cap);
2. North $85^{\circ} 25' 23''$ East, a distance of 480.43 feet to an 1 1/4" pipe found (no cap);
3. South $68^{\circ} 35' 36''$ East, a distance of 330.18 feet to a mag nail set in the centerline of Harrisburg-Georgesville Road at the Southeasterly corner of said 37.759 acre tract.

Thence South $00^{\circ} 12' 35''$ West, along said centerline, a distance of 51.30 feet to the True Place of Beginning and containing 3.266 acres of land.

The basis of bearings herein was transferred from a GPS survey of Franklin County monuments FCGS 5053 and 5055 performed by the Franklin County Engineer's Office and is based on the NAD83 Ohio State Plane Coordinate

0-886-B
ALL OF
(230)
1123110