

## Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: 221-074 Date Received: 8/25/21  
Application Accepted by: TD Fee: \$7,000  
Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 4755 South High Street Zip: 43207

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)

*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 510-297192 and 510-291662

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M,M-2,ARO and R Requested Zoning District(s): EQ

Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for request: to permit excavation and quarrying

Proposed Height District: 35 Acreage: 164+/-  
(Columbus City Code Section 3309.14)

### APPLICANT:

Applicant Name: PFK Company II, LLC etal Phone Number: 614-221-4255 Ext.:

Address: c/o Jeffrey L. Brown 37 W. Broad St. STE 460 City/State: Columbus,OH Zip: 43215

Email Address: jlbrown@smithandhale.com

**PROPERTY OWNER(S):** ☒ Check here if listing additional property owners on a separate page

Name: PFK Company II, LLC etal Phone Number: 614-221-4255 Ext.:

Address: c/o Jeffrey L. Brown 37 W. Broad St STE 460 City/State: Columbus,OH Zip: 43215

Email Address: jlbrown@smithandhale.com

**ATTORNEY / AGENT:** (Check one if applicable) ☒ Attorney ☐ Agent

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.:

Address: 37 W. Broad St. STE 460 City/State: Columbus,OH Zip: 43215

Email Address: jlbrown@smithandhale.com

### SIGNATURES:

APPLICANT SIGNATURE Jeffrey L. Brown, attorney for

PROPERTY OWNER SIGNATURE Jeffrey L. Brown, attorney for

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

Additional Property Owner

Tamarack Enterprises I, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Tamarack Enterprises II, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Additional Applicant

Tamarack Enterprises I, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

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### AFFIDAVIT

APPLICATION #: Z21-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street STE 460 Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 4755 South High Street

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/25/21

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

☒ Check here if listing additional  
property owners on a separate page.

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

(4) PFK Company II, LLC etal

c/o Jeffrey L. Brown 37 West Broad Street STE 460  
Columbus, OH 43215

PFK Company II, LLC etal

614-221-4255 c/o Jeffrey L. Brown

AREA COMMISSION OR CIVIC GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

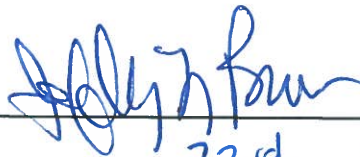
(5) Far South Columbus Area Commission

Mike Walker

m\_walker\_sr@yahoo.com

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23rd day of August, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires 9/4/2025



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

*This Affidavit expires six (6) months after date of notarization.*

Additional Property Owner

Z21-074

Tamarack Enterprises I, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Tamarack Enterprises II, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Additional Applicant

Tamarack Enterprises I, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Tamarack Enterprises II, L.P.  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**APPLICANT/PROPERTY OWNER**

PFK Company II, LLC  
 c/o Jeffrey L. Brown  
 Smith & Hale LLC  
 37 West Broad Street, Suite 460  
 Columbus, OH 43215

**ATTORNEY**

Jeffrey L. Brown  
 Smith & Hale LLC  
 37 West Broad Street, Suite 460  
 Columbus, OH 43215

**APPLICANT/PROPERTY OWNER**

Tamarack Enterprises II, L.P.  
 c/o Jeffrey L. Brown  
 Smith & Hale LLC  
 37 West Broad Street, Suite 460  
 Columbus, OH 43215

**AREA COMMISSION**

Far South Columbus Area Commission  
 Mike Walker  
 926 Tellega Avenue  
 Columbus, OH 43207

**SURROUNDING PROPERTY OWNERS**

Board of Metro Parks  
 1069 West Main Street  
 Westerville, OH 43081-1181

Danny L Bush TOD  
 Or current occupant  
 98 Cottage Street  
 Lockbourne, OH 43137-9210

South High Street Duchess LLC  
 447 James Parkway  
 Newark, OH 43056-1030

Lewis B & Rebecca L Sayre  
 Or current occupant  
 54 Cottage Street  
 Lockbourne, OH 43137-9210

Elsea Inc  
 P.O. Box 580  
 Circleville, OH 43113-0580

Brandi Barton & John Barton Jr.  
 Or current occupant  
 130 Cottage Street  
 Lockbourne, OH 43137

Columbus & Southern Ohio Electric Co.  
 P.O. Box 16428  
 Columbus, OH 43216-6428

Magellan Enterprises LLC  
 2801 Centerville Road  
 1<sup>st</sup> Floor, PMB 811  
 Wilmington, DE 19808-1609

Joseph A & Laura M Davis  
 Or current occupant  
 46 Cottage Street  
 Lockbourne, OH 43137-9210

Scioto Downs Inc  
 P.O. Box 543185  
 Dallas, TX 75354-3185

**APPLICANT/PROPERTY OWNER**

Tamarack Enterprises I, L.P.  
 c/o Jeffrey L. Brown  
 Smith & Hale LLC  
 37 West Broad Street, Suite 460  
 Columbus, OH 43215

David K Adkins  
 Tammy B Adkins  
 Or current occupant  
 5323 Rampart Road  
 Columbus, OH 43137

PL Jackson Pike LLC  
 PJ Jackson Pike LLC  
 350 Frank Road  
 Columbus, OH 43207-2423

Ricky L Ward  
 Or current occupant  
 96 Cottage Street  
 Lockbourne, OH 43137-9210

Ronald E Buckles  
 Or current occupant  
 5720 Boucher Drive  
 Orient, OH 43146-9246

City of Columbus  
 90 West Broad Street, Room 425  
 Columbus, OH 43215-9000

HFW Easement LLC  
c/o Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

Certified Oil Corporation  
165 Flanders Road  
Westborough, MA 01581-1000

Z21-074

hartman-west.lbl (nct)  
8/23/21 S:Docs/s&hlabels/2021

## Rezoning Application

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-074

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

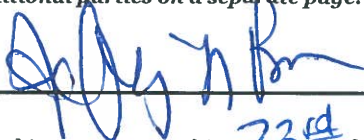
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is  
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this  
application in the following format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

|   |   |
|---|---|
| 1.<br>Tamarack Enterprises II, L.P. c/o Jeffrey L. Brown 37<br>West Broad Street STE 460 Columbus, OH 43215<br>614-221-4255 no Columbus based employees | 2.<br>PFK Company II, LLC c/o Jeffrey L. Brown 37 West<br>Broad Street STE 460 Columbus, OH 43215<br>614-221-4255 no Columbus based employees     |
| 3.<br>Tamarack Enterprises I, L. P. c/o Jeffrey L. Brown 37<br>West Broad Street STE 460 Columbus, OH 43215<br>614-221-4255 no Columbus based employees | 4.<br>The Olen Corporation Kenneth W. Holland 4755<br>South High Street Columbus, OH 43207 614-491-<br>1515 52 number of Columbus based employees |

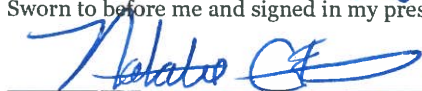
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23<sup>rd</sup> day of August, in the year 2021

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/4/2025

Notary Seal Here



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

***This Project Disclosure Statement expires six (6) months after date of notarization.***

September 29, 2016

## EXHIBIT "A"

## Legal Description 26.796 Acres

Situated in the State of Ohio, County of Franklin, Township of Hamilton, being part of Section 28 and Section 33, Township 4, Range 22, Congress Lands, being part of the 42.936 Acre tract and the 25.053 Acre tract (formerly the Columbus Feeder of the Ohio and Erie Canal) as acquired by the State of Ohio by the Canal Land Act of 1825 and as described in the Commissioner's Register and as demonstrated on pages 10 through 15 of the "Plat of the Columbus Feeder of the Ohio & Erie Canal...", dated January 30, 1927, and subject to a 99 year lease with the Columbus and Southern Ohio Electric Company, now known as the American Electric Power Company (AEP), as recorded in Lease Record 83 page 346, conveyed to Columbus and Southern Ohio Electric Company by Deed of Record in (Tract One) Deed Book 3268, Page 641 and Deed Book 3269, Page 138, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing at a found mag nail at the intersection of the centerline of Cottage Street (60 feet wide), Plat Book 4, Page 143 with the centerline of S. High Street (U.S. Route 23 width varies) (U.S. Route 23 - Ohio Department of Transportation Plans PIC-23-17.66 FRA-23-(0.00-5.37) Sheets 13/20, 14/30 and 15/20

Thence, along the centerline of said S. High Street North 05° 32' 44" East, 355.56 feet to a found 1 inch iron pipe with an orange cap inscribed "P.S. 6579" at the southeast corner of the PFK COMPANY II, LLC (1/2 interest), and The Tamarack Enterprises II, L.P. (1/2 interest) 163.444 Acre tract (Instrument Number 201212130192046), (Instrument Number 201409300128917);

Thence, along the south line of said 163.444 Acre tract, the northerly lines of the ELSEA, Inc. 3.031 Acre tract (Official Record Volume 19305 A-19), the Ronald E. Buckles 0.954 Acre tract (Instrument Number 200806040085504), the Joseph A. and Laura M. Davis 1.231 Acre tract (Official Record Volume 6249, Page F-08), the Lewis B. and Rebecca L. Sayre 1.092 Acre tract (Deed Book 3755, Page 205), the Ricky L. Ward 1.325 Acre tract (Instrument Number 201012060165539) and the Danny L. Bush 1.098 Acre tract (Instrument Number 200801310015197), North 87° 41' 48" West, 1,056.35 feet to a found 1 inch iron pipe with an orange cap inscribed "P.S. 6579" in the easterly line of said 42.936 Acre tract and the TRUE POINT OF BEGINNING of this description (passing a found 1 inch iron pipe with an orange cap inscribed "PS 6579" at 80.13 feet);

Thence, across said 42.936 Acre tract, North 87° 41' 48" West, 78.44 feet to a found 1 inch iron pipe with a yellow cap inscribed Bird and Bull at the northeast corner of the Brandi Barton 2.85 Acre tract (Instrument Number 201204090048691), the southeast corner of the PFK COMPANY I, LLC, (1/2 interest) and the Tamarack Enterprises I, L.P. (1/2 interest) 1,018.556 Acre tract, (Tract One - Instrument Number 200403030046558), (Tract One - Instrument Number 200107230166574);

Thence, along part of the easterly lines of said 1,018.556 Acre tract, part of the westerly lines of said 42.936 Acre tract, part of westerly lines of said 25.053 Acre tract and the westerly lines of said Ohio and Erie Canal, the following fourteen (14) courses:

- 1) Thence, North 09° 43' 51" East, 617.95 feet to an iron pipe set;
- 2) Thence, North 00° 42' 00" West, 458.43 feet to an iron pipe set;
- 3) Thence, North 04° 08' 30" West, 292.48 feet to an iron pipe set;
- 4) Thence, North 17° 09' 15" West, 896.19 feet to a found canal monument;
- 5) Thence, North 08° 57' 33" West, 1,996.17 feet to an iron pipe set;
- 6) Thence, North 23° 44' 28" West, 602.64 feet to a railroad spike set;

Continued...



7) Thence, North 16° 14' 14" West, 397.16 feet to a mag spike set;  
 8) Thence, North 12° 28' 30" West, 600.69 feet to a mag spike set;  
 9) Thence, North 10° 21' 54" West, 501.55 feet to a railroad spike set;  
 10) Thence, North 20° 11' 09" West, 542.99 feet to a railroad spike set;  
 11) Thence, North 12° 17' 46" West, 631.11 feet to a railroad spike set;  
 12) Thence, North 08° 04' 15" West, 418.44 feet to a railroad spike set;  
 13) Thence, North 08° 41' 10" West, 301.15 feet to a railroad spike set;  
 14) Thence, North 07° 11' 47" West, 979.77 feet to a railroad spike set at the southwest corner of the PFK COMPANY I, LLC (1/2 Interest) and the Tamarack Enterprises 1, L.P. (1/2 Interest) 14.943 Acre tract, (Tract Four - Instrument Number 200403030046558), (Tract Four - Instrument Number 200107230166574);

Thence, across said 25.053 Acre tract (said Ohio and Erie Canal), and the south line of said 14.943 Acre tract, North 82° 31' 19" East, 83.63 feet to a point in the west line of the PFK COMPANY I, LLC (1/2 Interest) and the Tamarack Enterprises I, L.P. (1/2 Interest) 247.244 Acre tract (Tract Two - Instrument Number 200403030046558), (Tract Two - Instrument Number 200107230166574), passing a set iron pipe for reference at 73.63 feet, said point bears South 07° 49' 25" East, 1,160.09 feet and South 82° 31' 19" West, 1,499.12 feet from a found Franklin County Engineers Monument ("FCGS" 5273) in the centerline intersection of Rathmell Road and said S. High Street);

Thence, along part of the easterly lines of said 25.053 Acre tract, part of the easterly lines of said 42.936 Acre tract, the easterly lines of said Ohio and Erie Canal, part of the westerly lines of said 247.244 Acre tract and the westerly lines of said 163.444 Acre tract the following twenty-two (22) courses:

- 1) Thence, South 08° 04' 05" East, 982.70 feet to a railroad spike set;
- 2) Thence, South 19° 56' 25" East, 302.37 feet to a railroad spike set;
- 3) Thence, South 00° 50' 02" West, 421.01 feet to an iron pipe set;
- 4) Thence, South 13° 44' 29" East, 626.65 feet to an iron pipe set;
- 5) Thence, South 16° 53' 30" East, 240.34 feet to a found canal monument;
- 6) Thence, South 30° 47' 51" East, 312.47 feet to a found canal monument;
- 7) Thence, South 02° 58' 02" East, 510.20 feet to a found canal monument;
- 8) Thence, South 15° 54' 35" East, 600.30 feet to a found 1 inch iron pipe with an orange plastic cap inscribed "PS 6579";
- 9) Thence, South 11° 47' 44" East, 388.46 feet to a found canal monument;
- 10) Thence, South 29° 18' 37" East, 146.03 feet to a found canal monument;
- 11) Thence, South 74° 56' 40" East, 193.72 feet to a found 1 inch iron pipe with an orange cap inscribed "PS 6579";
- 12) Thence, South 06° 23' 08" East, 676.04 feet to a found 1 inch iron pipe with an orange cap inscribed "PS 6579";
- 13) Thence, South 10° 04' 21" East, 700.55 feet to a found canal monument; Thence,
- 14) South 51° 36' 51" East, 137.69 feet to a found canal monument; Thence,
- i5) South 09° 30' 59" East, 499.84 feet to a found 1 inch iron pipe with an orange cap inscribed "PS 6579";
- 16) Thence, South 46° 23' 28" West, 130.46 feet to a found canal monument;
- 17) Thence, South 09° 30' 55" East, 562.74 feet to a found 1 inch iron pipe with an orange cap inscribed "PS 6579";
- 18) Thence, South 36° 06' 26" East, 369.24 feet to a found canal monument;
- i9) Thence, South 06° 50' 41" West, 336.50 feet to a found 1 inch iron pipe with an orange plastic cap inscribed "PS 6579";
- 20) Thence, South 02° 28' 43" East, 306.16 feet to a found 1 inch iron pipe with an orange plastic cap inscribed "PS 6579"

Continued...

Page 3

- 21) Thence, South 00° 06' 47" West, 464.13 feet to a found 1 inch iron pipe with an orange plastic cap inscribed "PS 6579";
- 22) Thence, South 09° 42' 26" West 615.85 feet to the place of beginning **CONTAINING 26.796 ACRES**, part Auditor's Parcel Identification Number 510-180716-00, subject however to all legal highways, easements, leases, agreements, restrictions of record and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in September 2016. Canal monuments found are 6 inch round concrete monument with 1/2 inch solid pin in the middle. Iron pipes set are 30" x 1" O.D. with an orange plastic cap inscribed "PS 6579". Basis of bearings is the centerline of S. High Street (U.S. Route 23) held as South 08° 15' 00" West per Instrument Number 200403030046535.

**Proposed 137.236 Acre Tract**  
Franklin County, Ohio

Z21-074

Situated in the State of Ohio, County of Franklin, Hamilton Township, and being part of Land Sections 28 and 33, Township 4, Range 22, Congress Lands and being a portion of a 163.444 acre tract conveyed to PFK Company II, LLC (1/2 Interest) as recorded in Instrument Number 201212130192046 and Tamarack Enterprises II, L.P. (1/2 Interest) as recorded in Instrument 201409300128917, all references to the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing for reference at a mag nail at the intersection of centerlines of Columbus-Portsmouth Road (U.S. Route 23) as recorded in U.S. Route 23 — Ohio Department of Transportation Plans PIC-23-17.66 FRA-23-(0.00-5.37) Sheets 13/20, 14/30, and 15/20 and Cottage Street as recorded in Plat Book 4, Page 143.

Thence, North 05°32'44" East along said centerline of Columbus-Portsmouth Road (U.S. Route 23), a distance of 355.56 feet to a point at the southeast corner of the said 163.444 acre tract;

Thence, North 87°41'48" West along the southerly line of said 163.444 acre tract, the northerly lines of the ELSEA, Inc. 3.031 acre tract as recorded in Official Record Volume 19305 A-19, a distance of 312.74 feet to a point on the FEMA flood zone X flood line (700 foot contour), said point being the true POINT OF BEGINNING;

Thence, North 87°41'48" West along the southerly line of said 163.444 acre tract, the northerly lines of said 3.031 acre tract, the Ronald E. Buckles 0.954 acre tract and recorded in Instrument Number 200806040085504, the Joseph A. and Laura M. Davis 1.231 acre tract as recorded in Official Record Volume 6249, Page F-08, the Lewis B. and Rebecca L. Sayre 1.092 acre tract as recorded in Deed Book 3755, Page 205, the Ricky L. Ward 1.325 acre tract as recorded in Instrument Number 201012060165539, and the Danny L. Bush 1.098 acre tract as recorded in Instrument Number 200801310015197, a distance of 743.83 feet to a point which is the southeast corner of a 26.796 acre tract conveyed to Tamarack Enterprises I, L.P., as recorded in Instrument Number 201702080019431 and is the southwest corner of the said 163.444 acre tract;

Thence, North 09°42'26" East along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 615.85 feet to a point in said lines;

Thence, North 00°06'47" East along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 464.13 feet to a point in said lines;

Thence, North 02°28'43" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 306.16 feet to a point in said lines;

Thence, North 06°50'41" East along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 336.50 feet to a point in said lines;

Thence, North 36°06'26" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 369.24 feet to a point in said lines;

Thence, North 09°30'55" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 562.74 feet to a point in said lines;

Thence, North 46°23'28" East along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 130.46 feet to a point in said lines;

Thence, North 09°30'59" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 499.84 feet to a point in said lines;

Thence, North 51°36'51" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 137.69 feet to a point in said lines;

Thence, North 10°04'21" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 700.55 feet to a point in said lines;

Thence, North 06°23'08" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 676.04 feet to a point in said lines;

Thence, North 74°56'40" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 193.72 feet to a point in said lines;

Thence, North 29°18'37" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 146.03 feet to a point in said lines;

Thence, North 11°47'44" West along the westerly line of said 163.444 acre tract, the easterly line of said 26.796 acre tract, and crossing the section line between Sections 33 and 28, a distance of 388.46 feet to a point in the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract;

Thence, North 15°54'35" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 600.30 feet to a point in said lines;

Z21-074

Thence, North 02°58'02" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 510.20 feet to a point in said lines;

Thence, North 30°47'51" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 312.47 feet to a point in said lines;

Thence, North 16°53'30" West along the westerly line of said 163.444 acre tract and the easterly line of said 26.796 acre tract, a distance of 45.21 feet to a point which is the southwest corner of a 247.244 acre tract conveyed to PFK Company I, LLC (1/2 Interest) as recorded in Instrument Number 201212130192046 and Tamarack Enterprises I, L.P. (1/2 Interest) as recorded in Instrument Number 201409300128917 and is the northwest corner of said 163.444 acre tract;

Thence, North 82°10'34" East along the northerly line of said 163.444 acre tract and the southerly line of said 247.244 acre tract, a distance of 1403.92 feet to a point which is the southeast corner of said 247.244 acre tract and is the northeast corner of said 163.444 acre tract, and being a point in said centerline of Columbus-Portsmouth Road (U.S. Route 23);

Thence, South 08°15'00" East along the easterly line of said 163.444 acre tract and said centerline of Columbus-Portsmouth Road (U.S. Route 23), and crossing the section line between Sections 28 and 33, a distance of 4653.36 feet to a point in the easterly line of said 163.444 acre tract and said centerline of Columbus-Portsmouth Road (U.S. Route 23), said point being the northeast corner of a 1.034 acre right-of-way dedication conveyed to the City of Columbus, Ohio, as recorded in Instrument Number 201810300147993;

Thence, South 81°45'00" West along the northerly lines of said 1.034 acre right-of-way dedication, a 4.238 acre tract conveyed to Certified Oil Corporation as recorded in Instrument Number 201810300147996, and a 0.362 acre tract conveyed to HFW Easement, LLC as recorded in Instrument Number 201810300147995, a distance of 467.24 feet to a point at the northwest corner of said 0.362 acre tract;

Thence, South 08°15'00" East along the westerly line of said 0.362 acre tract, a distance of 167.08 feet to a point in said line, said point being the northeast corner of said 4.238 acre tract;

Thence, South 81°45'00" West along the northerly line of said 4.238 acre tract, a distance of 145.00 feet to a point at the northwest corner of said 4.238 acre tract;

Thence, South 08°15'00" East along the westerly line of said 4.238 acre tract, a distance of 218.00 feet to a point at the southwest corner of said 4.238 acre tract;

Thence, North 81°45'00" East along the southerly line of said 4.238 acre tract, a distance of 145.00 feet to a point at the southeast corner of said 4.238 acre tract, said point being in the westerly line of a 0.854 acre tract conveyed to HFW Easement, LLC as recorded in Instrument Number 201810300147995;

Thence, South 08°15'00" East along the westerly line of said 0.854 acre tract, a distance of 148.42 feet to a point at the southwest corner of said 0.854 acre tract;

Thence, South 81°45'00" West to a point in a line that is 582 feet west from the westerly right of way line of Columbus-Portsmouth Road (U.S. Route 23), a distance of 193.37 feet

Thence, South 08°04'38" East following a line that is 582 feet west from the westerly right of way line of Columbus-Portsmouth Road (U.S. Route 23), a distance of 167.96 feet to a point in said line that is 582 feet west from the westerly right of way line of Columbus-Portsmouth Road (U.S. Route 23);

Thence, South 16°41'39" East, a distance of 1438.24 feet to a point in said flood line returning to the said true POINT OF BEGINNING, containing 137.236 acres more or less;

Subject to all legal right-of-ways, restrictions, and easements of previous record.

Basis of Bearings is the centerline of Columbus-Portsmouth Road (U.S. Route 23) held as South 08°15'00" West as recorded in Instrument Number 200403030046558.

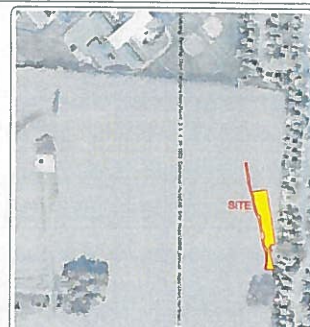
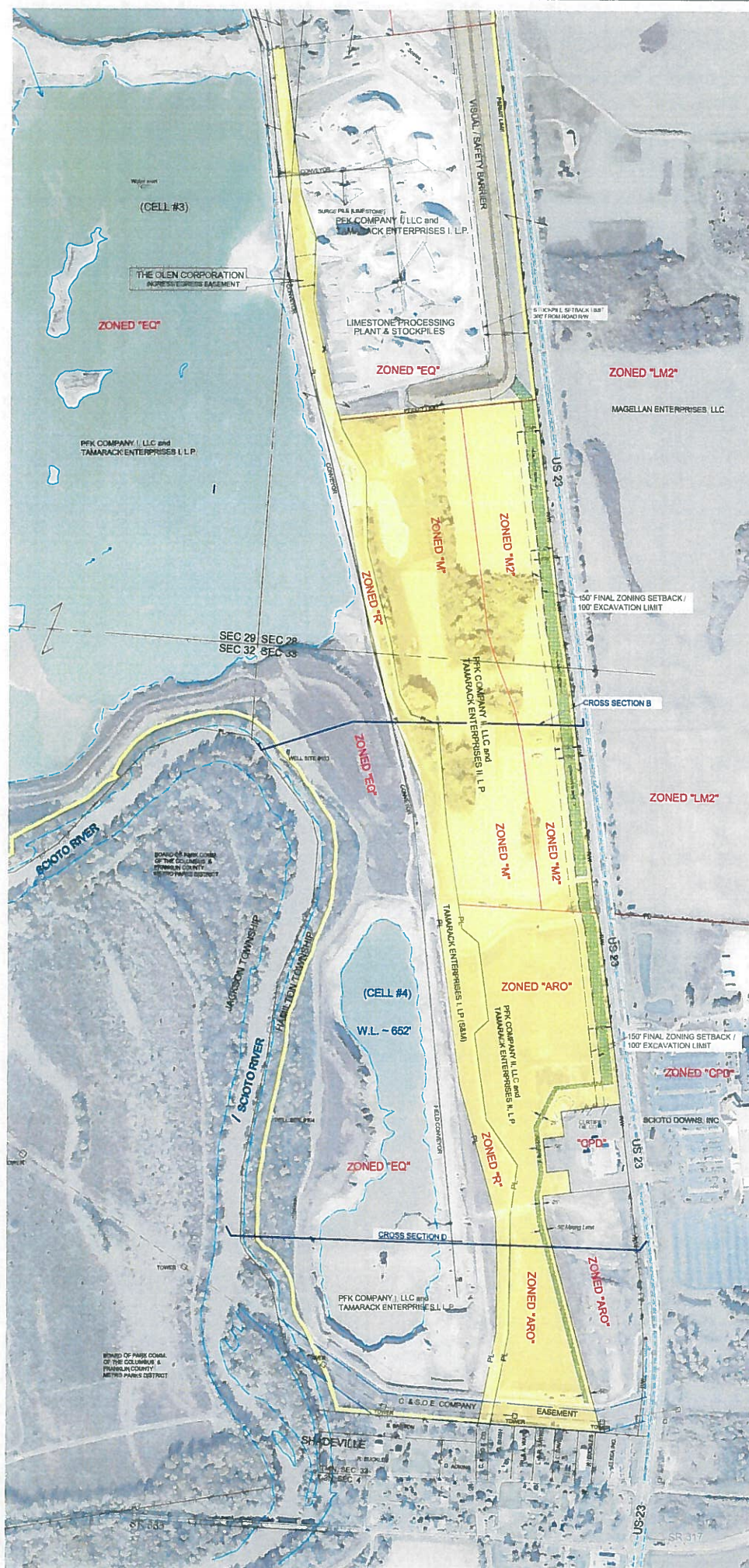


Kokosing Construction Company, Inc.

Two handwritten signatures in black ink. The first signature appears to be "R.E. Chaffin" and the second is a cursive signature, likely of the same person or another authorized individual.

Richard E. Chaffin, P.S. 8366





LOCATION MAP  
1 MILE

Z21-074

**LEGEND**

- ELECTRICAL TRANSMISSION LINE
- EXISTING WATER IMPOUNDMENT
- CROSS SECTION
- PERMIT AREA
- PROPERTY LINE
- STREAM
- CURRENT ZONING DISTRICTS
- PROPOSED EQ ZONING AREA
- EXISTING VISUAL/SAFETY BARRIER
- PROPOSED VISUAL/SAFETY BARRIER

1 M. PERMIT #14-123 (COLUMBUS P)

**ZONING CHANGE REQUEST MAP**

**THE OLEN CORPORATION**

FRANKLIN COUNTY HAMILTON TOWNSHIP

LOTS T-3N-R-22W-SECTIONS 17-20-21-22-23-24-25

SCALE 1" = 300' CONTOUR INTERVAL 10' USGS

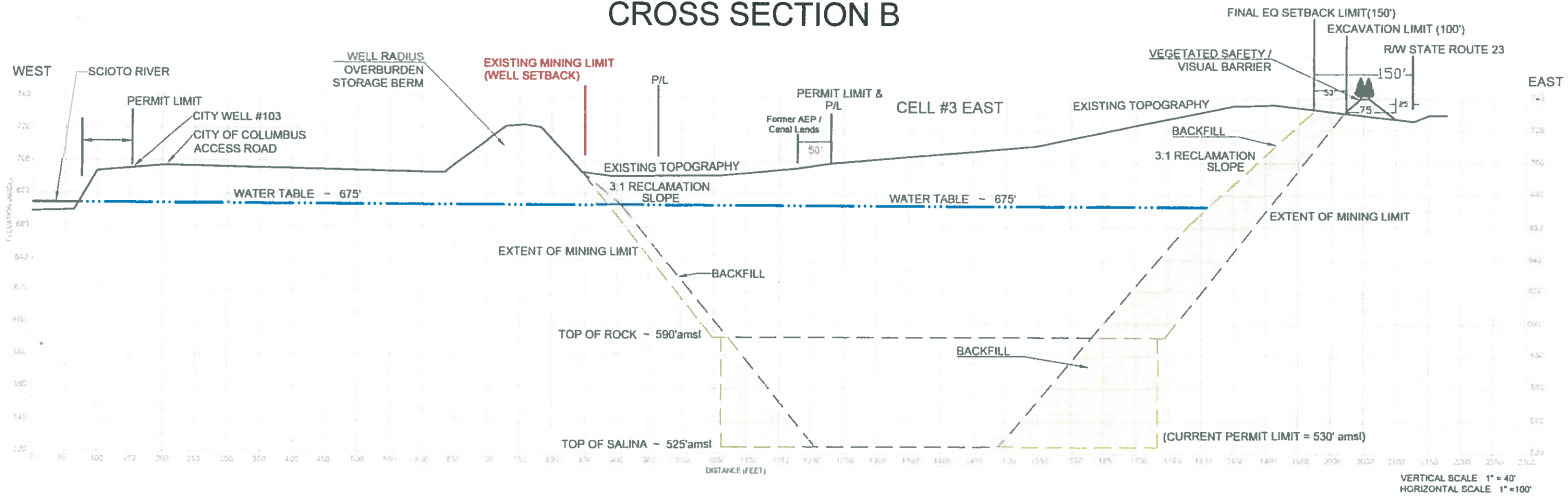
SP COORDINATES 4833111 1486516 UTM ZONE 18Q UTM ZONE 18Q

DATE PREPARED 8-20-2011 DATE REVISED

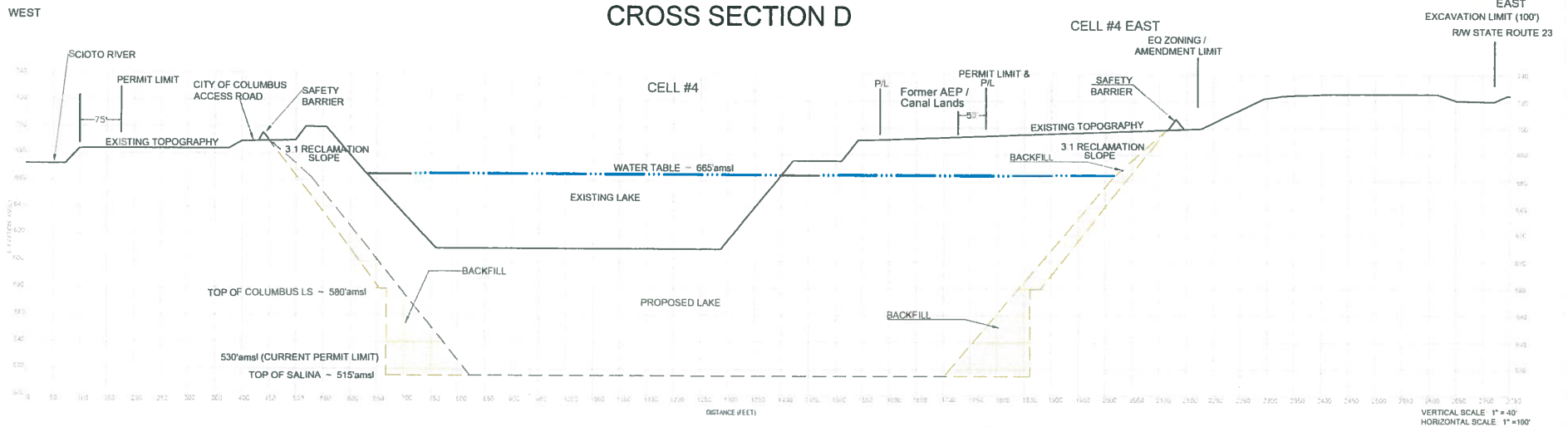
PREPARED BY

4755 South High Street

## CROSS SECTION B



## CROSS SECTION D



|                                      |                  |               |                                     |
|--------------------------------------|------------------|---------------|-------------------------------------|
| THE OLEN CORPORATION - HARTMAN FARMS |                  |               |                                     |
| RECLAMATION CROSS SECTIONS           |                  |               |                                     |
| THE OLEN CORPORATION                 |                  |               |                                     |
| FRANKLIN                             | COUNTY           | HAMILTON      | TOWNSHIP                            |
| LOTS                                 | T - 4N           | R - 22W       | SECTIONS 17, 20, 21, 28, 29, 32, 33 |
| SCALE 1" =                           | CONTOUR INTERVAL | U.S.G.S. QUAD |                                     |
| SP COORDINATES                       | 681311N 1856551E | MUNICIPALITY  |                                     |

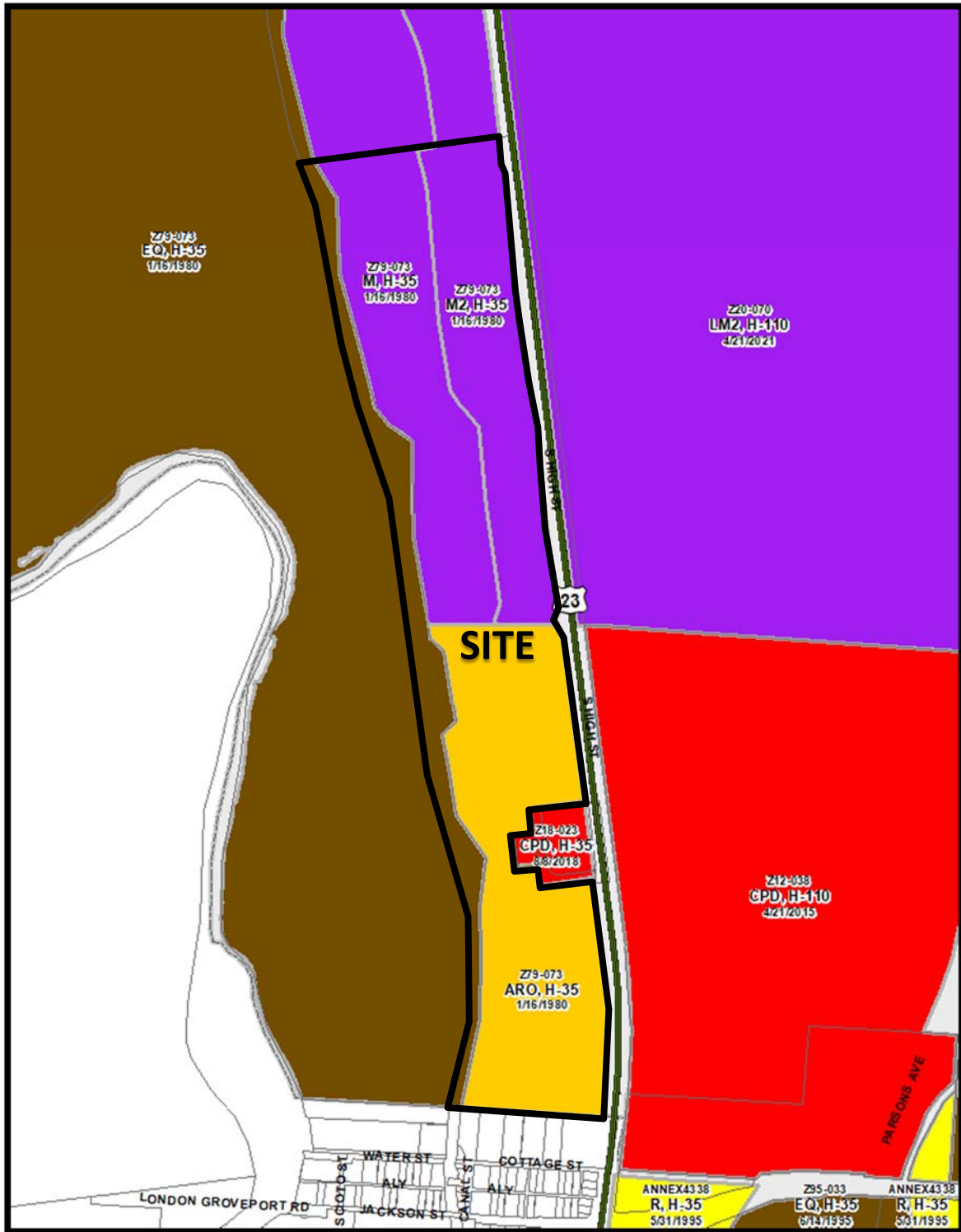
BACKFILL AREAS



4755 South High Street  
Columbus, Ohio 43207  
office 614-491-1515 fax 614-491-1591

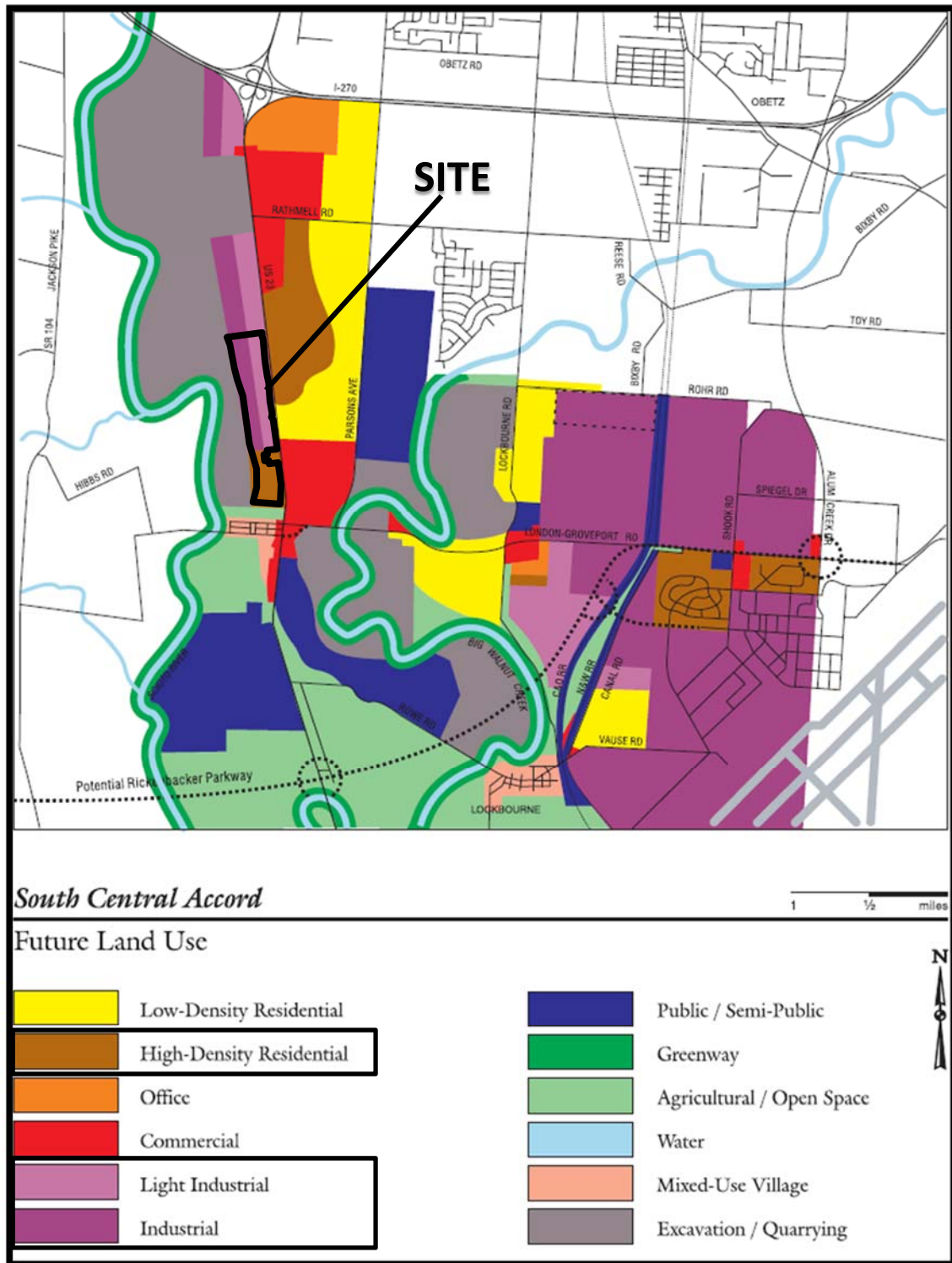


4755 South High Street  
Columbus, Ohio 43207  
office 614-491-1515 fax: 614-491-1591



Z21-074  
4755 S. High St.  
Approximately 164 acres  
M, M-2 & AR-O to EQ





Z21-074  
 4755 S. High St.  
 Approximately 164 acres  
 M, M-2 & AR-O to EQ

