



Plain Township Board of Zoning Appeals
Variance Application

45 Second Street
P.O. Box 273
New Albany, Ohio 43054
Phone 614.855.7770
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

BZA Case Number 02-10-2026-01 Fee Paid \$3000 Date Received 1/15/2026

APPLICANT

Applicant Josh Beckner Company
Address 8258 Bevelhymer Road
Phone Number [redacted] Email [redacted]

PROPERTY LOCATION DESCRIPTION

Property Type [x] Residential [] Commercial Owner Josh Beckner
Subdivision Name (If not a platted sub-division, attach a legal description)
Address 8639 Peter Hoover Road
Phone Number [redacted] [redacted]
Parcel Number 220-001635 & 220-001621 Property Zoned Rural Total Acres 10.855

NATURE OF VARIANCE

Plain Township Zoning Resolution Section: 206.04.2 Describe specifically the nature of the variance:
Variance to allow a lot line adjustment with frontage of each parcel to be less than 200' wide

REQUIRED TO SUBMIT WITH APPLICATION

Six sets of plans drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, location of well, location of septic system, and any natural or topographic peculiarities of the lot in question.

JUSTIFICATION OF VARIANCE

In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true (Please attach these comments on a separate sheet):

- A. Special conditions exist peculiar to the land or building in question.
B. That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
C. That the special conditions do not result from previous actions of the applicant.
D. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

Josh Beckner
(Applicant Signature)

8/28/25

(Date)

Justification Of Variance for 8639 Peter Hoover Road

206.04.2 Lot Width. For a one-family dwelling, there shall be a lot width of two hundred (200) feet or more at the building setback line, and such lot shall have access to and abut on a public right-of-way for a distance of two hundred (200) feet or more, unless otherwise approved by the Board of Zoning Appeals.

A) Special conditions exist peculiar to the land or building in question

This property is made up of two existing parcels (220-001635 and 220-001621) along Peter Hoover Road that are affected by high-tension power lines that run along the length of the lots. Because of the power lines and the associated right-of-way, a large portion of the frontage and setback area cannot be built on.

One of the parcels (220-001635) has approximately 132 feet of road frontage, which is less than the 200 feet required by the zoning code. However, the area that would otherwise provide additional frontage is not usable due to the power lines. These conditions are specific to this property and are not typical of nearby lots, which generally have clear, buildable frontage.

B) That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.

If the 200-foot frontage requirement is applied without flexibility, one of the existing parcels becomes effectively unusable for a single-family home. This would leave the applicant with a parcel that cannot reasonably be developed, even though neighboring property owners are able to use their land for residential purposes.

There are four properties to the North and South on Peter Hoover within 0.1 miles of the existing parcels that all have less than 200' of road frontage:

220-000238 (~110' of frontage)

220-001625 (~68' of frontage)

220-001634 (~86' of frontage)

220-001185 (~65' of frontage)

The applicant is not asking to add density or create new parcels. The goal is simply to redraw the existing parcel lines so that both lots can be used in a practical and reasonable way, similar to other properties in the area.

C) That the special conditions do not result from previous actions of the applicant

The power lines and right-of-way that limit the buildable area were not placed there by the applicant and existed before the applicant's ownership of the property. The current two-parcel configuration also existed prior to the application.

The applicant did not create the conditions that make one of the parcels difficult or impossible to build on and is only seeking to respond to those existing conditions.

D) That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

The proposed adjustment keeps the property as two parcels, just with more practical boundaries that account for the power line limitations. This approach allows both parcels to be reasonably used without changing the overall character of the area or increasing development beyond what already exists.

Franklin County Auditor - Michael Stinziano 220-001621-00

Owner Name BECKNER JOSHUA T
Site Address 8639 PETER HOOVER RD
Legal Descriptions HOOVER RD
 5.027 ACRES
 LOT 2
Owner Address 8258 BEVELHYMER RD
 WESTERVILLE OH 43081
Transfer Date 13-MAY-2025
Transfer Price 725,000.00
Instrument Type GW

Prop. Class R - Residential
Land Use 511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Tax District 220 - PLAIN TOWNSHIP
Sch. District 2508 -
App Nbrhd 05600000
Tax Lein No
CAUV Property No
Owner Occ. Credit 2025: Yes 2026: Yes
Homestead Credit 2025: No 2026: No
Rental Registration No
Board of Revision No
Zip Code 43054
Annual Taxes 14,791.94
Taxes Paid
Calculated Acreage 5.03
Legal Acreage 0

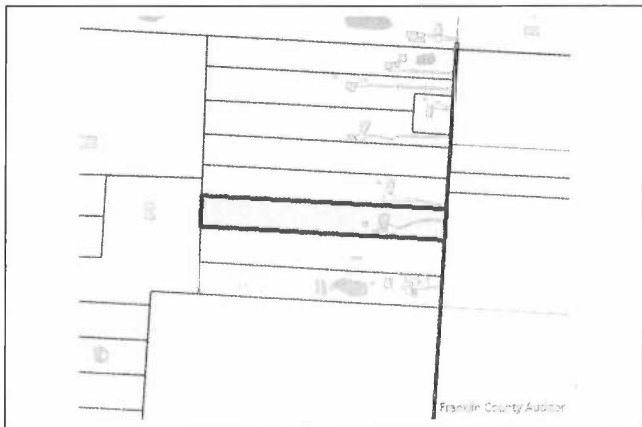
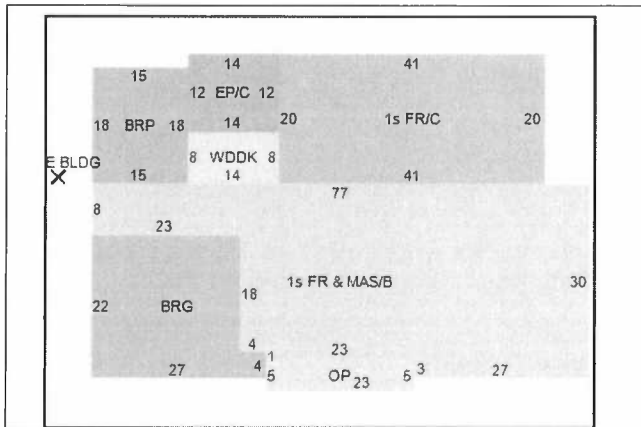
| | Current Auditors Appraised Value | | | Taxable Value | | |
|---------------|----------------------------------|-----------|-----------|---------------|-----------|-----------|
| | Land | Improv | Total | Land | Improv | Total |
| Base | \$335,600 | \$339,100 | \$674,700 | \$117,460 | \$118,690 | \$236,150 |
| TIF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exempt | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$335,600 | \$339,100 | \$674,700 | \$117,460 | \$118,690 | \$236,150 |
| CAUV | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Building Data

Year Built 1977
Finished Area 2539
Rooms 7
Bedrms 4
Dining Rooms 0
Full Baths 3
Half Bath
Heat/AC 2
Wood Fire 1 / 3
Stories 1

Sketch Legend

- 0 1s FR & MAS/B 1719 Sq. Ft.
- 1 BRG - 27:BRICK GARAGE 522 Sq. Ft.
- 2 OP - 13:OPEN FRAME PORCH 115 Sq. Ft.
- 3 WDDK - 38:WOOD DECK 112 Sq. Ft.
- 4 BRP - 42:BRICK PATIO 270 Sq. Ft.
- 5 EP/C - 14/36:ENCLOSED FRAME PORCH/CRAWL 168 Sq. Ft.
- 6 1s FR/C - 10/36:ONE STORY FRAME/CRAWL 820 Sq. Ft.
- 1 POLE BLDG - PB3:FR/MTL POLE BLDG 16FT HGT 960 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

P:\25-0001-1587\0001\PRODUCTION\DRAWINGS\BUREAU\25-0001-1587-01.dwg (with existing conditions) Rev. Page: 1 Jul 24, 2025 -- 3:21:46pm akp@acdl

| Parcel Acreage Breakdown | |
|--------------------------|------------------|
| P.I.D. 220-001621 | 1.416 Ac. |
| P.I.D. 220-001635 | 4.436 Ac. |
| TOTAL | 5.852 Ac. |

| Parcel Acreage Breakdown | |
|--------------------------|------------------|
| P.I.D. 220-001621 | 3.612 Ac. |
| P.I.D. 220-001635 | 1.391 Ac. |
| TOTAL | 5.003 Ac. |

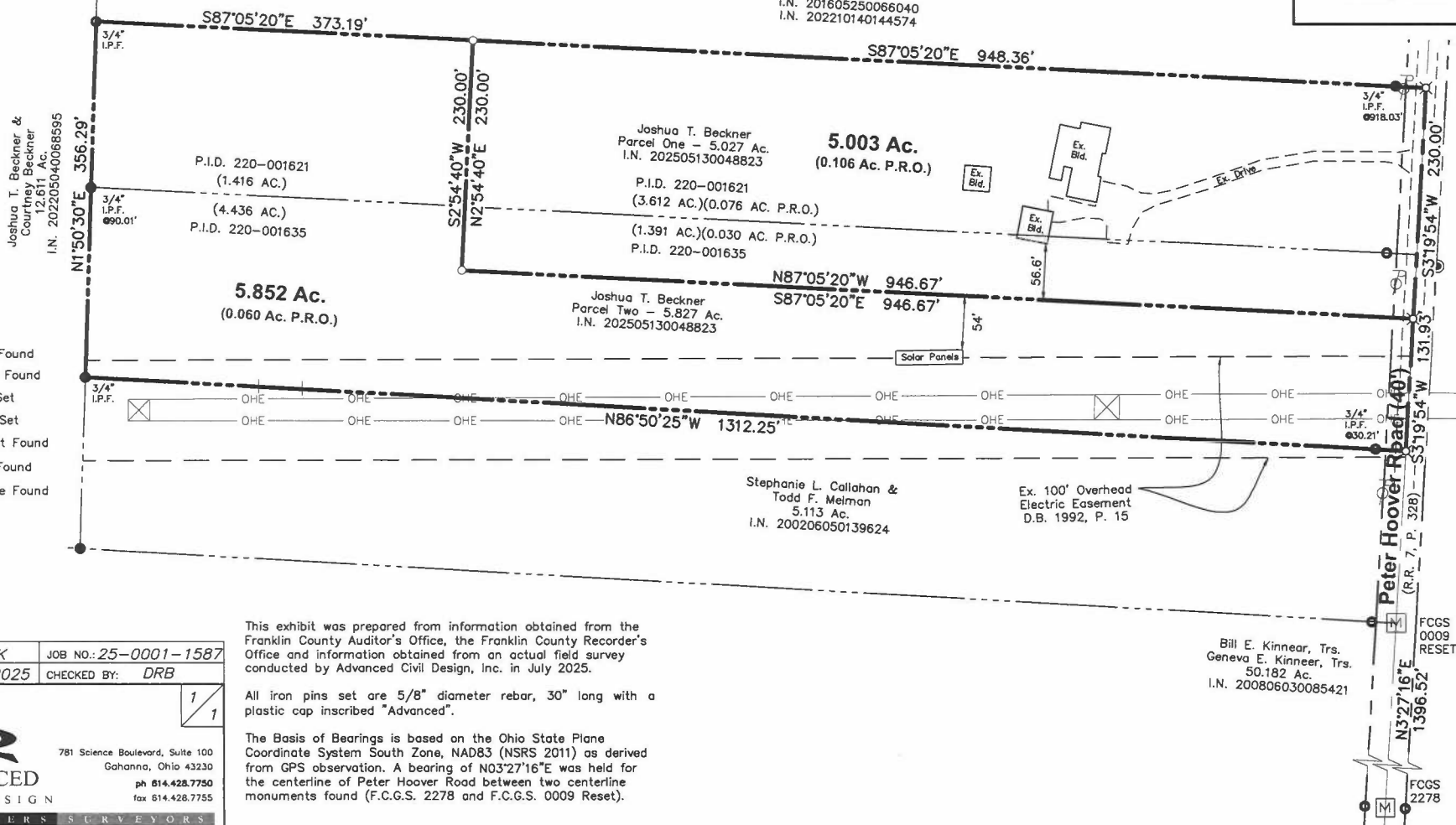
GRAPHIC SCALE



1 inch = 100 feet

Existing Conditions
5.003 & 5.852 Ac.

Plain Township, Franklin County, Ohio, Section 2
Quarter Township 1,
Township 2, Range 16,
United States
Military Lands



Legend

- Iron Pin Found
- Iron Pipe Found
- ⊗ PK Nail Set
- Iron Pin Set
- Ⓜ Monument Found
- ⊗ PK Nail Found
- ▲ R.R. Spike Found

| | |
|-----------------|-----------------------|
| DRAWN BY: BCK | JOB NO.: 25-0001-1587 |
| DATE: 7/24/2025 | CHECKED BY: DRB |

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

This exhibit was prepared from information obtained from the Franklin County Auditor's Office, the Franklin County Recorder's Office and information obtained from an actual field survey conducted by Advanced Civil Design, Inc. in July 2025.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced".

The Basis of Bearings is based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011) as derived from GPS observation. A bearing of N03°27'16"E was held for the centerline of Peter Hoover Road between two centerline monuments found (F.C.G.S. 2278 and F.C.G.S. 0009 Reset).

Bill E. Kinnear, Trs.
Geneva E. Kinnear, Trs.
50.182 Ac.
I.N. 200806030085421

FCGS 0009 RESET

FCGS 2278

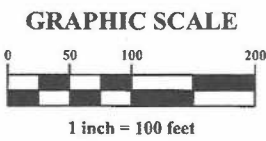
Parcel Exhibit
5.003 & 5.852 Ac.
 Plain Township, Franklin County, Ohio, Section 2
 Quarter Township 1,
 Township 2, Range 16,
 United States
 Military Lands

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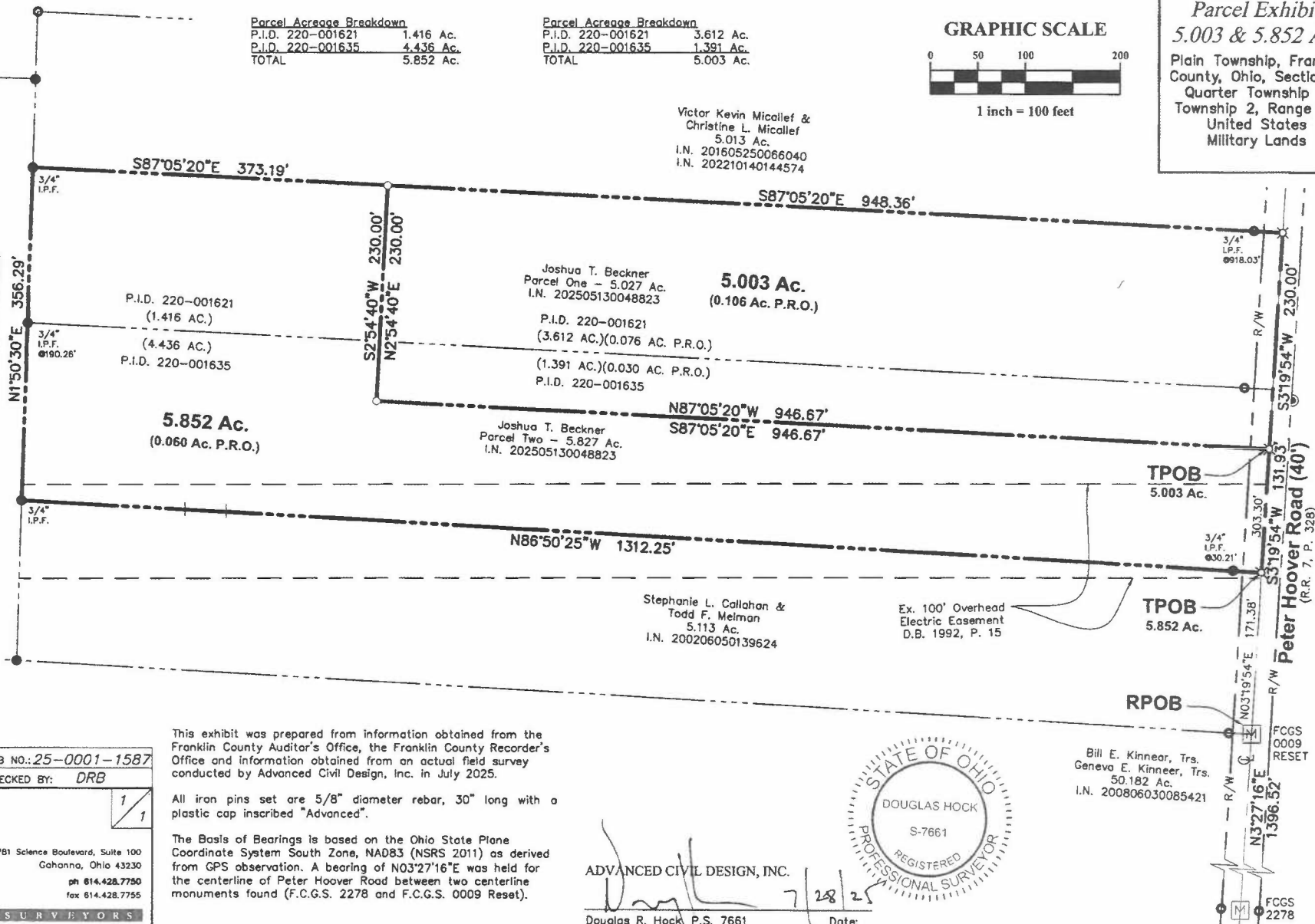
Parcel Acreage Breakdown

| | |
|-------------------|------------------|
| P.I.D. 220-001621 | 3.612 Ac. |
| P.I.D. 220-001635 | 1.391 Ac. |
| TOTAL | 5.003 Ac. |



Victor Kevin Micallef &
 Christine L. Micallef
 5.013 Ac.
 I.N. 201605250066040
 I.N. 202210140144574

Joshua T. Beckner &
 Courtney Beckner
 12.611 Ac.
 I.N. 202205040068595



Legend

- Iron Pin Found
- Iron Pipe Found
- ⊠ PK Nail Set
- Iron Pin Set
- Ⓜ Monument Found
- ✱ PK Nail Found
- ▲ R.R. Spike Found

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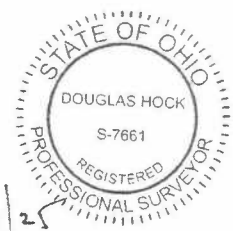
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DRAWN BY: **BCK** JOB NO.: **25-0001-1587**
 DATE: **7/24/2025** CHECKED BY: **DRB**

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
 Cahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock P.S. 7661

Date: 7/28/25

25-0001-1587(UNO)PRODUCTION DRAWINGS(SURVEY) 05-0001-1587 (01) 7/24/2025 - 3:20:10pm bck/bck

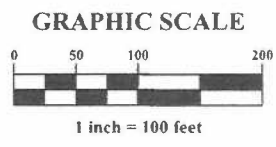
Parcel Exhibit
5.003 & 5.852 Ac.
 Plain Township, Franklin
 County, Ohio, Section 1
 Quarter Township 1,
 Township 2, Range 16,
 United States
 Military Lands

Parcel Acreage Breakdown

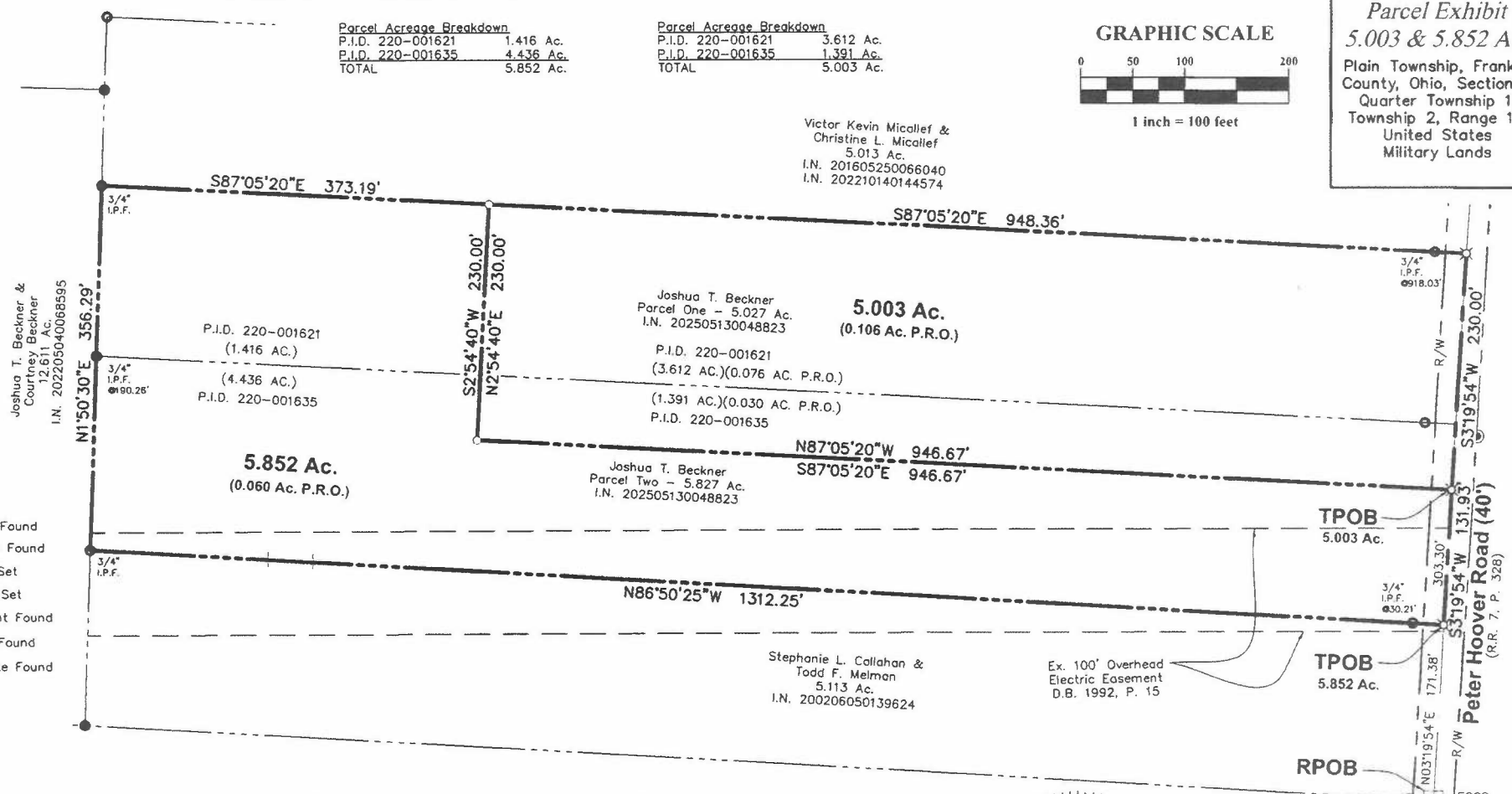
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| TOTAL | 5.003 Ac. |



Victor Kevin Micallef &
 Christine L. Micallef
 5.013 Ac.
 I.N. 201605250066040
 I.N. 202210140144574



Legend

- Iron Pin Found
- Iron Pipe Found
- ⊗ PK Nail Set
- Iron Pin Set
- Ⓜ Monument Found
- ✱ PK Nail Found
- ▲ R.R. Spike Found

| | |
|----------------------|------------------------|
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ADVANCED CIVIL DESIGN, INC.
Douglas R. Hock
 Douglas R. Hock, P.S. 7661



Bill E. Kinnear, Trs.
 Geneva E. Kinnear, Trs.
 50.182 Ac.
 I.N. 200806030085421


PRELIMINARY APPROVAL
 ADAM W. FOWLER P.E. P.S.
 gantonini
 07/28/2025 8:45:13 AM
 PENDING ORIGINALS
 *Submitted via digital format

Please return this approval along with the original description and plat of survey, as prepared by the surveyor, signed, scaled, and dated in blue ink.

FCGS 0009 RESET
 FCGS 2278

Date: 7/28/25

DO NOT DETACH

| | | | | | | | | | | | |
|--|--|---------|-----------------------|--------|--------------------|---------|---------------------|---------|--------------------|--------|--|
|  <p>Instrument Number: 202505130048823 Recorded Date: 05/13/2025 8:09:02 AM</p>  <p>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</p> | <p>Return To (Simplifile): CEBA Title LLC 2000 W Henderson Rd Suite 5 Columbus, OH 43220-2453</p> <p style="text-align: right;">Simplifile</p> | | | | | | | | | | |
| <p>Transaction Number: T20250034358 Document Type: DEED Document Page Count: 3</p> | | | | | | | | | | | |
| <p>Submitted By (Simplifile): CEBA Title LLC 2000 W HENDERSON RD SUITE 5 Columbus, OH 43220-2453</p> <p style="text-align: right;">Simplifile</p> | | | | | | | | | | | |
| <p>First Grantor: JOHN R COLVIN</p> | <p>First Grantee: JOSHUA T BECKNER</p> | | | | | | | | | | |
| <p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$8.00</td></tr><tr><td>Total Fees:</td><td>\$42.00</td></tr><tr><td>Amount Paid:</td><td>\$42.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table> | Document Recording Fee: | \$34.00 | Additional Pages Fee: | \$8.00 | Total Fees: | \$42.00 | Amount Paid: | \$42.00 | Amount Due: | \$0.00 | <p>Instrument Number: 202505130048823 Recorded Date: 05/13/2025 8:09:02 AM</p> |
| Document Recording Fee: | \$34.00 | | | | | | | | | | |
| Additional Pages Fee: | \$8.00 | | | | | | | | | | |
| Total Fees: | \$42.00 | | | | | | | | | | |
| Amount Paid: | \$42.00 | | | | | | | | | | |
| Amount Due: | \$0.00 | | | | | | | | | | |

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

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

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

6858

| | |
|---|--|
| TRANSFERRED 05-13-2025 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO | Conveyance |
| | Mandatory: \$725.00 |
| | Permissive: \$1,450.00BDD |
| | MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR |

(space above this line reserved for county engineer, county auditor and county recorder)

GENERAL WARRANTY DEED

John R. Colvin and Simon M. Keegans, husband and wife (“Grantor”), for valuable consideration paid, grants, with general warranty covenants, to **Joshua T. Beckner** (“Grantee”), whose tax mailing address 8639 Peter Hoover Road, New Albany, OH 43054, the following real property:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT “A”

For information purposes only:
Property address: 8639 Peter Hoover Road, New Albany, OH 43054
Parcel Number(s): 220-001621-00 and 220-001635-00
Prior Reference: Instrument Number 201702270026798

Exceptions to the general warranty covenants: (a) legal highways; (b) zoning ordinances; (c) real estate taxes and assessments which are now or may hereafter become a lien on said premises; (d) covenants, conditions, restrictions and easements of record; and (e) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Executed this 8th day of May 2025.

John R. Colvin

John R. Colvin

05/08/2025

(Seal)

Simon M. Keegans

Simon M. Keegans

05/08/2025


(Seal)

STATE OF OHIO }
COUNTY OF FRANKLIN } ss

BE IT REMEMBERED, That on this 8th day of May 2025, before me, a Notary Public in and for said County and State, personally came **John R. Colvin and Simon M. Keegans**, in the foregoing deed, who acknowledged the signing of the same to be his/her/their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

E-signed by Joshua Allen Gropp on May 8, 2025 at 08:47 AM CST



JOSHUA ALLEN GROPP
Notary Public
State of Ohio
My Commission Expires:
March 24, 2030

Notarized remotely via audio/video communication



Notary Public

My Commission Expires: 03/24/2030

This instrument prepared by:
Joshua Gropp, Esq. of Gropp Law, LLC
CEBA File No. OH251882

Exhibit "A"
Legal Description

PARCEL ONE:

Situated in the State of Ohio, County of Franklin, and in the Township of Plain:

Being a tract of land in the Northeast Quarter of Section Two (2), of Quarter Township One (1), Township Two (2), Range Sixteen (16) of the United States Military Lands, Plain Township, Franklin County, State of Ohio, said tract being part of a 41.58 acre tract of land deeded to Mobile Systems Parks, Inc. and recorded in Deed Volume 3185, Page 220, in the Franklin County Recorder's Office, and being more particularly described as follows:

PARCEL ONE
ALL OF
(220)
001621

Beginning at a spike in the centerline of Peter Hoover Road (Township Road 193) being South 3 degrees 30' 00" West along said centerline a distance of 860.90 feet from the point of intersection of said centerline with the boundary between Plain Township, Franklin County, and Harlem Township, Delaware County;

Thence from said place of beginning South 3 degrees 30' 00" West along said centerline of Peter Hoover Road a distance of 166.00 feet to a spike;

Thence North 86 degrees 54' 58" West a distance of 1317.14 feet (passing over an iron pin at 30.00 feet) to an iron pin in the westerly boundary of the above mentioned 41.58 acre tract of land;

Thence North 2 degrees 01' 42" East along said boundary a distance of 166.02 feet to an iron pin;

Thence South 86 degrees 54' 58" East a distance of 1321.40 feet (passing over an iron pin at 1291.40 feet) to the **Place of Beginning, containing 5.027 acres, more or less.**

The above-described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219 of Kunze and Associates, Inc., in April 1974.

Parcel Number(s): 220-001621-00

PARCEL TWO:

Situated in the State of Ohio, County of Franklin, and in the Township of Plain:

Being a tract of land situated in the Northeast Quarter of Section Two (2), of Quarter Township One (1), Township Two (2), Range Sixteen (16), of the United States Military Lands, Plain Township, Franklin County, State of Ohio, said tract being part of a 41.58 acre tract of land deeded to Mobile Systems Parks, Inc. and recorded in Deed Volume 3185, Page 220, in the Franklin County Recorder's Office, and being more particularly described as follows:

PARCEL TWO
ALL OF
(220)
001635

Beginning at a spike in the centerline of Peter Hoover Road (Township Road 193) being South 3 degrees 30' 00" West along said centerline a distance of 1026.90 feet from the point of intersection of said centerline with the boundary between Plain Township, Franklin County, and Harlem Township, Delaware County;

Thence from said place of beginning South 3 degrees 30' 00" West along said centerline of Peter Hoover Road a distance of 195.93 feet to a spike;

Thence North 86 degrees 40' 03" West a distance of 1312.22 feet (passing over an iron pin at 30.00 feet) to an iron pin in the westerly boundary of the above mentioned 41.58 acre tract of land;

Thence North 2 degrees 01' 42" East along said boundary a distance of 190.27 feet to an iron pin;

Thence South 86 degrees 54' 58" East a distance of 1317.14 feet (passing over an iron pin at 1287.14 feet) to the **Place of Beginning, containing 5.827 acres, more or less.**

The above-described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219 of Kunze and Associates, Inc., in April 1974.

Parcel Number: 220-001635-00

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E. P.S.


CEBA File No. OH251882

BY: FDA
DATE: May 09, 2025



Parcel Description
 ~ 5.852 Acres ~
West of Peter Hoover Road
North of Walnut Street
 -1-

PRELIMINARY APPROVAL
 ADAM W. FOWLER, P.E., P.S.
 gantonini
 07/24/2025 2:45:05 PM
PENDING ORIGINALS
 *Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

Situated in the State of Ohio, County of Franklin, Township of Plain, Part of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and containing 5.852 acres, more or less, said 5.852 acres being part of that 5.027 acre tract of land described as Parcel One and part of that 5.827 acre tract of land described as Parcel Two both as conveyed to Joshua T. Beckner of record in Instrument No. 202505130048823, said 5.852 acres being more particularly described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument No. 0009 Reset found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328), said monument being at the southeasterly corner of that 5.113 acre tract of land as conveyed to Stephanie L. Callahan & Todd F. Melman of record in Instrument No. 200206050139624 and being located N03°27'16"E, 1396.52 feet from Franklin County Geodetic Survey Monument No. 2278 found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328);

Thence **N 03° 19' 54" E**, along the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328) and the easterly line of said 5.113 acre tract, **171.38 feet** to a P.K. nail set at a northeasterly corner of said 5.113 acre tract and a southeasterly corner of said Parcel Two, the **True Point of Beginning**;

Thence **N 86° 50' 25" W**, along a common line of said Parcel Two and said 5.113 acre tract, **1312.25 feet** (passing a 3/4" iron pipe found at 30.21') to a 3/4" iron pipe found at a common corner thereof, said corner also being in the easterly line of that 12.611 acre tract of land as conveyed to Joshua T. Beckner and Courtney Beckner of record in Instrument No. 202205040068595;

Thence **N 01° 50' 30" E**, with westerly lines of said Parcel One and Parcel Two and along an easterly line of said 12.611 acre tract, **356.29 feet** (passing a 3/4" iron pipe found at 190.26') to a 3/4" iron pipe found at a northwesterly corner of said Parcel One and a southwesterly corner of that 5.013 acre tract of land as conveyed to Victor Kevin Micallef & Christine L. Micallef of record in Instrument No. 201605250066040 and Instrument No. 202210140144574;

Thence **S 87° 05' 20" E**, with the common line of said Parcel One and said 5.013 acre tract, **373.19 feet** to an iron pin set;

Thence across said Parcel One and Parcel Two, the following two (2) courses and distances:

S 02° 54' 40" W, 230.00 feet to an iron pin set at an angle point;

S 87° 05' 20" E, 946.67 feet to a P.K. nail set in the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328);

Thence **S 03° 19' 54" W**, with the easterly line of said Parcel Two and along said centerline, **131.93 feet** to the **True Point of Beginning**, and containing **5.852 acres**, more or less, inclusive of the present right-of-way which occupies 0.060 acres, more or less, and with an acreage breakdown of the following:

| <u>Parcel Acreage Breakdown</u> | |
|---------------------------------|------------------|
| P.I.D. 220-001621 | 1.416 Ac. |
| P.I.D. 220-001635 | 4.436 Ac. |
| TOTAL | 5.852 Ac. |

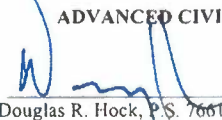
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 22, 2025 and is based on existing records from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey performed in July 2025. A drawing of the above description is attached hereto and made a part thereof.

The Basis of Bearings is based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011) as derived from GPS observation. A bearing of N03°27'16"E was held for the centerline of Peter Hoover Road between two centerline monuments found (F.C.G.S. 2278 and F.C.G.S. 0009 Reset).

Iron pins set are 5/8" rebar, 30" in length with a plastic cap in top inscribed "Advanced"

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

 Douglas R. Hock, P.S. 7661 Date: 7/28/25

Parcel Description
~ 5.852 Acres ~
West of Peter Hoover Road
North of Walnut Street
-1-

Situated in the State of Ohio, County of Franklin, Township of Plain, Part of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and containing 5.852 acres, more or less, said 5.852 acres being part of that 5.027 acre tract of land described as Parcel One and part of that 5.827 acre tract of land described as Parcel Two both as conveyed to Joshua T. Beckner of record in Instrument No. 202505130048823, said 5.852 acres being more particularly described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument No. 0009 Reset found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328), said monument being at the southeasterly corner of that 5.113 acre tract of land as conveyed to Stephanie L. Callahan & Todd F. Melman of record in Instrument No. 200206050139624 and being located N03°27'16"E, 1396.52 feet from Franklin County Geodetic Survey Monument No. 2278 found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328);

Thence N 03° 19' 54" E, along the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328) and the easterly line of said 5.113 acre tract, **171.38 feet** to a P.K. nail set at a northeasterly corner of said 5.113 acre tract and a southeasterly corner of said Parcel Two, the **True Point of Beginning**;

Thence N 86° 50' 25" W, along a common line of said Parcel Two and said 5.113 acre tract, **1312.25 feet** (passing a 3/4" iron pipe found at 30.21') to a 3/4" iron pipe found at a common corner thereof, said corner also being in the easterly line of that 12.611 acre tract of land as conveyed to Joshua T. Beckner and Courtney Beckner of record in Instrument No. 202205040068595;

Thence N 01° 50' 30" E, with westerly lines of said Parcel One and Parcel Two and along an easterly line of said 12.611 acre tract, **356.29 feet** (passing a 3/4" iron pipe found at 190.26') to a 3/4" iron pipe found at a northwesterly corner of said Parcel One and a southwesterly corner of that 5.013 acre tract of land as conveyed to Victor Kevin Micallef & Christine L. Micallef of record in Instrument No. 201605250066040 and Instrument No. 202210140144574;

Thence S 87° 05' 20" E, with the common line of said Parcel One and said 5.013 acre tract, **373.19 feet** to an iron pin set;

Thence across said Parcel One and Parcel Two, the following two (2) courses and distances:

S 02° 54' 40" W, **230.00 feet** to an iron pin set at an angle point;

S 87° 05' 20" E, **946.67 feet** to a P.K. nail set in the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328);

Thence S 03° 19' 54" W, with the easterly line of said Parcel Two and along said centerline, **131.93 feet** to the **True Point of Beginning**, and containing **5.852 acres**, more or less, inclusive of the present right-of-way which occupies 0.060 acres, more or less, and with an acreage breakdown of the following:

Parcel Acreage Breakdown

| | |
|-------------------|-----------|
| P.I.D. 220-001621 | 1.416 Ac. |
| P.I.D. 220-001635 | 4.436 Ac. |
| TOTAL | 5.852 Ac. |

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 22, 2025 and is based on existing records from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey performed in July 2025. A drawing of the above description is attached hereto and made a part thereof.

The Basis of Bearings is based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011) as derived from GPS observation. A bearing of N03°27'16"E was held for the centerline of Peter Hoover Road between two centerline monuments found (F.C.G.S. 2278 and F.C.G.S. 0009 Reset).

Iron pins set are 5/8" rebar, 30" in length with a plastic cap in top inscribed "Advanced"

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 9661 Date: 7/28/25

Parcel Description
 ~ 5.003 Acres ~
West of Peter Hoover Road
North of Walnut Street

-1-

Situated in the State of Ohio, County of Franklin, Township of Plain, Part of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and containing 5.003 acres, more or less, said 5.003 acres being part of that 5.027 acre tract of land described as Parcel One and part of that 5.827 acre tract of land described as Parcel Two both as conveyed to Joshua T. Beckner of record in Instrument No. 202505130048823, said 5.003 acres being more particularly described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument No. 0009 Reset found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328), said monument being at the southeasterly corner of that 5.113 acre tract of land as conveyed to Stephanie L. Callahan & Todd F. Melman of record in Instrument No. 200206050139624 and being located N03°27'16"E, 1396.52 feet from Franklin County Geodetic Survey Monument No. 2278 found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328);

Thence **N 03° 19' 54" E**, along the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328), along the easterly line of said 5.113 acre tract and partially along the easterly line of said Parcel Two, **303.30 feet** to a P.K. nail set at the **True Point of Beginning**;

Thence across said Parcel One and Parcel Two, the following two (2) courses and distances:

N 87° 05' 20" W, **946.67 feet** to an iron pin set at an angle point;

N 02° 54' 40" E, **230.00 feet** to an iron pin set in the northerly line of said Parcel One and the southerly line of that 5.013 acre tract of land as conveyed to Victor Kevin Micallef & Christine L. Micallef of record in Instrument No. 201605250066040 and Instrument No. 202210140144574;

Thence **S 87° 05' 20" E**, along a common line of said Parcel One and said 5.113 acre tract, **948.36 feet** (passing a 3/4" iron pipe found at 918.03') to a P.K. nail set at a common corner thereof, said corner being in the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328);

Thence **S 03° 19' 54" W**, with the easterly line of said Parcel One and said Parcel Two and along said centerline, **230.00 feet** to the **True Point of Beginning**, and containing **5.003 acres**, more or less, inclusive of the present right-of-way which occupies 0.106 acres, more or less, and with an acreage breakdown of the following:

Parcel Acreage Breakdown

| | |
|-------------------|-------------------------------------|
| P.I.D. 220-001621 | 3.612 Ac. (0.076 Ac. P.R.O.) |
| P.I.D. 220-001635 | 1.391 Ac. (0.030 Ac. P.R.O.) |
| TOTAL | 5.003 Ac. (0.106 Ac. P.R.O.) |

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 22, 2025 and is based on existing records from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey performed in July 2025. A drawing of the above description is attached hereto and made a part thereof.

The Basis of Bearings is based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011) as derived from GPS observation. A bearing of N03°27'16"E was held for the centerline of Peter Hoover Road between two centerline monuments found (F.C.G.S. 2278 and F.C.G.S. 0009 Reset).

Iron pins set are 5/8" rebar, 30" in length with a plastic cap in top inscribed "Advanced"

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date: 7/28/25

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PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

gantoni

07/28/2025 8:44:37 AM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



Parcel Description
~ 5.003 Acres ~
West of Peter Hoover Road
North of Walnut Street
-1-

Situated in the State of Ohio, County of Franklin, Township of Plain, Part of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and containing 5.003 acres, more or less, said 5.003 acres being part of that 5.027 acre tract of land described as Parcel One and part of that 5.827 acre tract of land described as Parcel Two both as conveyed to Joshua T. Beckner of record in Instrument No. 202505130048823, said 5.003 acres being more particularly described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument No. 0009 Reset found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328), said monument being at the southeasterly corner of that 5.113 acre tract of land as conveyed to Stephanie L. Callahan & Todd F. Melman of record in Instrument No. 200206050139624 and being located N03°27'16"E, 1396.52 feet from Franklin County Geodetic Survey Monument No. 2278 found in the centerline of Peter Hoover Road (40')(R.R. 7, P. 328);

Thence N 03° 19' 54" E, along the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328), along the easterly line of said 5.113 acre tract and partially along the easterly line of said Parcel Two, **303.30 feet** to a P.K. nail set at the **True Point of Beginning**;

Thence across said Parcel One and Parcel Two, the following two (2) courses and distances:

N 87° 05' 20" W, **946.67 feet** to an iron pin set at an angle point;

N 02° 54' 40" E, **230.00 feet** to an iron pin set in the northerly line of said Parcel One and the southerly line of that 5.013 acre tract of land as conveyed to Victor Kevin Micallef & Christine L. Micallef of record in Instrument No. 201605250066040 and Instrument No. 202210140144574;

Thence S 87° 05' 20" E, along a common line of said Parcel One and said 5.113 acre tract, **948.36 feet** (passing a 3/4" iron pipe found at 918.03') to a P.K. nail set at a common corner thereof, said corner being in the centerline of said Peter Hoover Road (40')(R.R. 7, P. 328);

Thence S 03° 19' 54" W, with the easterly line of said Parcel One and said Parcel Two and along said centerline, **230.00 feet** to the **True Point of Beginning**, and containing **5.003 acres**, more or less, inclusive of the present right-of-way which occupies 0.106 acres, more or less, and with an acreage breakdown of the following:

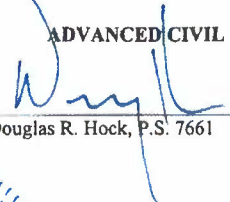
| <u>Parcel Acreage Breakdown</u> | |
|---------------------------------|------------------------------|
| P.I.D. 220-001621 | 3.612 Ac. (0.076 Ac. P.R.O.) |
| P.I.D. 220-001635 | 1.391 Ac. (0.030 Ac. P.R.O.) |
| TOTAL | 5.003 Ac. (0.106 Ac. P.R.O.) |

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 22, 2025 and is based on existing records from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey performed in July 2025. A drawing of the above description is attached hereto and made a part thereof.

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Iron pins set are 5/8" rebar, 30" in length with a plastic cap in top inscribed "Advanced"

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ADVANCED CIVIL DESIGN, INC.

Date: 7/28/25
Douglas R. Hock, P.S. 7661

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