

CITY OF CIRCLEVILLE, OHIO

Zoning Office 104 E. Franklin St. 740-474-8224

Case No. 2020-BZ-#16

BOARD OF ZONING APPEALS – APPLICATION FOR AREA VARIANCE

PROPERTY INFORMATION:

OWNER(S) NAME(S): Englefield Oil Company

OWNER(S) ADDRESSES: 447 James Parkway

Heath, Ohio 43056

PROPERTY ADDRESS: 235 East Main Street Lot Subdivision

PICKAWAY COUNTY TAX PARCEL NUMBER(S): A05-2-042-00-022-00

SIZE OF LOT: ACREAGE 0.67623 or DIMENSIONS 198.36' x 148.50' = .67623 sq. ft.

ZONING DISTRICT*: GB Overlay District (if any)

(*See Codified Ordinance for district at https://codelibrary.amlegal.com/codes/circleville/latest/circleville_oh/0-0-0-26079)

APPLICANT INFORMATION:

NAME: John Gordon COMPANY (if applicable) Engfield Oil Company

MAILING ADDRESS: 447 James Parkway DAY-TIME PHONE (740) 928-8215 ext. 3036

Heath, Ohio 43056 EMAIL: john.gordon@englefieldoil.com

Applicant may attach a separate sheet with contact information for additional people (e.g., owners, registered engineer, architect, landscape architect, etc.)

VARIANCE INFORMATION (Add sheets if needed. Use separate form for each variance requested)

Codified Ordinance Section Relevant to Variance: XXII - 22.04.02, 22.04.03, 22.04.04, and 22.04.05

Reason for Refusal or denial of permit Building setbacks - front, sides and rear, per sections noted above.

Describe the Variance Being Requested (with measurements if applicable): We requesting relief regarding the building site setbacks. With these setbacks there is no possibility that the property can be developed in strict conformity per the

Code sections noted above. If approved this Variance will not alter the essential character of the neighborhood or district.

AFFIDAVIT – I hereby state that the application is correct and complete to the best of my knowledge and that I am the current owner or authorized representative. I understand that knowingly falsifying this information may be grounds for denying or revoking this application and any subsequent applications.

John S. Gordon

PRINT NAME

John S. Gordon
SIGNATURE

10.20.2020
DATE

DO NOT WRITE BELOW THIS LINE

Date Filed: Payment: (Cash) (Check #) & Amount:

Received by: Date Application determined complete by

Date Transmitted to BZA Clerk on Hearing Date

Action by Board of Zoning Appeals: On the day of , 20 , the Board of Zoning Appeals (granted) (denied) the variance with the following conditions:

(as more fully described in the attached certified copy of the written decision). If the variance is granted, the Zoning Inspector is hereby authorized to issue a zoning permit for the above location, subject to the conditions in the decision.

Date Chair, Board of Zoning Appeals

9/18/2020

Terry,

I Am Requesting Set-Back Variances due to the fact that the Lot is Reducing to $\frac{1}{3}$ the size (see Rendering). The canopy will be 12' farther back from East Main. The safety of the location is greatly improved. On Washington Street, there will be one entrance, not two. On East Main, there will be two entrances, not three. New LED lighting will be used along with a much improved surveillance system. All underground equipment will be double-walled with a improved monitoring system.

Thank you

John S. Garson

0502 (81/7)

THURSDAY

I am requesting that you

please let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

can let me know if you

Thank you

John J. Gorman

INSTRUCTIONS FOR APPLICATION FOR VARIANCE

The City of Circleville Planning and Zoning Commission has the authority to grant variances from the provisions of the Planning and Zoning Code, but **ONLY** if the specific case meets the criteria as specified in Section 7.02 of the Code, as follows:

Section 7.02 Powers of the Planning and Zoning Board

The Planning and Zoning Board shall have the power to authorize, upon appeal in specific cases, as hereinafter provided, such variances from the provisions or requirements of this Ordinance as will not be contrary to the public interest. Such variances shall be granted only in cases of exceptional conditions, involving irregular, narrow, shallow, or steep lots, or other exceptional physical conditions of the land, whereby strict application of such requirements would result in *practical difficulty* and *unnecessary hardship* that would deprive the owner of the reasonable use of the land and buildings involved. No variance from strict application of any provision of this Ordinance shall be granted by the Board unless it finds that all the following facts and conditions exist:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions generally created by the provisions of the Planning and Zoning Code in the neighborhood or district in which the property is located.
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Planning and Zoning Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- C. That such necessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public health, safety and/or welfare.
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

If the variance is to be approved, the Planning and Zoning Commission **MUST FIND** that these criteria are met. The applicant for a variance must supply a narrative statement explaining why the specific proposed project meets the criteria as stated above. **THIS NARRATIVE STATEMENT IS PERHAPS THE MOST IMPORTANT PART OF THE APPLICATION, SINCE IT PROVIDES THE BASIS FOR THE BOARD'S DECISION.**

A05.1.031.00.008.00

A05.1.031.00.009.00

A05.1.031.00.010.00

A05.1.031.00.011.00 ✓

A05.1.031.00.012.00 ✓

A05.1.031.00.013.00 ✓

220 222 224 228 230 232 238

A05.1.032.00.025.00

302

E. MAIN

205

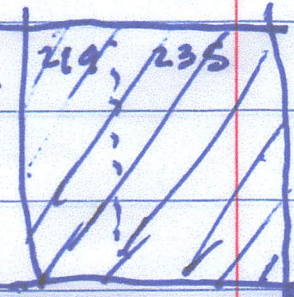
A05.2.042.00.005.00

215

A05.2.042.00.004.00

219

235



A05.2.043.00.025.00

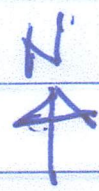
A05.2.043.00.026.00

WASHINGTON

A05.2.043.00.001.00

A05.2.043.00.004.00

A05.2.042.00.014.00
A05.2.042.00.015.00
A05.2.042.00.016.00
A05.2.042.00.017.00
A05.2.042.00.018.00
A05.2.042.00.019.00
A05.2.042.00.020.00
A05.2.042.00.021.00
A05.2.042.00.022.00
A05.2.042.00.023.00
A05.2.042.00.024.00



Pickaway County Auditor



WINDOW AND DOOR SOLUTIONS FOR COMMERCIAL BUILDINGS

www.professional.pella.com



Project: Circleville Duchess Location: _____ Date: Page 1

Properties w/in 100'

A.051.1.032.00.025.00

ROSER MATTHEW & COLLEEN
302 Main STREET
PRICELESS RENTALS LLC
22413 MORRIS LEIST RD.
STOUTSVILLE, OHIO 43154

A05.1.031.00.0⁰¹³~~13~~.00

ADKINS WILLIAM SMITH
238 MAIN STREET
CIRCLEVILLE, OHIO 43113

A05.1.031.00.012.00

HILL JUANITA LEE & JEFF BLALOCK ✓
232-C EAST MAIN STREET
CIRCLEVILLE, OHIO 43113

A05.1.031.00.011.00

SCHAAL BEVERLY A & DONALD D ✓
7217 LUGWIG DRESBACH RD.
CIRCLEVILLE, OHIO 43113

A05.1.031.00.010.00

SCHAAL BEVERLY A & DONALD D ✓
7217 LUGWIG DRESBACH RD.
CIRCLEVILLE, OHIO 43113

A05.1.031.00.009.00

HIGGINS WALLACE WAYNE & CAROL ELAINE ✓
226 EAST MAIN STREET
CIRCLEVILLE, OHIO 43113

A05.1.031.00.008.00

MAGILL JOHN T & JUDITH A ✓
220-222 EAST MAIN STREET
CIRCLEVILLE, OHIO 43113



WINDOW AND DOOR SOLUTIONS FOR COMMERCIAL BUILDINGS

www.professional.pella.com



Project:

Location:

Date: Page 2

A05.2.042.00.005.00

WEC 99J-55 LLC #6195-02 c/o CVS PHARMACY, LLC
STORE ACCOUNTING DEPT. ONE CVS DRIVE
WOONSOCKET, RI 02895

A05.2.042.00.004.00

Same

A05.2.042.00.014.00

Same

A05.2.042.00.015.00

BARTON DONALD A
220 E. FRANKLIN STREET.
CIRCLEVILLE, OHIO 43113

A05.2.042.00.016.00

REICHELDERFER DARYL R & RITA M
226 E. FRANKLIN ST.
CIRCLEVILLE, OHIO 43113

A05.2.042.00.017.00

DURR LYNDELL R
4625 PARSONS AVENUE
COLUMBUS, OHIO 43207

A05.2.042.00.018.00

HOOVER WILLIAM H & JUANITA
4577 FOSNAUGH SCHOOL ROAD
AMANDA, OHIO 43102

A05.2.042.00.019.00

Same

A05.2.042.00.020.00

DEAN GARY J & MARY JANE
1003 LYNWOOD COURT
CIRCLEVILLE, OHIO 43113

A05.2.042.00.021.00

HOOVER WILLIAM H & JUANITA
4577 FOSNAUGH SCHOOL ROAD
AMANDA, OHIO 43102



WINDOW AND DOOR SOLUTIONS FOR COMMERCIAL BUILDINGS

www.professional.pella.com



Project:

Location:

Date: *Page 3*

A05.2.043.00.025.00

PI REALTY LLC

101 ISLAND RD.

CIRCLEVILLE, OHIO 43113

A05.2.043.00.026.00

Same

A05.2.043.00.001.00

Jarvis MARTY D.

*118 WASHINGTON STREET
CIRCLEVILLE, OHIO 43113*

A05.2.043.00.602.00

EVELAND TRINA

*19439 BUFFALO RD.
LAURELVILLE, OHIO 43135*

A05.2.043.00.004.00

*KERN JERRY JR & LISA A.
304 FRANKLIN ST.
CIRCLEVILLE, OHIO 43113*

INSTRUCTIONS FOR APPLICATION FOR VARIANCE

The City of Circleville Planning and Zoning Commission has the authority to grant variances from the provisions of the Planning and Zoning Code, but **ONLY** if the specific case meets the criteria as specified in Section 7.02 of the Code, as follows:

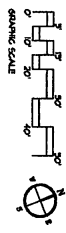
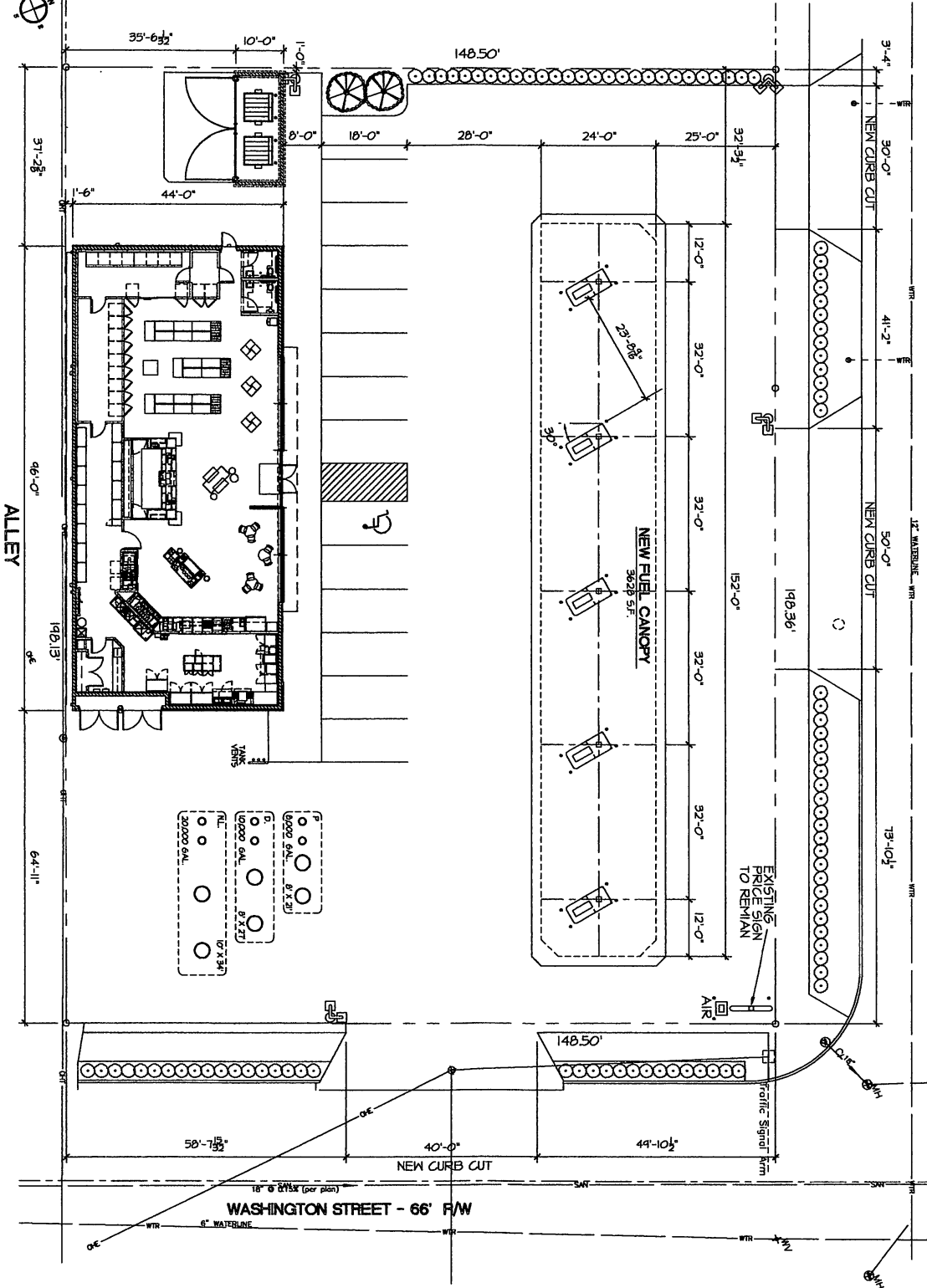
Section 7.02 Powers of the Planning and Zoning Board

The Planning and Zoning Board shall have the power to authorize, upon appeal in specific cases, as hereinafter provided, such variances from the provisions or requirements of this Ordinance as will not be contrary to the public interest. Such variances shall be granted only in cases of exceptional conditions, involving irregular, narrow, shallow, or steep lots, or other exceptional physical conditions of the land, whereby strict application of such requirements would result in *practical difficulty* and *unnecessary hardship* that would deprive the owner of the reasonable use of the land and buildings involved. No variance from strict application of any provision of this Ordinance shall be granted by the Board unless it finds that all the following facts and conditions exist:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions generally created by the provisions of the Planning and Zoning Code in the neighborhood or district in which the property is located.
- ☒ B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Planning and Zoning Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- ☒ C. That such necessary hardship has not been created by the applicant.
- ☒ D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public health, safety and/or welfare.
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

If the variance is to be approved, the Planning and Zoning Commission **MUST FIND** that these criteria are met. The applicant for a variance must supply a narrative statement explaining why the specific proposed project meets the criteria as stated above. **THIS NARRATIVE STATEMENT IS PERHAPS THE MOST IMPORTANT PART OF THE APPLICATION, SINCE IT PROVIDES THE BASIS FOR THE BOARD'S DECISION.**

EAST MAIN STREET (U.S. 22 and S.R. 66) - 90' R/W



A1 SITE PLAN

SCALE: 1"=10'-0"

PROJECT
ENGLEFIELD OIL COMPANY
CIRCLEVILLE DUCHESS / BP
335 EAST MAIN STREET
CIRCLEVILLE, OHIO 43113

ARCHITECT
Wachtel & McAnally
Architects/Planners Inc.
33 SOUTH PARK PLACE - SUITE 130
NEWARK, OHIO 43055
Phone: (743) 345-3550 Fax: (743) 345-3550

DATE
10/20/11

PROJECT NO.
C100

DATE
10/20/11

PROJECT NO.
C100

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/20/11

NOTES: SEE SHEET 2 FOR SITE PLAN

CITY OF CIRCLEVILLE, OHIO

Zoning Office 104 E. Franklin St. 740-474-8224

Case No. _____

BOARD OF ZONING APPEALS – APPLICATION FOR AREA VARIANCE

PROPERTY INFORMATION:

OWNER(S) NAME(S): Englefield Oil Company

OWNER(S) ADDRESSES: 447 James Parkway
Heath, Ohio 43056

PROPERTY ADDRESS: 235 East MAIN Street Lot _____ Subdivision _____

PICKAWAY COUNTY TAX PARCEL NUMBER(S): A05-2-042-00-022-00

SIZE OF LOT: ACREAGE 0.67623 or DIMENSIONS 198.36' x 148.50' = .67623 sq. ft.

ZONING DISTRICT*: GB Overlay District (if any) _____

(*See Codified Ordinance for district at https://codelibrary.amlegal.com/codes/circleville/latest/circleville_oh/0-0-0-26079)

APPLICANT INFORMATION:

NAME: John Gordon COMPANY (if applicable) Engfield Oil Company

MAILING ADDRESS: 447 James Parkway DAY-TIME PHONE (740) 928-8215 ext. 3036
Heath, Ohio 43056 EMAIL: john.gordon@englefieldoil.com

Applicant may attach a separate sheet with contact information for additional people (e.g., owners, registered engineer, architect, landscape architect, etc.)

VARIANCE INFORMATION (Add sheets if needed. Use separate form for each variance requested)

Codified Ordinance Section Relevant to Variance: XXII - 22.04.02, 22.04.03, 22.04.04, and 22.04.05

Reason for Refusal or denial of permit Building setbacks - front, sides and rear, per sections noted above.

Describe the Variance Being Requested (with measurements if applicable): We requesting relief regarding the building site setbacks. With these setbacks there is no possibility that the property can be developed in strict conformity per the Code sections noted above. If approved this Variance will not alter the essential character of the neighborhood or district.

AFFIDAVIT – I hereby state that the application is correct and complete to the best of my knowledge and that I am the current owner or authorized representative. I understand that knowingly falsifying this information may be grounds for denying or revoking this application and any subsequent applications.

John S. Gordon John S. Gordon 10.20.2020
PRINT NAME SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

Date Filed: _____ Payment: (Cash) (Check # _____) & Amount: _____

Received by: _____ Date Application determined complete _____ by _____

Date Transmitted to BZA Clerk on _____ Hearing Date _____

Action by Board of Zoning Appeals: On the _____ day of _____, 20____, the Board of Zoning Appeals (granted) (denied) the variance with the following conditions:

(as more fully described in the attached certified copy of the written decision). If the variance is granted, the Zoning Inspector is hereby authorized to issue a zoning permit for the above location, subject to the conditions in the decision.

Date _____ Chair, Board of Zoning Appeals _____



201900002411 Pages: 3 Receipt #: 174922
Filed for Record in PICKAWAY County, Ohio

Joyce R. Gifford, Recorder

05/03/2019 01:00 PM

Recording Fees: \$36.00

DEED OR 763 / p3404 - p3406

TRANSFERRED NO. 351
SEC. 319.202 R.C. COMPLIED
WITHIN AMT. 1005-

MAY 03 2019

APPROVED FOR TRANSFER
PICKAWAY COUNTY ENGINEER

BY YH DATE 5-3-19

MELISSA A. BETZ

AUDITOR PICKAWAY COUNTY, OHIO
AC TRANS FEE 50¢

GENERAL WARRANTY DEED

Putnam Hill Company Limited Partnership, an Ohio limited partnership ("Grantor"),
for valuable consideration paid, grants, with general warranty covenants to **Circleville Duchess,**
LLC, an Ohio limited liability company, ("Grantee"), the real property described in Exhibit A.

Prior Reference: Volume 293 at page 412

Tax Parcel No.: A0520420000300

Property Address: 219 E. Main Street, Circleville, OH 43113

TAX MAILING ADDRESS 1935 JAMES PARKWAY HEATH OH 43056

SUBJECT to any and all easements, rights of way, conditions and restrictions of record;
all legal highways and public roadways; zoning ordinances, rules and regulations.

EXCEPTED from the general warranty covenants are the real estate taxes and
assessments which shall be prorated between the Grantor and Grantee to the time of closing and
those taxes and assessments due and payable thereafter.



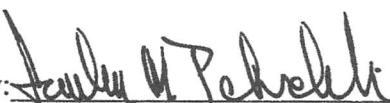
201900002411

BK 763

PG 3405

EXECUTED this 30th day of April, 2019.

Putnam Hill Company Limited Partnership
By: 2720 Management Corp
an Ohio corporation, General Partner

By: 
Jonathan M. Petuchowski, President

STATE OF OHIO)

) SS

COUNTY OF LICKING)

The foregoing instrument was acknowledged before me this 30th day of April, 2019, by **Jonathan M. Petuchowski, President of 2720 Management Corp., General Partner of Putnam Hill Company Limited Partnership, on behalf of the partnership.**



GLORIA J. KAHRIG
Notary Public, State of Ohio
My Commission Expires
03-27-2023


NOTARY PUBLIC

This instrument was prepared by:

Reese Pyle Meyer PLL
36 N. Second St., P.O. Box 919
Newark, Ohio 43058-0919.
(740) 345-3431



201900002411

BK 763 PG 3406

EXHIBIT A

Situated in the State of Ohio, County of Pickaway and City of Circleville and being more particularly described as follows:

Being Lot Number 267 according to the revised numbering of the lots of the City of Circleville, Ohio.

201900002411

STIMSON HOUSE TITLE INC

**40 NORTH SECOND ST
NEWARK, OH 43055**

TRANSFERRED NO. 307
 SEC. 319.202 R.C. COMPLIED
 WITHIN AMT. 675-

201800002366
 Filed for Record in
 PICKAWAY COUNTY, OHIO
 JOYCE R. GIFFORD, COUNTY RECORDER
 04-24-2018 At 10:02 am.
 DEED 44.00
 OR Volume 751 Page 783 - 786

CONDITIONALLY APPROVED

Error(s) in Description: This
 description may need to be
 corrected for future transfers.

Remarks: Parcel Three

Insufficient Description

By KH Date 4/24/18
 PICKAWAY COUNTY ENGINEER

APR 24 2018

MELISSA A. BETZ
 AUDITOR PICKAWAY COUNTY, OHIO
AL TRANS FEE 1.50

GENERAL WARRANTY DEED

FEGC LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with general warranty covenants to Circleville Duchess, LLC, an Ohio limited liability company ("Grantee"), the real property described in Exhibit A.

Prior Reference: O.R. Volume 672 at page 265; O.R. Volume 672 at page 264;
 Deed Book 294 at page 525; Deed Book 344 at page 256
 Tax Parcel No.: A05-2-042-00-001-00; A05-2-042-00-002-00;
 A05-2-042-00-022-00
 Property Address: 235 E. Main St., Circleville, Ohio; 0 E. Main St., 115 S.
 Washington St., Circleville, Ohio

Tax mailing Address 1935 James Parkway, Heath OH 43056

SUBJECT to any and all easements, rights of way, conditions and restrictions of record; all legal highways and public roadways; zoning ordinances, rules and regulations.

EXCEPTED from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor and Grantee to the time of closing and those taxes and assessments due and payable thereafter.

EXECUTED this 12th day of April, 2018.

FEGC LLC

By: [Signature]

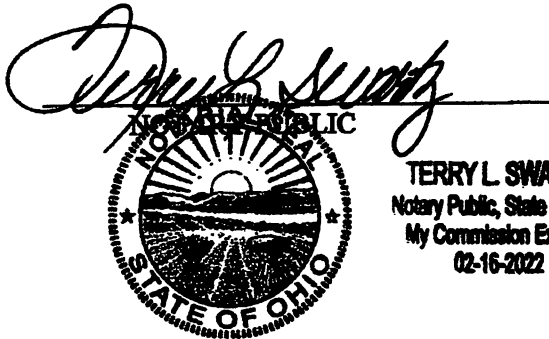
F.W. Englefield, III
Member

STATE OF OHIO

)
) SS

COUNTY OF LICKING)

The foregoing instrument was acknowledged before me this 12th day of April, 2018, by F.W. Englefield, III, Member of FEGC LLC, on behalf of the company.



This instrument was prepared by:

Reese Pyle Meyer PLL
36 N. Second St., P.O. Box 919
Newark, Ohio 43058-0919.
(740) 345-3431

EXHIBIT A

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING

Parcels One and Two:

Situated in the State of Ohio, in the County of Pickaway, and in the City of Circleville:

Being all of Lot Number Twenty-Nine (29), and part of Lot Number Thirty (30), in JOSEPH OLD'S FIRST ADDITION, as said lots are numbered and delineated on the recorded plat thereof, of record at Pickaway County Plat Record Volume 2, page 101. Said Lot No. 29, now being called Lot Number Two Hundred Sixty-Six (266), and said Lot No. 30, now being called Lot Number Two Hundred Sixty-Five (265), of the revised numbering of the lots of the City of Circleville, Ohio, and more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the south line of East Main Street (U.S. Route 22, and Ohio Route 56), and the west line of Washington Street, said point also being at the northeast corner of said Lot No. 265; thence S. 19 degrees 51' W., along the west line of Washington Street and the east line of said Lot No. 265, a distance of 98.50 feet to an iron pin at the northeast corner of property deeded to Ralph H. Pritchard by deed at Pickaway County Deed Record Volume 150, page 276; thence N. 70 degrees 15' W., parallel with the south line of East Main Street, and along the north line of said Pritchard property, a distance of 62.25 feet to an iron pin at the northwest corner of said Pritchard property; thence S. 19 degrees 51' W., parallel with the west line of Washington Street, and along the west line of said Pritchard property, a distance of 50.00 feet to an iron pin in the north line of a 16.5 foot-wide-alley, and at the southwest corner of said Pritchard property; thence N. 70 degrees 15' W., along the north line of said alley, a distance of 69.75 feet to an iron pin at the southwest corner of said Lot No. 266; thence N. 19 degrees 45' E., along the west line of said Lot No. 266, a distance of 148.50 feet to an iron pin in the south line of East Main Street, and at the northwest corner of said Lot No. 266; thence S. 70 degrees 15' E., along the south line of East Main Street and the north lines of said Lots Nos. 266 and 265, a distance of 132.00 (plus 0.28) feet to the place of beginning. CONTAINING 0.379 acres of land, more or less.

*Parcel #'s A05-2-042-00-001.00 + A05-2-042-00-002.00
(235 E Main St)*

Parcel Three:

Situated in the County of Pickaway, in the City of Circleville, and the State of Ohio and bounded and described as follows:

Beginning at an iron pin at the southeast corner of Lot No. 265 according to the Revised Numbering of the lots of the City of Circleville, Ohio, and being also the intersection of the west line of Washington Street and north line of Pleasant Alley of said city; thence in a westerly direction and with the north line of said alley sixty-two and twenty-five hundredths (62.25) feet to an iron pin; thence in a northerly direction and parallel with Washington Street, fifty (50) feet to an iron pin; thence in an easterly direction and parallel to the north line of Pleasant Alley sixty-two and twenty-five hundredths (62.25) feet to an iron pin in the west line of Washington Street; thence with the west line of Washington Street and in a southerly direction fifty (50) feet to the beginning. Containing 3112.50 square feet of land fronting fifty (50) feet on Washington Street and extending back in a westerly direction from the west line of Washington Street, a distance of 62.25 feet, and being a part of Lot No. 265 according to the Revised Numbering of the Lots of said City of Circleville.

AOS-2-042-00-022-00
(Washington Street)

201800002346
STINSON HOUSE TITLE INC
JEANNE KAHRIG
40 NORTH SECOND ST
NEWARK OH 43055

CONDITIONALLY APPROVED
Error(s) in Description: This
description may need to be
corrected for future transfers.

Remarks: *Parcel Three*
Insufficient Description

By *KH* Date *4/24/18*
PICKAWAY COUNTY ENGINEER

TRANSFERRED NO. *308*
SEC. 319.202 R.C. COMPLIED
WITHIN AMT. *675-*

APR 24 2018

MELISSA A. BETZ
AUDITOR PICKAWAY COUNTY, OHIO
A TRANS FEE *1.50*

201800002365
Filed for Record in
PICKAWAY COUNTY, OHIO
JOYCE R. GIFFORD, COUNTY RECORDER
04-24-2018 At 10:02 am.
DEED 44.00
OR Volume 751 Page 779 - 782

GENERAL WARRANTY DEED

Edward L. Stephens, married ("Grantor"), for valuable consideration paid, grants, with general warranty covenants to Circleville Duchess, LLC, an Ohio limited liability company ("Grantee"), the real property described in Exhibit A.

Prior Reference: O.R. Volume 672 at page 265; O.R. Volume 672 at page 264;
Deed Book 294 at page 525; Deed Book 344 at page 256
Tax Parcel No.: A05-2-042-00-001-00; A05-2-042-00-002-00;
A05-2-042-00-022-00

Property Address: 235 E. Main St., Circleville, Ohio; 0 E. Main St., 115 S.
Washington St., Circleville, Ohio

The mailing Address 1935 James Parkway HEATH OH 43056

SUBJECT to any and all easements, rights of way, conditions and restrictions of record; all legal highways and public roadways; zoning ordinances, rules and regulations.

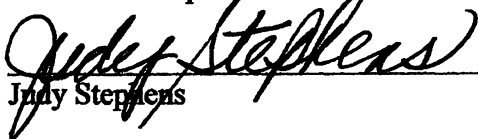
EXCEPTED from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor and Grantee to the time of closing and those taxes and assessments due and payable thereafter.

Judy Stephens, being the spouse of Grantor, releases to said Grantees all rights of dower therein.

EXECUTED this 5TH day of APRIL, 2018.



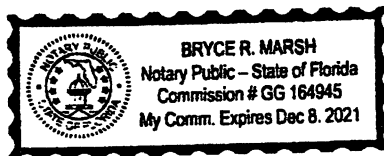
Edward L. Stephens

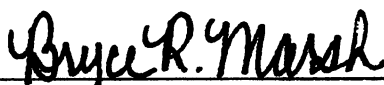


Judy Stephens

STATE OF FLORIDA)
) SS
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 5th day of April, 2018, by Edward L. Stephens and Judy Stephens.




NOTARY PUBLIC

This instrument was prepared by:

Reese Pyle Meyer PLL
36 N. Second St., P.O. Box 919
Newark, Ohio 43058-0919.
(740) 345-3431

EXHIBIT A

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING

Parcels One and Two:

Situated in the State of Ohio, in the County of Pickaway, and in the City of Circleville:

Being all of Lot Number Twenty-Nine (29), and part of Lot Number Thirty (30), in JOSEPH OLD'S FIRST ADDITION, as said lots are numbered and delineated on the recorded plat thereof, of record at Pickaway County Plat Record Volume 2, page 101. Said Lot No. 29, now being called Lot Number Two Hundred Sixty-Six (266), and said Lot No. 30, now being called Lot Number Two Hundred Sixty-Five (265), of the revised numbering of the lots of the City of Circleville, Ohio, and more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the south line of East Main Street (U.S.Route 22, and Ohio Route 56), and the west line of Washington Street, said point also being at the northeast corner of said Lot No. 265; thence S. 19 degrees 51' W., along the west line of Washington Street and the east line of said Lot No. 265, a distance of 98.50 feet to an iron pin at the northeast corner of property deeded to Ralph H. Pritchard by deed at Pickaway County Deed Record Volume 150, page 276; thence N. 70 degrees 15' W., parallel with the south line of East Main Street, and along the north line of said Pritchard property, a distance of 62.25 feet to an iron pin at the northwest corner of said Pritchard property; thence S. 19 degrees 51' W., parallel with the west line of Washington Street, and along the west line of said Pritchard property, a distance of 50.00 feet to an iron pin in the north line of a 16.5 foot-wide-alley, and at the southwest corner of said Pritchard property; thence N. 70 degrees 15' W., along the north line of said alley, a distance of 69.75 feet to an iron pin at the southwest corner of said Lot No. 266; thence N. 19 degrees 45' E., along the west line of said Lot No. 266, a distance of 148.50 feet to an iron pin in the south line of East Main Street, and at the northwest corner of said Lot No. 266; thence S. 70 degrees 15' E., along the south line of East Main Street and the north lines of said Lots Nos. 266 and 265, a distance of 132.00 (plus 0.28) feet to the place of beginning. CONTAINING 0.379 acres of land, more or less.

PARCEL #'S A05-2-042-00-001.00 + A05-2-042-00-002.00
(235 E MAIN ST)

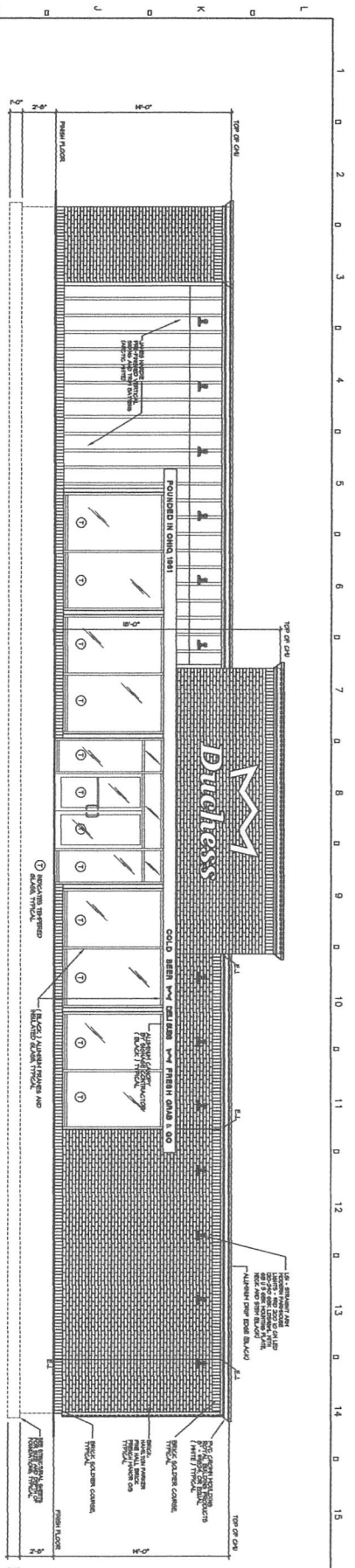
Parcel Three:

Situated in the County of Pickaway, in the City of Circleville, and the State of Ohio and bounded and described as follows:

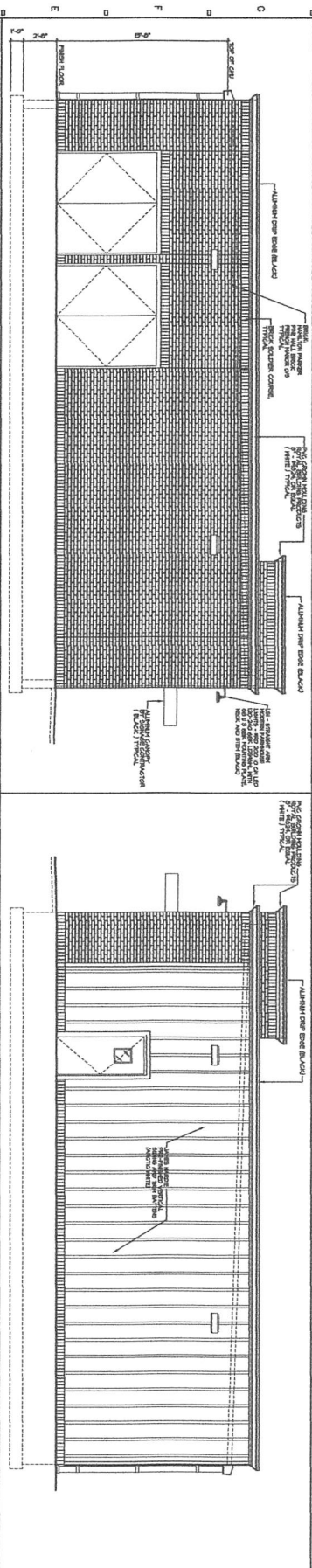
Beginning at an iron pin at the southeast corner of Lot No. 265 according to the Revised Numbering of the lots of the City of Circleville, Ohio, and being also the intersection of the west line of Washington Street and north line of Pleasant Alley of said city; thence in a westerly direction and with the north line of said alley sixty-two and twenty-five hundredths (62.25) feet to an iron pin; thence in a northerly direction and parallel with Washington Street, fifty (50) feet to an iron pin; thence in an easterly direction and parallel to the north line of Pleasant Alley sixty-two and twenty-five hundredths (62.25) feet to an iron pin in the west line of Washington Street; thence with the west line of Washington Street and in a southerly direction fifty (50) feet to the beginning. Containing 3112.50 square feet of land fronting fifty (50) feet on Washington Street and extending back in a westerly direction from the west line of Washington Street, a distance of 62.25 feet, and being a part of Lot No. 265 according to the Revised Numbering of the Lots of said City of Circleville.

A05-2-042-00-022-00
(WASHINGTON STREET)

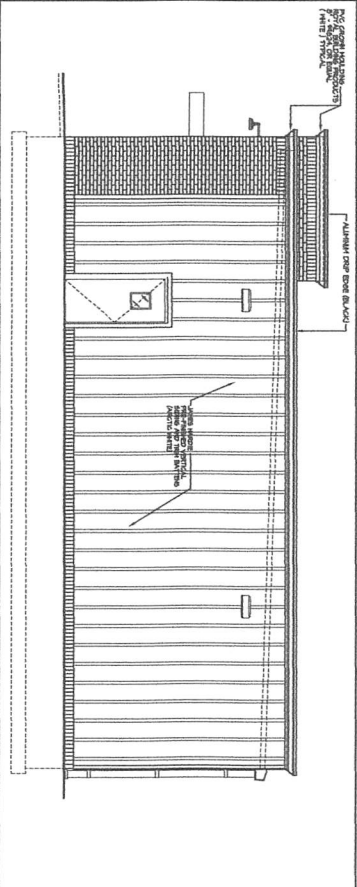
201800002365
STINSON HOUSE TITLE INC
JEANNE KAHRIG
40 NORTH SECOND ST
NEWARK OH 43055



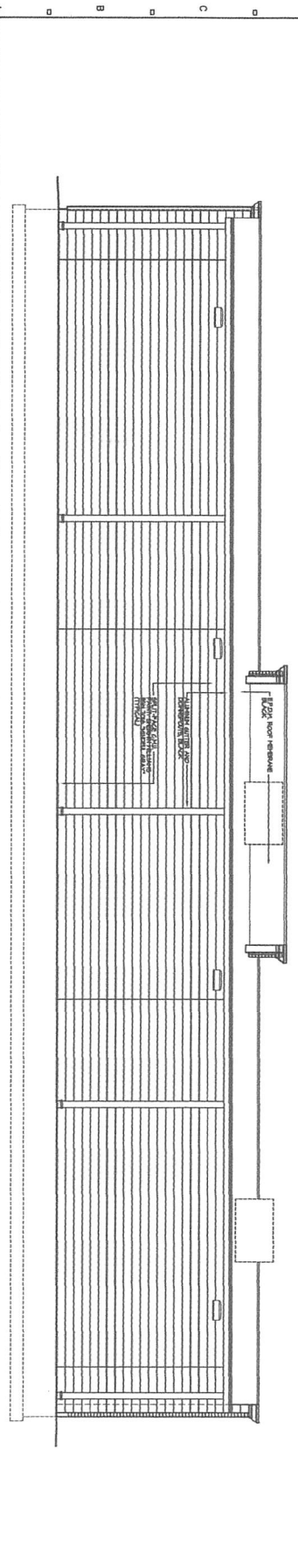
H1
NORTH ELEVATION
SCALE: 1/4"=1'-0"



D1
EAST ELEVATION
SCALE: 1/4"=1'-0"



D8
WEST ELEVATION
SCALE: 1/4"=1'-0"



A1
FLOOR PLAN
SCALE: 1/4"=1'-0"



