



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

July 6, 2022

Rezoning Application ZON-22-002

Applicant:	Meredith Family Properties, LLC.
Owner:	Linda Palmer Cheney
Location:	0 Palmers Land Avenue, Pataskala, OH 43062 (PID: 063-141570-00.000)
Acreage:	+/- 3.07-acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a recommendation to rezone +/- 3.07 acres from the R-20 – Medium Density Residential zoning district M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code.

Description of the Request:

The Applicant is requesting a recommendation from the Planning and Zoning Commission to rezone approximately 3.07-acres of land from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district, pursuant to Section 1217.10 of the Pataskala Code.

Staff Summary:

The approximately 3.07-acre property located at the end of Palmers Land Ave (Parcel No. 063-141570-00.000) is currently occupied by two structures. A 728-square foot pole barn, and a larger 1,440-square foot pole barn, both built in 1992. Much of the site is wooded, and the only frontage the property has along the public right-of-way is on Palmers Land Avenue. The Applicant also owns the adjacent 4.27-acre property directly to the north, which is occupied by Meredith Brothers, Inc., a construction components manufacturing facility, with frontage on Klema Drive. The other adjacent properties to the west are also zoned M-1 – Light Manufacturing and used as such. On the east side, along Harrison Street SW and Palmers Land Avenue, the land use is for single-family homes.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the 3.07-acre parcel from R-20 – Medium Density Residential to M-1 – Light Manufacturing. As stated by the Applicant within their Application, the purpose of the rezoning is to provide for additional material storage for their business located on the lot adjacent to the north (Meredith Brothers, Inc.). The Applicant also acknowledged that the lot has become “a neighborhood dump” and has several potential Zoning Code Violations.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends 'Flex Industrial', which the Comprehensive Plan (2021) describes as "wholesale, warehousing, manufacturing, packaging, and repair". The recommended uses are Office and Industrial uses at a density of 10,000 to 15,000-square feet per acre. The requested rezoning is in line with the recommendations of the Comprehensive Plan.

Any development of this parcel would be subject to any and all applicable requirements of the Pataskala Zoning Code, and specially the general requirements of the M-1 – Light Manufacturing zoning district.

In conversation with the Public Service Director, as the adjacent properties to the East also fronting on Harrison Street and Palmers Land Avenue are all residential, the City, upon any future development of this parcel, will not grant full access through to the East. The West Licking Joint Fire District will likely require a secondary means of access to the parcel besides the main entrance on Klema Drive. Therefore, any access from Harrison Street will be emergency access only. The Property Owner will also need to combine the subject parcel with the adjacent northern parcel to expand the existing business into this lot, as well as to provide a means of access from Klema Drive.

A possible condition, should this rezoning be recommended for approval, cannot be included limiting access to this parcel. Upon advice from the City's Law Director, such a condition would entail "Contract Zoning", which would be illegal.

Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Public Service Director (Full comments attached)

Access to this property must come exclusively from Klema Dr. No access, other than emergency access, shall be permitted from Harrison St. or Palmer Land Ave.

A possible condition, should this rezoning be recommended for approval, cannot be included limiting access to this parcel. Upon advice from the City's Law Director, such a condition would entail "Contract Zoning", which would be illegal

Zoning Inspector (Full comments attached)

Palmers Land Ave. has had ongoing code violations since 2017. Mr. Meredith is aware of the issues present on the parcel and has voluntarily agreed to an abatement plan to rectify all the concerns that presently exist. Please see full comments for agreed upon abatement plan.

Surrounding Area:

Direction	Zoning	Land Use
North	M-1 – Light Manufacturing	Misc. Industrial
East	R-20 – Medium Density Residential	Single-Family Homes
South	R-20 – Medium Density Residential	Single-Family Homes
West	M-1 – Light Manufacturing	Misc. Industrial

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – See attached.
- City Engineer – No Comments.
- Public Service – See attached.
- SWLCWSD – No Comments
- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- Licking Heights School District – No Comments.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-22-002 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 07-06-2022
Date: Tuesday, June 28, 2022 3:23:23 PM

Jack,

Good afternoon. My comments on the applications to be heard at the subject meeting are as follows:

1. ZON-21-005
 - a. No comment
2. ZON-22-002
 - a. Access to this property must come exclusively from Klema Dr. No access, other than emergency access, shall be permitted from Harrison St. or Palmer Land Ave.

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, June 8, 2022 9:50 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 07-06-2022

Good Morning Everyone,

You are receiving this email because one or more of the Applications submitted for the **July 6, 2022** Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

ZON-21-005 (REVISED PLANS): Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Scott Morris, CJ Gilcher, Alan Haines.

From: [Felix Dellibovi](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 07-06-2022
Date: Thursday, June 16, 2022 1:21:31 PM
Attachments: [Approved Abatement Plan- Palmers Land Ave.pdf](#)

RE: ZON-22-002

Palmers Land Ave. has had ongoing code violations since 2017. Mr. Meredith is aware of the issues present on the parcel and has voluntarily agreed to an abatement plan to rectify all the concerns that presently exist. Please see attached PDF of the agreed upon abatement plan, with the deadline date actively open due to the contingency of the property sale (See justification section).



Felix Dellibovi
Zoning Inspector
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Office: (740) 927-3885
Cell: (614) 774-4446
Email: fdellibovi@pataskala.ci.oh.us

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, June 8, 2022 9:50 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>

Subject: Pataskala PZC Review Memo for 07-06-2022

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ZON-21-005 (REVISED PLANS): Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Scott Morris, CJ Gilcher, Alan Haines.

ZON-22-002: Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

ABATEMENT PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1223)

Property Information	
Address: Palmers Land Ave.	
Parcel Number: 063-141570-00.000	
Zoning: R20- Medium Density Residential	Acres: 3.073 AC
Water Supply: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	
Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	

Person in Charge/Applicant Information		
Name: Victor Meredith: Meredith Family Properties LLC	Person in Charge: (Self)	
Address: 61 Klema Drive (AND/OR 625 MONTICELLO COURT)		
City: Pataskala	State: Ohio	Zip: 43602
Phone: (614) 258-4991	Email: vmeredith@meredithbrothersinc.com	

Owner Information		
Name: : Janet & Donna Palmer		
Address: 355 Camelot Drive		
City: Urbana	State: Ohio	Zip: 43078
Phone: (937) 653-6355	Email:	

Abatement Plan Justification
Pursuant to Section 1223.09 of the Pataskala Code, the person in charge or their designee may apply for an abatement plan with the enforcing official if the violation(s) to be remedied are costly or extensive.
Justification: Contingency to abatement plan is upon approval of purchased property, should property not be obtained by the person in charge than the abatement plan, and their responsibility to correct stated violations, is null and void. Violations would then fall back to the owner, and they would be fully responsible to correct all violations present on stated property.

Violations	
Violation Number: VIO-22-466	Time to Remedy:
Violation Description: City Code Section 1223.05(a)(2) : All front, side and rear yards shall be free of litter, refuse and debris, except temporary storage or placement of refuse and debris for appropriate disposal.	
Remedy Proposal: Dumpster to be placed and the utilization of machinery will remove all junk trash and debris.	
Buildings will remain, trash, junk, debris, and all other items will be properly disposed of.	

Violation Number: VIO-22-467	Time to Remedy:
Violation Description: City Code Section 521.11(a) : Any person and/or entity owning of any lot, parcel, or land, shall be required to control all weeds, grasses, and vegetation to keep the growth under eight inches high.	
Remedy Proposal: Groundskeeping, maintenance, and upkeep of all vegetation will be maintained and groomed.	

Violation Number: _____	
Violation Description:	
Remedy Proposal:	
	Time to Remedy:

Violation Number: _____	
Violation Description:	
Remedy Proposal:	
	Time to Remedy:

Abatement Plan Deadline

All items identified in the "Violations" section of this application shall be completed on or before:

Deadline:

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge and understand the requirements for an Abatement Plan. Also, I authorize the City of Pataskala staff to inspect the property as necessary as it pertains to this application.

Property Owner or Person in Charge/Applicant:

Victor Meredith: Meredith Family Properties LLC

Date:

06.16.22

Signature:

Wm. Victor Meredith

Date:

06.16.22

Enforcing Official

☒ Approved

☐ Disapproved

Enforcing Official: **Felix Dellibovi** – Zoning Inspector

Date:

6.16.2022

Signature:

[Signature]

Date:

6.16.2022

Conditions: *The Zoning Inspector, or the designee, is authorized unrestricted access to the above stated property, at any time, to assess said property for/of City Code violations, without prior notice to the owner/occupant. This document, the "Abatement Plan" approval, and its signatures, grants that approval from the property/parcel owner.*

Extension/Amendment Request

☐ An extension and/or an amendment may be granted to an approved abatement plan by the enforcing official for just cause shown. All requests shall be made in writing identifying the need for the extension and/or amendment and attached to the previously approved abatement plan

☐ Approved

☐ Disapproved

Enforcing Official:

Date

Conditions:

Adjusted Deadline:



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: <u>PALMERS LAND AVE.</u>		
Parcel Number: <u>063 - 141570 - 00-000</u>		
Current Zoning: <u>R-20</u>	Proposed Zoning: <u>M-1</u>	Acres: <u>3.07</u>
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: <u>ZON-22-002</u>
Fee: <u>750</u>
Filing Date: <u>6-3-22</u>
Hearing Date: <u>7-6-22</u>
Receipt Number: <u>000674</u>

Applicant Information		
Name: <u>MEREDITH FAMILY PROPERTIES, LLC</u>		
Address: <u>61 KLEMA DR. N.</u>		
City: <u>REYNOLDSBURG</u>	State: <u>OH</u>	Zip: <u>43068</u>
Phone: <u>614.258.4991</u>	Email: <u>V.MEREDITH @ MEREDITH BROTHERS INC. COM</u>	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Property Owner Information		
Name: <u>Linda Palmer Cheney</u>		
Address: <u>355 Camelot Dr.</u>		
City: <u>Urbana</u>	State: <u>OH</u>	Zip: <u>43078</u>
Phone: <u>937.653.6355</u>	Email:	

Rezoning Information
Request (Include Section of Code): <u>M1 from R20 (1217.10)</u>
Describe the Project (Include Current Use and Proposed Use): <u>Wooded vacant property with frequent vagrants staying there. Has become a neighborhood dump as well.</u> <u>Warehouse + storage (outside) of construction materials.</u>

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

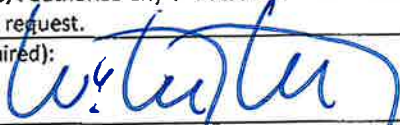
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):



Date:

6/3/22

Property Owner (Required):



Date:

6/3/22

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

Taxes Due July 20th

- BOR
- CAV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other



FIND YOUR PARCEL

Owner:

See

Mobile Searching?

Acres: 3.07
3.07 AC
Land: 3.34 AC
Improv: 5.70 AC
Total: 5.74 AC
Transfer Date: 1/27/11
Amount: \$0
Conveyance: 999994
Valid Sale: No
Homestead: No
Owner Occ: No
Foreclosure: No
Confited Delq: 2020
On Contact: No
Bankruptcy: No
Tax Lien: No

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

Taxes Due July 20th

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other



FIND YOUR PARCEL

Owner: See

Traverse Searching?

063-14151000000
PALMER DONNA &
JANET
PALMERS LAND AVE
PATASKALA, OH 4306

Acres: 1.07
3,973 AC

Land: \$54,500
Improv: \$20,000
Total: \$74,500

Transfer Date: 12/21/13
Amount: \$0
Conveyance: 9999
Valid Sale: No

Homestead: No
Owner OCC: No

Foreclosure: No
Certified Dtd: 2020
On Contract: No
Bankrupt: No
Tax Lien: No

PURCHASE AGREEMENT

Clark County, Ohio

June 2, 2022, ~~2018~~

The undersigned Purchaser hereby agrees to buy, for the consideration and upon the terms hereinafter set forth, the real estate located in the City of Pataskala, County of Licking, State of Ohio, and known as: 3.073 Palmers Land Ave., and also described as Permanent Parcel Number 063-141570-00.000 in the Licking County Auditor's records, together with all hereditaments, appurtenances, rights, privileges and easements thereunto belonging.

The legal description of the real estate is:

See Exhibit "A" Attached

Consideration: Purchaser agrees to pay for said premises the sum of One Hundred Seventy Thousand Dollars (\$170,000), which sum shall be payable by cashier's check or certified funds upon the final closing.

Possession: On the date of closing. Purchaser shall be responsible for all site clean up and accepts the property in its as is condition.

Contingencies: Seller's obligation under this agreement is conditioned upon her successful appointment as the Administrator/Executor of the Estates of Janet Palmer and the Estates of Donna Palmer and approval (if necessary) of the sale by the probate courts that have jurisdiction over these Estates. Purchaser understands that the appointment of the Seller as the Executor/Administrator of these estates is in process but has not yet occurred.

Deed: The Seller shall convey to the Purchaser a good and merchantable title in fee simple to the subject premises by fiduciary deed with release of dower, free and clear of all liens and encumbrances whatsoever except restrictions, conditions and easements of record, zoning ordinances, taxes and assessments and all legal highways.

Taxes and Assessments: Real estate taxes shall be paid by purchaser for tax years 2021 and 2022 but the seller is responsible for all taxes, penalties and assessments for tax years prior to 2021.

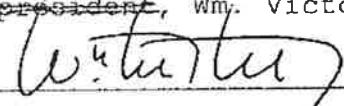
Fixtures and Equipment: The consideration shall include

all meters, furnaces, firing and furnace control apparatus, air conditioning equipment, heating appliances, gas, electric, bathroom and lavatory fixtures, built-in equipment, attached or affixed carpet and linoleum, window shades or drapes, curtain rods and poles, venetian blinds, pergolas, arbors, shrubs, plants and trees, and awnings, fly screens, auxiliary doors and windows, and porch blinds belonging to the Seller and pertaining to the premises, whether now in or on the premises or in storage.

Disclosure: The Purchaser has examined all property involved, and in making this offer is relying solely upon such examination with reference to the condition, character and size of the land and improvements, and is purchasing the property in its as is condition.

Name Title to be Taken In: Title to the property shall be taken in the name of Meredith Family Properties.

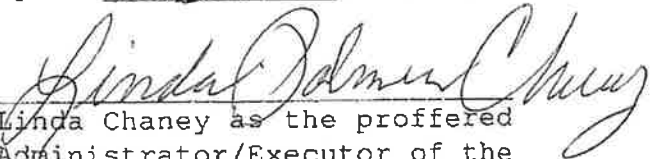
Merger: Any terms of this Agreement which have not been satisfied or completed at closing shall survive merger with the deed and shall be satisfied subsequent to closing.

Family Properties
Meredith ~~Brothers, Inc.~~, by its
~~president~~, Wm. Victor Merideth


PURCHASER

ACCEPTANCE

The undersigned, the Seller, hereby agrees and accepts the foregoing offer. Signed this 3 day of 6, 2022


Linda Chaney as the proffered
Administrator/Executor of the
Estates of Donna Palmer and

Janet Palmer

355 CAMELOT DR.
Address: URBANA OHIO 43078
Phone: 937 653 6355
SELLER

This Instrument Prepared By:

COLE ACTON HARMON DUNN
A Legal Professional Association
333 North Limestone Street
P.O. Box 1687
Springfield, Ohio 45501
Phone: (937) 322-0891

EXHIBIT "A"

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a $\frac{3}{4}$ " I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South $89^{\circ} 48' 38''$ West 123.75 feet, bounded on the South by Tommy M. & Inez P. Kennedy (D.V. 620, P. 11, to a $\frac{3}{4}$ " I.D. pipe set;

Thence South $1^{\circ} 39' 13''$ West 264.00 feet, bounded on the East by said Kennedy, to a $\frac{3}{4}$ " I.D. pipe set;

Thence South $89^{\circ} 48' 38''$ West 288.75 feet to a $\frac{3}{4}$ " I.D. pipe set;

Thence North $1^{\circ} 39' 13''$ East 339.00 feet, along the east line of N/F Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561 - P. 678) to a $\frac{3}{4}$ " I.D. pipe set;

Thence along a curve to the left (Delta - $15^{\circ} 25' 25''$, Radius - 600.00 feet) a chord bearing North $60^{\circ} 14' 34''$ East 161.03 feet to a $\frac{3}{4}$ " I.D. pipe set;

Thence North $89^{\circ} 48' 38''$ East 275.00 feet to a $\frac{3}{4}$ " I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South $1^{\circ} 39' 13''$ West 154.30 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.

Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5th day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 6615.

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes and assessments which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

QUIT-CLAIM DEED

Linda Palmer Cheney (FKA Linda Lou Palmer), married, of Franklin County, Ohio for valuable consideration paid, grants to Donna Palmer and Janet Palmer, as joint tenants, whose tax-mailing address is 5051 Dimson Drive, Whitehall, Ohio the following REAL PROPERTY: Situated in the County of Licking in the State of Ohio and in the Village of Pataskala:

Description attached as Exhibit A hereto.

Instr: 199912210051358 12/21/1999
Pages: 2 Fee: \$14.00 4:20PM
Patty Albery T19990039618
Licking County Recorder MLGALLAGHE

Prior Instrument Reference: Vol. 365 Page 653 of the Deed Records of Licking County, Ohio. James Cheney, husband of the Grantor, releases all rights of dower therein. Witness our hands this 9 day of November, 1998.

WITNESS

LORI A GEORGE

LINDA PALMER CHENEY (FKA Linda Lou Palmer)

WITNESS

Victor S. Krupman
as to both

JAMES CHENEY

STATE OF OHIO) SS:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 9 day of November, 1998, before me, the subscriber, a notary public in and for said county, personally came, Linda Palmer Cheney and James Cheney, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

Date

TRANSFERRED

December 21 1999

Licking County Auditor

NOTARY PUBLIC

VICTOR S. KRUPMAN, Attorney-At-Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has
Section 1

SEC. 319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY [Signature]

This instrument was prepared by Victor S. Krupman, 208 E. State Street, Columbus, Ohio 43215, (614) 463-9300.

CHANEY.018

POOR COPY

NOW KNOWN AS
PATACKALA VILLAGE
M. OF 11/30
FORMERLY LIMA TOWNSHIP

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a 3/4" I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South 89° 48' 38" West 123.75 feet, bounded on the South by Tommy H. & Inez P. Kennedy (D.V. 620, P. 1), to a 3/4" I.D. pipe set;

Thence South 1° 39' 13" West 264.00 feet, bounded on the East by said Kennedy, to a 3/4" I.D. pipe set;

Thence South 89° 48' 38" West 288.75 feet to a 3/4" I.D. pipe set;

Thence North 1° 39' 13" East 339.00 feet, along the east line of W/S Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561-P. 678) to a 3/4" I.D. pipe set;

Thence along a curve to the left (Delta = 15° 25' 25", Radius = 600.00 feet) a chord bearing North 60° 14' 34" East 161.03 feet to a 3/4" I.D. pipe set;

Thence North 89° 48' 38" East 275.00 feet to a 3/4" I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South 1° 39' 13" West 154.50 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.

Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5th day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 5615.

DESCRIPTION APPROVED TIM LOLLO LICKING COUNTY ENGINEER	
TAX MAP DRAWING NO 55-40	APPROVED BY CS

GENERAL WARRANTY DEED
(O.R.C. 5302.05 AND 5302.06)

Bobby G. Staley and Hope L. Staley, husband and wife, of Licking County, Ohio, for valuable consideration paid grant with general warranty covenants, to Donna Rae Palmer, single (marital status), Janet Sue Palmer, single (marital status), and Linda Lou Palmer, single (marital status), whose tax mailing address is 5051 Dimson Dr., Whitehall, Ohio, the following real property:

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a 3/4" I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South 89° 48' 38" West 123.75 feet, bounded on the South by Tommy M. & Inez P. Kennedy (D.V. 620, P. 1), to a 3/4" I.D. pipe set;

Thence South 1° 39' 13" West 264.00 feet, bounded on the East by said Kennedy, to a 3/4" I.D. pipe set;

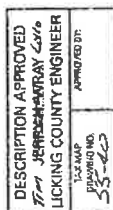
Thence South 89° 48' 38" West 288.75 feet to a 3/4" I.D. pipe set;

Thence North 1° 39' 13" East 339.00 feet, along the east line of N/F Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561-P. 678) to a 3/4" I.D. pipe set;

Thence along a curve to the left (Delta = 15° 25' 25", Radius = 600.00 feet) a chord bearing North 60° 14' 34" East 161.03 feet to a 3/4" I.D. pipe set;

Thence North 89° 48' 38" East 275.00 feet to a 3/4" I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South 1° 39' 13" West 154.50 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.



Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5th day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 6615.

Prior Deed Reference: Vol 678, page 528, Deed Records, Licking County, Ohio.

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes and assessments which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

This deed is given and being filed pursuant to, in completion of, and in compliance with the terms of a certain Land Installment Contract recorded in Vol. 200, page 50, Official Records, Licking County, Ohio. The rights of the Vendee, Alma M. Palmer, in such Land Installment Contract have been assigned to the Grantees herein by assignment of even date.

Grantors release all rights of dower therein.

Witness our hands this 1-15 day of February, 19 91.

Signed and acknowledged
in the presence of:

Alma C. Hay
W. D. H.

Bobby G. Staley
Hope L. Staley

STATE OF OHIO
COUNTY OF Licking SS:

The foregoing instrument was acknowledged before me this 1-15 day of February, 19 91 by Bobby G. Staley and Hope L. Staley.

Alma C. Hay
NOTARY

This instrument prepared by:
William C. Hayes
Attorney at Law
Pataskala, Ohio



WILLIAM C. HAYES, Attorney at Law
State of Ohio
Licking County Commission

TRANSFERRED

Date MARCH 19 1991
George D. Buchanan
Licking County Auditor TH

SEC. 310.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY TH 2-20

+21579

RECEIVED FOR RECORD AND RECORDED	
Placed in Original Record	1991
Vol. 23	Page 153
Licking County, Ohio	
Recorder Fee 1.00	

Printed 8/21/91

74-1-00

ASSIGNMENT

Alma M. Palmer, hereinafter called the Assignor, hereby transfers and assigns to Donna Rae Palmer, Janet Sue Palmer and Linda Lou Palmer of 5051 Dimson Dr., Whitehall, Ohio, hereinafter called the Assignees, the interest of Alma M. Palmer, in the Land Installment Contract with Bobby G. Staley and Hope L. Staley, which contract was duly recorded on January 5, 1988 in Volume 200 at page 50 of the Official Records of Licking County, Ohio, for the sale of the real estate therein described, subject to the covenants, conditions and payments therein contained and the description of which is herein incorporated as if fully re-written.

Assignor authorizes and empowers the Assignees on its performance of all of the above mentioned covenants, conditions and payments to demand and receive of the proper party in interest the deed covenanted to be given in the contract hereby assigned in the same manner and with the effect had this assignment not been made. Assignor sets her hand this 18th day of February, 1991.

Alma M. Palmer
Alma M. Palmer

State of Ohio
County of Franklin ss:

The foregoing instrument was acknowledged before me on this 18th day of February, 1991.

Kenneth Ray Boggs
Notary

Kenneth Ray Boggs Attorney-At-Law
Notary Public, State of Ohio
My Commission Is Effective
UNIC 1-27-91

CONSENT TO ASSIGNMENT AND RELEASE

Bobby G. Staley and Hope L. Staley, Vendors in a certain Land Installment Contract recorded in Vol. 200, page 50, Official Records, Licking County, Ohio, do hereby consent to the assignment of the interest of Alma M. Palmer in the Land Installment Contract described in the foregoing Assignment to Donna Rae Palmer, Janet Sue Palmer and Linda Lou Palmer of 5051 Dimson Dr., Whitehall, Ohio. In further consideration of the above assignment and other good and valuable consideration, the Alma M. Palmer is hereby released of any and all liability and obligation incident to the aforesaid Land Installment Contract.

IN WITNESS WHEREOF, the parties hereto have set their hands this 10th day of February, 19 91.

Signed in the presence of:

William C. Hayes
William C. Hayes

Bobby G. Staley
Bobby G. Staley
Hope L. Staley
Hope L. Staley

State of Ohio
County of Licking ss:

The foregoing instrument was acknowledged before me on this 10th day of February, 19 91 by Bobby G. Staley and Hope L. Staley.

Notary



WILLIAM C. HAYES, Attorney at Law
State of Ohio
Lifetime Commission

This instrument prepared by:
William C. Hayes
Attorney
Pataskala, Ohio

RECEIVED FOR RECORD AND RECORDED	
Date: 11-11-91	
At 12:02 o'clock P.M.	
in Official Record	
Vol. 365	Page 651
Licking County, Ohio	
Robert B. Wain	
Recorder Fee	10.00

7-1-91

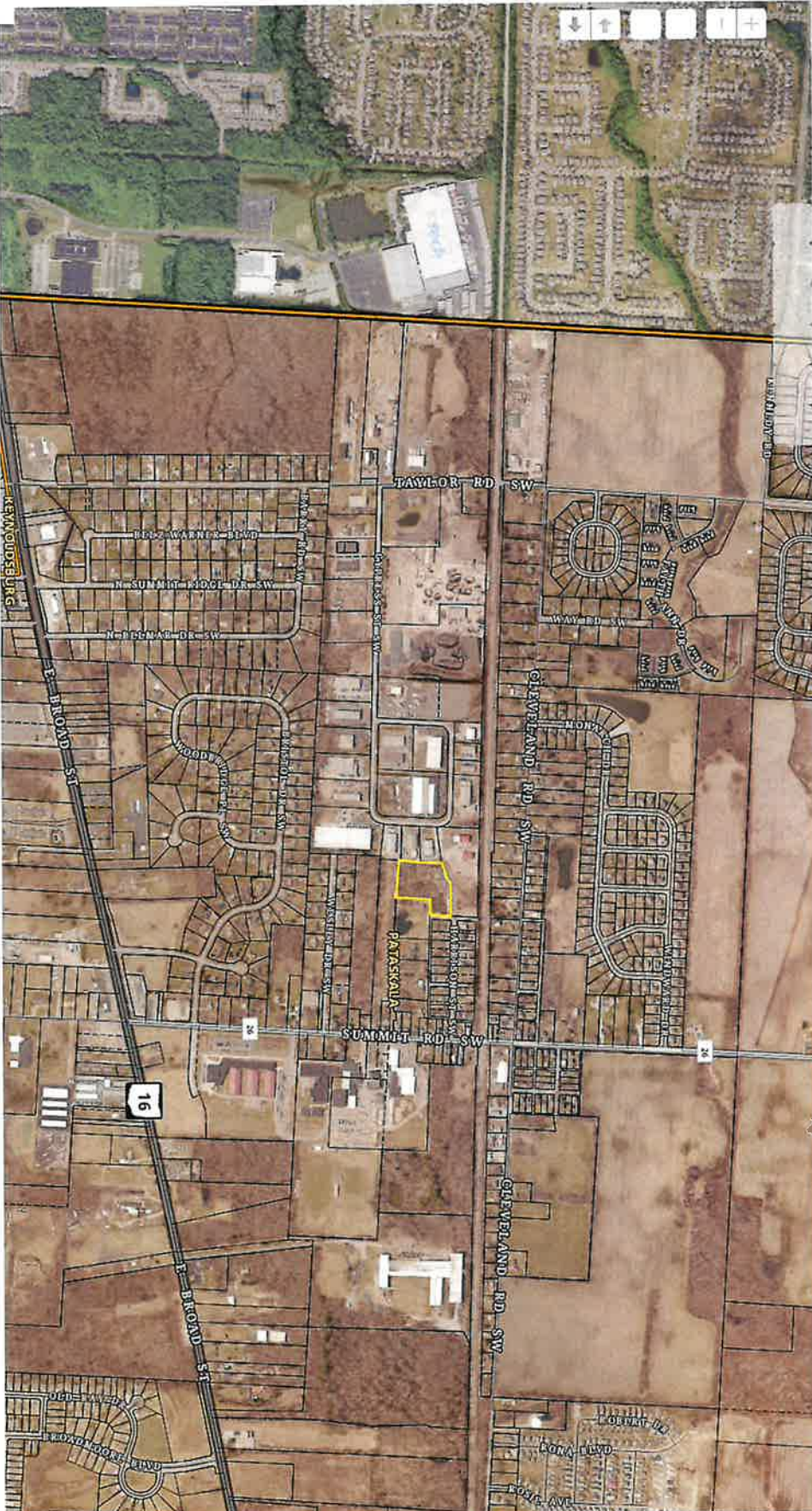
Wain - Recorder R. B. Wain
3240 4th St. Whitehall, OH
616 4322

7-21578

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

Taxes Due July 20th

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other



FIND YOUR PARCEL

Owner: See

Searchable Scouting?

GIS: 14175-0010000

PALMER DONNA & JANE

PALMERS LAND AVE

PATASKALA, OH 4306

Acres: 3.117
3.073 AC

Land: 554 SQ/

Improv: 576 3/4

Total: 578.800

Transfer Date: 12/21/1

Amount: 50

Conveyance: 35399

Valid Seller: No

Homestead: No

Owner Dec: No

Foreclosure: No

Certified Delq: 2020

On Contract: No

Bankruptcy: No

Tax Lien: No