



# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

## STAFF REPORT

March 6, 2019

### Rezoning Application ZON-19-001

|                    |   |
|--------------------|---|
| <b>Applicants:</b> | Brian W. Kessler and Jack E. Paul   |
| <b>Owner:</b>      | ZNB Construction LLC / Jerry N. Bookout   |
| <b>Location:</b>   | 131 Oak Meadow Drive  |
| <b>Acreage:</b>    | +/- 0.35 acres  |
| <b>Zoning:</b>     | R-10 – High Density Residential District  |
| <b>Request:</b>    | Requesting approval of a Rezoning from R-10 – High Density Residential to GB – General Business pursuant to Section 1207.04 of the Pataskala Code in order to operate a used car sales business at this location. |

#### Description of the Request:

The applicant is seeking to rezone the property located at 131 Oak Meadow Drive from R-10 – High Density Residential to GB – General Business in order to operate the property as a used vehicle sales business.

#### Staff Summary:

The 0.35-acre property located at 131 Oak Meadow Drive is currently occupied by an 1,878-square foot building, with the rest of the lot being paved with asphalt. Currently, the building is used as an office for ZNB Construction LLC. Although the office use is not permitted in the R-10 – High Density Residential Zoning District, a Use Variance was granted by the Board of Zoning Appeals in 2013 (Variance Application #2013-452). The building was originally a single-family home before being converted to a Doctor’s Office, and the entire lot paved in asphalt (Licking County Auditor lists the year of pavement being added as 1965). It next became a church, and then sat vacant for approximately 10 years before being purchased by the current occupant.

The Applicant is proposing that the property be rezoned to GB – General Business to allow them to operate it as a used vehicle sales business, which is a permitted use in the GB Zoning District. As proposed, the Applicant will be making no changes to the structure or layout of the building, and the vehicle inventory will be parked in the front, along Oak Meadow Drive.

According to the Narrative Statement submitted by the Applicant, vehicle inventory will be limited to 10 vehicles or less, and provide adequate ground cover of “gravel, concrete, etc.” to minimize the collection of dust, mud, water or other unsightly conditions. Further stated in the Narrative, the Applicant believes the rezoning is appropriate as it pertain to Pataskala Code, will be harmonious with the general objectives of the Comprehensive Plan and/or the Pataskala Code, and will be harmonious in appearance with the existing or intended character of the general vicinity. The Applicant also stated that it will be adequately

served by Public Facilities, would not create excessive additional requirements at public cost, and that the vehicles would be arranged as to not create interference with traffic on surrounding public thoroughfares.

Following a recommendation by the Planning and Zoning Commission, the application will be considered by City Council for final approval of the rezoning request pursuant to Section 1217.13 of the Pataskala Code.

**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 designates this property as High Density Residential; therefore, the proposed rezoning to the GB – General Business district is *not* in line with the Comprehensive Plan. Staff disagrees with the Applicant’s Narrative Statement that the proposed rezoning will be harmonious with the objectives of the Comprehensive Plan.

The NAICS Classification Matrix identifies “Automobile Dealers, used only” with use code 441120; and is a Permitted use within the GB – General Business District.

Although no additions or changes to the layout are proposed, the Applicant stated in their Narrative Statement that the lot will “have adequate ground cover of a hard surface (gravel, concrete, etc.) that is free of the collection of dust, mud, water or other unsightly conditions”. Pursuant to Section 1291.01(4) of the Pataskala code all parking area must be paved with asphalt, concrete, or pavers. Gravel is not permitted to be used, a possible modification has been included to address this.

If the proposed rezoning is approved, the use will have to conform to all the applicable standards of the GB Zoning District: Setbacks, Parking, Lighting, Signs, Landscaping, Etc. The Applicant has not indicated conformance with these on the submitted site plan. When abutting a residential district, the setbacks for the GB district, when abutting a residential use are:

- Front: 50-feet.
- Side: 35-feet, 25-feet for pavement.
- Rear: 35-feet, 25-feet for pavement.

With the existing layout, the proposed property does not meet these standards, and any changes to the structures or layout will necessitate a variance. Parking of vehicles for customers or sale is not permitted within the setback, and Staff believes the Applicant will be unable to fit the desired 10 vehicles on the property.

Perimeter landscaping is required in the GB District, when abutting a residential use, they are:

- Front: L2 Standard (3-foot low screen, one tree per 30-lineal feet)
- Side: L3 or L4 Standard (6-foot high hedge or wall screen, one tree per 30-lineal feet)
- Rear: L3 or L4 Standard (6-foot high hedge or wall screen, one tree per 30-lineal feet)

Parking Requirements:

- 1 space per 300-square feet of indoor gross floor area, and 1 space per 1,000-square feet of outdoor display area. The Applicant has not indicated what square-footage of outdoor area will be dedicated to display of vehicles, however 7 parking spaces for customers will be required based on a building gross square footage of 1,878-square feet.

Utility Department (Full Comments Attached):

- Does not appear that there will be a garage to work on vehicles, however if there is one added, a testable backflow device will be required to be installed on water service line.

City Engineer (Full Comments Attached):

- All drainage from the improved lot should flow toward public Right-of-Way and not be directed toward adjoining property.
- Depending on the amount of impervious improvement, drainage detention may be required.
- New Driveway access points to Oak Meadow Drive are not recommended.

**Surrounding Area:**

| Direction | Zoning  | Land Use                                 |
|-----------|---|--|
| North     | R-10 – High Density Residential                                   | Single-Family Homes                      |
| East      | R-10 – High Density Residential<br>R-M – Multi-Family Residential | Single-Family Homes<br>Apartment Complex |
| South     | R-M – Multi-Family Residential                                    | Apartment Complex                        |
| West      | R-10 – High Density Residential                                   | Single-Family Homes                      |

**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 – No Comments.
- City Engineer – See Attached.
- Public Service – No Comments.
- Pataskala Utilities – See Attached.
- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- South West Licking School District – No Comments.

#### **Modifications:**

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

1. The Applicant shall limit the number of vehicles for sale/stored/or parked on the property to no more than ten (10).
2. The Applicant shall not utilize gravel as a pavement material anywhere within the lot.
3. The Applicant shall submit a revised Site Plan indicating conformance with all applicable Zoning Regulations for administrative approval.
4. The Applicant shall address comments from the Utility Director
5. The Applicant shall address comments from the City Engineer.

#### **Resolution:**

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

"I recommend to approve Rezoning Application number ZON-19-001 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#); [Alan Haines](#); [Jim Roberts](#); [Lisa Paxton](#)  
**Subject:** March 6, 2019 PZC Agenda  
**Date:** Sunday, February 24, 2019 9:27:27 PM

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Jack

Hull and Associates has reviewed the agenda items for the March 6, 2019 PZC Meeting. We offer the following comments:

ZON-19-001

1. All drainage from the improved lot should flow toward the public right of way and not be directed toward adjoining property.
2. Depending on the amount of impervious improvements drainage detention maybe required.
3. New driveway access points to Oak Meadow Drive are not recommended.

ZON-19-002

We have no engineering related comments on this application

FP-19-001

We have no engineering related comments on this application

FP19-002

We have no engineering related comments on the FDP. A full engineering review of the plans are ongoing and comments will be provided at a later date.

ZON-19-003

1. The combined length of Woodruff Drive and Lemon Grass Court exceed the 500' cul-de-sac length as per table 1 section 1117.10
2. The radius of Woodruff Drive and Lemon Grass Court, Sage Point Avenue and Wild Mint Way, and Lavender Lane and Wild Mint Way do not meet the 150' minimum radius per table 1 section 1117.10
3. The typical boulevard section does not meet section 1117.11
4. A full engineering review of the Storm water management report will be completed with the engineering plan review.

TCOD-19-001

1. The application project description list 44 apartment units where as the building data provided list 42 units.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

**Scott R. Haines, P.E., CPESC**

Project Manager

## **HULL** | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | f: 740-344-8659

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[web](#) | [directions to offices](#)

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#)  
**Subject:** PZC Review - 3-6-19 Meeting  
**Date:** Tuesday, February 26, 2019 1:52:50 PM

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Jack,

My comments are as follows:

1. ZON-19-001
  - a. Echo comments of the City Engineer.
2. ZON-19-002
  - a. Amendment is supported in the interest of maintaining public health and welfare.
3. FP-19-001
  - a. Engineering plans have been approved previously.
  - b. No exceptions taken to amended plan.
4. FP-19-002
  - a. Plat and construction plan review is in progress.
  - b. No exceptions taken to amended plan.
5. ZON-19-003
  - a. Plat and construction plan review is in progress.
  - b. "Eyebrow" curve design does not meet minimum street radius requirements and are not preferred for plowing operations.
  - c. 5' side yard and 10' rear yard easements should be included in accordance with current City policy.
  - d. Saffron Cove needs "Court" added to name.
  - e. Extension to the north on Woodruff Dr. is not needed.
  - f. Confirmation is needed that there are no wetlands on this site.
  - g. Storm sewer system
    - i. Extensive rear yard storm lines and inlet structures will be difficult for the City to maintain, and should be redesigned to minimize future conflict of maintenance cost to the City and inconvenience to residents.
    - ii. Storm sewer location appears to conflict with tree preservation zone. In some locations it does not appear that it will be feasible to construct the storm sewer and preserve the trees.
  - h. No parking will be required on hydrant side of street with street widths as shown.
    - i. Boulevard Entrance
      - i. No parking either side of Sage Point Avenue between Summit Road and Woodruff Drive.
      - ii. Proposed pavement widths of Boulevard entrance are not acceptable.
    - j. Sage Point Avenue between Woodruff Drive and Lavender Avenue
      - i. Shall be 33' minimum pavement width.
      - ii. Shall have typical cross section that matches the 33' pavement width.
    - k. Emergency Access Drive
      - i. Access drive as shown within Sage Point development is acceptable.
      - ii. Emergency access drive across property to the south must be installed to Fire Dept. specifications for emergency access as part of the Sage Point development.

- iii. Full access drive between the Sage Point development and Cleveland Road shall be installed by the developer of the property to the south when it develops.
  - iv. Provide typical section for access drive.
6. TCO-19-001
- a. Construction plans shall be reviewed upon submission.
  - b. It is believed that inclusion of a right-turn deceleration lane as shown, with details to be determined during engineering review, will satisfy the requirements of Code Section 1259.05(A)(3).

Let me know if questions.

Regards,

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

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

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



**From:** [Chris Sharrock](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** Review Memo  
**Date:** Thursday, February 14, 2019 10:44:44 AM

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Jack,

**ZON-19-001:** Does not appear that there will be a garage here to work on the vehicles. If there is one added, a testable backflow device will be required to be installed on the water service line immediately after the water meter.

**ZON-19-002:** No comments

**TCOD-19-001:** The Utility Department will require an 8" water main run through the development and connected to the 10" water main on the west side of Watkins road and the 8" fire line that is currently a stub on the end of Richmond Drive in the Jefferson Meadows development. This will prevent and "dead ends" in our system and provide multiple water sources to the development in the case of an emergency. The Utility Department will require each building to have one tap (water and sewer) and one meter for billing purposes. Sub metering to each unit can be done privately.

Let me know if you have any questions.

Thank you,

Chris Sharrock  
City of Pataskala  
Utilities Director  
(740) 927-4134

***"The soldier is the Army. No army is better than its soldiers."*** – Gen George Patton



# 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: 131 Oak Meadows Drive                        |   |                                  |
| Parcel Number: 064-307962-00.000                      |   |                                  |
| Current Zoning: R-70 Residential 10                   | Proposed Zoning: G-0 General Business       | Acres: 0.35                      |
| Water Supply:   |   |                                  |
| <input checked="" type="checkbox"/> City of Pataskala | <input type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |
| Wastewater Treatment:                                 |   |                                  |
| <input checked="" type="checkbox"/> City of Pataskala | <input type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |

| Staff Use                         |
|-----------------------------------|
| Application Number:<br>201-19-001 |
| Fee:<br>\$ 750                    |
| Filing Date:<br>1-10-19           |
| Hearing Date:<br>3-6-19           |
| Receipt Number:<br>499591         |




| Applicant Information                |  |            |
|--------------------------------------|--|------------|
| Name: Brian W Kessler / Jack E. Paul |  |            |
| Address: 1079 Mt. Vernon Rd          |  |            |
| City: Newark                         | State: OH  | Zip: 43055 |
| Phone: 6149287015                    | Email: brian.kessler18@yahoo.com<br>japaul6670@gmail.com |            |

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

| Property Owner Information                   |                              |            |
|--|------------------------------|------------|
| Name: ZNB Construction LLC / Jerry N Bookout |                              |            |
| Address: 261 Monarch Dr                      |                              |            |
| City: Pataskala                              | State: OH                    | Zip: 43062 |
| Phone: 614-725-6145                          | Email: bookout1999@gmail.com |            |

| Rezoning Information   |
|--|
| Request (Include Section of Code): Section 1217.04   |
| Describe the Project (Include Current Use and Proposed Use):   |
| Current Use: office building   |
| Proposed Use: office - 3 small car lot   |
| Proposed Use: <sup>description</sup> a retail sales inventory that is limited at all times to 10 vehicles or less and adequate ground cover of a hard surface with sufficient space for all vehicles being offered for retail sale that is free of collection of dust, mud, water etc. |

|  |
|--|
| <b>Documents to Submit</b>   |
| <b>Rezoning Application:</b> Submit one (1) copy of the rezoning application.  |
| <p><b>Narrative Statement:</b> Submit one (1) copy of a narrative statement explaining the following:</p> <ul style="list-style-type: none"> <li>• The reason the rezoning has been requested.</li> <li>• The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:             <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Will not be hazardous or disturbing to existing or future uses.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.</li> </ol> </li> </ul> |
| <p><b>Site Plan:</b> Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:</p> <ul style="list-style-type: none"> <li>• All property lines and dimensions</li> <li>• Location and dimensions of all existing and proposed buildings and structures.</li> <li>• Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.</li> <li>• Setbacks from property lines for all existing and proposed buildings, structures and additions</li> <li>• Easements and rights-of-way</li> <li>• Existing and proposed driveways</li> <li>• Floodplain areas</li> <li>• Location of existing wells and septic/aerator systems.</li> <li>• Number and dimensions of existing and proposed parking areas</li> <li>• Existing and proposed refuse and service areas</li> <li>• Existing and proposed landscaping features</li> <li>• Any other information deemed necessary for the rezoning request</li> </ul>   |
| <p><b>Deed:</b> 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: <a href="https://apps.lcounty.com/recorder/recording-search/">https://apps.lcounty.com/recorder/recording-search/</a></p>   |
| <p><b>Area Map:</b> 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: <a href="https://www.lickingcountyohio.us/">https://www.lickingcountyohio.us/</a></p>  |

|  |       |
|--|-------|
| <b>Signatures</b>  |       |
| 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.  |       |
| <p><b>Applicant (Required):</b></p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;">  <div style="font-size: 8px; margin-top: 5px;">                     dotloop verified<br/>                     01/04/19 6:41 AM EST<br/>                     LTPP-PHCW-QUIX-E0DE                 </div> </div> <div style="width: 45%; text-align: center;">  <div style="font-size: 8px; margin-top: 5px;">                     dotloop verified<br/>                     01/03/19 1:54 PM EST<br/>                     FA97-RFNJ-EWWG-JCYF                 </div> </div> </div> | Date: |
| <p><b>Property Owner (Required):</b></p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;">  <div style="font-size: 8px; margin-top: 5px;">                     dotloop verified<br/>                     01/04/19 3:59 PM EST<br/>                     U2NJ-HZK3-WCQ-GCBV                 </div> </div> <div style="width: 45%;"></div> </div>  | Date: |

## **Narrative Statement – 131 Oak Meadows Dr Paaskala, OH**

- 1. Currently the space is zoned as Residential 12 and we are asking that it be zoned as General Business. This will allow the functionality of still operating as an office and a small car lot that has no more than 10 vehicles at one time. The space description would be a retail sales inventory that is limited at all times to vehicles or less and have sufficient space for all vehicles being offered for retail sale, and have adequate ground cover of a hard surface (gravel, concrete, etc.) that is free of the collection of dust, mud, water or other unsightly conditions.**
- 2. This rezoning is appropriate as it pertains to Pataskala Code and would NOT change the design or layout of building. It will be harmonious with the general objectives and appearance of existing character of the same area. The rezoning will Not be hazardous or disturbing to existence or future uses and not create excessive additional requirements at public cost. It will serve 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. The vehicles shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.**

# OnTrac Property Map



December 18, 2018

Owner Name & Acres



County Road



Township Road



Other Road Type



Interstate/US/State Route



Municipal Corporations



Jurisdictional Townships



Historical Townships Line



County Boundary



Centerline Labels

County Road

Township Road

Other Road Type

Interstates

Municipal Corporations

Jurisdictional Townships

Historical Townships Line

County Boundary



47 Feet



0.01 Miles



LICKING COUNTY TAX MAP

Licking County Auditor GIS

12/18/2018

OnTrac Sketch - Printer Friendly Version

# Sketch

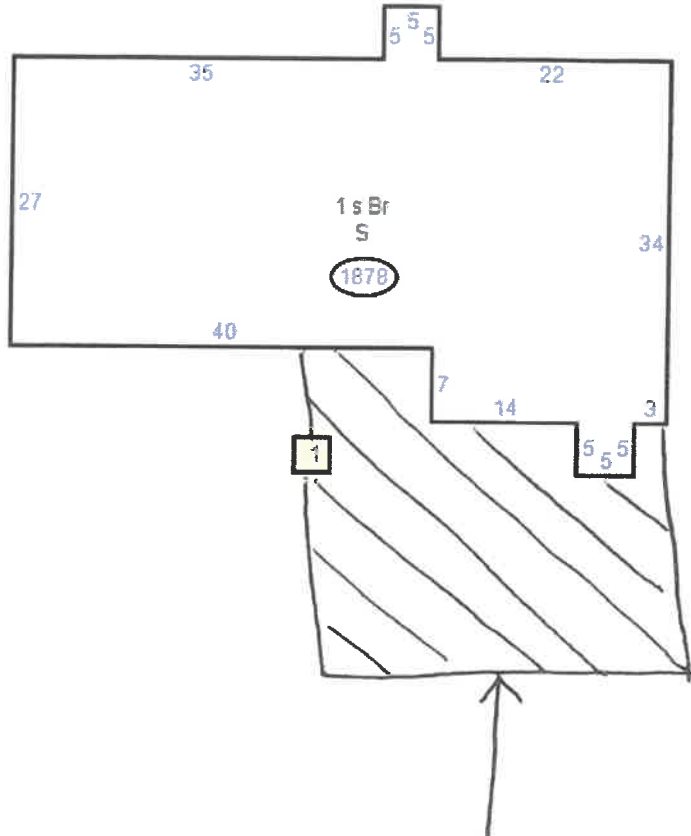
**064-307962-00.000**  
ZNB CONSTRUCTION LLC  
131 OAK MEADOW DR PATASKALA, OH 43062

KEY

1 of 1

|                         |
|-------------------------|
| 1,878                   |
| 1 Paving Asphalt 10,000 |

\*Mouse over row to isolate



12/18/2018 12:01:37 PM

SMALL CAR LOT

|  |  |
|--|--|
| DESCRIPTION APPROVED<br>WILLIAM C LOZIER<br>LICKING COUNTY ENGINEER          | TRANSFERRED<br>Date <u>October 20, 2014</u>    |
| APPROVED BY<br><u>W.C. Lozier</u> 10-15-14                                   | <u>Michael Smith</u><br>Licking County Auditor |
| SEC. 319.202 COMPLIED WITH<br>MICHAEL L SMITH, AUDITOR<br>BY: <u>1025400</u> |  |

20141020020552  
 Pg# 2 \$28.00 T2014024191  
 10/20/2014 1:57PM MEPWORLD CLAS  
 Bryan A. Long  
 Licking County Recorder

## GENERAL WARRANTY DEED

Robert D. Kiger, LLC, a limited liability company, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to ZNB Construction, LLC, a limited liability company, the Grantee(s), THE FOLLOWING DESCRIBED PROPERTY:

See Attached Exhibit "A"

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number 201308300022329 of Licking County, Ohio  
 Permanent Parcel Number: 064-307962-00.000

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

Executed on this 6 day of October, 2014

Robert D. Kiger, LLC

BY: Robert D. Kiger, Sole Member  
 Robert D. Kiger, Sole Member

STATE OF OHIO, COUNTY OF Franklin, SS:

The foregoing instrument was acknowledged before me this 6 day of October, 2014, by Robert D. Kiger, Sole Member of Robert D. Kiger, LLC, a limited liability company, the Grantor(s), and that the same was their free act and deed.

In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.

Trisha Morrow  
 Notary Public  
 My Commission Expires 9-16-18



Trisha Morrow  
 Notary Public, State of Ohio  
 My Commission Expires 09-16-2018

This Instrument was prepared by: Lance Chapin, Esq., without opinion  
 Stein, Chapin & Associates, LLC  
 580 South High Street, Suite 330  
 Columbus, OH 43215

01150750500000001000

FIRM FILE NO: WC1409-040-ZNBCONSTR

Property: 131 Oak Meadow Drive, Pataskala, OH 43062

## Exhibit A

Legal Description

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Lot 13 in the Fourth Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows:

Being a survey of a parcel conveyed to Vitold, Ltd., as recorded in Instrument No. 2009-07060014900, in the Licking County Deed Records, and all of Auditor's Parcel No. 064-307962-00.000, and further described as follows:

Commencing at a 3/4" o.d. iron pipe found on the West Right of Way Line of Oak Meadow Drive (50' Wide R/W) marking the Southeast corner of Lot 1 of Oakhaven Subdivision No. 1, as recorded in Plat Book 8, Page 120, in the Licking County Plat Records, also being the Southeast corner of a parcel conveyed to Gary D. & Judith A. Cope, as recorded in O.R. Volume 117, Page 3, in the Licking County Deed Records, and being the PRINCIPLE PLACE OF BEGINNING of the 0.347 acre parcel herein to be described;

Thence, S 17 deg. 35' 45" E 100.00 feet with the West Right of Way line of said Oak Meadow Drive, to a mag nail set marking the Northeast corner of a parcel conveyed to 115 Oak Meadow Drive, Ltd., as recorded in Instrument No. 1999-02180006972;

Thence S 72 deg. 28' 14" W 151.21 feet leaving Oak Meadow Drive with the North line of said parcel conveyed to 151 Oak Meadow Drive, Ltd., to a 3/4" o.d. iron pipe found marking the Northwest corner thereof, and being on the East line of The Settlement at Pataskala Phase I-B, as recorded in Plat Book 16, Page 328;

Thence, N 17 deg. 27' 16" W 99.87 feet with the East line of The Settlement of Pataskala Phase I-B, to an iron pin set marking the Southwest corner of said parcel conveyed to Cope;

Thence, N 72 deg. 25' 20" E 150.96 feet with the South line of said parcel conveyed to Cope, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.347 acres, more or less, and is subject to all legal easements, rights of way, restrictions, and zoning ordinances of record.

Bearings of this description are based on the West Right of Way Line of Oak Meadow Drive (50' Wide R/W), as being S 17 deg. 35' 45" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2009.

PPN: 064-307962-00.000



Michael L. Smith, Auditor  
Olivia C. Parkinson, Treasurer

Taxes Due February 20th

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064-307942-00-000  
ZNB CONSTRUCTION LLC  
131 OAK MEADOW DR  
PATASKALA, OH 43062

Acres: 0.35  
0.35 AC LOT 13

Land: \$30,400  
Improv: \$94,600  
Total: \$125,000

Sale Date: 10/20/2014  
Amount: \$118,000  
Conveyance: 2794  
Valid Sale: Yes

Homestead: No  
Owner Occ: No

Foreclosure: No  
Certified Delq: No  
On Contract: No  
Bankruptcy: No  
Tax Lien: No

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