



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

January 12, 2021

Variance Application VA-20-023

Applicant:	Daniel C. Cox Jr.
Owner:	Daniel C. Cox Jr.
Location:	295 Mill Street Road SW, Pataskala, OH 43062
Acreage:	1.65-acres
Zoning:	AG - Agricultural
Request:	Requesting approval of four (4) variances total. Two (2) to allow for the construction of an Accessory Building prior to a Primary Structure and have said Accessory Building be in front of the Primary Structure. Two (2) to allow for reduced setbacks of the Primary Structure.

Description of the Request:

The Applicant is seeking approval of four (4) variances. 1225.05(C)(1) for a reduced front yard setback of the Primary Structure. 1225.05(C)(3) for a reduced rear yard setback of the Primary Structure. 1221.05(D)(4) to allow for an Accessory Building prior to the Primary Structure. 1221.05(D)(1) to allow for an Accessory Building to be located in front of the Primary Structure.

Staff Summary:

The 1.65-acre parcel located at 295 Mill Street Road SW is currently unoccupied by any structures. It has frontage along Mill Street Road SW, and access to the parcel is served by a gravel entry driveway. The Muddy Fork Creek runs along the rear of the property, with parts of the parcel lying within the 100-year floodplain, and 500-year floodplain. The lot is an existing non-conforming parcel, as it does not meet the minimum requirements of the AG – Agricultural District. That being; a minimum lot size of 10-acres.

The Applicant is proposing to construct a Single-Family Home and an Accessory Building on the property. Because the Applicant has not determined the exact home they will be constructing, a Proposed Building Envelope has been provided. The eventual home on this property will be situated within this Building Envelope. For the purposes of the Application, the Variance Requests are to the edge of the Building Envelope, and the eventual setback distances will likely be larger than what could be granted by approval if this request, avoiding the need to return for further variances when the design has been finalized.

As proposed, the Building Envelope for the Primary Structure will be setback from the front property line 40-feet, 99-feet from the east side property line, and 55-feet from the rear property line. The west side setback for the Primary Structure is not identified but assumed to be over 83-feet given the distance from the Building Envelope to the proposed Accessory Building. The parcel will be served by a water well situated between the Building Envelope and Mill Street Road SW, and a septic system to the east of the Building Envelope. The existing gravel driveway will be extended to the Primary Structure and Accessory Building. The Size of the Building Envelope is 75-feet by 55-feet, or 4,125-square feet.

The Applicant is also proposing to construct at 32-foot by 36-foot, or 1,152-square foot, Accessory Building to the west of the Primary Structure. As proposed, the Accessory Structure will be setback from the front property line 20-feet, and 83-feet to the west of the Building Envelope.

As stated in the Applicant's Narrative Statement, the small size of the lot, and the influence of the Muddy Fork Creek have created limitations on site layout. The Existing depth of the lot prevents any development without obtaining a variance. The Applicant believes the physical circumstances prevent the lot from being developed in strict conformity with the regulations of the AG district. The Applicant further states that the requested variances represent the least modification possible, and that granting the requested variances would not adversely alter the character of the neighborhood or affect neighboring properties.

Staff Review:

The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.

Planning and Zoning Staff:

As mentioned in the Staff Summary, the parcel is Existing Non-Conforming, because it does not meet the minimum lot size of the AG District. Section 1225.05(B) requires that lots within the AG district be 10-acres minimum and have a minimum width of 250-feet. Currently, the lot is only 1.65-acres. Although the lot is over 250-feet wide, it is not very deep, being only about 230-feet from the edge of the road to the edge of the creek at its deepest point, and not taking into account the setbacks from the road and side yard setbacks. The required Front and Rear yard setback is 100-feet, making site layout for a home difficult, if not impossible, without Variances. In addition, the location of the creek, and accompanying floodplain restricts the available space to being closer to the road.

Section 1225.05(C)(1) of the Pataskala Code requires a front yard setback of not less than 100-feet in the AG-district for primary structures. The proposed building envelope is set back 40-feet from the right-of-way. Therefore; the Applicant is requesting a Variance of 60-feet from the required 100-feet, or a 60% decrease from the requirement.

Section 1225.05(C)(3) of the Pataskala Code requires a rear yard setback of not less than 100-feet in the AG-district for primary structures. The proposed building envelope is set back 55-feet from the rear property line. Therefore; the Applicant is requesting a Variance of 45-feet from the required 100-feet, or 45% decrease from the requirement.

The Applicant stated they were unsure whether the Accessory Building would be built prior to the Primary Structure. Pursuant to Section 1221.05(D)(4) of the Pataskala Code, an Accessory Structure shall not be located on a lot without a principal structure. Because of this, the Applicant has requested a Variance from this requirement to construct the Accessory Building prior to the Primary Structure, should he choose to do so.

Also, as the Applicant has not finalized the design of the home, a Building Envelope was provided. The eventual Primary Structure would have to be located somewhere within this envelope. Because of this, there is a chance once the design is finalized, that the Accessory Building would be in front of the Primary Structure. Pursuant to Section 1221.05(D)(1) of the Pataskala Code, an Accessory Building shall

be located even with of behind the front of a Primary Structure. The Applicant has requested a Variance from the Section of Code should this be the case.
Staff has no further comments on the proposal.

Licking County Health Department

This site has concerns regarding floodplain intrusion on the lot. We received a soil analysis for this property in 2018, but we have not received a design plan for a sewage treatment system for the property. We will need an approved design plan before we could issue a permit for a sewage treatment system on the lot.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agricultural	Single-Family Home Farm Field
East	R-7 – Village Single-Family Residential	Boy Scout Lodge
South	AG – Agricultural PDD – Planned Development	Muddy Fork Creek Sugar Mill Subdivison
West	AG – Agricultural	Muddy Fork Creek

Variance Requirements:

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- *Whether the variance requested is substantial;*
- *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- *Whether the variance, if granted, will be detrimental to the public welfare;*
- *Whether the variance, if granted, would adversely affect the delivery of government services;*
- *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- *Whether the property owner's predicament can be obviated through some other method than variance;*
- *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*

- *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-20-023:

- None

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Licking County Health Department – See attached
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking School District – No comments

Modifications:

Should the Board choose to approve the applicant's request, the following modifications may be considered:

- The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve variances from Sections 1225.05(C)(1), 1225.05(C)(3), 1221.05(D)(4) and 1221.05(D)(1) of the Pataskala Code for Variance Application VA-20-023 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Chad Brown](#)
To: [Jack Kuntzman](#)
Subject: RE: BZA Review Memo for 01-12-2021
Date: Monday, December 21, 2020 5:18:05 PM
Attachments: [image007.png](#)

Thanks Jack!

Chad Brown, RS, MPH
Health Commissioner
Licking County Health Department
675 Price Rd. | Newark, OH | 43055
Office: (740) 349-6487
www.lickingcohealth.org



Find LCHD on Social Media:



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Monday, December 21, 2020 8:16 AM
To: Chad Brown <cbrown@lickingcohealth.org>
Subject: RE: BZA Review Memo for 01-12-2021

Chad,

Thank you for following up. In regard to VA-20-023, from the City's end, we will not approve any new residential permits with well or septic before we have a copy of the approval from the Health Department. I had recommended the Applicant of this variance to get into contact with you prior to submitting the variance, but he does have the right to submit it for consideration. So, even if the variance(s) are approved he will still need approval from your end before we give our final sign off.

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Phone: 740-964-1316

From: Chad Brown <cbrown@lickingcohealth.org>

Sent: Wednesday, December 16, 2020 5:54 PM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Subject: RE: BZA Review Memo for 01-12-2021

Thanks Jack. My thoughts are below:

VA-20-023 (295 Mill St Rd): This site has concerns regarding floodplain intrusion on the lot. We received a soil analysis for this property in 2018, but we have not received a design plan for a sewage treatment system for the property. We will need an approved design plan before we could issue a permit for a sewage treatment system on the lot. I would encourage you to not approve the request until the owner we approve the design plan. This will allow us to confirm that the lot can sustain an approved sewage treatment system and water well.

VA-20-023 (5643 Summit Rd): Based on the information we have on file, the water well may be impacted by the expansion. We will have someone take a look at this tomorrow, and they will notify you of the inspection results.

Thanks
Chad

Chad Brown, RS, MPH
Health Commissioner
Licking County Health Department
675 Price Rd. | Newark, OH | 43055
Office: (740) 349-6487
www.lickingcohealth.org



Find LCHD on Social Media:



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, December 16, 2020 10:52 AM
To: Steven Blake <sblake@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Philip Wagner <pwagner@lhschools.org>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>

Subject: BZA Review Memo for 01-12-2021

Importance: High

Good Afternoon Everyone,

You are receiving this email because one or more of the Applications submitted for the January 12, 2021 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

CU-20-010 (REVISED PLANS): Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-20-018 (REVISED PLANS):: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

CU-20-011 (REVISED PLANS):: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-20-019 (REVISED PLANS):: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-20-020 (REVISED PLANS):: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-20-023: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Chad Brown, Alan Haines

VA-20-024: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

VA-20-025: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Chad Brown, Alan Haines

This is quite an agenda for the upcoming hearing, so please review the applications, and if you have any questions about them feel free to give me a call.

If you have any comments or concerns regarding these applications, please have them submitted to me by at least January 4th. They will be included in the Staff Report that is given to the Board members.

Here is a link to download the review memo:

<https://pataskala->

my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/Epu3SqjMaxpLup_abn6AKMABNM7PtwdR1KwOA7SQkJwYZw?e=dI1GK1

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

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CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: 295 Mill Street Road SW	
Parcel Number: 064-153258-00.000	
Zoning: AG	Acres: 1.65
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site

Staff Use
Application Number: VA-20023
Fee: 300
Filing Date: 12-8-20
Hearing Date: 1-12-2021
Receipt Number: 21616

Applicant Information		
Name: Daniel C. Cox Jr.		
Address: 5933 Babbitt Rd.		
City: New Albany	State: Ohio	Zip: 43054
Phone: 614-855-5146	Email: newalbanycox@yahoo.com	

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

Property Owner Information		
Name:		
Address: same		
City:	State:	Zip:
Phone:	Email:	

Variance Information
Request (Include Section of Code): 1225.05(c)(1), 1225.05(c)(3), 1221.05(d)(1), 1221.05(d)(4)
Describe the Project: See attached

Documents to Submit

Variance Application: Submit 1 copy of the variance application.

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

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
 - c) *Whether the variance requested is substantial;*
 - d) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*
- A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

Site Plan: Submit 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.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance 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 variance request.

Applicant (Required):

Daniel C Cox Jr.

Date:

12-8-20

Property Owner (Required):

Daniel C. Cox Jr.

Date:

12-8-20

Variance Application Information

Applicant: Daniel C. Cox Jr.

Property Address: 295 Mill Street

REQUEST: Applicant requests a variance to the front and rear yard setback per Chapter 1225.05 Section C, Setback and Yards, Agricultural District, of the Pataskala Zoning Code. The setbacks requested by the variance are shown on the Site Plan submitted with this application dated 11-30-2020.

DESCRIBE PROJECT: Applicant wishes to construct a single-family residence with accessory structure for applicant's personal use. The property consists of 1.656 acres and has been an existing parcel in Licking County. The property is unique due to the lot's configuration and the influence of Muddy Fork Creek and its floodplain. See the proposed Site Plan submitted with this application. Muddy Fork Creek has created site limitations that have dictated the site layout. The exiting depth of the lot prevents any development without obtaining a variance. These unique physical circumstances prohibit the property from being developed in strict conformity with the Agricultural zoning district.

The variance requested, represents the least modification possible for the applicant's reasonable use of the property. Without the variance the applicant would have no beneficial use of his property

The development is consistent with the essential character of the neighborhood and will not alter the character of the neighborhood. There are numerous nearby residences on Mill Street. The setback of the proposed structures, per this variance application, is similar to the setbacks of other existing residences on the street and in the neighborhood. See attached Area Map. If granted, the variance will not be detrimental to the public welfare nor adversely affect delivery of governmental services.

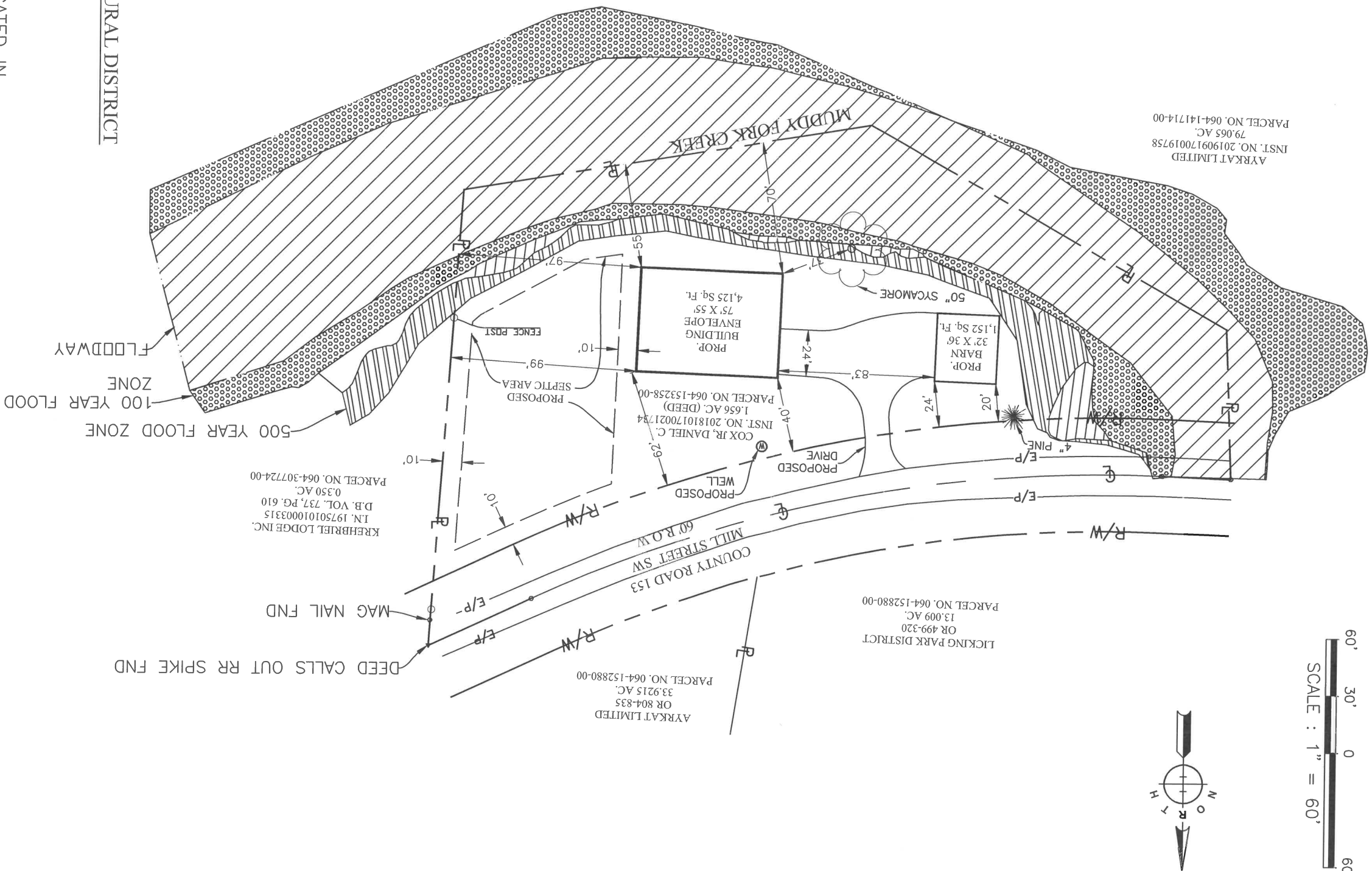
PRIME CM & S, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

FOR: DANIEL C. COX, JR.
LOCATION: PATASKALA, LICKING COUNTY
SCALE: 1"=60'
DATE: 30 NOVEMBER, 2020

SITE PLAN

ADDRESS: 295 MILL STREET SW.
PATASKALA, OHIO

SUBDIVISION: 1.656 ACRE SPLIT PARCEL



SETBACKS-AGRICULTURAL DISTRICT

MIN. FRONT YARD: 100'
MIN. SIDE YARD: 50'
MIN. REAR YARD: 100'

THIS PROPERTY IS LOCATED IN

FLOOD ZONE: "AE"

COMMUNITY PANEL: 39089C

PAGE: 0431 J

DATE: APRIL 16, 2009

DRN.: PM

CK.: TR



201810170021734

Pgs: 4 \$44.00 T20180015096
10/17/2018 9:19 AM MEPP DAVID C. MO
Bryan A. Long Licking County Recorder

TRANSFERRED
Date <u>Oct. 17, 2018</u>
<u>Michael L. Smith</u> Licking County Auditor
SEC. 319.202 COMPLIED WITH MICHAEL L. SMITH, AUDITOR
BY: <u>slm Ek-E</u>

CONDITIONAL APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
JARED N. KNEER, LICKING COUNTY ENGINEER

10-17-18
for beginning point

FOR RECORDER'S USE ONLY

SHERIFF'S DEED

OLIVIA C. PARKINSON, TREASURER

Plaintiff,

vs.

SUPER SERVICE, INC., ET AL.

Defendants,

Case No. 2017 CV 00440

064-153258-00.000

WHEREAS, on the 20th day of September, 2017, in the Court of Common Pleas of the County of Licking in the State of Ohio, in the Common Pleas Court case number set forth above, a Judgment of Foreclosure was rendered in a civil action pending in the Court of Common Pleas as aforesaid, such action being filed pursuant to Section 5721.18 of the Ohio Revised Code and being entitled as set forth in the caption above;

FURTHER, that the Court in said Judgment of Foreclosure did make a finding that there is due to the County Treasurer on the property hereafter described all taxes, assessments, interest and other charges, if any, due and unpaid as of the date of the delivery of the delinquent land tax list to the Prosecuting Attorney of Licking County, Ohio by the Auditor of Licking County, Ohio, and due and payable subsequent to the date of the delivery and prior to the date of sale, together with the costs incurred and allocable to said property and that the total of said findings of the Court for the County Treasurer constitutes the "minimum bid" as defined by the statutes of Ohio;



0115PA00700000029000

AND, FURTHER, that the Court did make a finding that for all such taxes, assessments, penalties, and other charges, if any, the County Treasurer has a good and valid first lien against said property.

WHEREAS, it was Ordered, Adjudged and Decreed by said Court that the lien against said property be foreclosed and that an Order of Sale be issued by the Clerk of the Common Pleas Court of Licking County, Ohio, to the Sheriff of Licking County, Ohio, commanding him to proceed to carry said Order, Judgment and Decree into execution agreeable to the tenor thereof,

AND WHEREAS, on the 18th day of June, 2018, an Order of Sale was duly issued on said Judgment of Foreclosure by said clerk directed to Randy Thorp, Sheriff of Licking County, Ohio, commanding said Sheriff to proceed according to law, to advertise and sell said property without appraisal at public sale in the manner provided by law for the sale of real property on executing and according to Section 5721.19 of the Ohio Revised Code for not less than the total amount of the findings of the Court for the County Treasurer;

AND WHEREAS, I, Randy Thorp, Sheriff of Licking County, Ohio, did first give notice of the time and place of said sale thereof, by causing the same to be published in The Advocate, a newspaper of general circulation in Licking County, Ohio, once a week for three (3) consecutive weeks prior to the sale of said property;

AND WHEREAS, on the 26th day of July, 2018, I, Randy Thorp, Sheriff, did in pursuance to said notices separately offer the said property for sale at public auction in the corridor of the first floor of the Court House, Newark, Ohio, in the County of Licking, and the same were then and there publicly sold and struck off to:

Daniel C. Cox, Jr.
5933 Babbitt Road
New Albany, Ohio 43054

for the sum of \$17,500 which was the highest and best bid offered for the said property and was not less than the total amount of the findings of the court for the County Treasurer, that is the "Minimum Bid";

AND WHEREAS, on the 1st day of Oct., 2018, the court confirmed in all respects the proceeding by the said Sheriff, and the said Sheriff was Ordered and Directed to make a deed of the real estate hereafter described to the said Grantees.

Randy Thorp, Sheriff of Licking County, Ohio, by virtue of the statutes in such case made and provided, and in consideration of the aforesaid sum to me in hand paid as Sheriff, the receipt of which is hereby acknowledged, GRANTS to Daniel C. Cox, Jr. whose tax mailing address is 5933 Babbitt Road, New Albany, Ohio 43054, the following real property:

Situated in the State of Ohio, County of Licking, and ^{City} Village of Pataskala:

Beginning at a railroad spike found in the centerline of W. Mill Street (60 feet wide, ^{City} Township Road #153) at the intersection with the westerly corporation line of the Village of Pataskala (Plat Book 3, Page 40) and said spike being the northwesterly corner of the 0.420 acre tract (survey) conveyed to Krahbial Lodge, Inc. by Deed Book 737, Page 610;

thence with the westerly line of said 0.420 acre tract, south $01^{\circ} 28' 27''$ West, 241.00 feet (passing an iron pin found at 19.02 feet and passing an iron pin found at 173.07 feet) to a point in the centerline of the West Branch of the South Fork of the Licking Creek (Muddy Fork Creek);

thence with the centerline of said creek, South $78^{\circ} 24' 47''$ West, 219.08 feet to a point;

thence with the centerline of said creek, North $62^{\circ} 57' 00''$ West, 216.97 feet to a point;

thence with the centerline of said creek, North $04^{\circ} 39' 00''$ West, 79.10 feet to a P.K. nail set in the centerline of Township Road #153;

thence with said centerline, North $89^{\circ} 55' 00''$ East, 36.52 feet to a P.K. nail set at the point of curvature of a curve to the left whose radius is 725.67 feet, whose tangent is 175.00 feet, whose chord bearing is North $76^{\circ} 21' 30''$ East, a chord distance of 340.25 feet to a P.K. nail set at the point of tangency of said centerline;

thence with said centerline, North $62^{\circ} 48' 00''$ East, 59.86 feet to the place of beginning and containing 1.656 acres.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "F.S. 6579". The basis of bearings for the foregoing description is the centerline of Mill Street held as North $62^{\circ} 48'$ East per Deed Book 355, Page 93.

This description was prepared by James L. Williams, Professional Surveyor #7167, of the Myers Surveying Company, Inc. on April 2, 1990.

Premises also known as Auditor's Parcel Number(s): 064-153258-00.000

Prior Instrument Reference: Vol. 833, page 795, Licking County Recorder's Office

Current Owner's Name: Super Service, Inc.

Property Address: Mill Street, Pataskala, Ohio

IN WITNESS WHEREOF, I have, as Sheriff aforesaid, hereunto set my hand and official seal this 3 day of Oct, 2018.


Randy Thorp,
Sheriff of Licking County, Ohio


SHERIFF

THE STATE OF OHIO : SS
LICKING COUNTY

Be it remembered, That on this 3 of Oct, 2018, personally appeared before me, the undersigned, a Notary Public in and for said County, Randy Thorp, Sheriff of said Licking County, Ohio, who acknowledged that he did voluntarily and officially sign and deliver the foregoing Deed for the uses and purposes therein expressed.

Given under my hand and official seal the day and year last above written.


NOTARY PUBLIC



This instrument was prepared by:
Randy Thorp, Sheriff of Licking County, Ohio

PRIME CM & S, INC.

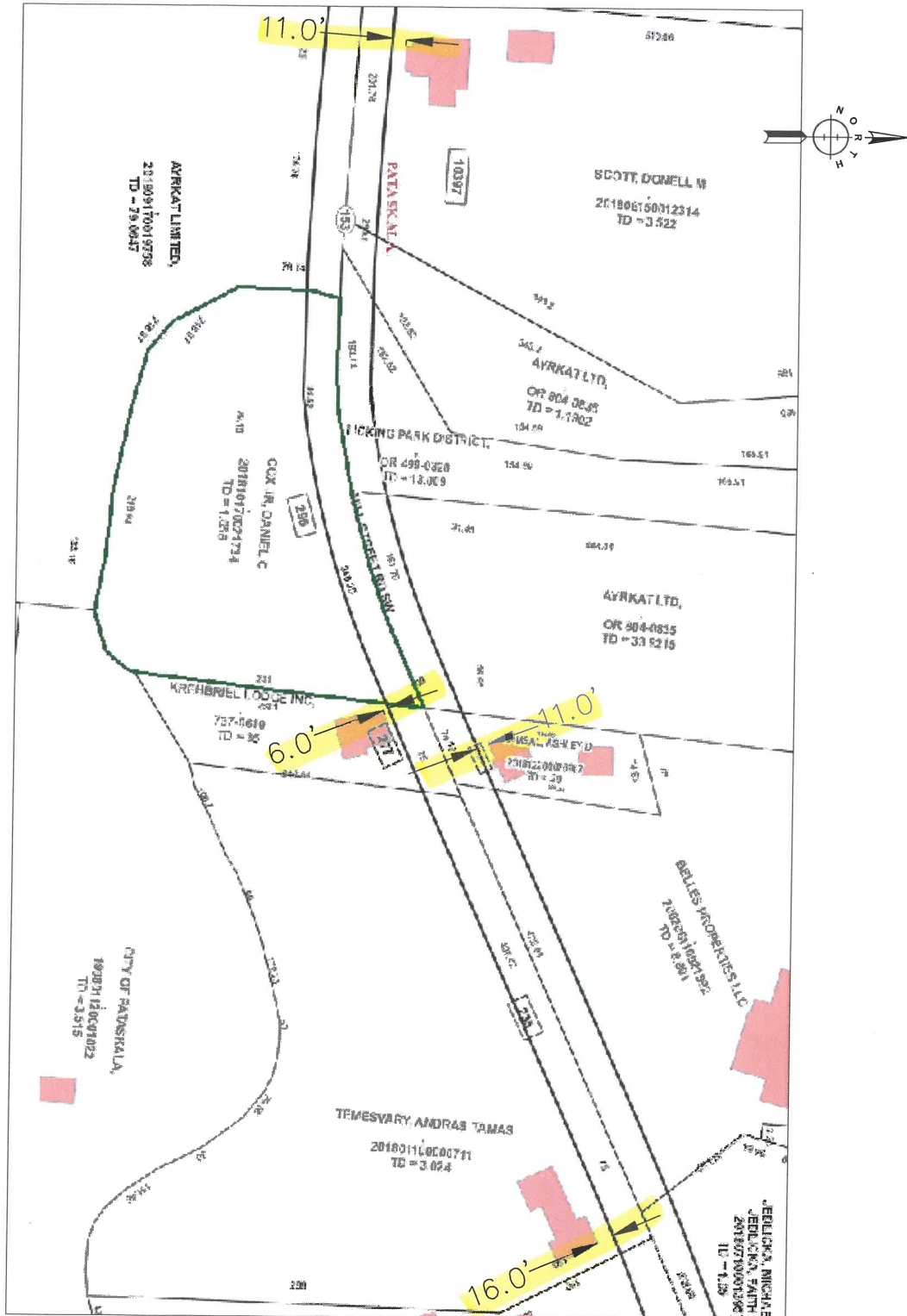
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

AREA MAP

FOR: DANIEL C. COX, JR.
LOCATION: PATASKALA, LICKING COUNTY
SCALE: NTS
DATE: 30 NOVEMBER, 2020

ADDRESS: 295 MILL STREET SW.
PATASKALA, OHIO

SUBDIVISION: 1.656 ACRE SPLIT PARCEL



FLOOD ZONE: "AE"
COMMUNITY PANEL: 39089C
PAGE: 0431 J
DATE: APRIL 16, 2009

DRN.: PM CK.: TR