



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

February 3, 2021

#### Rezoning Application ZON-21-001

<b>Applicants:</b>	TPA Ventures, LLC.
<b>Owner:</b>	Magoo Properties, LLC.
<b>Location:</b>	8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001)
<b>Acreage:</b>	93.79-acres total
<b>Zoning:</b>	PDD – Planned Development District, R-87 – Medium-Low Density Residential, GB – General Business
<b>Request:</b>	Requesting a recommendation of approval for a rezoning of the three (3) properties above to Planned Manufacturing (PM) district pursuant to Section 1217.10 of the Pataskala Code.

#### Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone three (3) properties: 8065, 9621 and 7625 Mink Street SW from GB, R-87 and PDD to PM – Planned Manufacturing pursuant to Section 1217.10 of the Pataskala Code.

#### Staff Summary:

There are three (3) individual lots, all owned by Magoo Properties, LLC., that the Applicant is seeking to rezone. They are as follows:

1. 8065 Mink Street SW (PID: 063-141516-00.000)
  - Acreage: 53.79
  - Zoning: Split Zoned GB – General Business/ R-87 – Medium-Low Density Residential. Southwest corner of property currently occupied by the single-family home and barns is zoned GB – General Business.
  - Summary: Currently occupied by a single-family home, 2,556-square feet in size and built in 1863. Six (6) accessory buildings and barns totaling approximately 86,000-square feet in size in the southwest corner of the property. Remaining acreage used as agricultural field. Two frontages: Mink Street SW, to the west, and Refugee Road SW to the south.
2. 7621 Mink Street SW (PID: 063-140682-00.000)
  - Acreage: 38.00
  - Zoning: PDD – Planned Development District
  - Summary: Planned Development District approved approximately ~10 years ago for small industrial buildings. Currently occupied by a 2,206-square foot single-family home built in 1876 and several small accessory buildings. Lot has frontage along Mink Street SW to the west and encompasses 7625 Mink Street SW. Currently used as agricultural field.
3. 7625 Mink Street SW (PID: 063-140682-00.001)
  - Acreage: 2.00-acres
  - Zoning: PDD – Planned Development District

- Summary: Planned Development District approved approximately ~10 years ago for small industrial buildings. Currently occupied by 1,404-square foot single-family home built in 1992 and two (2) small accessory buildings. Lot has frontage along Mink Street SW to the west and is surrounded by 7621 Mink Street SW to the north, east and south.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone the three (3) properties above to PM – Planned Manufacturing District.

In the Narrative Statement supplied by the Applicant; they have stated that the purpose of this Rezoning Application is to allow for the construction of an approximately 1.2 million square foot distribution center with on-site parking and associated amenities. Further stated; the Applicant believes the proposed rezoning is in accordance with the objectives of the City of Pataskala Comprehensive Plan (2006), that the proposed Rezoning will not be hazardous or disturbing to existing or future uses as the area is currently developing as industrial, will not create excessive requirements at public cost, and that adequate public facilities are services are available at the property.

**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 the three (3) properties as Heavy Industrial; therefore, the proposed rezoning from GB – General Business, R-87 – Medium-Low Density Residential, and PDD – Planned Development District to PM – Planned Manufacturing District is in line with the recommendation of City's Comprehensive Plan (2006).

The Applicant has included a site plan with their Rezoning Application; however, this is only conceptual and subject to change. There are several more steps that the Applicant will need to take before a site plan could be approved, with subsequent public hearings determining compliance of the actual layout of the site with City Code and the Comprehensive Plan.

The parcels requested to be Rezoned are also subject to the Transportation Corridor Overlay District (TCOD), which will require a public hearing with the Planning and Zoning Commission, any required Variances from the Zoning Code will require a public hearing with the Board of Zoning Appeals, and as the Applicant is requesting a rezoning to the PM – Planned Manufacturing District, Pursuant to Section 1253.07 of the Pataskala Code, the Planning and Zoning Commission shall review the Planned Manufacturing Application. This leaves at the least, two (2) additional public hearings before approval, and three (3) if any Variances are required.

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

Southwest Licking Community Water and Sewer District

Water and Sanitary services are available to the site. The District has no additional comments at this time.

Other Departments and Agencies

No other comments received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Agricultural
East	R-87 – Medium-Low Density Residential PM – Planned Manufacturing	Single-Family Homes Agricultural
South	Etna Township (M-1 – Light Manufacturing)	Agricultural
West	R-87 – Medium-Low Density Residential GB – General Business	Single-Family Homes Agricultural

**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 – No Comments.
- Public Service – No Comments.
- SWLCWSD – See Attached.
- 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-21-001 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



**From:** [Chris Gilcher](#)  
**To:** [Jack Kuntzman](#); [Scott Fulton](#); [Steven Blake](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Alan Haines](#)  
**Subject:** RE: Pataskala PZC Review Memo for 02-03-2021  
**Date:** Wednesday, January 20, 2021 12:37:57 PM  
**Attachments:** [image001.png](#)

---

Jack,

Please see the District's comments below:

**REP-21-001:** Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

**ZON-21-001:** Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

If you have any questions, please feel free to contact me at any time.

Thanks,

CJ Gilcher  
Utilities Superintendent  
8718 Gale Road  
Hebron, Ohio 43025  
Ph: 740-928-2178 Cell: 614-348-6627



---

**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Wednesday, January 13, 2021 10:56 AM  
**To:** Scott Fulton <sfulton@ci.pataskala.oh.us>; Steven Blake <sblake@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>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Subject:** Pataskala PZC Review Memo for 02-03-2021

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the February 3,



# 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: 8065 E 7621 <sup>ST</sup> THIN ST. SW PATASKALA OH 43061		
Parcel Number: 063-141516-00.000 & 063-140682-00.000		
Current Zoning: PDD <sub>GB</sub> R 87	Proposed Zoning: PM	Acres: 93.79 total
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

ATTORNEY: CONNIE J. KLEMA, P.O. BOX 991 PATASKALA OH 43061

Applicant Information		
Name: TPA VENTURES LLC		
Address: 1776 PEACHTREE ST. NW SUITE 100		
City: ATLANTA	State: GA	Zip: 30309
Phone: 770-436-7650	Email: jbrees@tpa-grp.com	

Property Owner Information		
Name: MAGOOD PROPERTIES, LLC		
Address: P.O. BOX 09764		
City: Bexley	State: OH	Zip: 43209
Phone:	Email:	

Rezoning Information
Request (Include Section of Code): REQUEST REZONING TO PLANNED MANUFACTURING DISTRICT (PM)
Describe the Project (Include Current Use and Proposed Use):
SEE ATTACHED

Staff Use
Application Number: ZON-21-001
Fee: \$750.00
Filing Date: 01/08/2021
Hearing Date: 02/03/2021
Receipt Number: 21641

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



## Documents to Submit

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

*SEE ATTACHED*

**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:

*SEE ATTACHED*

- 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/>

*SEE ATTACHED*

**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/>

*SEE ATTACHED*

## 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:

*12/16/20*

Property Owner (Required):

*see attached*

Date:



## 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/> **SEE ATTACHED**

**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:

Property Owner (Required):

Date:

*M. J. Member*

*12/16/2020*

8065, 7621 & 7625 Mink Street SW

Pataskala, Ohio

## REZONING APPLICATION

### ATTACHMENT

REQUEST: To zone the Property (93+acres) to Planned Manufacturing District (PM)

THE PROJECT: The Property is currently farmed. The Applicant wants to develop a 1,203,350 square foot distribution center with on-site parking and associated amenities on the Property.

HOW THE PROPOSED ZONING RELATES TO AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN: The Property is currently zoned PDD, GB, & R87. The current Comprehensive Plan shows the Property as being used for "heavy industrial". The Draft Comprehensive Plan shows the Property as being used for Innovation which includes the requested PM District.

HOW THE PROPOSED ZONING WILL IMPACT ADJACENT AND PROXIMATE PROPERTIES: The Property is located in the industrial center of the City where the JRS site and land adjacent to it are zoned for manufacturing/industrial uses. Much of the undeveloped land in this "center" is farmed.

#### NARRATIVE STATEMENT:

>The rezoning is being requested so an approximate 1.2 million square foot distribution center can be constructed.

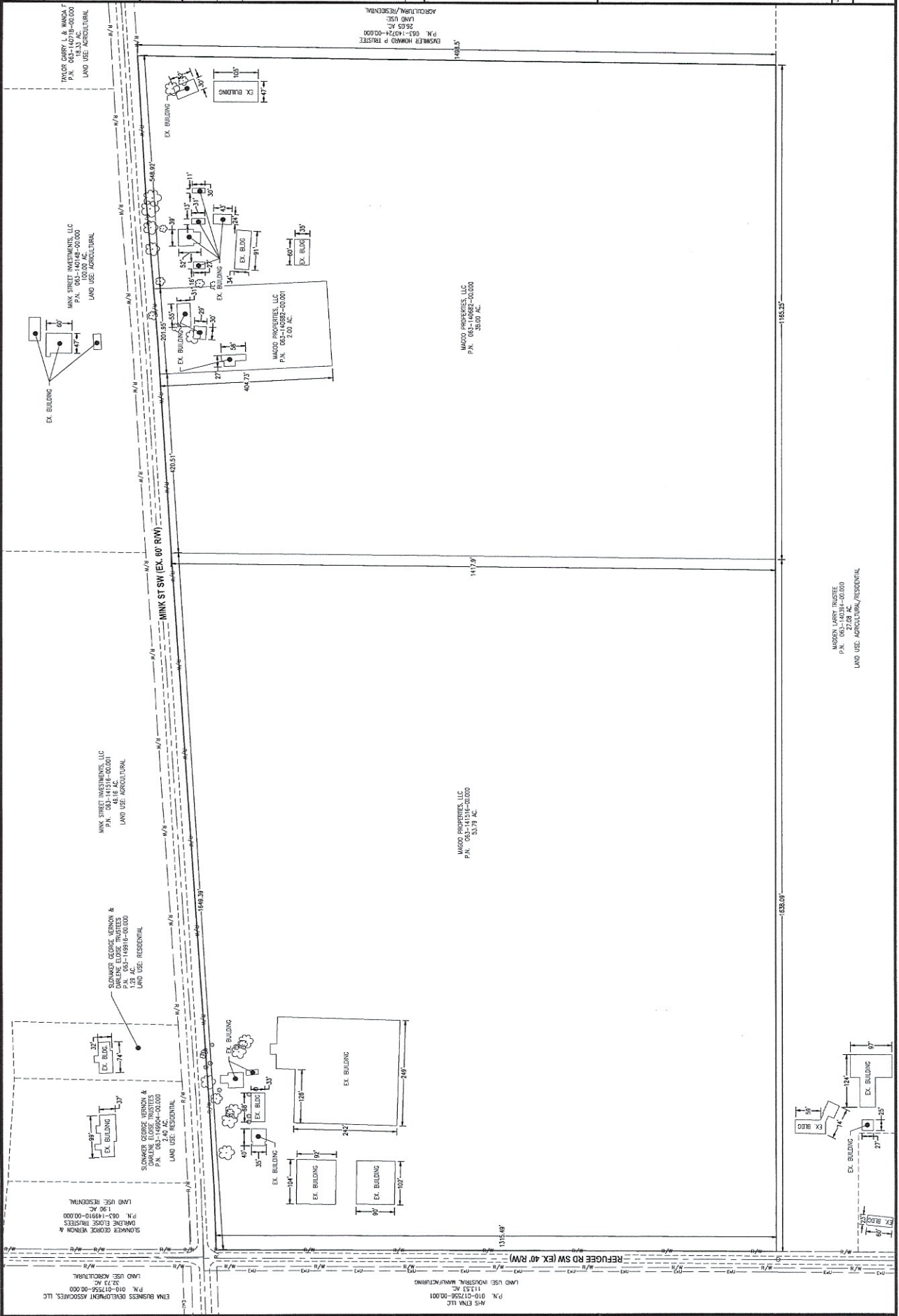
1. The proposed industrial use is harmonious and in accordance with the objectives of the comprehensive plan and draft comprehensive plan.
2. The project will be designed, constructed, operated, and maintained to be harmonious with the character of this industrial area.
3. The project will not be hazardous or disturbing to existing or future uses. The City has welcomed and wants industrial development in this center.
4. Public facilities and services are available at the Property. The Applicant is working with service providers and the City to confirm and establish adequacy of the same.
5. The project will not create excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The project will actually be beneficial to the economic welfare of the community.
6. The project 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 explosion.
7. The project 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. The project will not result in destruction, loss, or damage of a natural, scenic, or historic feature.



**MINK ST. & REFUGEE RD.**  
PATASKALA, LICKING COUNTY, OHIO  
EXISTING CONDITIONS

# אחד

HEAL & ASSOCIATES, INC.,  
50 GLENN STREET  
HUNTSVILLE, AL 35895  
PHONE: (205) 344-5451  
WWW.HEALINC.COM

[illegible]

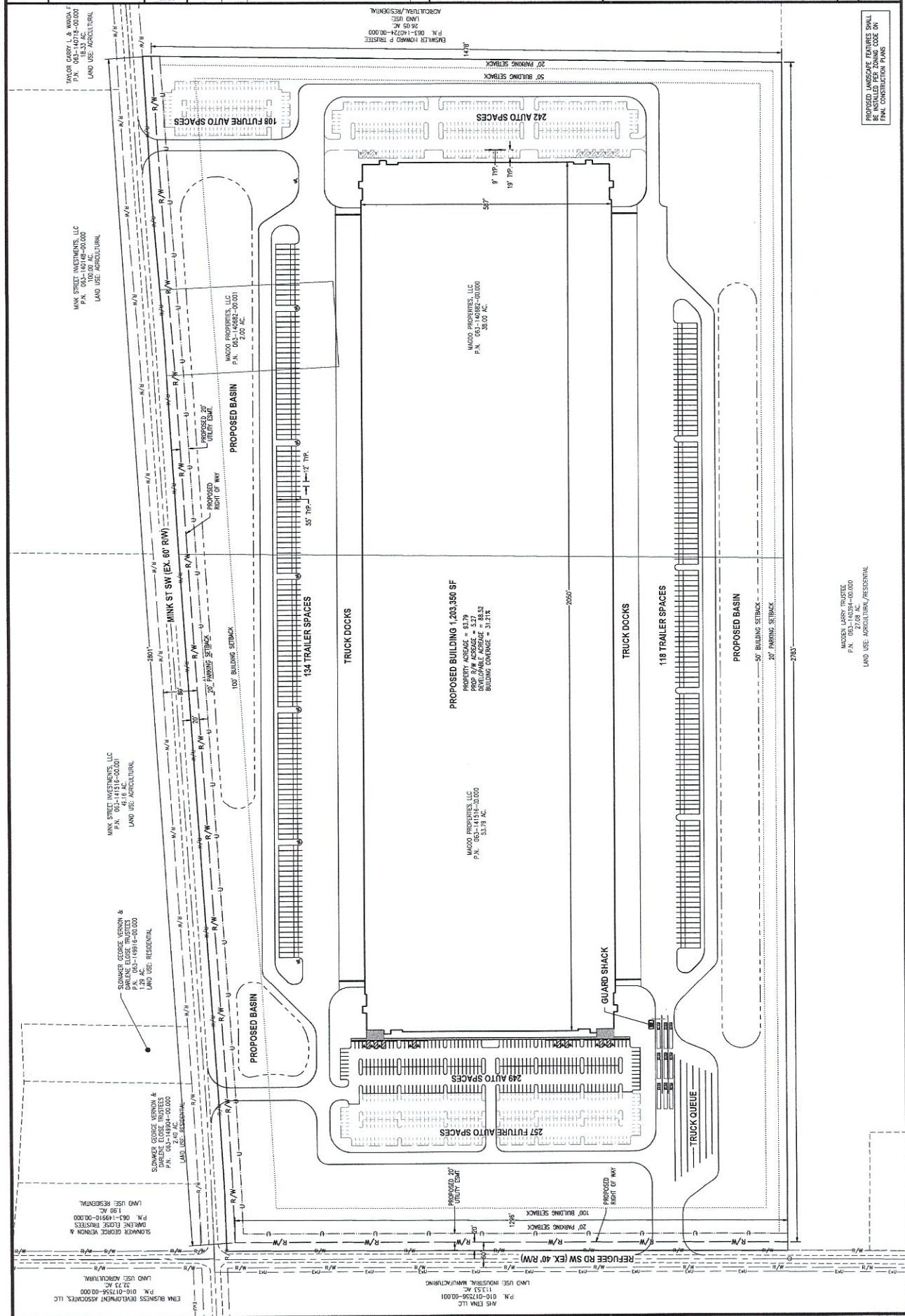
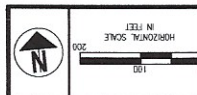
**MINK ST. & REFUGEE RD.**  
PATASKALA, LICKING COUNTY, OHIO



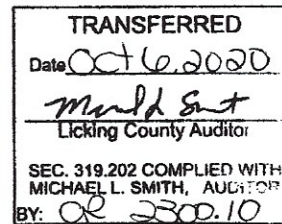
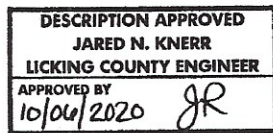
Environment / Energy / Infrastructure

NO.	PLAN ISSUE/REVISION	REV.	BY	DATE	DRYAN VISA	CHECKED ACS	DATE 01/04/2021

NO.	PLAN ISSUE/REVISION	REV.	BY	DATE	DRYAN VISA	CHECKED ACS	DATE 01/04/2021







202010060026336

Pgs:3 \$42.00 T20200023224  
10/6/2020 10:53 AM MEPTITLE CO. L.  
Bryan A. Long Licking County Recorder

53.793

[RESERVED FOR COUNTY AUDITOR'S/RECORDER'S USE]

### FIDUCIARY DEED

GEORGE VERNON SLONAKER, TRUSTEE OF THE GEORGE VERNON SLONAKER LIVING TRUST AND DARLENE ELOISE SELLS SLONAKER, TRUSTEE OF THE DARLENE ELOISE SELLS SLONAKER LIVING TRUST, by the power conferred by the Trust and every other power, for valuable consideration paid, grant(s) with fiduciary covenants, all right, title and interest of grantor(s), to MAGOO PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax-mailing address is P.O. Box 09764, Columbus, Ohio 43209

\_\_\_\_\_, the real property described on Exhibit A, attached hereto and incorporated herein.

**Prior Instrument References:** Instrument No. 200405200017929, Instrument No. 200405200017930, Instrument No. 200405200017931, Instrument No. 200405200017932 and rerecorded in Instrument No. 200406110021210, Instrument No. 200406110021211, Instrument No. 200406110021212 and Instrument No. 200406110021213, Licking County Recorder  
**Street Address:** 8065 and 8062 Mink Street, SW, Pataskala, Ohio 43062  
**Permanent Parcel Nos.:** Part of 063-141516-00.000

Subject to (i) restrictions, covenants, conditions, reservations, easements, if any, (ii) zoning ordinances, if any, and (iii) taxes and assessments, both general and special, which are a lien but not yet due and payable.

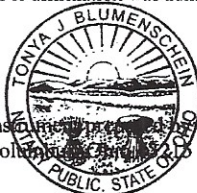
IN WITNESS WHEREOF, pursuant to RC. 147.011, the signer(s) below hereby acknowledges that the signer(s) has/have signed the document, that the signer(s) understands the document, and that the signer(s) is/are aware of the consequences of executing the document by signing it.

George Vernon Slonaker  
George Vernon Slonaker, Trustee of  
the George Vernon Slonaker Living  
Trust

Darlene E. Slonaker  
Darlene Eloise Sells Slonaker,  
Trustee of the Darlene Eloise Sells  
Slonaker Living Trust

STATE OF OHIO )  
COUNTY OF Clark ) SS:

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, on this 5 day of October, 2020, by George Vernon Slonaker, Trustee of the George Vernon Slonaker Living Trust and Darlene Eloise Sells Slonaker, Trustee of the Darlene Eloise Sells Slonaker Living Trust. No oath or affirmation was administered to the signer(s) with regard to this notarial act.



TONYA J. BLUMENSCHIEIN  
Notary Public  
STATE OF OHIO

This instrument is acknowledged by J. Bradford Linville, Esq., Sikora Law LLC, 175 South Third Street, Suite 870, Columbus, Ohio 43215. Telephone 614.466.7772



0115PA00600000015000



DESCRIPTION OF 53.793 ACRES  
EAST SIDE OF MINK STREET  
NORTH SIDE OF REFUGEE ROAD  
PATASKALA, LICKING COUNTY, OHIO

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot No. 1, Quarter Township 3, Township 1, Range 15, United States Military Lands, being part of that 104.412-acre tract of land (Licking County parcel number 063-141516-00.000) as described in a deed to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021212, all references herein being to the records of the Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail set at the centerline intersection of Mink Street, 60 feet in width, with Refugee Road, 40 feet in width, being also in the southerly Corporation Line of the City of Pataskala and in the line between the United States Military Lands and the Refugee Lands, being also at the southeasterly corner of Parcel No. 1 as described in a deed also to George Vernon Slonaker, Trustee, of record in Instrument Number 200406110021213 (also as an exception in the referenced source deed);

Thence North  $0^{\circ}16'22''$  West, along the centerline of Mink Street and the easterly lines of Parcels No. 1, 3 and 2, a distance of 553.33 feet to a Mag Nail set at the northeasterly corner of Parcel No. 2;

Thence North  $0^{\circ}42'54''$  West, continuing along said centerline, a distance of 1125.01 feet to a Mag Nail set in the northerly line of said 104.412-acre tract, at the southeasterly corner of that 98.539-acre tract of land as described in a deed to Mink Street Investments LLC, of record in Instrument Number 200309240046380 and at the southwesterly corner of that 38-acre tract of land as described in a deed to Magoo Properties, LLC, of record in Instrument Number 201401310001978;

Thence South  $86^{\circ}14'19''$  East, along the southerly line of said 38-acre tract, passing an iron pin set in the easterly right-of-way line of Mink Street at a distance of 30.10 feet, a total distance of 1464.27 feet to an iron pin set in the westerly line of that 38.33-acre tract, less exception, as described in a deed to The DeRolf Keystone Inheritance Trust, of record in Instrument Number 201007140013413 and as restated in an Affidavit of Facts, of record in Instrument Number 201710030021157;

Thence South  $3^{\circ}26'22''$  West, along said westerly line, passing an iron pin set in the northerly right-of-way line of Refugee Road at a distance of 1643.57, a total distance of 1663.57 feet to an iron pin found with an unreadable cap in the centerline;

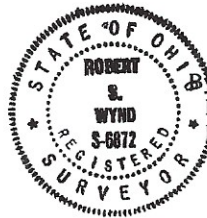
Description of 53.793 acres, page 2

Thence North 86°39'50" West, along said centerline, a distance of 1346.92 feet to the place of beginning and containing 53.793 acres of land, 1.761 acres of which lie within the rights-of-way of Mink Street and Refugee Road.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 86°39'50" West for Refugee Road.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from an actual field survey of the premises performed in August and September 2020.



*Robert S. Wynd* 9/10/20  
 Robert S. Wynd Date  
 Registered Surveyor No. 6872

Approved by the City of Pataskala  
 Planning and Zoning Commission  
 No Plat Required

*At Hk*  
 Signature

9-25-20  
 Date #LOT-20-007

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>GR</i>
DATE:	09/11/2020

DESCRIPTION APPROVED  
WILLIAM C LOZIER  
LICKING COUNTY ENGINEER  
APPROVED BY  
*Wm C. Lozier* 1-31-14

201401310001977  
PES: 2 \$48.00 T20140002155  
01/31/2014 11:37AM MEPCUYAHOGA T  
Bryan A. Long  
Licking County Recorder

2.00

GENERAL WARRANTY DEED

TRANSFERRED  
Date JANUARY 31, 2014  
LICKING County Auditor: TH

KNOW ALL MEN BY THESE PRESENTS, That

**Sean Brogan and Barbara Brogan, husband and wife, for their joint lives, remainder to the survivor of them**

SEC 319 202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
TH EXM.

of the City of Pataskala, County of Licking, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to

**Magoo Properties, LLC, an Ohio Limited Liability Company**

Whose tax-mailing address is: **P.O. Box 09764, Bexley, OH 43209**

The following REAL PROPERTY:

LOCATED IN PATASKALA  
CITY

Being a part of Lot 2, Section 3, Township 1, Range 15 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck Property as described in Vol. 98 pg. 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the south line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N 05 degrees 00 inches W, along the centerline of County Road 41, 425.88 feet to a P. K. nail (set) said nail being the True Place of Beginning of the herein described tract.

Thence N 05 degrees 00 W. 200.00 feet, along the centerline of County Road 41, to P.K. nail (set).

Thence N 87 degrees 38 feet 06 inches E. passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

Thence S 05 degrees 00 feet E. 200.00 feet to an iron pi (set);

Thence S 87 degrees 38 feet 06 inches W. 435.60 feet passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres.

The bearings are based on an assumed bearing on the centerline of County Road 41. All ironpins set are 5/8 inches by 30 inches rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove Inc and based on a survey made by same in Dec., 1991.

Tax district and Parcel No.: 63-140682-00.001  
Property Address: 7625 SW Mink St Pataskala OH 43062  
Prior instrument reference: 200707170018484  
Filed 7/17/2007

Executed this 23 day of December, 2013.

*Sean Brogan*  
Sean Brogan

*Barbara Brogan*  
Barbara Brogan

0115PA00600000014000

STATE OF OHIO ss:  
COUNTY OF Wyahoga

BE IT REMEMBERED, That on this 23 day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, **Sean & Barbara Brogan** who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/her/their) voluntary act and deed.

Richard M. Weinberg, Attorney at Law  
2000 Auburn Dr. Ste. 330  
Cleveland, OH 44122

DISCARD ALL MEMBERS, ALL  
NOT IN CLOSING - STATE OF  
My son's name has no expiration date.  
Section 147.53 R.C.





CONDITIONAL APPROVAL FOR THIS TRANSFER  
CORRECTION REQUIRED FOR NEXT TRANSFER  
WILLIAM C. LOZIER, LICKING COUNTY ENGINEER

*W.C. Lozier* 1-31-14

GENERAL WARRANTY DEED

201401310001978  
Pgs: 2 \$48.00 T20140002156  
01/31/2014 11:39AM MEPCUYAHOGA T  
Bryan A. Long  
Licking County Recorder

38.00

KNOW ALL MEN BY THESE PRESENTS, That **Sean Brogan and Barbara Brogan, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to **Magoo Properties, LLC, an Ohio Limited Liability Company** whose tax-mailing address is: **P.O. Box 09764, Bexley, OH 43209** the following REAL PROPERTY:

Situated in the State of Ohio, County of Licking and in the township of Lima:

See the attached Exhibit A for legal description, which is incorporated as part of this deed.

Parcel Numbers: **63-140682-00.000**

Prior Instrument Reference: Instrument -Number 199711060006101, Recorder's Office, Licking County, Ohio. Filed 11/06/1997

Subject to: a) Unpaid taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Executed this 23 day of December, 2013.

*Sean Brogan*  
Sean Brogan

*Barbara Brogan*  
Barbara Brogan

TRANSFERRED  
Date JANUARY 31, 2014  
*M. L. Smith*  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY *TH* *EXM*

STATE OF OHIO, ss:  
COUNTY OF Licking

BE IT REMEMBERED, That on this 23 day of December, 2013, before me, a Notary Public, in and for said county and state, personally appeared, **Sean & Barbara Brogan** who represented to me to be said person(s) and who signed the foregoing instrument and acknowledged the same as (his/her/their) voluntary act and deed.

*My*  
Notary Public

RICHARD M. WEINBERG, Attorney  
NOTARY PUBLIC - STATE OF OHIO  
My commission expires  
Section 147.03 H.O.

This instrument was prepared by:

Richard M. Weinberg, Attorney at Law  
2000 Auburn Dr. Ste. 330  
Cleveland, OH 44122

AC 1976

0115PA00600000013000

Situated in the County of Licking, State of Ohio, and in the Village of Pataskala, and bounded and described as follows:

being in Range 15, Township 1 and Section 3, U.S.M. LANDS AND BEING IN Lot No. 2, and being all of said Lot No. 2 that lies East of the public road running North and South through said Lot No. 2, excepting twenty (20) acres off of the North end of the said part of Lot No. 2, lying East of said public road, said excepted twenty acres being now (or formerly) owned by one George Wickliff.

The land hereby intended to be conveyed being about forty (40 A) acres out of the Southeast corner of said Lot No. 2, and being all of the land lying East of the said public road, which was conveyed to Henry Gieseck by deed from Smith Osborn and wife, recorded in Volume 86, page 380 (&c), and here referred to. See Volume 138, Pages 48 and 49, Licking County Deed Records.

Subject to all legal highways, all limitations of access to public roads or highways, leases and rights of way, zoning regulations, easements of record and restrictive covenants.

**SAVE AND EXCEPT THEREFROM** two (2) acres situated in the State of Ohio, County of Licking and in the Village of Pataskala and bounded and described as follows:

Being a part of Lot 2, Section 3, Township 1, Range 15 of the United States Military Lands and also being a part of the Charles L. and Ruth M. Gieseck property as described in Volume 98, Page 277 of the Official Records of Licking County Deed Records and being more particularly bounded and described as follows:

Beginning at a point marking the intersection of the South line of Lot 2 and the centerline of County Road 41, said point being the Southwest corner of the aforementioned Gieseck property; thence N. 05° 00' W., along the centerline of County Road 41, 425.88 feet to a P.K. nail (set) said nail being the True Place of Beginning of the herein described tract;

Thence N. 05° 00' W., 200.00 feet, along the centerline of County Road 41, to a P.K. nail (set);

Thence N. 87° 38' 06" E., passing an iron pin (set) at 30.03 feet, a total distance of 435.60 feet to an iron pin (set);

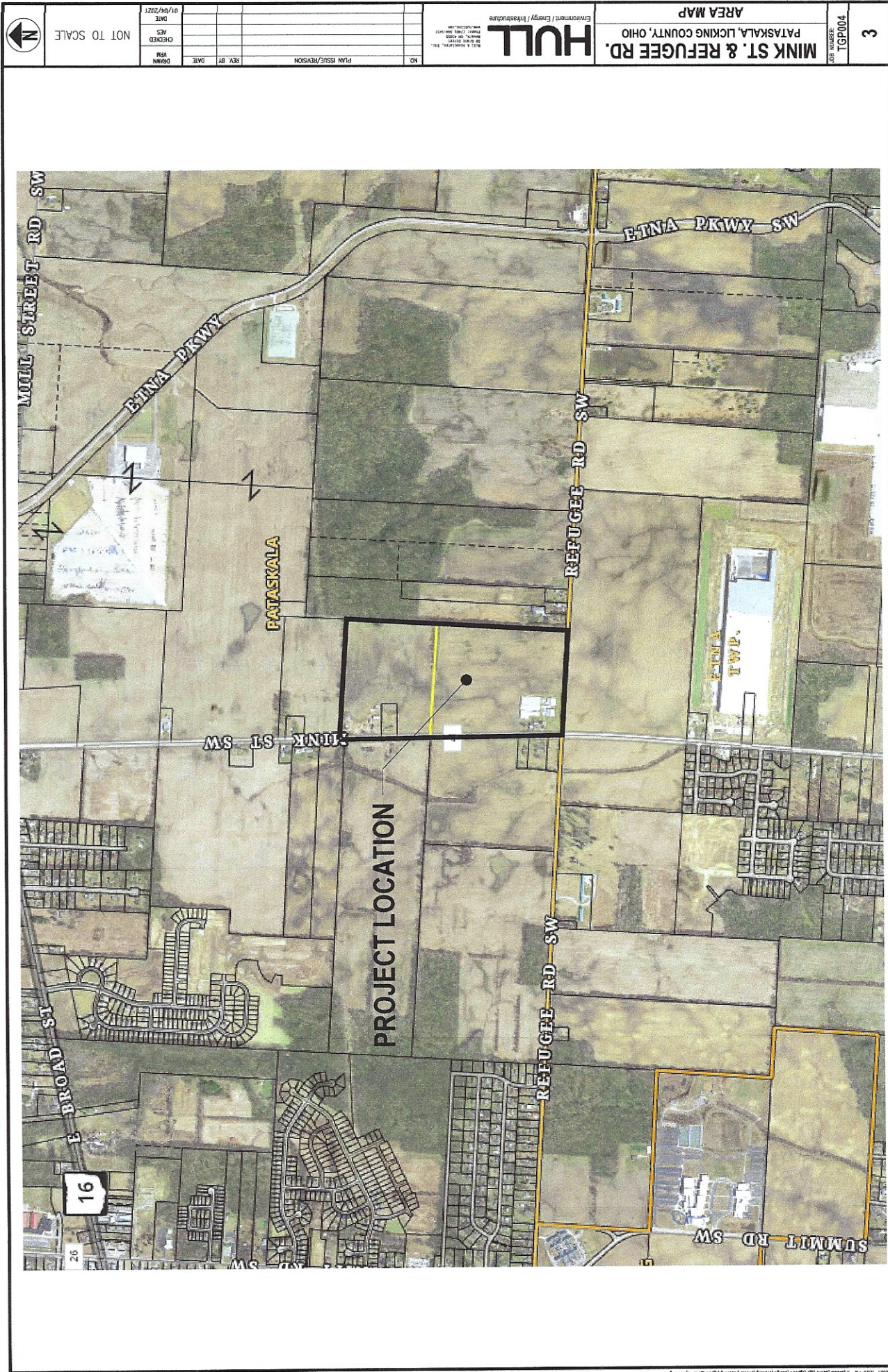
Thence S. 05° 00' E., 200.00 feet to an iron pin (set);

Thence S. 87° 38' 06" W., 435.60 feet, passing an iron pin (set) at 405.57 feet, to the True Place of Beginning, containing 2.00 acres, more or less.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record. The bearings are based on an assumed bearing on the centerline of County Road 41. All iron pins set are 5/8" x 30" rebar with an identification cap.

The above description was prepared by Curry Hawk Willis and Grove, Inc. and based on a survey made by same in December, 1991.





3		TOP004		200 BLUES	
MINK ST. & REFUGEE RD. PATASKALA, LICKING COUNTY, OHIO					
AREA MAP					
HULL Environment / Energy / Infrastructure					
NOT TO SCALE					
NO. 10					
PLAN ISSUE/REVISION					
REV. BY DATE					
DATE					
01/04/2021					
CHECKED					
DATE					
01/04/2021					
DRAWN					
DATE					
01/04/2021					