



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 3, 2021

Rezoning Application ZON-21-002

Applicants:	Connie Klema
Owner:	Reliable Pataskala, LLC.
Location:	13850 Cleveland Road SW, Summit Station, OH 43073
Acreage:	18.44-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting a recommendation of approval for a rezoning of the property to R-20 – Medium Density Residential 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 18.44-acre property at 13850 Cleveland Road SW from R-87 – Medium-Low Density Residential to R-20 – Medium Density Residential pursuant to Section 1217.10 of the Pataskala Code.

Staff Summary:

The 18.44-acre property located at 13850 Cleveland Road SW is currently unoccupied by any structures. It has frontage along Cleveland Road SW and envelops a smaller 0.67-acre lot (13784 Cleveland Road SW) on three (3) sides, which is also owned by the property owner. There are existing tree lines along the east, north, and west property lines, as well as through the center of the property. There is a tree stand in the southwest corner. Currently, the property is used for agricultural purposes.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone the property from R-87 – Medium-Low Density Residential to R-20 – Medium Density Residential. Current zoning, R-87, allows for a minimum lot size of not less than two (2) acres (87,120-square feet), and a minimum lot width of 200-feet throughout.

In the Narrative Statement supplied by the Applicant; they have stated that the purpose of this Rezoning Application is to allow for a lot split that will create four (4) new lots, leaving 14-acres remaining for a sod farm. Also stated; the property is located on the north side of Cleveland Road SW, the residential use properties on the SW are only 1/3-acre (14,520-square feet), which is less than the required minimum lot size of the R-20 zoning district (20,000-square feet). They believe the planned four (4) 1-acre lots will not negatively impact the neighboring properties or infrastructure. Further stated, the Applicant also believes the proposal is in accordance with the Comprehensive Plan, will not be hazardous to existing or future uses, will be served by adequate public facilities, and will not result in the destruction, loss or damage of a natural, scenic, or historic feature.

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 Medium-Density Residential, which corresponds to the current R-20 – Medium Density Residential zoning district. Therefore, the proposed rezoning is in accordance with the City’s Comprehensive Plan (2006).

R-20 – Medium Density Residential requires a minimum lot size of not less than 20,000-square feet (0.459-acres) and a minimum lot width of not less than 100-feet throughout.

The Applicant has included a site plan with their Rezoning Application, including a proposed four (4) new lots. The four (4) lots are from 1.015-acres to 1.025-acres in size, and lot widths from 120-feet to 127-feet. These lots would be in compliance with the requirements of the R-20 – Medium Density Residential zoning district. But it should be noted that the applicant is not beholden to this plan; Theoretically, the maximum number of homes for this property using the requirements of the R-20 zoning district would be 40. However, a developer could not accomplish this without constructing roads and stormwater infrastructure, which would reduce this number. With the current R-87 zoning district, which has a minimum lot size of two (2) acres, the maximum number of homes would be nine (9).

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

Public Service Director

Depending on how this property is planned to be developed, stormwater control may need to be addressed.

Southwest Licking Community Water and Sewer District

Water and Sanitary services are available along Cleveland Road.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Agricultural
East	R-87 – Medium-Low Density Residential	Agricultural Single-Family Home
South	M-1 – Light Manufacturing	Misc. Commercial, Single-Family Homes
West	R-87 – Medium-Low 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 – No Comments.
- Public Service – See attached.
- 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-21-002 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Planning and Zoning Commission Review Memo for 03-03-2021 Planning and Zoning Commission Review Memo for 03-03-2021
Date: Thursday, February 18, 2021 1:34:17 PM

Jack,

My comments on the applications for the subject PZC meeting are as follows:

1. ZON-21-002
 - a. Depending on how this property is planned to be developed, stormwater control may need to be addressed.
2. PM-21-001
 - a. Stormwater controls currently in place at this site are adequate for the proposed facility.
3. TCOD-21-001
 - a. Traffic studies, and coordination therefore, are currently in progress and roadway improvements, as required per code, shall be determined per the results of the pending studies.
 - b. Right-of-way
 - i. Mink St.
 1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
 - ii. Proposed "North Access Road"
 1. If this is to be a public road, the preferred right-of-way width is 90'.
Pending typical section and drainage, this may be reduced.
3. PM-21-001
 - a. Stormwater controls, access management, and traffic improvements, in conjunction with the TCOD requirements and traffic studies, shall be addressed during engineering review.
 - b. Right-of-way
 - i. Mink St.
 1. The target right-of-way on Mink St. is 90'; accordingly, 15' of right-of-way on the east side is requested.
 - ii. Proposed "North Access Road"
 1. If this is to be a public road, the preferred right-of-way width is 90'.
Pending typical section and drainage, this may be reduced.

Please let me know if questions.

Regards,

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

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

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Steven Blake](#); [Jim Roberts](#); [Scott Haines](#); [Scott Fulton](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Alan Haines](#)
Subject: RE: Planning and Zoning Commission Review Memo for 03-03-2021 Planning and Zoning Commission Review Memo for 03-03-2021
Date: Thursday, February 18, 2021 8:05:44 AM
Attachments: [image001.png](#)
[Emswiler Easement - Water Tower Site.pdf](#)
[Emswiler Easement - Mink Street.pdf](#)
[Bonner Easement - Mink Street.pdf](#)

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack,

Please see the District's comments below:

ZON-21-002 – Water and sanitary utilities are available along Cleveland Rd.

PM-21-001 – No comments.

TCOD-21-001 – Water and sanitary sewer utilities are available along Mink St. The proposed site plan show encroachment on a District owned property (063-140508-00.001) and a District controlled utility easements (see attached). At this time, the District Board of Trustees has not approved the sale or transfer of the property located within the proposed project limits. The District is willing to continue discussions with the development group regarding the property and existing easements.

PM-21-002 – Water and sanitary sewer utilities are available along Mink St. The proposed site plan show encroachment on a District owned property (063-140508-00.001) and a District controlled utility easements (see attached). At this time, the District Board of Trustees has not approved the sale or transfer of the property located within the proposed project limits. The District is willing to continue discussions with the development group regarding the property and existing easements.

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

given to the Commission members.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo: https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/EkgvOtW4JyZNhq1x1xVXmJUB9Gmr2glbBnQyx7UfvUuPcQ?e=dQ0o5j

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



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: 13850 CLEVELAND RD Summit Station 43073		
Parcel Number: 063-141150-00.000		
Current Zoning: R.87	Proposed Zoning: R-20	Acres: 18.44
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: 201-21-002
Fee: 750
Filing Date: 1-26-21
Hearing Date: 3-3-21
Receipt Number: 21663

Applicant Information		
Name: CONNIE J. KLEMA, ATTORNEY		
Address: P.O. BOX 991		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614 374 8488	Email: cklemaattorney@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 checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Property Owner Information		
Name: RELIABLE PATASKALA LLC		
Address: 1600 UNIVERSAL RD		
City: COLUMBUS	State: OHIO	Zip: 43207
Phone: N/A	Email: JWEBER@OHIDMULCH.COM	

Rezoning Information
Request (Include Section of Code):
REQUEST REZONING FROM R.87 TO R.20 CHAPTER 1231
Describe the Project (Include Current Use and Proposed Use):
SEE ATTACHED

Documents to Submit

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

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

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

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

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

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

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

Signatures

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

Applicant (Required):

Connie J. Klumpp Attorney

Date:

1/19/21

Property Owner (Required):

James A. Mubert

Date:

1-20-21

REZONING APPLICATION

**13850 Cleveland Rd.
Summit Station Ohio 43073**

REQUEST: To zone the Property (18.44 acres) to Medium Density Residential District (R-20)

THE PROJECT: The Property is currently undeveloped. The Applicant wants to split 4 approximately 1 acre residential lots from the Property and retain the remaining 14+ acres for a sod farm.

HOW THE PROPOSED ZONING RELATES TO AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN: The Property is currently zoned R-87. The current Comprehensive Plan shows the Property as being zoned R-20. The draft Comprehensive Plan shows the Property as being Conservation Suburban with one dwelling per 2 acres or higher net densities with open space dedication.

HOW THE PROPOSED ZONING WILL IMPACT ADJACENT AND PROXIMATE PROPERTIES: The Property is located on the north side of Cleveland Road where residential lots on the opposite side are approximately only 1/3 acre. With the R-20 zoning a lot must have no less than 20,000 square feet. The lots across the street are much less being approximately 14,374 and 14,810 square feet. The planned 4 approximate 1 acre lots will not negatively impact proximate properties or infrastructure.

NARRATIVE STATEMENT:

1. The proposed residential 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 area.
3. The project will not be hazardous or disturbing to existing or future uses.
4. Public facilities and services are available at the Property.
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.
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 and lots, if split from 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.

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, BEING PART OF LOT NUMBER 22 IN THE THIRD QUARTER OF TOWNSHIP 1, RANGE 15, UNITED STATES MILITARY LANDS, AND BEING ALL OF THAT 18.440 ACRE TRACT DESCRIBED IN A DEED TO RELIABLE PATASKALA, LLC OF RECORD IN INSTRUMENT 2018112200024758 IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

COLUMBUS METRO EQUITIES, INC.
84.30 AC.
O.R. 650, P.G. 828

RELIABLE PATASKALA, LLC
18.440 AC.
IN. 2018112200024758
Par. #063-141150-00.000

RESIDUAL
14,569 AC. Gross

LOT 1
1024 AC. Gross
0.972 AC. Net

LOT 2
1025 AC. Gross
0.970 AC. Net

LOT 3
1006 AC. Gross
0.952 AC. Net

LOT 4
1005 AC. Gross
0.961 AC. Net

RODOLFO BECTANCOURT
18.440 AC.
IN. 20170106000558

RELIABLE PATASKALA, LLC
18.440 AC.
IN. 2018112200024758

- LEGEND**
- San. Sewer
 - Storm Sewer
 - Water Main
 - Gas Line
 - Underground Cable
 - Overhead Line
 - Fire Hydrant
 - Light & Utility Pole
 - Sign
 - Valve Box
 - Gas Line Marker
 - Telephone Closure
 - Iron Pin Set
 - Iron Pin Rd
 - IPFS
 - IPFD

N

OHIO STATE PLANE GRID SOUTH
ZONE 16N (NAD 83)

OHIO UTILITIES PROTECTION SERVICE
800.362.2764 OR 611-1
WWW.GUPS.ORG

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

NOTES

- Bearings are used for the determination of angles. For the purpose of this survey a bearing of N85°55'59"E was assumed on the centerline of Cleveland Street.
- Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- According to FEMA Flood Insurance Rate Map, Community-Panel Number 390338-3906020884 dated 03/17/2015 this property is in an Unflooded Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

No information or data on this drawing is to be interpreted as a warranty for the accuracy of the information or data. The Engineer, Surveyor, or other professional person responsible for the preparation and issuance of this drawing warrants that the information and data on this drawing are true and correct to the best of his or her knowledge and belief. The Engineer, Surveyor, or other professional person responsible for the preparation and issuance of this drawing warrants that the information and data on this drawing are true and correct to the best of his or her knowledge and belief.

DATE	1-4-21
SCALE	1"=50'
DRAWN BY	SEL
CHECKED BY	M.A.H.
JOB NO	4086
SHEET	1/1

RELIABLE PATASKALA, LLC
PRELIMINARY LAYOUT
SUBDIVISION WITHOUT A PLAT

CIVIL ENGINEERING
Incorporated
7453 Kent Ridge Street
Mansfield, OH 44908
Phone : (614) 799-8900
Fax : (614) 799-8902
Email : cleveland@reliablellc.com

1272.09

687.59

373.97

RELIABLE PATASKALA LLC
201611200024758
18-444

CLEVELAND RD SW
(LOT NO 22)

13850

13884

13815

13807

13785

13771

13763

13735

13714

13697

13673

13623

154

4028

14029

13851

13815

13807

13785

13771

13763

13735

13714

13697

13673

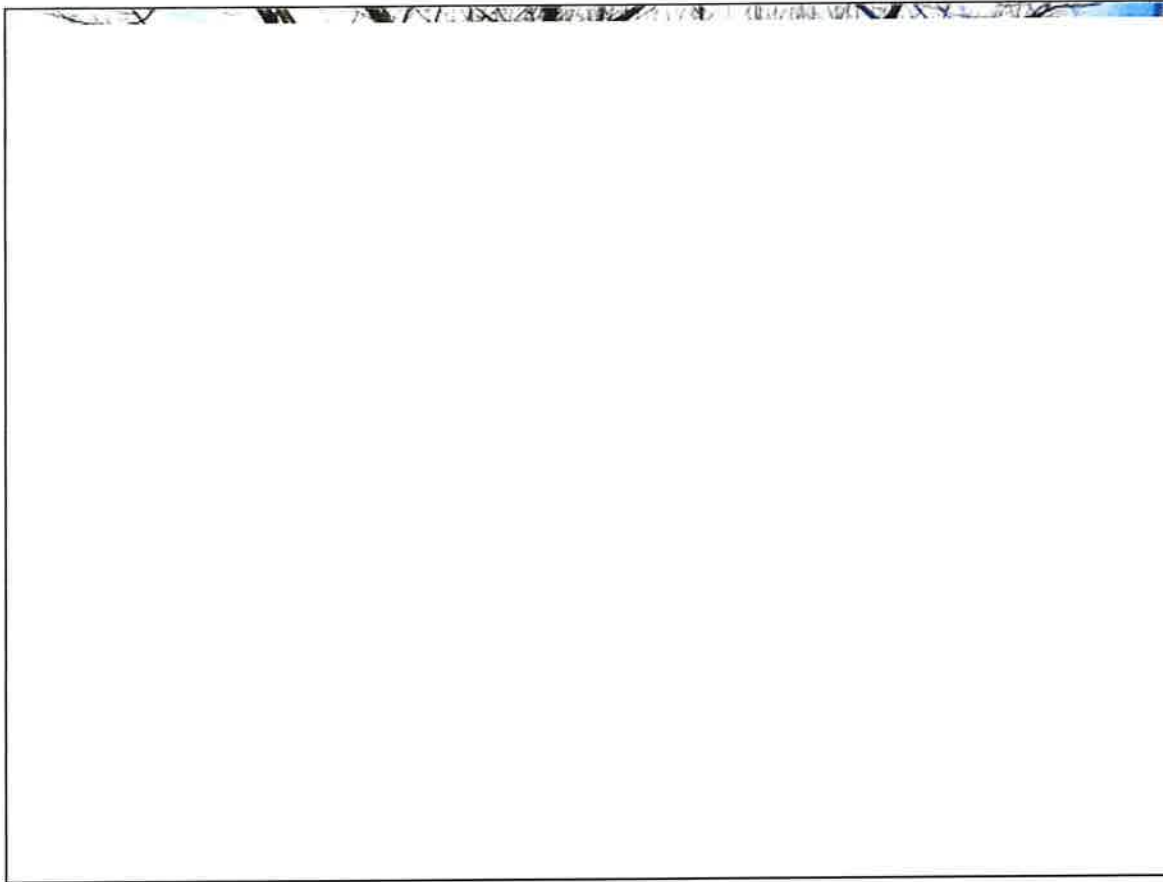
13623

LINCOLN ST SW

Licking County Auditor GIS

Parcel

063-141150-00.000
RELIABLE PATASKALA LLC
13850 CLEVELAND RD SUMMIT STATION, OH 43073



Parcel: 063-141150-00.000 ([Direct Link](#))

Owner: RELIABLE PATASKALA LLC

Parcel Address: 13850 CLEVELAND RD
SUMMIT STATION, OH 43073

Legal Desc: 18.440 AC LOT 22 R15
T1 Q3

Acres: 18.4400

Tax District: 063 PATASKALA LK HGHTS
LSD-WLJFD

Township:

Municipality: PATASKALA

School District: LICKING HEIGHTS LSD

Owner Mailing RELIABLE PATASKALA LLC
Address: 1600 UNIVERSAL RD
COLUMBUS OH 43207

Mailing Address: FAHEY BANK
PO BOX 333
MARION OH 43301

Class Group: Residential

Class: 502 Resid Unplat 10-
19.99 acres

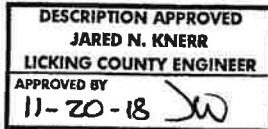
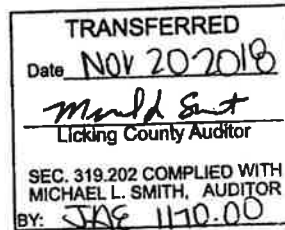
TIF:

Utilities: 6 - All

Foreclosure: No



201811200024758

Pg:6 \$60.00 T20180017299
11/20/2018 2:17 PM MEPTITLE CO L.
Brynn A. Long Licking County Recorder

01150563600000004000

GENERAL WARRANTY DEED*

Cleveland Caplin, LLC, a limited liability company organized and existing under the laws of the State of Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Reliable Pataskala, LLC, an Ohio limited liability company

whose tax mailing address is 1600 Universal Rd., Columbus, Ohio 43207

the following **REAL PROPERTY**: Situated in the State of Ohio, County of Licking, and in the City of Pataskala and more particularly described as follows:

See Attached Exhibit "A"

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

Parcel Numbers: 063-146118-00.000, 063-145854-00.000, 063-141150-00.000 and 063-151956-00.000

Address: 13784, 13845, 13850 Cleveland Road, SW, Pataskala, Ohio 43062

Prior Instrument Reference: Instrument No. 201001260001622 of the Official Records of Licking County, Ohio.

Grantor has caused its company name to be subscribed hereto by Bernard Caplin, sole member of Cleveland Caplin, LLC, an Ohio Limited Liability Company, thereunto duly authorized by resolution of the company, this 15 day of November, 2018.



01150563605213001000

Cleveland Caplin, LLC, an Ohio Limited
Liability Company

By: [Signature]


Bernard Caplin


Its: Sole Member

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 15 day of November, 2018, before me, the subscriber, a notary public in and for said state, personally came, Bernard Caplin, a duly authorized member on behalf of Cleveland Caplin, LLC, an Ohio limited liability company, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be its and his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public

 **TAMMY K. BESECE**
Notary Public, State of Ohio
My Commission Expires January 24, 2022

This instrument was prepared by: Michael J. Weisz, Esq., 536 S. Wall Street, Columbus, Ohio 43215

**See Sections 5302.05 and 5302.06 Ohio Revised Code*

Exhibit "A"

Parcel No. 063-146118-00.000: 13845 Cleveland Road

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

Now Known as City of Pataskala

Being part of Lot 21 in the Third Quarter of the Fifteenth Range, V.S.M. Lands and described as follows:

Beginning on the South line of Township Road 154 at the northwest corner of Lot No. 1 in Summit Heights Addition, as shown on the Plat of said Addition, recorded in Plat Book 5, page 210, Recorder's Office, Licking County, Ohio, and re-recorded in Plat Book 5, page 213, Recorder's Office, said point of beginning being marked by an iron pin, thence along the West line of Lot No. 1. South $4^{\circ} 56'$ West 152.10 feet to the southwest corner of Lot No. 1, marked by an iron pin; thence, along the projection westerly of the South line of Summit Heights Addition North $84^{\circ} 01'$ west 141.02 feet to a point of corner marked by an iron pin; thence, parallel with the West line of Lot No. 1 North $4^{\circ} 56'$ East 156.89 feet to a point of corner marked by an iron pin; thence, parallel with the West line of Lot No. 1 North $4^{\circ} 56'$ East 156.89 feet to a point on the South line of said Township Road No. 154 at a point marked by an iron pin; thence, East along the South line of said Township Road, a distance of 141.18 feet to the point of beginning, containing .50 acre, more or less.

Parcel No. 063-145854-00.000: Lot 1 Summit Heights Addition

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

Now Known As City of Pataskala

Being Lot Number One (1) in Summit Heights Addition as the same is shown of record in Plat Book 5, page 210, and Re-recorded in Plat Book 5, page 213, of the Plat Records of Licking County, Ohio.

Exhibit "A" cont.

18.440 Acres: 13850 Cleveland Street

Situated in the State of Ohio, County of Licking, City of Pataskala, being part of Lot Number 22 in the Third Quarter of Township 1, Range 15, United States Military Lands, and being part of the residual of an Original 20 Acre tract conveyed to B&J Investment Co. in Official Record Volume 284, Page 187, Recorder's Office, Licking County, Ohio (all references made are of said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing at a railroad spike set at the southwest corner of said Lot 22 and the centerline intersection of Cleveland Street (Township Road 154) with Summit Road (County Road 26), said spike set as per Edward Besse's Addition to the Village of Summit Station (Plat Book 3, Page 149) and S.B. Besse's Addition to the Village of Summit Station (Plat Book 3, Page 150);

Thence, along the centerline of said Cleveland Street, part of the south line of said Lot 22 and the south lines of said subdivisions, South $85^{\circ} 24' 32''$ East, 545.00 feet to a MAG nail set at the southwest corner of said Original 20 Acre tract, the southeast corner of said S.B. Besse's Addition and being the TRUE POINT OF BEGINNING of the herein described tract;

Thence, along a westerly line of said Original 20 Acre tract and the east line of said S.B. Besse's Addition, North $04^{\circ} 26' 31''$ East, 540.45 feet to a 1/2 inch rebar found at the northeast corner of said S.B. Besse's Addition and a southeasterly corner of the Columbus Metro Equities, Inc. 84.30 Acre tract (Official Record Volume 650, Page 826; passing a 1 inch iron pipe found at 19.02 feet);

Thence, along a westerly line of said Original 20 Acre tract and an easterly line of said 84.30 Acre tract, North $04^{\circ} 02' 33''$ East, 161.59 feet to a 1/2 inch rebar found at the northwest corner of said Original 20 Acre tract;

Thence, along the north line of said Original 20 Acre tract and a southerly line of said 84.30 Acre tract, South $84^{\circ} 49' 56''$ East, 1,272.15 feet to a 1/2 inch rebar found at the northeast corner of said Original 20 Acre tract;

Thence, along part of the east line of said Original 20 Acre tract and a westerly line of said 84.30 Acre tract, South $04^{\circ} 51' 54''$ West, 490.75 feet to an iron pipe set at the northeast corner of the Charles Richard Jewett 0.895 Acre tract (Official Record Volume 707, Page 813);

Thence, along the north line of said 0.895 Acre tract and being parallel with the centerline of said Cleveland Street, North $84^{\circ} 45' 00''$ West, 200.00 feet to an iron pipe set at the northwest corner of said 0.895 Acre tract;

Thence, along the west line of said 0.895 Acre, South $04^{\circ} 51' 54''$ West, 195.00 feet to a MAG nail set in the centerline of said Cleveland Street, in the south line of said Lot 22 and at the southwest corner of said 0.895 Acre tract (passing an iron pipe set at 176.00 feet);

Thence, along the centerline of said Cleveland Street, part of the south line of said Original 20 Acre tract and said Lot 22, North $84^{\circ} 45' 00''$ West, 382.93 feet to a MAG nail set at the southeast corner of the B&J Investment Co. 0.671 Acre tract (Instrument 20050890025759);

Thence, along the east line of said 0.671 Acre tract, North $04^{\circ} 26' 31''$ East, 195.00 feet to an iron pipe set at the northeast corner of said 0.671 Acre tract (passing an iron pipe set at 19.00 feet);

Exhibit "A" cont.

Thence, along the north line of said 0.671 Acre tract and being parallel with the centerline of said Cleveland Street, North $84^{\circ} 45' 00''$ West, 150.00 feet to an iron pipe set at the northwest corner of said 0.671 Acre tract;

Thence, along the west line of said 0.671 Acre tract, South $04^{\circ} 26' 31''$ West, 195.00 feet to a MAG nail set in the centerline of said Cleveland Street, in the south line of said Lot 22 and at the southwest corner of said 0.671 Acre tract (passing an iron pipe set at 176.00 feet);

Thence, along the centerline of said Cleveland Street, part of the south line of said Original 20 Acre tract and said Lot 22, North $84^{\circ} 45' 00''$ West, 231.96 feet to a 1 inch iron pipe found at an angle point in said centerline;

Thence, continuing along said line, North $88^{\circ} 10' 56''$ West, 310.38 feet to the place of beginning CONTAINING 18.440 ACRES subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed P.S. 6579, unless otherwise noted. The foregoing description was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code in September 2009. Basis of bearings is the centerline of said Cleveland Street assumed as North $84^{\circ} 45' 00''$ West.

Parcel No. 63-151956-00.000: 13784 Cleveland Road

Situated in the State of Ohio, County of Licking and in the City of Pataskala, formerly the Township of Lima:

Part of Lot 22, Township 1, Range 15, U.S. Military Lands, being all of the tracts conveyed to William F. and Margaret L. Zeigler as follows:

Parcel I: 0.08 acre in Deed Book 633, page 51

Parcel II: 0.08 acre in Deed Book 633, page 51

0.19 Acre in Deed Book 507, page 595

0.281 Acre in Official Record Vol. 284, page 191, all of record in Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Commencing at a spike set in the centerline of Cleveland Street (Township Road # 154) at the southeast corner of the Charles R. and Lola Ann Jewett 0.27 acre tract in Deed Book 507, page 582, the southwest corner of the William Chuko 84.30 acre tract, Deed Book 794, page 150;

Exhibit "A" cont.

thence along the centerline of Cleveland Street, and along the south line of said 0.27 acre tract, the south line of a 0.097 acre and 0.39 acre tract conveyed to Charles R. and Lola Ann Jewett in Deed Book 668, page 621, and Deed Book 803, page 727, respectively, and along part of a south line of an original 20 acre (deed) tract conveyed to B. & J. Enterprises, Official Record Vol. 284, page 187, North 84° 45' 00" West, 582.93 feet to an iron pipe set at the True Point of Beginning;

thence along the centerline of said Cleveland Street and along the south line of said 0.281 acre tract, 0.08 acre tract, 0.19 acre tract, 0.08 acre tract, and said 0.281 acre tract, North 84° 45' 00" West, 150.00 feet to an iron pipe set at the southwest corner of said 0.281 acre tract;

thence along the west line of said 0.281 acre tract, and across said 20 acre tract, North 04° 26' 31" East, 195.00 feet to an iron pin set at the northwest corner of said 0.281 acre tract;

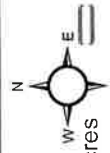
thence along the north line of said 0.281 acre tract, and across said 20 acre tract, South 84° 45' 00" East, 150.00 feet to an iron pin set at the northeast corner of said 0.281 acre tract;

thence along the east line of said 0.281 acre tract, and across said 20 acre tract, South 04° 26' 31" West, 195.00 feet to the Place of Beginning, CONTAINING 0.671 ACRE, subject, however to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices, Iron pins set are 30" x 1" O.C. with orange plastic caps inscribed "P.S. 6579", Basis of bearings is the centerline of Cleveland Street assumed North 84° 45' 00" West.

OnTrac Property Map

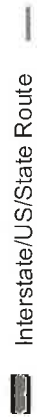


January 13, 2021



Owner Name & Acres

Centerline Labels



376 Feet

0.07 Miles



County Road



Township Road



Other Road Type



Municipal Corporations



County Boundary

Jurisdictional Townships

Historical Townships Line

LICKING COUNTY TAX MAP