



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

July 13, 2021

Variance Application VA-21-023

Applicant:	Dale & Rachel Williams
Owner:	Arykat Ltd. – Donald T. Powell
Location:	Mill Street Road SW (PID: 064-152880-00.004)
Acreage:	+/- 33.92-acres
Zoning:	AG – Agricultural
Request:	Requesting approval of a Variance from Section 1225.05(B) to allow for the creation of an ~15.00-acre lot that will not meet the required minimum lot width at the right-of-way.

Description of the Request:

Requesting approval of a Variance from Section 1225.05(B) of the Pataskala Code to allow for the creation of a new buildable lot that will not meet the required minimum lot width.

Staff Summary:

The 33.92-acre property located on Mill Street Road SW, west of Granville Street and south of the railroad tracks is current unoccupied and used for agricultural purposes. A small creek, not within the floodplain, runs north to south, meandering through the western half of the property. None of the 33.92-acres lies within the flood zone as designated by the Federal Emergency Management Agency (FEMA). The property has frontage along two public rights-of-way; approximately 218-feet along Mill Street Road SW to the south and approximately 40-feet along the end of Granville Street.

The Applicant is proposing to split the approximately 33.92-acre lot in two (2), creating a 15.00-acre lot in the north and an 18.997-acre lot in the south. As the proposed lot split will create two (2) separate lots, neither of which will meet the minimum requirements of the code, a separate Variance application is required for each lot. This application, VA-21-023, is for the northern 15.00-acres. The proposed northern lot will have approximately 40-feet of frontage at the end of Granville Street. Section 1225.05(B) of the Pataskala Code requires that every lot within the AG – Agricultural District shall have a minimum width of at the right-of-way of 250-feet.

In the Narrative Statement submitted by the Applicant, the purpose of the proposed lot split is to allow for themselves and the Applicant for VA-21-021 to each purchase a portion of the overall 33.92-acres so that they may build single-family homes on the two (2) lots and run small family farms. The Applicant believes the requested Variance, if approved, would not substantially alter the character of the neighborhood as they would keep the properties agricultural in use. Further stated, they also believe the requested Variance would not be detrimental to the public welfare, or adversely affect the delivery of government services. The Applicant did state that they are aware of the zoning restrictions, as they are currently seeking approval of the Variance(s) prior to finalizing purchase of the land.

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:

The 33.92-acre property is current zoned AG – Agricultural. As mentioned above, Section 1225.05(B) of the Pataskala Code requires a minimum lot size of 10-acres, and a minimum lot width of 250-feet at the right-of-way. The proposed lot split would create two (2) lots, both of which would meet neither of these requirements. As there will be two (2) separate lots that will not meet the minimum requirements, a variance request is required for each lot, this application being for the ‘North’ lot, and a separate Applicant has also requested variances for the ‘South’ lot, which is under VA-21-022.

The right-of-way for Granville Street ends stubbing into the east side property line of the 33.92-acres, with a right-of-way width of 40-feet, the only frontage along a public right-of-way for the northern 15.00-acres would be this 40-feet. Therefore, the requested variance is for a reduction of 210-feet from the required 250-feet, or an 84% decrease.

Should the Variance be approved, the Applicant will require a Minor Subdivision Application for the lot split, and a New Residential Construction Application for the new home. The future residence will have to comply with the other requirements of Section 1225.05 of the Pataskala Code regarding setbacks, dwelling area, etc. From the information provided with the Variance Application, Staff has no other concerns with the proposal.

Pataskala Utilities

Utility Department has no issues with lot split. Mill Street and Granville Street are fed by 4” waterlines, would be adequate for a residence, but not for larger development. Granville Street has an 8” sanitary line stubbed to end of street at property, Mill Street sewer line is about 500-feet to the east.

Licking County Health Department

Property owner has not filed lot split application, and the Health Department has not evaluated property to determine if new lots will be considered buildable for well and septic. Based on lot size, they are likely fine, but this will have to be reviewed.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agricultural M-1 – Light Manufacturing	Single-Family Home Railroad
East	R-10 – High Density Residential R-7 – Village Single Family Residential	Single-Family Homes Excavation Business
South	AG – Agricultural	Agricultural
West	AG – Agricultural	Agricultural

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:

- a. Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b. 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;*
- c. Whether the variance requested is substantial;*
- d. 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;*
- 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 government 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.*

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-21-009:

- None

Department and Agency Review

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

Conditions:

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

- Applicant shall address all comments from the Licking County Health Department
- 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 a variance from Section 1225.05(B) of the Pataskala Code for Variance Application VA-21-023 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Chad Brown](#)
To: [Jack Kuntzman](#); [Jim Roberts](#); [Scott Haines](#); [Chris Sharrock](#); [Bruce Brooks](#); [Doug White](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Philip Wagner](#); [Alan Haines](#); [Chris Gilcher](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 07-13-2021
Date: Wednesday, June 16, 2021 12:08:43 PM
Attachments: [image003.png](#)

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.

Thanks Jack. Our comments are below.

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



Find LCHD on Social Media:



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Tuesday, June 15, 2021 3:37 PM
To: Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; 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>; Chris Gilcher <cgilcher@swlcws.com>; Chad Brown <cbrown@lickingcohealth.org>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala BZA Review Memo for 07-13-2021
Importance: High

Good Morning, Everyone

You are receiving this email because one or more of the Applications submitted for the July 13, 2021 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

VA-21-022: Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Chad Brown, Alan Haines

The property owner has not filed a lot split application with our office. We have not evaluated the property to determine if the new lots will be considered buildable from a well and septic perspective. Based on their proposed size they will likely be fine, but we have not reviewed these proposed lots.

VA-21-023: Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Chad Brown, Alan Haines

Same comments as above.

CU-21-003: Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

AP-21-002: Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

There is no mention of the shed containing plumbing or being connected to a water source. If this is the case, our office has no jurisdiction regarding the structure.

Notes:

- VA-21-022 and VA-21-023 are for the same parcel, which they would like to split into two (2) lots, both of which will not meet the required minimum frontage along the ROW.

If you have any comments or concerns regarding these applications, please have them submitted to me no later than July 2. 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/EiWE0S36CvBKqTrnGpgMs7kBlEJmDsYjxOhi4AcJCKizwg?e=SSdgYX

Thank you for your assistance.

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062

CONFIDENTIALITY NOTICE:

This e-mail, including any attachments, is intended for the sole use of the intended recipient and may contain privileged, sensitive, or

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Philip Wagner](#); [Alan Haines](#); [Chris Gilcher](#); [Chad Brown](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 07-13-2021
Date: Wednesday, June 16, 2021 3:19:14 PM

Jack,

See below

Thank you,

Chris Sharrock
City of Pataskala
Utility Director
430 South Main Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799

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

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VA-21-023: Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Chad Brown, Alan Haines

The Utility Department has no issue with the lot split itself. It should be pointed out that both Mill Street and Granville Street are fed by 4" waterlines. While this would provide adequate water supply for a residence, a larger development would not have adequate water supply in this portion of our system. As for sanitary service, Granville street does have an 8" sanitary sewer line stubbed up to this property, however the Mill Street sanitary sewer line is located about 500 feet to the east.

CU-21-003: Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

AP-21-002: Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

Notes:

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If you have any comments or concerns regarding these applications, please have them submitted to me no later than July 2. They will be included in the Staff Report that is given to the Board members.

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Thank you for your assistance.

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062



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VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information		Staff Use
Address: Mill Street Rd. Land		Application Number: VA-21-023
Parcel Number: 064-152880-00.004		Fee: \$300.00
Zoning: Agricultural	Acres: 33.92	Filing Date: 6/3/2021
Water Supply: <input type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site		Hearing Date: 7/13/2021
Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site		Receipt Number: 002079
Applicant Information		Documents
Name: Dale Williams & Rachel Williams		<input checked="" type="checkbox"/> Application
Address: 297 Granville Street Po Box 1278		<input checked="" type="checkbox"/> Fee
City: Pataskala	State: OH Zip: 43062	<input checked="" type="checkbox"/> Narrative
Phone: 740-739-0801	Email: williams57ii@gmail.com	<input checked="" type="checkbox"/> Site Plan
		<input checked="" type="checkbox"/> Deed
		<input checked="" type="checkbox"/> Address List
		<input checked="" type="checkbox"/> Area Map
Owner Information		
Name: Ayrkat Ltd. – Donald T. Powell		
Address: 10573 Mill Street Ave.		
City: Pataskala	State: OH Zip: 43062	
Phone: 740-739-0182	Email:	
Variance Information		
Request (Include Section of Code): Approval to split the parcel #064-152880-00.004, currently 33.92 acres, into two lots of 1) 18.92 acres with access from Mill Street Rd. and 2) 15 acres with access from Granville Street. See site plan.		
Request for approval of the variance of code 1225.05(B) - To allow for the creation of a lot (18.92 acres) that will have less than the minimum width of 250 feet – for the Granville Street Road Frontage. Current frontage is approximately 40 feet, so the variance would be for approximately 210 feet.		
Describe the Project: To split the 33.92-acre parcel into two separate parcels. These will continue to be farmed. Eventually the objective is to build a home on the 3-5 acres of the parcel and continue to have the remaining acreage farmed.		

Documents to Submit**Variance Application:** Submit 1 copy of the variance application.**Narrative Statement:** Submit 1 copy of a narrative statement explaining the following:

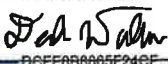

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *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.*

Site Plan: Submit 1 copy of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- 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 at www.lcounty.com/rec.**Address List:** Submit 1 copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.**Area Map:** Submit 1 copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.**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:	DocuSigned by:  BCFE080805F246F...	Date:	6/1/2021
Owner:		Date:	5.31.2021

Granville Street – Williams, Dale – Narrative Statement

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

- The reason the variance is necessary
 - We would need the variance to split the property (parcel #064-152880-00.004) into two separate lots with two separate accesses (one via Mill St. and the other via Granville St.) We also need the approval of the variance of code 1225.05(B) to allow for the creation of a lot that will have less than the minimum width of 250 feet – for both the Mill Street Road Frontage and the Granville Street Road Frontage of the property. We hope to maintain the agricultural use and zoning of the land. See further narrative in the form of a letter to the board on the following page.
- 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;*
 - We feel this project will yield a reasonable return for the community as it will continue agricultural use of the property and maintain a countryside manor to the property vs. other future development possibilities.
 - 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;*
 - The primary variances need are related to the variance of code 1225.05(B) to allow for the creation of a lot that will have less than the minimum width of 250 feet – for both the Mill Street Road Frontage and the Granville Street Road Frontage of the property.
 - c) *Whether the variance requested is substantial;*
 - Yes, the variance needed for the creation of the lot on Granville Street would need a variance of approximately 210 feet as the current access is approximately 40 feet.
 - The variance needed for the creation of the lot on Mill Street would need a variance of approximately 70 feet as the current access is approximately 180 feet.
 - 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;*
 - No, we do not believe so.
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - No, we do not believe so.
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - No, we do not believe so.
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - No, we do not believe so.
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - Yes, we are seeking the zoning approval in advance of finalizing purchase of the property.
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - Not known.
 - 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,*
 - Yes, based on consultation with City officials, we were directed that this is the best approach to this project.
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*
 - Yes, we believe so.

To the Pataskala Zoning Board,

Regarding the 33.92-acre parcel of land on Mill Street. We have lived on Granville Street for 8 years, our yard is right next to this parcel and we've admired it for years...truthfully it is our dream piece of land. Recently, our friends, the Byrant Family, reached out when they learned we had interest in the land as well. In talking, it worked out like a dream that we could purchase and split the land to build our forever homes and raise our families, for generations, on.

We love living close to downtown Pataskala as we enjoy the activities that take place, riding our bikes to the creeks, parks, street fair, downtown shops and getting ice cream. We both grew up in Pataskala, along with our parents and grandparents, and it brings us nothing but joy and excitement to raise our own family here too. We have two boys, Carter, 8 and Maxwell, 5- they enjoy the outdoors more than anything else. This property would allow us to give them the land that they desire as much as we do, to run around on, ride 4-wheelers, dirt bikes and 4-H. We also have a short-haired pointer that would get all of his much needed exercise playing and running on the land, along our boys.

We are proud members of the community and graduates of Watkins Memorial. Dale is currently serving his 12th year to the community as a West Licking Firefighter/Medic; also working part-time in Jefferson Township. Rachel, is an HR Manager at Alliance Data, where she has been for 16 years.

With the land being so close so our current house, and visiting it with the Bryant Family the past month, our boys, Carter and Max, have been talking about it non-stop and have just as much excitement as we do about the idea of our dream land, house and farm, coming to life. This land purchase would allow us to stay in our community and the area we love.

We appreciate your consideration on the zoning. We are greatly excited for this opportunity and potential of this property. If you have any questions, please let us know.

Thank you for your consideration,
The Williams Family
Dale, Rachel, Carter and Maxwell



Plat of Survey

City of Pataskala, County of Licking, State of Ohio

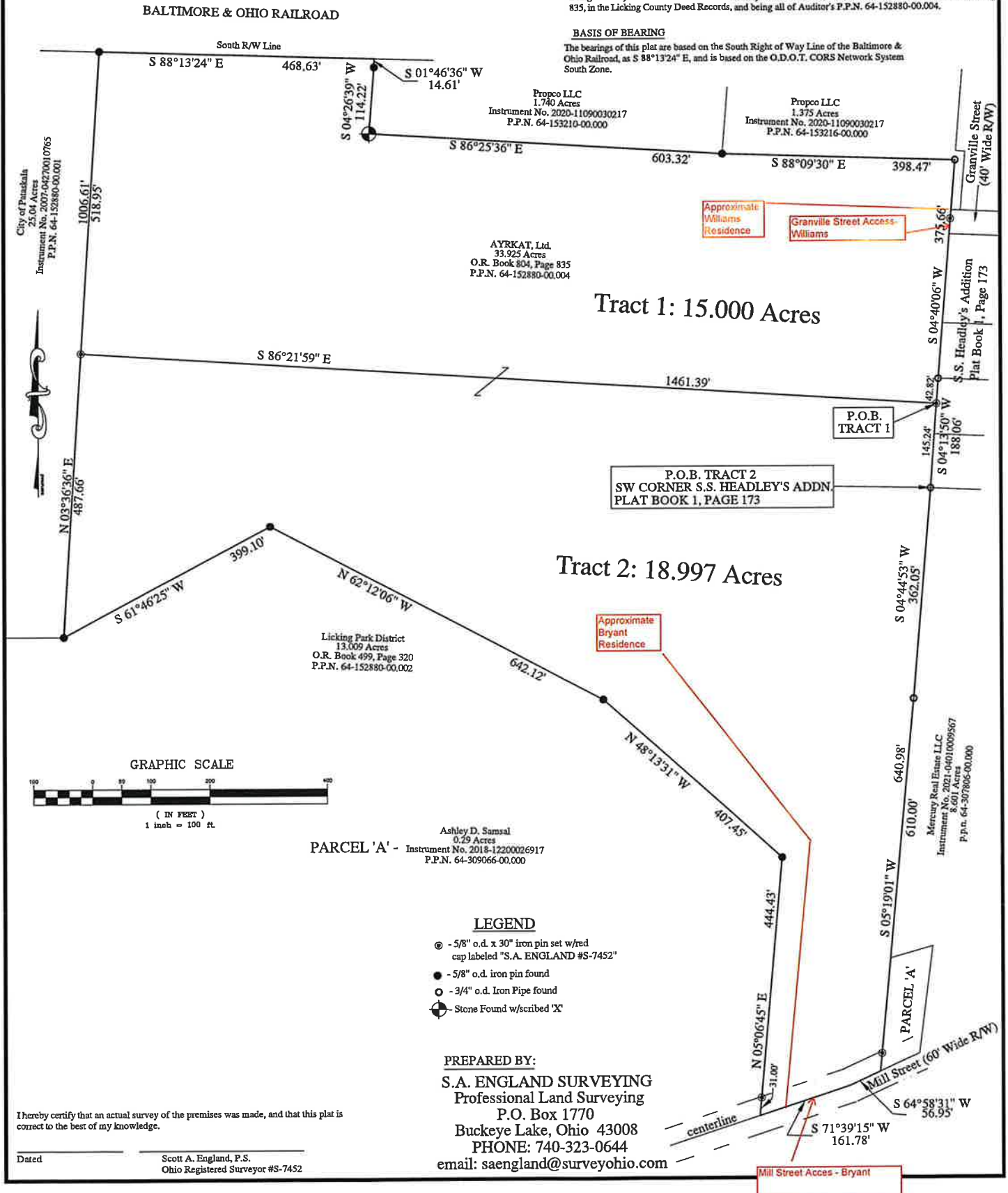
PROPERTY LOCATION

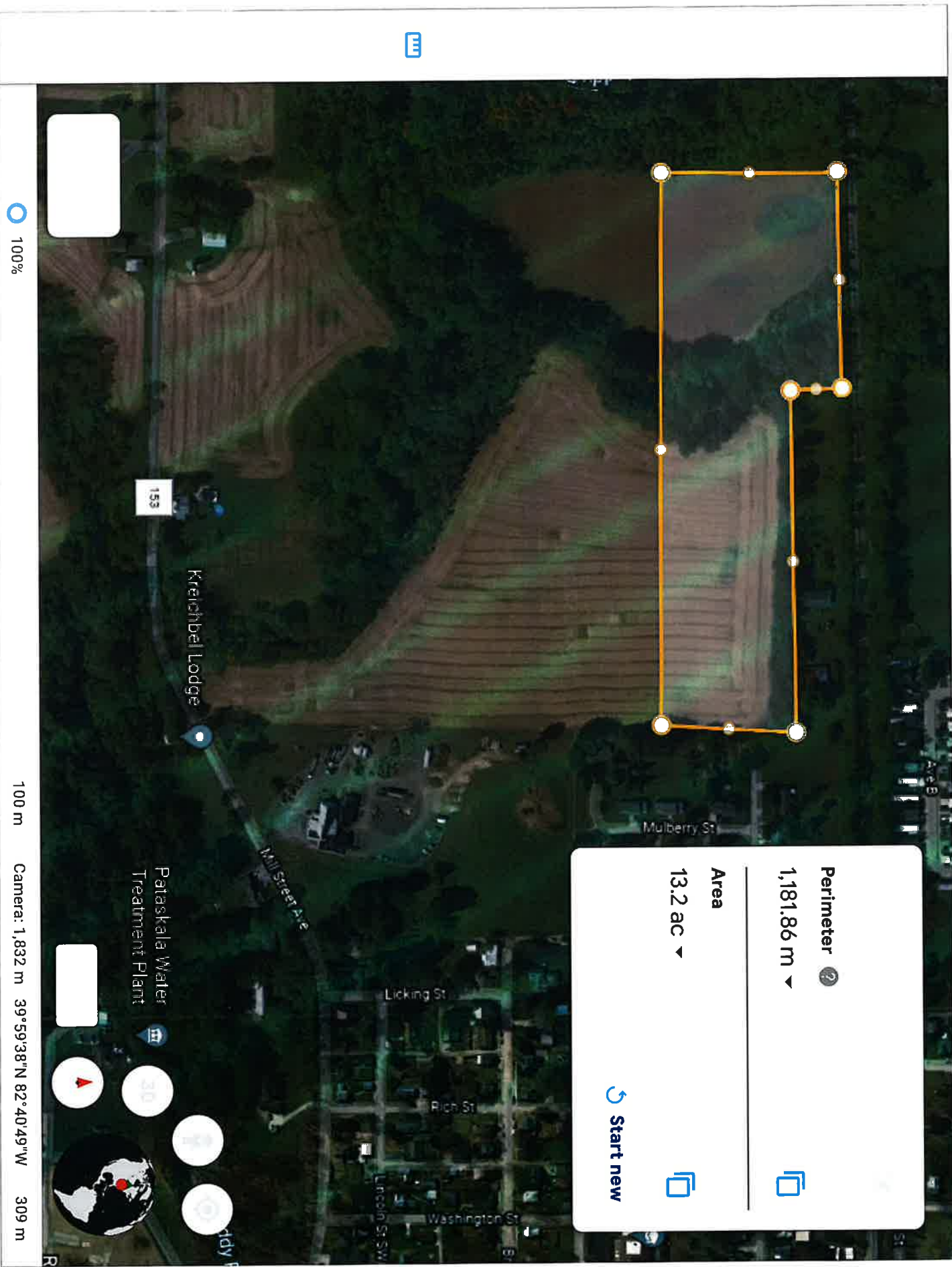
Situated in the City of Pataskala, County of Licking, State of Ohio, and being part of Quarter Township 4, Township 1N, Range 15W, of the United States Military Lands.

Being a Survey of a 33.9215 Acre Parcel conveyed to AYRKAT, Ltd., as recorded in O.R. Volume 804, Page 835, in the Licking County Deed Records, and being all of Auditor's P.P.N. 64-152880-00.004.

BASIS OF BEARING

The bearings of this plat are based on the South Right of Way Line of the Baltimore & Ohio Railroad, as S 88°13'24" E, and is based on the O.D.O.T. CORS Network System South Zone.





65537

835

TRANSFERRED
Date May 31 19 96
George D. Buchanan
Licking County Auditor CR

FIDUCIARY DEED
[ORC § 5302.09]

The **PARK NATIONAL BANK, TRUSTEE**, of the **FLORENCE POWELL TRUST**, by the power conferred by Article Five of the **FLORENCE POWELL TRUST** and every other power, for valuable consideration, grants with fiduciary covenants to:

AYRKAT LIMITED, An Ohio Limited Liability Company, whose tax mailing address is: 7755 Stemen Road, Pickerington, Ohio 43147, the following described real property:

Legal Description (4 tracts) attached as Exhibit A.

Subject to: zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference: Volume 145, page 778, Licking County.

WITNESS its hand this 17th day of May, 1996.

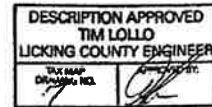
Signed, acknowledged and
delivered in the presence of:

PARK NATIONAL BANK, TRUSTEE
under the **FLORENCE T. POWELL TRUST**

Pate Whitington
Sue L. Jones

By John B. Uble
John B. Uble, Trust Officer

SEC. 519.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY CR EP



STATE OF OHIO)
) SS
COUNTY OF LICKING)

Before me, a Notary Public, personally appeared PARK NATIONAL BANK, Trustee under the Florence T. Powell Trust, by John B. Uible, Trust Officer, the Grantor in the above conveyance, who acknowledged that the execution thereof was a voluntary act and deed of the Park National Bank, Trustee under the Florence T. Powell Trust and of said Officer as a duly authorized Officer of the Grantor for the purpose mentioned therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 17th day of May, 1996.



Sue L. Jacks
Notary
Sue L. Jacks
Notary Public, State of Ohio
Comm. Expires Dec. 18, 1999

Prepared by:
James R. Atkinson, Esq.
6904 Spring Valley Drive #303
Holland, OH 43528



DEED DESCRIPTION

TRACT #2

45.6466 ACRES +/- OR 1,988,365 Sq. Ft.

BEING A SURVEY OF PART OF THE PARCELS CONVEYED TO THE PARK NATIONAL BANK AS RECORDED IN DEED VOLUME 646 PAGE 31, AND OFFICIAL RECORD 745 PAGE 118, OFFICIAL RECORD 701 PAGE 229 AND OFFICIAL RECORD 145 PAGE 778, IN THE LICKING COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE FOURTH QUARTER, TOWNSHIP-1N, RANGE-15W, OF THE UNITED STATES MILITARY LANDS, LIMA TOWNSHIP (NOW BEING A PART OF THE VILLAGE OF PATASKALA), COUNTY OF LICKING, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 165 IN JOSEPH AND PETERS ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 114, THENCE WITH THE OLD PATASKALA CORPORATION LINE S 05°09'59" E 1002.63 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF MILL STREET, THENCE WITH THE CENTERLINE OF SAID STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S 54°51'49" W 56.95 FEET TO A POINT:
- 2) S 61°32'43" W 161.79 FEET TO A POINT:
- 3) WITH A CURVE TO THE RIGHT WITH A RADIUS OF 725.67 FEET AND A DELTA OF 14°32'47" AND A CHORD OF S 75°06'12" W 183.74 FEET TO A POINT:
- 4) S 83°52'26" W 36.52 FEET TO A POINT IN A BRIDGE DECK OVER MUDDY FORK CREEK:
- 5) S 83°11'36" W 26.81 FEET TO A POINT:
- 6) S 83°11'35" W 176.76 FEET TO A POINT SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, LEAVING SAID ROAD, S 05°46'14" E 1168.34 FEET TO AN IRON PIN SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, S 83°56'13" W 1966.55 FEET TO AN IRON PIN SET IN THE EAST LINE OF A PARCEL CONVEYED TO JOHN E. AND ANNE V. HOHMANN AS RECORDED IN DEED VOLUME 824 PAGE 1029, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, WITH THE EAST LINE OF THE HOHMANN PARCEL AND THE EAST LINE OF A PARCEL CONVEYED TO CARL K. AND DEANNA J. ROSHONG AS RECORDED ON OFFICIAL RECORD 634 PAGE 497 & 499, N 05°47'23" W 630.94 FEET TO AN IRON PIN SET MARKING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO PAUL E. AND DORA C. DONAVAN AS RECORDED IN DEED VOLUME 510 PAGE 211 AND DEED VOLUME 534 PAGE 174 AND DEED VOLUME 594 PAGE 529:

THENCE, WITH THE SOUTH LINE AND THE EAST LINE OF SAID DONAVAN PARCELS THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 82°10'37" E 203.50 FEET TO AN IRON PIN SET:
- 2) N 84°37'54" E 211.46 FEET TO AN IRON PIN SET:
- 3) N 05°22'23" W 534.14 FEET TO A POINT IN THE CENTERLINE OF MILL STREET, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED, PASSING OVER AN IRON PIN SET AT 504.14 FEET:

THENCE, WITH THE CENTERLINE OF SAID ROAD N 83°57'50" E 544.08 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO ELIZABETH A. POWELL AS RECORDED IN OFFICIAL RECORD 773 PAGE 15:

THENCE, LEAVING SAID CENTERLINE AND WITH THE WEST LINE OF THE POWELL PARCEL, S 06°02'10" E 313.50 FEET TO AN IRON PIN SET, PASSING OVER AN IRON PIN FOUND AT 29.40 FEET:



THENCE, WITH THE SOUTH LINE OF THE POWELL PARCEL, N 83°57'50"
E 278.15 FEET TO AN IRON PIN SET:

THENCE, WITH THE EAST LINE OF THE POWELL PARCEL, N 06°02'10" W
313.50 FEET TO A POINT IN THE CENTERLINE OF MILL STREET, PASSING
OVER AN IRON PIN FOUND AT 284.10 FEET:

THENCE, WITH THE CENTERLINE OF SAID ROAD THE FOLLOWING TWO (2)
COURSES AND DISTANCES:


- 1) N 83°57'50" E 701.00 FEET TO A POINT:
- 2) N 83°11'35" E 25.00 FEET TO THE PLACE OF BEGINNING. THE
PARCEL AS SURVEYED CONTAINS 45.6466 ACRES OR 1,988,365 SQUARE FEET
MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF
RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE
BEARINGS OF THE 13.009 ACRE PARCEL AS DESCRIBED IN OFFICIAL RECORD
499 PAGE 320 AND BEING SURVEYED BY CURRY WILLIS & GROVE, INC., IN
DECEMBER OF 1992.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW
CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE
SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED
SURVEYOR #6917 ON APRIL 3, 1996.

DATED 3/10/96


DENNIS P. HAGAN,
OHIO REGISTERED SURVEYOR #6917





DEED DESCRIPTION

TRACT #3

21.4237 ACRES +/- OR 933,218 Sq. Ft.

BEING A SURVEY OF PART OF THE PARCELS CONVEYED TO THE PARK NATIONAL BANK AS RECORDED IN DEED VOLUME 646 PAGE 31, AND OFFICIAL RECORD 745 PAGE 118, OFFICIAL RECORD 701 PAGE 229 AND OFFICIAL RECORD 145 PAGE 778, IN THE LICKING COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE FOURTH QUARTER, TOWNSHIP-1N, RANGE-15W, OF THE UNITED STATES MILITARY LANDS, LIMA TOWNSHIP (NOW BEING A PART OF THE VILLAGE OF PATASKALA), COUNTY OF LICKING, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 165 IN JOSEPH AND PETERS ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 114, THENCE WITH THE OLD PATASKALA CORPORATION LINE S 05°09'59" E 1002.63 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF MILL STREET, THENCE WITH THE CENTERLINE OF SAID STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S 54°51'49" W 56.95 FEET TO A POINT:
- 2) S 61°32'43" W 161.79 FEET TO A POINT:
- 3) WITH A CURVE TO THE RIGHT WITH A RADIUS OF 725.67 FEET AND A DELTA OF 14°32'47" AND A CHORD OF S 75°06'12" W 183.74 FEET TO A POINT:
- 4) S 83°52'26" W 36.52 FEET TO A POINT IN A BRIDGE DECK OVER MUDDY FORK CREEK:
- 5) S 83°11'36" W 26.81 FEET TO A POINT:
- 6) S 83°11'35" W 201.76 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER AND THE PRINCIPLE PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, CONTINUING WITH SAID ROAD, S 83°57'50" W 1573.44 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, LEAVING SAID CENTERLINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO HELEN V. MCGOWAN AS RECORDED IN OFFICIAL RECORD 275 PAGE 763, N 05°33'38" W 333.96 FEET TO AN IRON PIN FOUND, PASSING OVER AN IRON PIN FOUND AT 28.10 FEET:

THENCE, WITH THE NORTH LINE OF THE MCGOWAN PARCEL, S 82°48'53" W 207.05 FEET TO AN IRON PIN FOUND:

THENCE, WITH THE EASTERLY LINE OF A PARCEL CONVEYED TO THE SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT AS RECORDED IN OFFICIAL RECORD 442 PAGE 94, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 05°28'00" W 100.18 FEET TO AN IRON PIN FOUND:
- 2) S 84°30'00" W 101.00 FEET TO AN IRON PIN FOUND:
- 3) N 05°28'00" W 330.44 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:
- 4) N 83°30'04" E 518.50 FEET TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO THE LICKING PARK DISTRICT AS RECORDED IN OFFICIAL RECORD 499 PAGE 320:



THENCE, WITH THE SOUTHERLY LINES OF THE LICKING PARK DISTRICT
PARCEL THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S 01°22'55" E 156.85 FEET TO AN IRON PIN FOUND:
- 2) S 44°05'35" E 351.37 FEET TO A POINT:
- 3) N 78°29'21" E 284.04 FEET TO AN IRON PIN FOUND:
- 4) N 56°01'43" E 636.89 FEET TO AN IRON PIN FOUND:
- 5) S 55°04'06" E 181.84 FEET TO AN IRON PIN FOUND:
- 6) S 86°17'16" E 165.60 FEET TO AN IRON PIN FOUND:

THENCE, WITH THE WEST LINE OF A PARCEL CONVEYED TO JAMES M. AND
KIMBERLY S. ELIE AS RECORDED IN OFFICIAL RECORD 547 PAGE 781, S
06°43'10" E 510.78 FEET TO THE PLACE OF BEGINNING, PASSING OVER AN
IRON PIN FOUND AT 480.88 FEET. THE PARCEL AS SURVEYED CONTAINS
21.4237 ACRES OR 933,218 SQUARE FEET MORE OR LESS. SUBJECT TO ALL
LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE
BEARINGS OF THE 13.009 ACRE PARCEL AS DESCRIBED IN OFFICIAL RECORD
499 PAGE 320 AND BEING SURVEYED BY CURRY WILLIS & GROVE, INC., IN
DECEMBER OF 1992.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW
CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE
SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED
SURVEYOR #6917 ON APRIL 3, 1996.

DATED

5/10/96

Dennis P. Hagan
DENNIS P. HAGAN
OHIO REGISTERED SURVEYOR #6917





DEED DESCRIPTION

TRACT #4

33.9215 ACRES +/- OR 1,477,620 Sq. Ft.

BEING A SURVEY OF PART OF THE PARCELS CONVEYED TO THE PARK NATIONAL BANK AS RECORDED IN DEED VOLUME 646 PAGE 31, AND OFFICIAL RECORD 745 PAGE 118, OFFICIAL RECORD 701 PAGE 229 AND OFFICIAL RECORD 145 PAGE 778, IN THE LICKING COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE FOURTH QUARTER, TOWNSHIP-1N, RANGE-15W, OF THE UNITED STATES MILITARY LANDS, LIMA TOWNSHIP (NOW BEING A PART OF THE VILLAGE OF PATASKALA), COUNTY OF LICKING, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 165 IN JOSEPH AND PETERS ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 114, SAID POINT BEING ON THE OLD PATASKALA CORPORATION LINE AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, CONTINUING WITH SAID CORPORATION LINE, S 05°09'59" E 1002.63 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF MILL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, WITH SAID ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 54°51'59" W 56.95 FEET TO A POINT:
- 2) S 61°32'43" W 161.79 FEET TO A POINT:

THENCE, LEAVING SAID ROAD AND WITH THE EASTERLY LINE OF A PARCEL CONVEYED TO THE LICKING PARK DISTRICT AS RECORDED IN OFFICIAL RECORD 499 PAGE 320 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 04°59'47" W 444.43 FEET TO AN IRON PIN FOUND, PASSING OVER AN IRON PIN FOUND AT 31.45 FEET:
- 2) N 58°20'03" W 407.45 FEET TO AN IRON PIN FOUND:
- 3) N 72°18'38" W 642.12 FEET TO AN IRON PIN FOUND:
- 4) S 51°39'53" W 399.10 FEET TO AN IRON PIN FOUND:

THENCE, WITH THE EAST LINE OF A PARCEL CONVEYED TO THE SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT AS RECORDED IN OFFICIAL RECORD 442 PAGE 94, N 06°29'56" W 1006.61 FEET TO AN IRON PIN FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, WITH SAID RIGHT-OF-WAY LINE N 81°40'04" E 468.63 FEET TO A POINT:

THENCE, WITH THE WEST LINE OF A PARCEL CONVEYED TO BILLIE AND MARTHA PAYNE AS RECORDED IN DEED VOLUME 766 PAGE 87, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 08°19'56" E 14.61 FEET TO AN IRON PIN FOUND:
- 2) S 06°01'16" E 115.54 FEET TO AN IRON PIN SET:

THENCE, WITH THE SOUTH LINE OF THE PAYNE PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 83°20'17" E 602.62 FEET TO A POINT:
- 2) N 81°47'10" E 399.63 FEET TO AN IRON PIN FOUND:



THENCE, WITH THE OLD PATASKALA CORPORATION LINE, S 05°09'59" E 563.78 FEET TO THE PLACE OF BEGINNING, PASSING OVER AN IRON PIN FOUND AT 375.50 FEET. THE PARCEL AS SURVEYED CONTAINS 33.9215 ACRES OR 1,477,620 SQUARE FEET MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE BEARINGS OF THE 13.009 ACRE PARCEL AS DESCRIBED IN OFFICIAL RECORD 499 PAGE 320 AND BEING SURVEYED BY CURRY WILLIS & GROVE, INC., IN DECEMBER OF 1992.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #6917 ON APRIL 3, 1996.

DATED

5/10/96





DPH SURVEYING, INC.
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150



DEED DESCRIPTION

TRACT #5

1.1902 ACRES +/- OR 51,845 Sq. Ft.

BEING A SURVEY OF PART OF THE PARCELS CONVEYED TO THE PARK NATIONAL BANK AS RECORDED IN DEED VOLUME 646 PAGE 31, AND OFFICIAL RECORD 745 PAGE 118, OFFICIAL RECORD 701 PAGE 229 AND OFFICIAL RECORD 145 PAGE 778, IN THE LICKING COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE FOURTH QUARTER, TOWNSHIP-1N, RANGE-15W, OF THE UNITED STATES MILITARY LANDS, LIMA TOWNSHIP (NOW BEING A PART OF THE VILLAGE OF PATASKALA), COUNTY OF LICKING, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LOT 165 IN JOSEPH AND PETERS ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 114, THENCE WITH THE OLD PATASKALA CORPORATION LINE S 05°09'59" E 1002.63 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF MILL STREET, THENCE WITH THE CENTERLINE OF SAID STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 54°51'49" W 56.95 FEET TO A POINT:
- 2) S 61°32'43" W 161.79 FEET TO A POINT:-
- 3) WITH A CURVE TO THE RIGHT WITH A RADIUS OF 725.67 FEET AND A DELTA OF 14°32'47" AND A CHORD OF S 75°06'12" W 183.74 FEET TO A POINT:
- 4) S 83°52'26" W 36.52 FEET TO A POINT IN A BRIDGE DECK OVER MUDDY FORK CREEK, SAID POINT BEING THE SOUTHEAST CORNER AND THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED:

THENCE, CONTINUING WITH SAID CENTERLINE S 83°11'36" W 26.81 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, LEAVING SAID ROAD THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

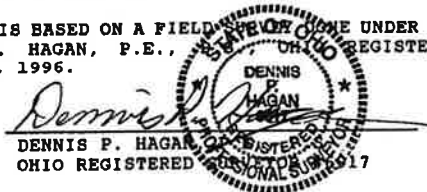
- 1) N 17°27'11" E 343.20 FEET TO A POINT:
- 2) N 14°32'49" W 165.00 FEET TO A POINT:
- 3) N 79°36'32" W 308.48 FEET TO A POINT:
- 4) N 06°43'10" W 90.39 FEET TO A POINT:
- 5) S 83°39'26" E 142.87 FEET TO A POINT:
- 6) S 27°56'49" E 113.59 FEET TO A POINT:
- 7) S 79°19'58" E 111.01 FEET TO A POINT:
- 8) S 61°13'55" E 92.61 FEET TO A POINT:
- 9) S 08°47'04" E 165.91 FEET TO A POINT:
- 10) S 03°51'17" E 154.59 FEET TO A POINT:
- 11) S 47°34'16" W 192.52 FEET TO THE PLACE OF BEGINNING. THE PARCEL AS SURVEYED CONTAINS 1.1902 ACRES OR 51,845 SQUARE FEET MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE BEARINGS OF THE 13.009 ACRE PARCEL AS DESCRIBED IN OFFICIAL RECORD 499 PAGE 320 AND BEING SURVEYED BY CURRY WILLIS & GROVE, INC., IN DECEMBER OF 1992.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., SURVEYOR #6917 ON APRIL 3, 1996.

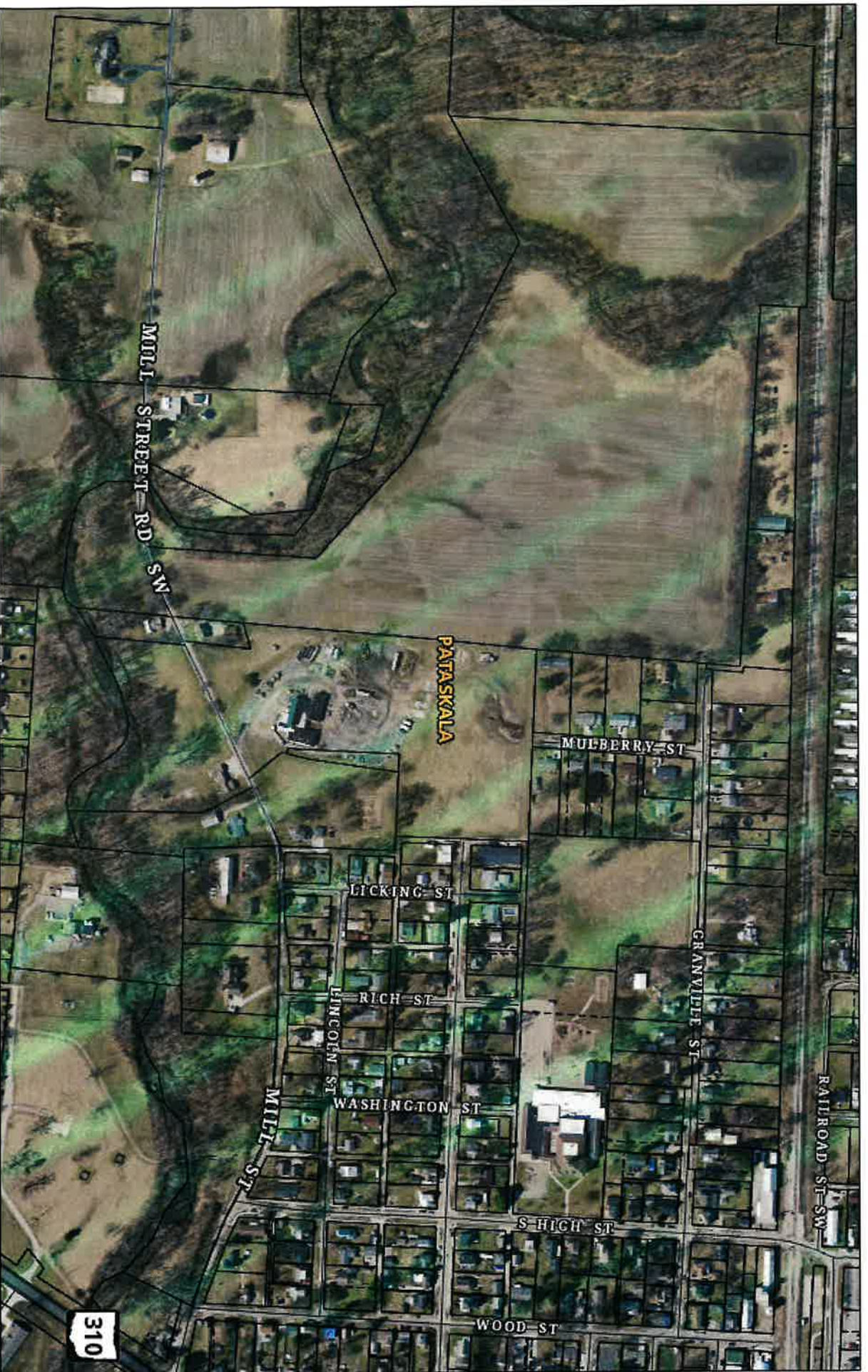
DATED 5/10/96
RECEIVED & RECORDED May 3 1996
AT 10:30 O'CLOCK AM IN OFFICIAL RECORD
VOL. 804 PAGE 835 FEE 42.00
ROBERT E. WISE, LICKING COUNTY RECORDER



Linda Lerner - for John White

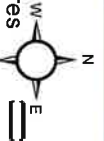
65537

OnTrac Property Map



May 25, 2021

Owner Name & Acres



County Road



Driveway



Interstates



Municipal Corporations



Jurisdictional Townships



Historical Townships Line



County Boundary



Centerline Labels

Interstate/U/S/State Route



Other Road Type



376 Feet



0.07 Miles



LICKING COUNTY TAX MAP