



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

November 9, 2021

#### Variance Application VA-21-027

<b>Applicant:</b>	Kenton Investment Group LTD c/o Jim Reid
<b>Owner:</b>	Kenton Investment Group LTD.
<b>Location:</b>	14352 Clark State Road SW (PID: 063-140484-00.002)
<b>Acreage:</b>	+/- 7.18-acres
<b>Zoning:</b>	RR – Rural Residential
<b>Request:</b>	Requesting approval of three (3) Variances. The First, from Section 1227.05(B) in order to split the lot in two (2) which will not meet the minimum lot size of 5-acres. The Second, from 1227.05(C)(1) to reduce the required front yard setback for the existing building. And lastly, Section 1277.05(C)(2) to reduce the required side yard for the existing building.

#### Description of the Request:

Requesting approval of three (3) Variances in order to split the existing lot located at 14352 Clark State Road in two (2). The First, from Section 1227.05(B) in order to split the lot in two (2) which will not meet the minimum lot size of 5-acres. The Second, from 1227.05(C)(1) to reduce the required front yard setback for the existing building. And lastly, Section 1277.05(C)(2) to reduce the required side yard for the existing building.

#### Staff Summary:

The 7.18-acre property located at 14352 Clark State Road SW is currently occupied by several structures: a 964-square foot single-family home built in 1910, a 5,040-square foot barn, a 1,800-square foot barn, a 5,200-square foot barn, several smaller sheds and two (2) silos. There is also a pond in the rear northeast corner of the property. It has frontage along Clark State Road SW, with access to the property via a gravel driveway.

The Applicant would like to split the existing property in two (2), creating an additional buildable lot. The two (2) lots, "A" and "B" would be approximately 3.73-acres in size and 3.45-acres, respectively. Both lots will have frontage on Clark State Road SW, with Lot "A" having a frontage of 321.14-feet, and lot "B" 325.48-feet.

In the RR – Rural Residential zoning district, the minimum lot size is five (5) acres, with a minimum lot width of 250-feet. Setbacks for the front, side, and rear yards are 100-feet, 50-feet, and 100-feet, respectively. It should also be mentioned that this application is one (1) of three (3) submitted by the Applicant (VA-21-027, VA-21-028, and VA-21-029) for three adjoining properties (PIDs: 063-140484-00.002, 063-140484-00.003, and 064-140484-00.004) all zoned RR – Rural Residential.

In the Narrative Statement submitted by the Applicant, the purpose of the three (3) Variance Applications is to split three (3) existing lots into a total of six (6) lots and develop single-family homes on each. The requested Variances from Section 1227.05(C)(1) and 1227.05(C)(2) regarding front and side yard setbacks are technicalities resulting from the location of the existing structures, however, should the Variance

Application be approved, the Applicant would demolish all existing structures on site. Further stated, the Applicant believes the requested Variance regarding lot width is not substantial, and that the requested Variances, if approved, will not substantially alter the character of the neighborhood, will not impair the use or development of adjacent property, and that the spirit and intent of the zoning code would be observed by allowing the requested Variances.

**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 Future Land Use Map recommends the area as “Innovation”, which is defined in the City of Pataskala Comprehensive Plan (adopted June 7, 2021) as being characterized by “large-scale industrial, research, and office uses that demand proximity to local, regional, and national transportation networks”. Recommend uses within the “Innovation” area are industrial, office, and retail at a development intensity of 10,000-20,000-square feet per acre. As the proposed use, as stated by the Applicant in their Narrative Statement, is for single-family homes, the proposal would not fall in line with the recommendations of the Comprehensive Plan.

The property is currently zoned RR – Rural Residential. As mentioned above, Section 1227.05(B) of the Pataskala Code requires that every lot within the RR – Rural Residential zoning shall have a minimum lot size of five (5) acres and a minimum lot width of 250-feet. As proposed, Lot “A” will have a size of approximately 3.73-acres, and Lot “B” will be 3.45-acres. As such, the Applicant is requesting a Variance from Section 1227.05(B) for a reduction of 1.27-acres (25.4%) for Lot “A” and 1.55-acres (31%) for Lot “B” from the five (5) acre minimum. Both proposed lots will meet the minimum required width.

Section 1115.02(c) of the Pataskala Code requires that all proposed Lot Splits shall comply with all applicable Subdivision and Zoning Regulations. Because the Applicant is proposing to create a new lot, and modifying the “remaining” lot, both lots will now need to conform to the current Pataskala Code in relation to setbacks, including any existing buildings. Pursuant to Section 1227.05(C) of the Pataskala Code; setbacks for the front, side, and rear yards are 100-feet, 50-feet, and 100-feet, respectively. A few of the existing structures on site are currently existing non-conforming regarding the required front yard setback and the proposed split will put the side property line between lots “A” and “B” through an existing structure. As such, the Applicant is requesting Variances from Section 1227.05(C)(1) and Section 1227.05(C)(2) for a reduced front yard, and reduced side yard setbacks for the existing structures. It should be noted that per the Applicant’s Narrative Statement, these buildings will be demolished should the Variance be approved. To ensure that these nonconforming structures are removed, a possible condition has been included below.

Public Service Director (Full comments attached)

No specific issues, note that creek runs through two (2) of the parcels which introduces some considerations for one or more lots, those being: available building area, bridge(s) for property access.

Southwest Licking Community Water and Sewer District (Full comments attached)

Water and/or Sanitary services are not available in this location.

#### Licking County Health Department

Health Department has not received information regarding proposed splits. Without a soil analysis we cannot offer any guarantee that the lots will be able to be developed with house sewage systems and/or well water systems.

#### Other Departments and Agencies

No other comments received.

#### **Surrounding Area:**

Direction	Zoning	Land Use
North	RR – Rural Residential	Single-Family Home
East	RR – Rural Residential	Vacant
South	RR – Rural Residential	Single-Family Home
West	RR – Rural Residential	Single-Family Home

#### **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-21-027:

- None

**Department and Agency Review**

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

**Conditions:**

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

- The Applicant shall submit for, and have approved, a Lot Split Application from the City of Pataskala within one (1) year of the date of approval.
- Upon Approval of a Lot Split Application, the existing structures on site shall be removed within one (1) year of the date of approval.

**Resolution:**

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

"I move to approve variances from Section 1225.05(B), Section 1227.05(C)(1) and Section 1227.05(C)(2) of the Pataskala Code for Variance Application VA-21-027 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021  
**Date:** Monday, October 25, 2021 4:21:24 PM

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Jack,

Good afternoon. I have the following comments regarding the applications to be heard at the subject BZA hearing:

1. VA-21-024
  - a. No comment
2. VA-21-027/028/029
  - a. I have no specific problems with, or objections to, these applications, but want to note that the creek line that runs through 2 of the parcels does introduce some considerations for one or more lots; those are:
    - i. Available buildable area
    - ii. Bridge(s) needed for property access

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

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

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Tuesday, October 19, 2021 3:33 PM  
**To:** Felix Dellibovi <fdellibovi@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>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Subject:** Pataskala BZA Review Memo for 11-09-2021  
**Importance:** High

Good Afternoon,

You are receiving this email because one or more of the Applications submitted for the **November 9,**

**From:** [Chris Gilcher](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Alan Haines](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021  
**Date:** Friday, October 29, 2021 11:19:21 AM  
**Attachments:** [image001.png](#)

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**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 below for the SWLCWS District comments:

**VA-21-024 (Amended Request):** Water and/or sanitary sewer to the proposed accessory building if requested would require new taps.

**VA-21-027:** Water and/or sanitary sewer services are not available for this property.

**VA-21-028:** Water and/or sanitary sewer services are not available for this property.

**VA-21-029:** Water and/or sanitary sewer services are not available for this property.

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



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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Tuesday, October 19, 2021 3:33 PM  
**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines

**From:** [Chad Brown](#)  
**To:** [Chris Gilcher](#); [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Alan Haines](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021  
**Date:** Friday, October 29, 2021 11:53:31 AM  
**Attachments:** [image004.png](#)  
[image006.png](#)

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Good morning Jack. Our department has not received any information regarding these proposed lot splits. Without having a soil analysis completed for each of the newly proposed lots, we cannot offer any type of guarantee that the lots will be able to be developed with a compliant household sewage treatment system and/or a private water system.

Thanks  
Chad

Chad Brown, MPH, REHS  
Health Commissioner  
Licking County Health Department  
675 Price Road | Newark, OH | 43055  
[www.lickingcohealth.org](http://www.lickingcohealth.org)



Find LCHD on Social Media:



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**From:** Chris Gilcher <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>  
**Sent:** Friday, October 29, 2021 11:19 AM  
**To:** Jack Kuntzman <[jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us)>; Felix Dellibovi <[fdellibovi@ci.pataskala.oh.us](mailto:fdellibovi@ci.pataskala.oh.us)>; Jim Roberts <[jroberts@hullinc.com](mailto:jroberts@hullinc.com)>; Scott Haines <[shaines@hullinc.com](mailto:shaines@hullinc.com)>; Bruce Brooks <[bbrooks@pataskalapolice.net](mailto:bbrooks@pataskalapolice.net)>; Doug White <[DWhite@westlickingfire.org](mailto:DWhite@westlickingfire.org)>; Philip Wagner <[pwagner@lhschools.org](mailto:pwagner@lhschools.org)>; Chad Brown <[cbrown@lickingcohealth.org](mailto:cbrown@lickingcohealth.org)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>  
**Cc:** Lisa Paxton <[lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us)>; Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021

Jack,



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: 14352 Clark State Road	
Parcel Number: 063-140484-00.002	
Zoning: RR - Rural Residential	Acres: 7.18 +/- Acres
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

Applicant Information		
Name: Kenton Investment Group LTD c/o Jim Reid		
Address: 8236 Kesegs Way		
City: Blacklick	State: Ohio	Zip: 43004
Phone:	Email: jimkreid@outlook.com	

Property Owner Information		
Name: Kenton Investment Group LTD c/o Jim Reid		
Address: 8236 Kesegs Way		
City: Blacklick	State: Ohio	Zip: 43004
Phone:	Email: jimkreid@outlook.com	

Variance Information
Request (Include Section of Code):
Section 1227.05(B) to reduce minimum lot size.
Section 1227.05(C)(1) to reduce front yard for existing building..
Section 1277.05(C)(2) to reduce side yard for proposed lot line through existing building.
Describe the Project:
The Applicant proposes splitting the single parcel into two parcels (Lots A and B) and development of a single-family residence on each newly created lot. Please see attached narrative statement.

Staff Use
Application Number:
VA-21-027
Fee:
300
Filing Date:
10-15-21
Hearing Date:
11-9-21
Receipt Number:
000308

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

**Variance Application:** Submit 1 copy of the variance application.

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

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

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

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

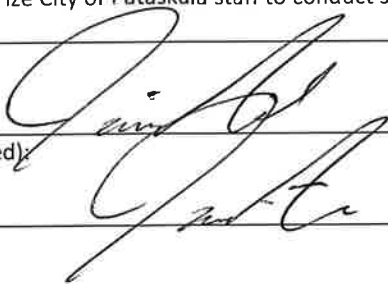
**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

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

## Signatures

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

Applicant (Required):

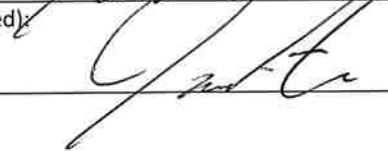


Jim Red  
Mayor KIC

Date:

10/15/21

Property Owner (Required):



Jim Red  
Mayor KIC

Date:

10/15/21

## **Statement in Support**

**Application:** \_\_\_\_\_

**Address:** 14352 Clark State Road

**Parcel:** 063-140484-00.002

**Owner/Applicant:** Kenton Investment Group c/o Jim Reid

**Attorney:** Aaron Underhill

**Date:** October 15, 2021

The Applicant submits this statement in support of its variance application. The property is located in north-west Pataskala, on the north side of Clark State Road SW, and near its intersection with Morse Road SW. The property is developed with agricultural structures.

This property is within a single-family residential neighborhood located between Morse Road SW on the north and Clark State Road SW on the south. The properties within this neighborhood are all zoned RR – Rural Residential and most of the properties range between 1 and 4 acres in area (which is less than the code required minimum of 5 acres for properties zoned RR).

This variance application is filed in companion with two other variance applications for adjacent properties under the same ownership. It is the Applicant's intent to split the three properties into six lots and develop each lot with a single-family residence. These variance applications will allow the proposed lots with area less than the code required minim. Accordingly, the Applicant requests the following variance(s):

1. Section 1227.05(B), Lot Area and Width. To reduce the minimum lot area from 5 acres to 3.73 acres for Lot A and 3.45 acres for Lot B.
2. Section 1227.05(C)(1), Front Yard. To reduce the minimum front yard from 100 feet to 30 feet for Lot B.
3. Section 1227.05(C)(2), Side Yard. To reduce the minimum side yard from 50 feet to zero feet for new property line dividing Lot A and Lot B.

The requested variances to reduce front yard and side yard are technical variances resulting from existing conditions on the property. The Applicant will demolish all of the buildings on this property if the lot split is approved and these variances will no longer be necessary. Until that time, however, there is an existing building which is already falling over which has a 30-foot setback from Clark State Road SW and the proposed new lot line crosses through an existing building. The Applicant does not propose future single-family residential with these reduced standards. Rather, these are just technical variances to allow the lot split.

The requested variances to reduce lot width are not substantial. The code required minimum lot area within the RR district is 5 acres. The proposed split lots are approximately 3.5 acres in area. This is not a substantial reduction and the resulting lots will still maintain the area of estate lots and an extremely low residential density.

The requested variances will not substantially alter the character of the neighborhood nor cause adjoining properties to suffer substantial detriment. The proposed lots are consistent with the

established use, scale, and character of the neighborhood. There are eight lots within this neighborhood which have areas between 1.24 and 1.62 acres. Therefore, the Applicant's proposed 3.5 acre lots are consistent with the character of the neighborhood

The variances, if granted, will not substantially or permanently impair the appropriate use or development of adjacent property. The Applicant proposes splitting the lots for the development of single-family residences. All of the other properties within this neighborhood are similarly zoned RR – Rural Residential and used for single-family residential use. Also, until recently, the Pataskala Land Use Plan (2006) recommended Agriculture/Low Density Residential use for this property and the neighborhood. The Applicant proposes property and use which is similarly situated with the rest of the neighborhood. Therefore, these variances for this property will not change any circumstances nor inhibit neighbor's development.

The requested variances will not adversely affect the delivery of governmental services. Postal, emergency, and utility services will have access to the property.

The requested variances are the most practical method to obviate the Applicant's predicament. The alternative would be to rezoning the property and request a zoning classification which permits smaller lot area. The requested variances are the more practical method because it will allow the property to maintain the same RR zoning classification as all of the other properties in the neighborhood. Also, the variance for reduced lot size is consistent with most of the other properties within the neighborhood. Accordingly, the requested variances, as opposed to rezoning, was the preferred method to permit development of the property as proposed.

The requested variances represent the least modification possible to permit the proposed the lots. The property is proposed to be roughly split in half. Therefore, the requested reduction is minimized to the greatest extent possible.

The requested variances will allow the spirit and intent of the zoning code to be observed and allow substantial justice to be done. The Applicant proposes a reduction which is not substantial and is consistent with the character of the neighborhood. The Applicant requests to use its property in the same manner as its neighbors. This will ensure that substantial justice is done.

For these reasons the requested variances are necessary and justified. The Applicant respectfully requests approval of the requested variances.

Respectfully submitted,



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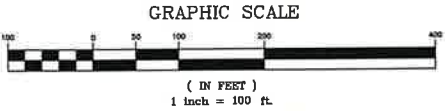
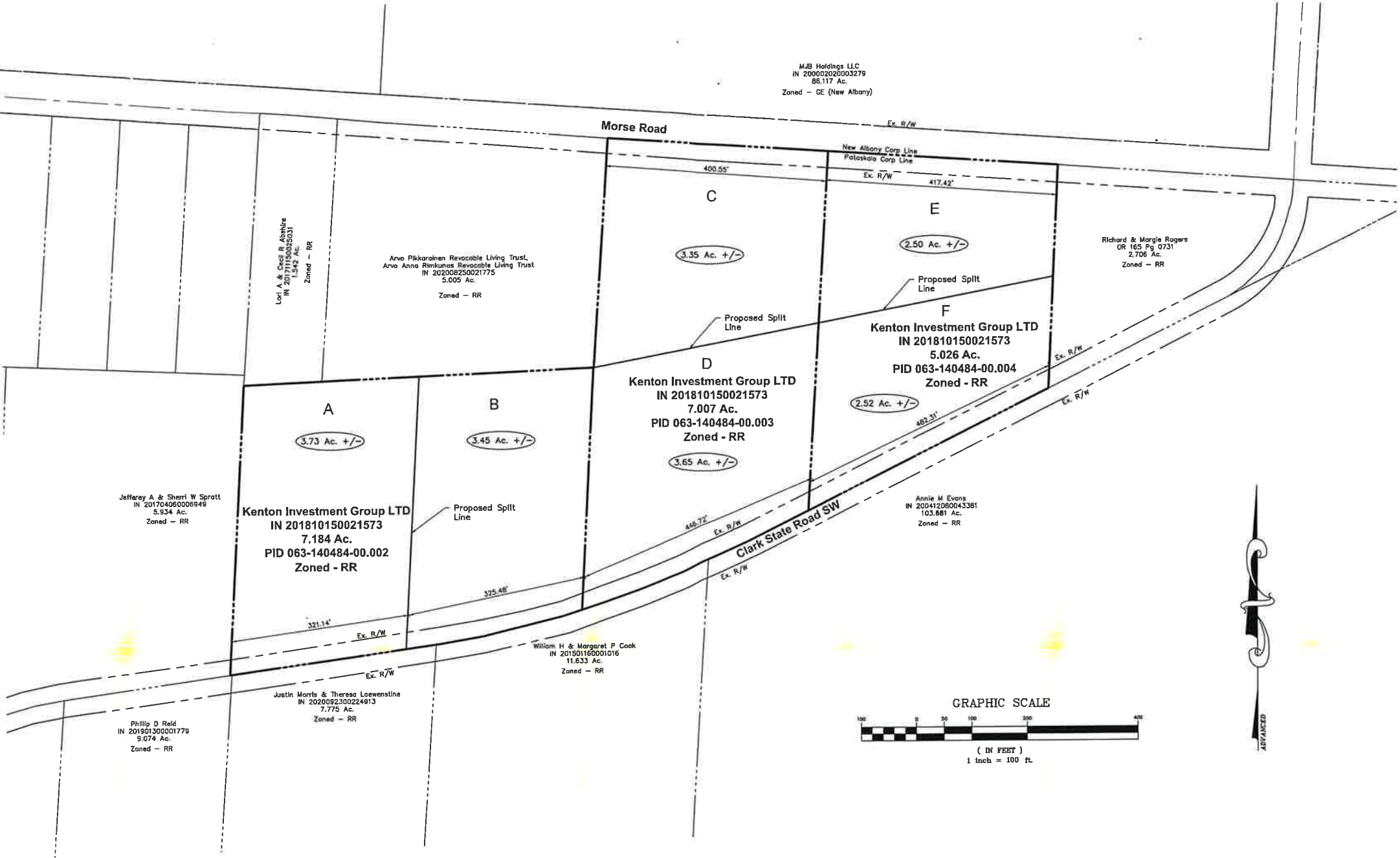
Aaron Underhill

# Lot Split Exhibit

City of Pataskala, Licking County, Ohio  
14352 Clark State Road



VICINITY MAP  
SCALE: NTS



City of Pataskala, Licking County, Ohio  
14352 Clark State Road

**Lot Split Exhibit**

PLAN PREPARED BY: DRH  
CHECKED BY: TW

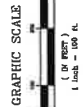
**ADVANCED CIVIL DESIGN ENGINEERS**

781 Science Boulevard - Suite 100  
Columbus, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'  
DATE: October 15, 2021

SHEET 1 / 1  
JOB NO.: 21-0008-1034

City of Pataskala, Licking County, Ohio  
14352 Clark State Road





**ADVANCED**  
CIVIL DESIGN

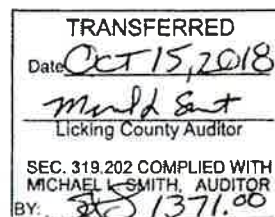
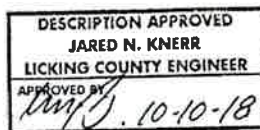
1" = 100'  
DATE: 06/08/10, 2021

197 Santa Monica • Suite 300  
Carlsbad, CA 92008  
PH 619 435-7750  
Fax 619 435-1775

SHEET 1 / 1  
JOB NO.: 21-0008-1035A

PLAN PREPARED BY: JRM  
CHECKED BY: JRM





**LIMITED WARRANTY DEED**  
[Ohio Rev. Code §5302.07]

**Arvo Pikkarainen, married**, for valuable consideration paid, grants, with limited warranty covenants, ("Grantor") to **Kenton Investment Group, Ltd., an Ohio limited liability company**, ("Grantee") whose tax-mailing address is 8236 Kesegs Way, Blacklick, Ohio 43004, the following real property:

***SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF.***

Property address: 14352 Clark State Road, Pataskala, Ohio 43062  
Parcel Nos: 063-140484-00.002, 063-140484-00.003 & 063-140484-00.004


Prior Instrument Reference: Instrument Number 201801220001399; Instrument Number 201801220001400 & Instrument Number 201801220001401, Recorder's Office, Licking County, Ohio.

52150315 CAH  
VALMER LAND TITLE AGENCY BOX

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

Anna Rimkunas, wife of grantor, releases all rights of dower herein.

*(See next page for signatures and acknowledgements)*

  
Arvo Pikkarainen

  
Anna Rimkunas

State of Ohio;  
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 28th day of September, 2018, by Arvo Pikkarainen and Anna Rimkunas, husband and wife, the grantor(s).

Witness my official signature and seal on the day last above mentioned.



NOTARY PUBLIC



MONICA R. MERRIMAN  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
May 09, 2019

This document was prepared by:  
Rhett Plank, Esq.  
540 OfficeCenter Place #160, Gahanna, Ohio 43230  
File No.: 52150315

**EXHIBIT "A"****TRACT ONE:**

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Section 5, Township 1, Range 15, United States Military Lands, being 5.026 acres out of that 19.218 acre tract (remainder of original) conveyed to Arvo Pikkarainen in I.N. 201103280005846, said 5.026 acre tract being more particularly described as;

Beginning at a monument found (FCGS #2208) at the centerline intersection of Morse Road (C.R. 11) with the line between Franklin and Licking Counties, thence, South 85° 59' 08" East, with the centerline of said Morse Road, a distance of 1446.88 feet to the northwest corner of that 1.542 acre tract of land conveyed to Lori A. and Cecil R. Abshire in I.N. 201711150025031, the same being the northerly extension of the easterly line of Lot 1 in Morse-View Addition, a subdivision of record in P.B. 13, Page 46; thence, South 03° 01' 28" West, passing a 5/8-inch rebar found at a distance of 474.08 feet, a total distance of 487.78 feet to a rebar set at the southwesterly corner of said 1.542 acres, the same being in an easterly line of that 5.934 acre tract conveyed to Jeffrey A. and Sherri W. Spratt in I.N. 201704060006949 and being a northwesterly corner of said 19.218 acres, North 87° 21' 00" East, with the southerly line of said 1.542 acre tract, with the southerly line of that 5.005 acre tract conveyed to Arvo Pikkarainen in I.N. 200109050032205 and with a northerly line of said 19.218 acres, passing a 3/4-inch iron pipe found at a distance of 139.50 feet, a total distance of 633.98 feet to a 3/4-inch iron pipe found at the southeasterly corner of said 5.005 acres; thence, North 02° 59' 55" East, with the easterly line of said 5.005 acres and with a westerly line of said 19.218 acres, passing a 3/4-inch iron pipe found at a distance of 384.84 feet, a total distance of 414.19 feet to a survey nail set at the northwesterly corner of said 19.218 acres, the northeasterly corner of said 5.005 acres and being in the centerline of said Morse Road; thence, South 85° 59' 08" East, with the northerly line of said 19.218 acres and with said centerline, a distance of 400.92 feet to a survey nail set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 85° 59' 08" East, with the northerly line of said 19.218 acres and with said centerline, a distance of 414.23 feet to a survey nail set at the northeasterly corner of said 19.218 acres, the same being the northwesterly corner of that 2.706 acre tract conveyed to Richard Rogers in O.R. 165, Page 731;

Thence, South 03° 04' 54" West, with the easterly line of said 19.218 acres and with the westerly line of said 2.706 acres, passing a 3/4-inch iron pipe found at a distance of 372.65 feet, a total distance of 407.19 feet to a survey nail set at the southeasterly corner of said 19.218 acres, the same being the southwesterly corner of said 2.706 acres and being in said centerline;



Thence, South 63° 23' 46" West, with the southerly line of said 19.218 acres and with said centerline of Clark State Road, a distance of 476.74 feet to a survey nail set;

Thence, North 03° 04' 54" East, crossing said 19.218 acres, passing a rebar set at a distance of 34.53 feet, a total distance of 650.04 feet to the TRUE PLACE OF BEGINNING.

All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on South 63° 23' 46" West, as obtained by GPS observations for the centerline of Clark State Road (C.R. 25), based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

Subject to all easements, restrictions, and rights-of-way of record. Being 5.026 acres, by Survey, out of Auditors Parcel #063-140484-00.002.

This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980 in October of 2015 and revisited in December of 2017.

All references (unless otherwise noted) are to records of the Recorder's Office, Licking County, Ohio.

#### **TRACT TWO:**

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Section 5, Township 1, Range 15, United States Military Lands, being 7.007 acres out of that 19.218 acre tract (remainder of original) conveyed to Arvo Pikkarainen in I.N. 201103280005846, said 7.007 acre tract being more particularly described as;

Beginning at a monument found (FCGS #2208) at the centerline intersection of Morse Road (C.R. 11) with the line between Franklin and Licking Counties, thence, South 85° 59' 08" East, with the centerline of said Morse Road, a distance of 1446.88 feet to the northwest corner of that 1.542 acre tract of land conveyed to Lori A. and Cecil R. Abshire in I.N. 201711150025031, the same being the northerly extension of the easterly line of Lot 1 in Morse-View Addition, a subdivision of record in P.B. 13, Page 46; thence, South 03° 01' 28" West, passing a 5/8-inch rebar found at a distance of 474.08 feet, a total distance of 487.78 feet to a rebar set at the southwesterly corner of said 1.542 acres, the same being in an easterly line of that 5.934 acre tract conveyed to Jeffrey A. and Sherri W. Spratt in I.N. 201704060006949 and being a northwesterly corner of said 19.218 acres, North 87° 21' 00" East, with the southerly line of said 1.542 acre tract, with the southerly line of that 5.005 acre tract conveyed to Arvo Pikkarainen in I.N. 200109050032205 and with a northerly line of said 19.218 acres, passing a 3/4-inch iron pipe found at a distance of 139.50 feet, a total distance of 633.98 feet to a 3/4-inch iron pipe found at the southeasterly corner of said 5.005 acres, the

same being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE POINT OF BEGINNING, North 02° 59' 55" East, with the easterly line of said 5.005 acres and with a westerly line of said 19.218 acres, passing a 3/4-inch iron pipe found at a distance of 384.84 feet, a total distance of 414.19 feet to a survey nail set at the northwesterly corner of said 19.218 acres, the northeasterly corner of said 5.005 acres and being in the centerline of Morse Road;

Thence, South 85° 59' 08" East, with the northerly line of said 19.218 acres and with said centerline, a distance of 400.92 feet to a survey nail set;

Thence, South 03° 04' 54" West, crossing said 19.218 acres, passing a rebar set at a distance of 615.51 feet, a total distance of 650.04 feet to a survey nail set in the southerly line of said 19.218 acres and being in the centerline of Clark State Road (C.R. 25);

Thence, South 63° 23' 46" West, with the southerly line of said 19.218 acres and with said centerline of Clark State Road, a distance of 314.42 feet to a survey nail set at an angle point in said line;

Thence, South 74° 39' 11" West, with the southerly line of said 19.218 acres and with said centerline of Clark State Road, a distance of 133.32 feet to a survey nail set;

Thence, North 02° 59' 55" East, crossing said 19.218 acres, passing a rebar set at a distance of 31.61 feet, a total distance of 440.23 feet to the TRUE PLACE OF BEGINNING.

All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on South 63° 23' 46" West, as obtained by GPS observations for the centerline of Clark State Road (C.R. 25), based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

Subject to all easements, restrictions, and rights-of-way of record. Being 7.007 acres, by Survey, out of Auditors Parcel #063-140484-00.002.

This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980 in October of 2015 and revisited in December of 2017.

All references (unless otherwise noted) are to records of the Recorder's Office, Licking County, Ohio.

**TRACT THREE:**

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Section 5, Township 1, Range 15, United States Military Lands, being 7.184 acres out of that 19.218 acre tract (remainder of original) conveyed to Arvo Pikkarainen in I.N. 201103280005846, said 7.184 acre tract being more particularly described as;

Beginning at a monument found (FCGS #2208) at the centerline intersection of Morse Road (C.R. 11) with the line between Franklin and Licking Counties, thence, South 85° 59' 08" East, with the centerline of said Morse Road, a distance of 1446.88 feet to the northwest corner of that 1.542 acre tract of land conveyed to Lori A. and Cecil R. Abshire in I.N. 201711150025031, the same being the northerly extension of the easterly line of Lot 1 in Morse-View Addition, a subdivision of record in P.B. 13, Page 46; thence, South 03° 01' 28" West, passing a 5/8-inch rebar found at a distance of 474.08 feet, a total distance of 487.78 feet to a rebar set at the southwesterly corner of said 1.542 acres, the same being in an easterly line of that 5.934 acre tract conveyed to Jeffrey A. and Sherri W. Spratt in I.N. 201704060006949, being a northwesterly corner of said 19.218 acres and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 87° 21' 00" East, with the southerly line of said 1.542 acre tract, with the southerly line of that 5.005 acre tract conveyed to Arvo Pikkarainen in I.N. 200109050032205 and with a northerly line of said 19.218 acres, passing a 3/4-inch iron pipe found at a distance of 139.50 feet, a total distance of 633.98 feet to a 3/4-inch iron pipe found at the southeasterly corner of said 5.005 acres;

Thence, South 02° 59' 55" West, crossing said 19.218 acres, passing a rebar set at a distance of 408.62 feet, a total distance of 440.23 feet to a survey nail set in the southerly line of said 19.218 acres, the same being in the centerline of Clark State Road (C.R. 25);

Thence, South 74° 39' 11" West, with the southerly line of said 19.218 acres and with said centerline of Clark State Road, a distance of 236.94 feet to a survey nail set at an angle point in said line;

Thence, South 82° 07' 17" West, with the southerly line of said 19.218 acres and with said centerline of Clark State Road, a distance of 414.80 feet to a square cut iron bar found in said centerline at the southwesterly corner of said 19.218 acres, the same being the southeasterly corner of said 5.934 acres;

Thence, North 03° 08' 40" East, with a westerly line of said 19.218 acres and with the easterly line of said 5.934 acres, passing a wood post (corner post fence) found with a survey nail set in top at a distance of 30.56 feet, a total distance of 530.69 feet to the TRUE PLACE OF BEGINNING.

All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on South 63° 23' 46" West, as obtained by GPS observations for the centerline of Clark State Road (C.R. 25), based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

Subject to all easements, restrictions, and rights-of-way of record. Being 7.184 acres, by Survey, out of Auditors Parcel #063-140484-00.002.

This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980 in October of 2015 and revisited in December of 2017.

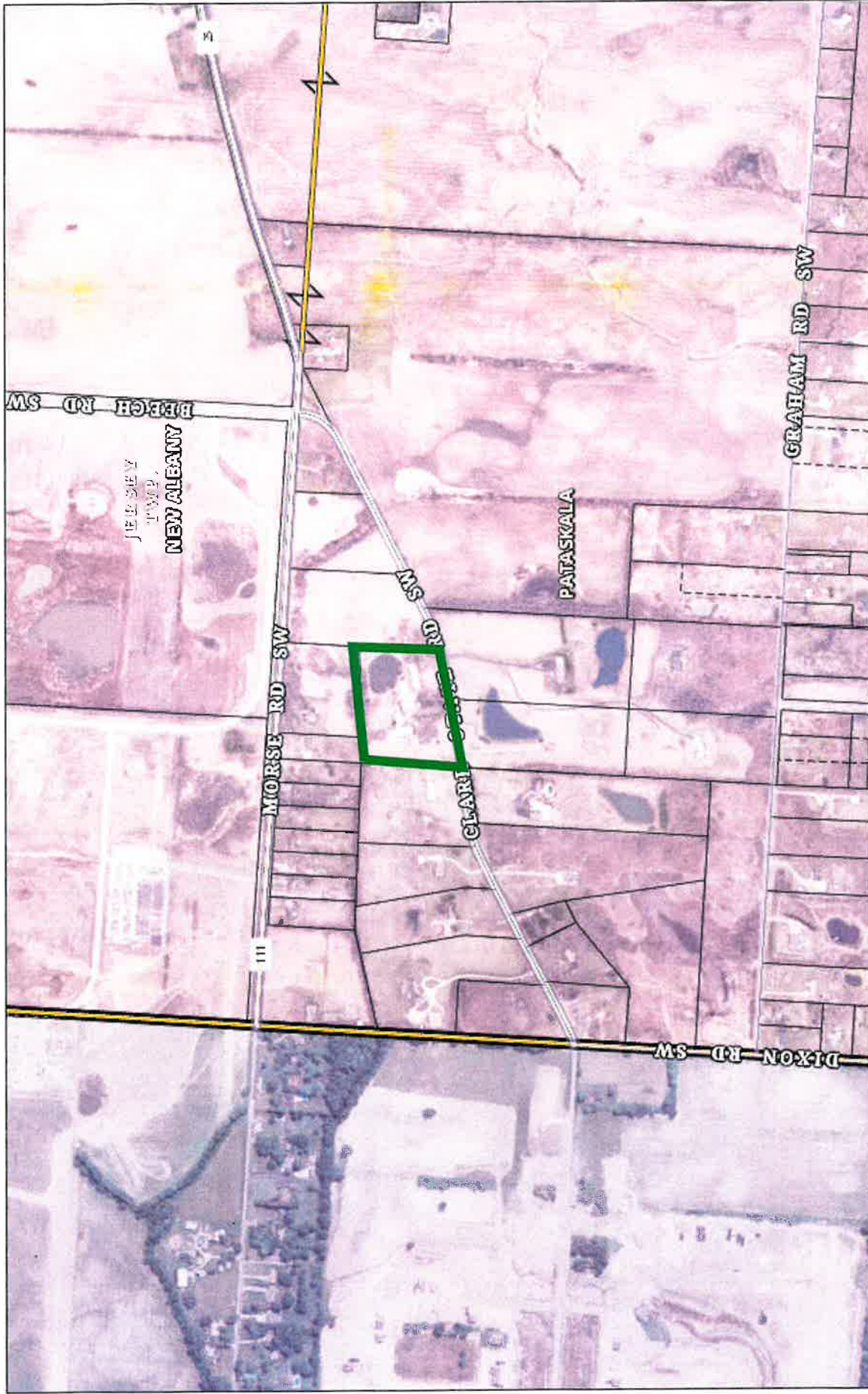
All references (unless otherwise noted) are to records of the Recorder's Office, Licking County, Ohio.

Known As: 14352 Clark State Road, Pataskala, OH 43062

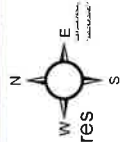




# OnTrac Property Map



October 15, 2021



Owner Name & Acres

**Centerline Labels**

Driveway 752 Feet

Interstates 0.14 Miles

Jurisdictional Townships

Historical Townships Line

County Road

Township Road

Other Road Type

Municipal Corporations

County Boundary

LICKING COUNTY TAX MAP

Licking County Auditor GIS