



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-21-028

Applicant:	Kenton Investment Group LTD c/o Jim Reid
Owner:	Kenton Investment Group LTD.
Location:	0 Clark State Road SW (PID: 063-140484-00.003)
Acreage:	+/- 7.00-acres
Zoning:	RR – Rural Residential
Request:	Requesting approval of a Variance from Section 1227.05(B) of the Pataskala Code in order to split the lot in two (2) which will not meet the minimum lot size of 5-acres.

Description of the Request:

Requesting approval of a Variance from Section 1227.05(B) of the Pataskala Code in order to split the lot into two (2) lots, both of which will not meet the minimum lot size of 5-acres.

Staff Summary:

The 7.00-acre property located north of Clark State Road SW and South of Morse Road SW is currently undeveloped land used for agricultural purposes. A creek runs along the north part of the property, parallel to Morse Road. It has frontage on both Clark State Road SW and Morse Road SW.

The Applicant would like to split the existing property in two (2), creating an additional buildable lot. The two (2) lots, "C" and "D" would be approximately 3.35-acres in size and 3.65-acres, respectively. Lot "C" will have frontage on Morse Road SW, for a length of 400.55-feet, and lot "D" will have frontage on Clark State Road SW for a length 446.72-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. 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 “C” will be approximately 3.35-acres, and Lot “D” will be approximately 3.65-acres in size. As such, the Applicant is requesting a Variance from Section 1227.05(B) of the Pataskala Code in order to reduce the required minimum lot size of five (5) acres by 1.65-acres (33%) for Lot “C” and by 1.35-acres (27%) for Lot “D”. Both proposed lots will meet the minimum required width.

If a Variance is approved, the buildable area of Lot “C” will be behind (south) of the existing creek that runs parallel to Morse Road SW. Access to the property may be difficult, and a bridge may be required. Any primary structure built on-site shall comply with the setbacks of the RR – Rural Residential district, which for the front, side, and rear yards are 100-feet, 50-feet, and 100-feet, respectively.

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	General Employment District (New Albany)	Data Center Misc. Industrial
East	RR – Rural Residential	Agricultural
South	RR – Rural Residential	Single-Family Home Agricultural
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-21-028:

- 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
- Southwest 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.

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 1227.05(B) of the Pataskala Code for Variance Application VA-21-028 ("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

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

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: [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](#)

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.

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



Find LCHD on Social Media:



From: Chris Gilcher <cgilcher@swlcws.com>
Sent: Friday, October 29, 2021 11:19 AM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; 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>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: RE: Pataskala BZA Review Memo for 11-09-2021

Jack,

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](#)

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



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



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: 0 Clark State Road	
Parcel Number: 063-140484-00.003	
Zoning: RR - Rural Residential	Acres: 7.0 +/- 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.
Describe the Project:
The Applicant proposes splitting the single parcel into two parcels (Lots C and D) and development of a single-family residence on each newly created lot. Please see attached narrative statement.

Staff Use
Application Number:
VA-21-028
Fee:
300
Filing Date:
10-15-21
Hearing Date:
11-9-21
Receipt Number:
000309

Documents
<input type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input 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):

Mayor of Kenton
Jim Rev

Date:

10/15/21

Property Owner (Required):

Mayor of Kenton
Jim Rev

Date:

10/15/21

Statement in Support

Application: _____

Address: 0 Clark State Road

Parcel: 063-140484-00.003

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 minimum. 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 3.35 acres for Lot C and 3.65 acres for Lot D.

The requested variances 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 rezone 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,



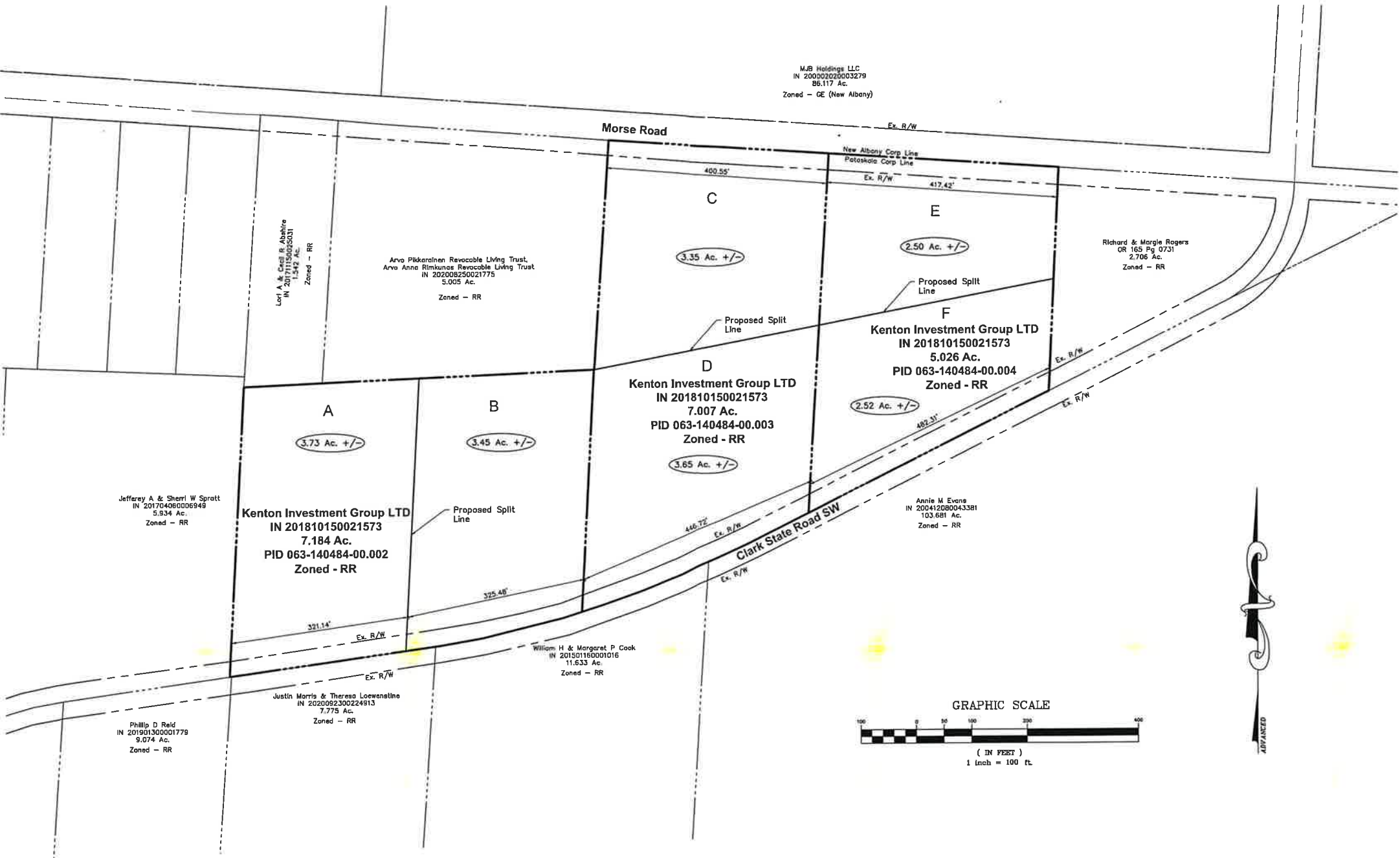
Aaron Underhill

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

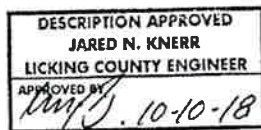


ADVANCED
CIVIL DESIGN
ENGINEERS

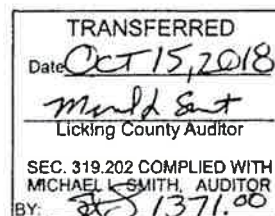
PLAN PREPARED BY: DRH
CHECKED BY: TW
781 Science Boulevard ~ Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

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



201810150021573
Pgs: 7 568.00 T20180014986
10/15/2018 1:14 PM MEP VALMER L.A.N.
Bryan A. Long Licking County Recorder



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 $85^{\circ} 59' 08''$ 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 $03^{\circ} 01' 28''$ 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 $87^{\circ} 21' 00''$ 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 $02^{\circ} 59' 55''$ 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 $74^{\circ} 39' 11''$ 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 $82^{\circ} 07' 17''$ 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 $03^{\circ} 08' 40''$ 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.

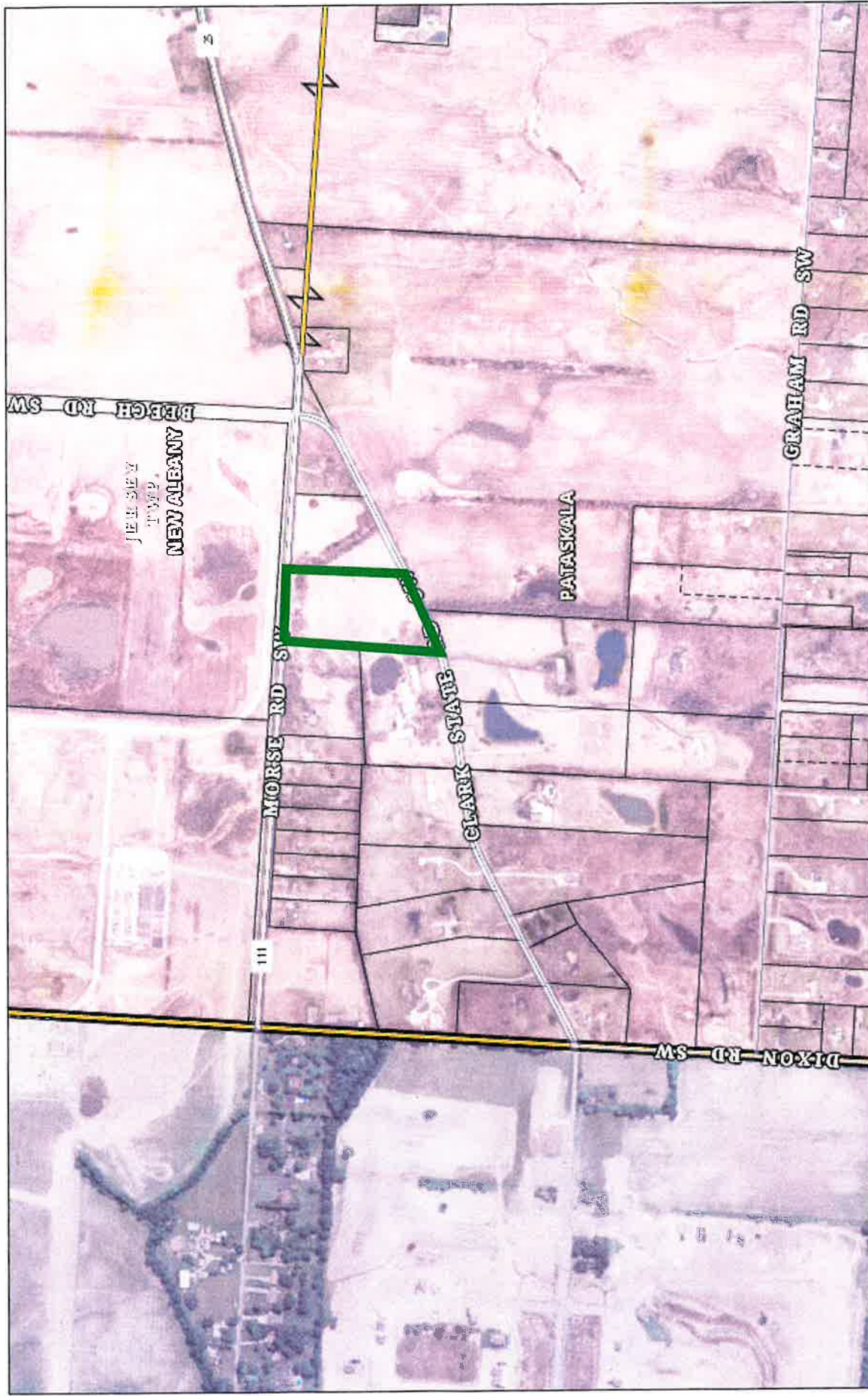
This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980 in October of 2015 and revisited in December of 2017.

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

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

752 Feet

0.14 Miles

Jurisdictional Townships

Historical Townships Line

County Boundary

LICKING COUNTY TAX MAP

Licking County Auditor GIS