



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

December 14, 2021

#### Conditional Use Application CU-21-005

<b>Applicant:</b>	Double Diamond, LLC.
<b>Owner:</b>	Major Contracting Co.
<b>Location:</b>	6359 Summit Road SW (PID: 063-147108-00.000)
<b>Acreage:</b>	+/- 1.8-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of a Conditional Use in order to utilize the property as a landscaping business pursuant to Section 1251.04(10) of the Pataskala Code.

#### Description of the Request:

The applicant is seeking approval of a conditional use to allow the property located at 6359 Summit Road SW to be used as landscaping business (NAICS 2007 – 561730), pursuant to Section 1251.04(10) of the Pataskala Code.

#### Staff Summary:

The 2.00-acre property at 6359 Summit Road SW is a corner lot, with frontages on two (2) public rights-of-way; Summit Road SW to the west and Cleveland Road SW to the north. There is also railroad right-of-way along the south border of the property. It is currently occupied by 11,470-square foot commercial building built in 1977, and a 2,160-square foot office built in 2014. The area in front (west) of the office is paved with asphalt, with an access drive running through the railroad right-of-way to Summit Road SW. The remaining acreage is paved with gravel, and there is a 6-foot wood fence along the north and west of the property. Previously, this property was operated as a Truss Factory.

The Applicant is requesting approval of a Conditional Use Application to allow for the property to be used as a location for a landscaping business. The North American Industry Classification System (NAICS) 2007 assigns the use code 561730 and describes such use as establishments primarily engaged in “providing landscape care and maintenance services and/or installing trees, shrubs, plants, lawns, or gardens...along with the design of landscape plans and/or the construction (i.e., installation) of walkways, retaining walls, decks, fences, ponds, and similar structures”. Pursuant to Section 1251.04(10) of the Pataskala Code ‘Lessors of Miniwarehouses and Self-Storage Units’ is a Conditional Use in the M-1 – Light Manufacturing District

As proposed, the Applicant will make no changes to the site. Parking will be northwest corner behind the existing fence, and a trash receptacle (dumpster) is located at the southwest corner of the main storage building.

Per the Narrative Statement submitted by the Applicant for this request: the purpose of the proposed use is as a second location for Double Diamond, LLC, a commercial landscaping company operating in the central Ohio area. The Applicant believes that the proposed use is a good use for the property, and that they are currently working on cleaning the site up and repairing the existing fence. Also stated, the

location will have no retail or nursery element, and that the property will continue to be kept clean. Additionally, the Applicant would like this Conditional Use request to be valid for two (2) years with an option for an extension, as they still have hopes to redevelop the property into a storage facility.

**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 (2006) map recommends this property to be 'Conservation Suburban'; Therefore, the proposal is *not* in line with the City's Comprehensive Plan. However, it is currently zoned M-1 – Light Manufacturing.

As the plan does not identify any additional structures being erected on site, the Setbacks and Yards as required under Section 1251.05(C) would not apply, as the existing structures on site were constructed prior to the regulations being in place. The existing structures on site are considered Existing Non-Conforming (e.g., "grandfathered").

Uses within the M-1 – Light Manufacturing District require L2 type screening along any frontage per 1283.07(B). Also stated within this section, for the side and rear property lines: L2 shall be provided if abutting a similar use; L5 if abutting a residential use or district; and L3 if other than residential. The side property line (east) is adjacent to an M-1 – Light Manufacturing zoned construction company. The rear property line (south) is adjacent to M-1 – Light Manufacturing zoned land comprising the railroad and vacant property. L2 shall be required along the frontage of Cleveland Road SW and Summit Road SW, L2 along the side (east) property line, and L2 along the rear property line. Per Section 1283.06 of the Pataskala Code: L2 type screening shall consist of the following:

- L2: Enough low shrubs to form a continuous three (3) foot high screen, and one tree per 30 lineal feet. A three (3) foot high berm, or wall may be substituted for the shrubs.
- Pursuant to Section 1283.07, the minimum standards of these may be waived upon presentation of an **equivalent** landscaping plan subject to the approval of Planning and Zoning Staff.

No plans for perimeter screening or landscaping are identified on the plan.

Section 1291.16 of the Pataskala Code requires for commercial uses engaged in commercial and business support services to provide one (1) parking space for each 400-square feet of gross floor area. For the 2,160-square foot office, this would require six (6) parking spaces. The Applicant had indicated on the site plan where those would be in general, however, additional information will need to be supplied regarding the dimensions of each parking space and total number of spaces provided. The Applicant may also need to stripe and provide lighting for the parking lot depending on the number of parking spaces provided. The Applicant has also identified the general location of the trash receptacle, pursuant to Section 1283.06(13) of the Pataskala Code, any trash or waste disposal unit shall be screened on all four sides. The average height of the screening material shall be one foot more than the height of the enclosed structure but shall not be required to exceed ten feet in height. Plantings, such as a hedge, may be used in substitute of a wall or fence. Because there is no existing fence along the south property line, the Applicant will need to provide screening from the view from the road.

No signage is provided for within the plan, any signage would be subject to Chapter 1295 of the Pataskala Code.

As mentioned in the Applicant's Narrative Statement, it was stated that they are still wanting to erect a white vinyl fence. Such a fence would necessitate a Variance, as it would exceed the maximum height of four (4) feet within the front yard setback. The Applicant previously received a variance for this; however, it has since expired. The location of said fence is also not indicated on the site plan.

Further mentioned in the Applicant's Narrative Statement is the request for a two (2) year expiration date with an option for an extension. Staff believes this is ultimately unnecessary. As Staff understands, it is the Applicant's intent to continue working towards the use as proposed in Conditional Use Application CU-20-012 (Storage units utilizing shipping containers). If this is the case, the Landscaping business may remain on-site pending approval of this Conditional Use Application and may remain so unless the Conditions of Approval are not met, or the Applicant does not fulfill the requirements of Section 1215.09 described below. There would be no need to set an expiration date for this particular use, as the Applicant may apply for a separate Conditional Use in the future for the storage units.

Pursuant to Section 1215.09 of the Pataskala Code the approval of a Conditional Use shall become void if such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one (1) extension of a Conditional Use approval for an additional six (6) months. Additionally, a conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than one year.

Zoning Inspector (Full comments attached)

Major Contracting (6359 Summit Road) was issued a Code Violation for operating a commercial business (landscaping business) without proper permits on *June 23, 2021*. This violation was not addressed, or rectified, by *September 3, 2021*, and they were issued a court summons. This case was heard in Mayors court on *October 21, 2021* and granted continuance, which is to be heard on *December 16, 2021*.

Public Service Director (Full comments attached)

Any fence installed along Cleveland Road SW is preferred to not extend beyond the north face of the existing building.

West Licking Joint Fire District (Full comments attached)

Any major changes to the buildings will require tenant to consult with the Licking County Building Department.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Single-Family Homes
East	M-1 – Light Manufacturing	Construction Company
South	M-1 – Light Manufacturing	Railroad Single-Family Homes
West	R-20 – Medium Density Residential	Single-Family Homes

**Conditional Use Requirements:**

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

- 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
- 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- 4. Will not be hazardous or disturbing to existing or future neighboring uses.*
- 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
- 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
- 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-21-005:

1. 1215.05(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general

**Department and Agency Review**

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

**Conditions:**

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

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within six (6) months of the date of approval unless an extension Pursuant to Section 1215.09 of the Pataskala Code is granted.
2. The Applicant shall address all comments from Planning and Zoning Staff and the Public Service Director.
3. Pursuant to Section 1215.05(7) of the Pataskala Code All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general

**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 Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-21-005 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Doug White](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 12-14-2021  
**Date:** Thursday, November 18, 2021 9:45:11 AM

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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,

The West Licking Fire District doesn't have any comments for CU-21-006 and VA-21-030.

The Fire District does have one comment for CU-21-005.

- 1) Any major changes with the buildings will require the tenant to consult with the Licking County Building Department.

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Tuesday, November 16, 2021 2:18 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>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Philip Wagner <pwagner@lhschools.org>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Cc:** Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>  
**Subject:** Pataskala BZA Review Memo for 12-14-2021

Good Afternoon,

You are receiving this email because one or more of the Applications submitted for the **December 14, 2021** Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**VA-21-030:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Chris Sharrock, Alan Haines

**CU-21-005:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

**CU-21-006:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

If you have any comments or concerns regarding these applications, please have them submitted to me **no later than Friday, December 3rd**. They will be included in the Staff Report that is given to the Board members.

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 12-14-2021  
**Date:** Wednesday, November 24, 2021 2:05:39 PM

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Jack,

My comments on the applications for the subject BZA hearing are as follows:

1. VA-21-030
  - a. Sight triangle for the unimproved alley is not of concern.
  - b. Fence may only encroach within the 3' limit along the side of the house where the patio is, then should jog back to stay in the line with the eastern edge of the house once the obstacle is cleared, at a maximum distance of 10' past the house.
2. CU-21-005
  - a. Fence along Cleveland is preferred to not extend beyond the north face of the existing building.
3. CU-21-005
  - a. No comment

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, November 16, 2021 2:18 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>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Philip Wagner <pwagner@lhschools.org>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

**Cc:** Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

**Subject:** Pataskala BZA Review Memo for 12-14-2021

Good Afternoon,

**From:** [Felix Dellibovi](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 12-14-2021  
**Date:** Monday, December 6, 2021 4:25:30 PM  
**Attachments:** [image001.png](#)

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RE: **CU-21-005: 6359 Summit Road (Major Contracting Co.)**

Major Contracting (6359 Summit Road) was issued a Code Violation for operating a commercial business without proper permits on June 23, 2021. This violation was not addressed, or rectified, by September 3, 2021, and they were issued a court summons. This case was heard in Mayors court on October 21, 2021 and granted continuance, which is to be heard on December 16, 2021.

Thank you,

**FELIX DELLIBOVI**

**Zoning Inspector**

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-927-3885

Cell: 614-774-4446

Email: [fdellibovi@ci.pataskala.oh.us](mailto:fdellibovi@ci.pataskala.oh.us)



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**From:** Jack Kuntzman <[jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us)>

**Sent:** Wednesday, November 17, 2021 3:36 PM

**To:** 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)>; Perkins, Kasey (Southwest Licking Local Schools) <[kperkins@laca.org](mailto:kperkins@laca.org)>; Philip Wagner <[pwagner@lhschools.org](mailto:pwagner@lhschools.org)>; Chris Sharrock <[csharrock@ci.pataskala.oh.us](mailto:csharrock@ci.pataskala.oh.us)>; Chris Gilcher <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>

**Cc:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>; Lisa Paxton <[lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us)>

**Subject:** RE: Pataskala BZA Review Memo for 12-14-2021

Good Afternoon, Everyone.





# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 6359 Summit Rd. SW Pataskala, Ohio 43062	
Parcel Number: 063-147108-00.000	
Zoning: M1	Acres: 1.8
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: CU-21-005
Fee: \$300.00
Filing Date: 10-21-2021
Hearing Date: 12-14-2021
Receipt Number: 000314

Applicant Information		
Name: Double Digmand, LLC		
Address: 504 Cherry Bottom Rd.		
City: Gahanna	State: OH	Zip: 43230
Phone: 614-204-2203	Email: johnwestfisher@gmail.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Property Owner Information		
Name: Major Contracting Co.		
Address: 3923 E. Main St.		
City: Columbus	State: Ohio	Zip: 43213
Phone: 614-327-6524	Email: Lynne.columbusupply.com	

Conditional Use Information
Request (Include Section of Code): 1251.04-10 Landscaping Business
Describe the Project: Commercial Landscape Business 2nd Location

## Documents to Submit

**Conditional Use Application:** Submit 1 copy of the conditional use application.

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

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
  1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
  2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
  3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
  5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
  8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
  9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(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 conditional use 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/paxworld/>

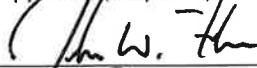
**Area Map:** Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

## 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 conditional use request.

Applicant (Required):

Date:

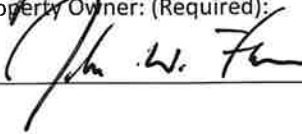


John W. Fisher

10/20/21

Property Owner: (Required):

Date:



John W. Fisher

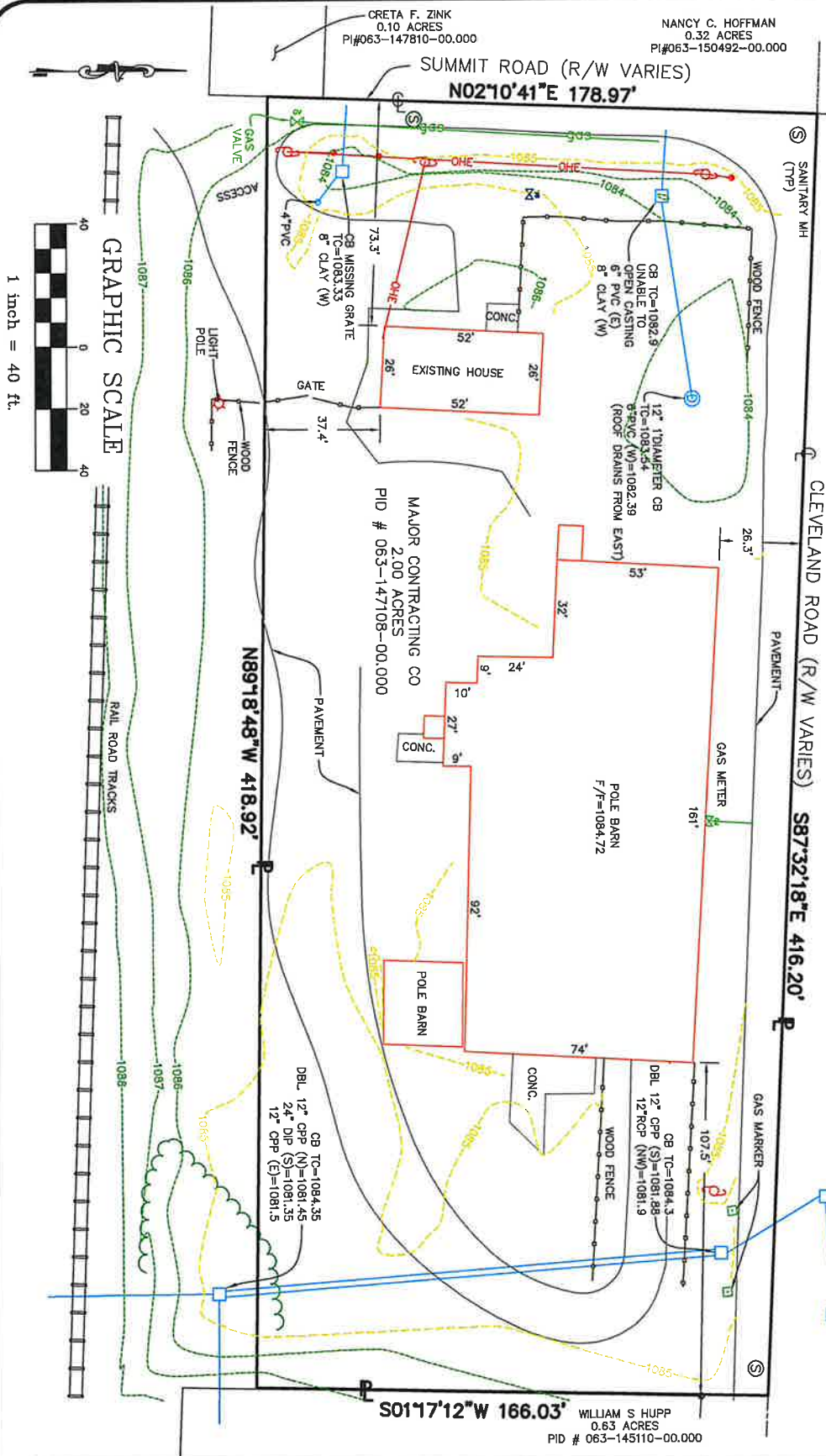
10/20/21

The Conditional use has been requested to operate a 2<sup>nd</sup> location of Double Diamond, LLC – A Commercial Landscape Company operating in the Central Ohio Area. We would request this to be a (2) year conditional use permit with an option for an extension. We have hopes to redevelop the property and would like the opportunity to find another site for the Landscape Company within this time period.

1. Yes, it's a conditional use under code 1251.04
  2. Yes, is a good use for the property and the building which currently sits on the property.
  3. Yes, we are currently working on continuing to clean up the site and repair the damaged fence. This was a Truss building facility years ago and has been a couple other things since. There was lots of debris and left over materials from each user of this property. We are currently working with zoning department on a plan to replace the existing fence with a brand new white vinyl fence.
  4. Yes, currently know all of the neighbors.
  5. Yes, currently has SWLCWD serving water utilities and clear drainage which provides runoff for Summit Rd. and Cleveland Ave.
  6. Yes, as the fence continues to be fixed and maintained and debris removed the property will continue to be kept clean and in accordance with Pataskala Standards.
  7. Yes, all uses will be in accordance. This will serve as more of a storage facility for equipment. Not as a nursery or retail site.
  8. Yes, access is off Summit Rd.
  9. Yes, we plan to keep the property clean and continue to do so.
- 
- All Employee parking will remain at the NorthWest corner inside the fence, as to block any outside view.
  - Trash to be serviced in a 4 yard container.
  -

# SITE LOCATION SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, AND IN THE CITY OF PATASKALA:  
Being 2.00 acres of land as conveyed to Major Contracting Co., being a part of Lot 21, in Quarter 3, Township 1, Range 15  
of the United States Military Lands South, 35 Recorder's Office, Licking County, Ohio.



6359 SUMMIT ROAD  
10/10/21 1/1  
1"=40'

**TERRATEK**  
LAND SURVEYING & MAPPING

PROJECT ADDRESS:  
6359 SUMMIT ROAD  
PATASKALA, OH 43062

CERTIFICATION: This Location Survey was prepared from records on file at the Auditor & Recorder's Offices, Licking County, Ohio and from an actual field location performed on JUNE 6, 2021 under the direct supervision of Michael R. Ziska P.S. 8621. It is NOT to be used as a boundary survey, and IS NOT intended or to be used for recording purposes.

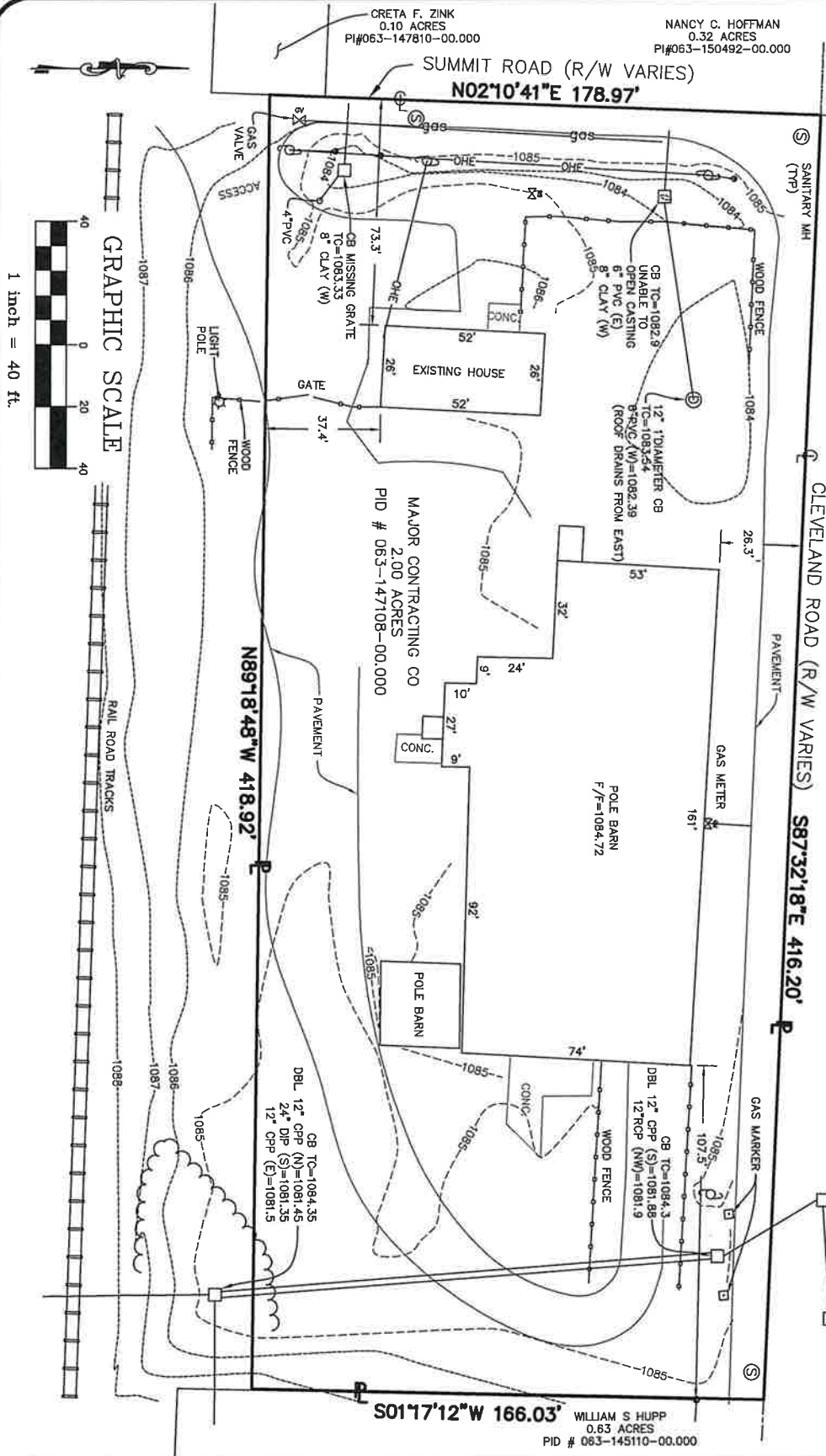
BY: *Mike Ziska*  
MICHAEL R. ZISKA REGISTERED STATE OF OHIO  
PROFESSIONAL SURVEYOR No. 8621  
DATE OF PLAT: 10-10-2021





# SITE LOCATION SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, AND IN THE CITY OF PATASKALA:  
Being 2.00 acres of land as conveyed to Major Contracting Co., being a part of Lot 21, in Quarter 3, Township 1, Range 15  
of the United States Military Lands South, 35 Recorder's Office, Licking County, Ohio.



6359 SUMMIT ROAD  
10/10/21 1/1  
1"=40'

**TERRATEK**  
LAND SURVEYING & MAPPING

PROJECT ADDRESS:  
6359 SUMMIT ROAD  
PATASKALA, OH 43062

CERTIFICATION: This Location Survey was prepared from records on file at the Auditor & Recorder's Offices, Licking County, Ohio and from an actual field location performed on JUNE 6, 2021 under the direct supervision of Michael R. Ziska P.S. 8621. It IS NOT to be used as a boundary survey, and IS NOT intended or to be used for recording purposes.

BY: *Mike Ziska*  
MICHAEL R. ZISKA REGISTERED STATE OF OHIO  
PROFESSIONAL SURVEYOR No. 8621  
DATE OF PLAT: 10-10-2021









# Know all Men by these Presents

That

Dane H. Merrill and Betty Merrill, husband and wife,  
Ethel M. Merrill, unmarried widow

Dane H. Merrill also known as Dane Merrill

of the Township of Lima, County of Licking  
and State of Ohio Grantors, in consideration of the sum of  
One Dollar and other valuable considerations

to them paid by

Major Contracting Company, an Ohio Corporation  
2244 Mock Road, Columbus, Ohio  
of the County of Franklin  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee Major Contracting Company, its successors

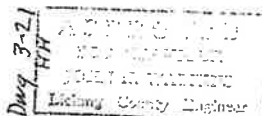
~~hereby~~ and assigns forever, the  
following Real Estate situated in the County of Licking  
in the State of Ohio, and in the Township of  
Lima and bounded and described as follows:

Being located in Lot No. 21 of the Third Quarter of Township 1, Range 15,  
United States Military Lands, and being the same tract as conveyed to Charles  
A. and Dane Merrill by deed of record in Deed Book 515 page 631, all references  
being to records of the Recorder's Office, Licking County, Ohio, and being more  
particularly bounded and described as follows:

Beginning at a railroad spike in the centerline of County Road No. 26 and at  
the northwesterly corner of the said Lot No. 21, being also the southwesterly  
corner of "BESSE ADDITION" as the plat of same is shown of record in Plat Book  
3, page 149; thence along the southerly line of the said "BESSE ADDITION" being  
the centerline of Cleveland Street, and the northerly line of the said Merrill  
tract, South 89° 43' East, 416.2 feet to a point, said point being the north-  
easterly corner of the said Merrill tract; thence along the easterly line of  
the said tract, being the westerly line of the tract conveyed to James M. and  
Corinne Faye Garrett by deed of record in Deed Book 591, page 512, South 0°  
53' 30" East, (passing an iron pin found at 0.53 foot and passing a second iron  
pin found at 13.85 feet), 166.03 feet to a railroad spike in a wooden post at the  
southeasterly corner of the said Merrill tract and in the northerly right-of-way  
line of the Baltimore and Ohio Railroad; thence along the northerly right-of-  
way line of the said railroad, South 88° 30' 30" West, (passing an iron pin at  
393.92 feet), 418.92 feet to a railroad spike at the intersection of the said  
right-of-way line with the centerline of County Road No. 26; thence along the  
centerline of the said County Road No. 26, NORTH, 179.0 feet to the place of  
beginning, containing 1.653 acres, more or less.

Subject to all planning, zoning and other governmental land use regulations and  
restrictions, if any, and all easements, leases, street and highway rights of way  
and any and all other conditions and restrictions of record, if any.

The foregoing description being based on a survey and plat thereof made on  
February 13, 1970 by W. H. Mechwart, Registered Surveyor No. 4072.



LAST TRANSFER: Deed Record Volume, 657 , Page 558

**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Major Contracting Company, its successors  
~~heirs~~ and assigns forever.

And the said Grantor s Dane H. Merrill and Betty Merrill  
and Ethel M. Merrill

for themselves and their heirs,  
do hereby covenant with the said Grantee  
Major Contracting Company, its successors

~~heirs~~ and assigns, that they are lawfully seized of the premises  
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever  
except the taxes and assessments for the year 1970 amount not yet determined  
which the grantee assumes and agrees to pay as a part of the consideration hereof.

and that they will forever Warrant and Defend the same, with the  
appurtenances, unto the said Grantee  
Major Contracting Company, its successors  
~~heirs~~ and assigns  
against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s

Dane H. Merrill and Betty Merrill, husband & wife  
and Ethel M. Merrill, unremarried widow

who hereby release their respective right s of dower in the premises, ha ve  
hereunto set their hand s this 28th day of February  
in the year of our Lord one thousand nine hundred and seventy (1970 ) .

Signed and acknowledged in presence of

*[Signature]*  
Witnesses to signatures of Dane H.  
Merrill and Betty Merrill

*[Signature]*  
Witnesses to signature of Ethel  
M. Merrill

X *[Signature]*  
Dane H. Merrill

X *[Signature]*  
Betty Merrill

X *[Signature]*  
Ethel M. Merrill

The State of OHIO  
LICKING County } ss.



of February

A.D. 19 70 before me, the subscriber,

a Notary Public

in and for said county, personally came the

above named

Dane H. Merrill and Betty Merrill

~~and Ethel M. Merrill~~

the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be their  
voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof,** I have hereunto

subscribed my name and affixed my official seal on  
the day and year last aforesaid.

*Howard G. Robinson*  
HOWARD G. ROBINSON, ATT'Y AT LAW

NOTARY PUBLIC - STATE OF OHIO

My Commission Has No Expiration Date

Sec. 147.93 Rev. Code Of Ohio

Pataskala, Ohio.

This instrument was prepared by

Howard G. Robinson, Attorney at Law, Pataskala, Ohio.

STATE OF OHIO, COUNTY OF LICKING, SS:

BE IT REMEMBERED, that on this 11th day of March, 1970, before me, the sub-  
scriber, a Notary Public in and for said county, personally came the above named  
Ethel M. Merrill, one of the Grantors in the foregoing Deed, and acknowledged  
the signing of the same to be her voluntary act and deed, for the uses and purposes  
therein mentioned.

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

*Howard G. Robinson*  
HOWARD G. ROBINSON, ATT'Y AT LAW

NOTARY PUBLIC - STATE OF OHIO

My Commission Has No Expiration Date

Sec. 147.93 Rev. Code Of Ohio

This instrument was prepared by  
Howard G. Robinson, Attorney  
at Law, Pataskala, Ohio

81841° X 10  
**Warranty Deed**

Dane H. Merrill  
and  
Betty Merrill

TO

Major Contracting Company

Transferred March 18 1970  
George D. Buchanan  
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Licking SS

RECEIVED FOR RECORD ON THE

18 day of March 1970

at 3:16 o'clock P.M.

and RECORDED March 20 1970

DEED BOOK 658 PAGE 322

Robert E. Wines

COUNTY RECORDER

RECORDERS FEE \$ 5.00

COUNTY BLANK BOOK CO. 501...

Howard G. Robinson

-Attorney-at-Law-

Pataskala, Ohio 43062



