



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

January 11, 2022

#### Conditional Use Application CU-21-007

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | Cory Bonda  |
| <b>Owner:</b>     | Pataskala Storage, LLC  |
| <b>Location:</b>  | 14067 Broad Street SW (PID: 063-141402-00.000)  |
| <b>Acreage:</b>   | +/- 15.24-acres   |
| <b>Zoning:</b>    | LB – Local Business   |
| <b>Request:</b>   | Requesting approval of a Conditional Use in order to expand an existing storage facility pursuant to Section 1247.04(22) of the Pataskala Code. |

#### Description of the Request:

The applicant is seeking approval of a Conditional Use to allow for the expansion of an existing Conditional Use, a storage facility, pursuant to Section 1247.04(22) of the Pataskala Code.

#### Staff Summary:

The approximately 15.25-acre property located at 14067 Broad Street SW is currently occupied by an existing self-storage facility “Pataskala Storage”. The parcel is split zoned between GB – General Business and LB – Local Business, and facility utilizes several structures of varying size, with the older original structures towards the front within the GB – General Business zoning and the newer structures (2019-2020) towards the rear within the LB – Local Business zoning with additional paved areas for RV and trailer storage. Additionally, the property has frontage on two rights-of-way, Broad Street SW to the North and Summit Road SW to the West, wrapping around the existing apartment complex and vacant paved lot at the intersection of Broad Street SW and Summit Road SW.

The Applicant has been before the Board previously in 2018-2019 for approval of a previous Conditional Use (CU-18-005) to allow for the expansion of the storage facility that had been located on the property. This was approved by the Board on March 11, 2019, and the Applicant constructed “Phase 2” of the facility (Phase 1 being the original buildings fronting on Broad Street). One of the Conditions placed upon the approval (full list of Conditions below in Staff Review) of that application by the Board was that the Applicant must apply for a further Conditional Use for any further expansion of the facility. As the Applicant is now considering the construction of a “Phase 3”, a further Conditional Use Approval is required. A brief summary of the proposed additions in Phase 3 is below:

- New Structures
  - 3,200-square foot (80'x40') building
  - 14,400-square foot building (60'x240')
  - 25,000-square foot building (50'x500')
- Re-orientation of Stormwater Pond
- 20 additional RV/Trailer Spaces
- Additional asphalt access drive onto Summit Road SW

Per Section 1247.04(22), the use “Lessors of Miniwarehouses and Self-Storage Units” (NAICS Code: 531130) is a conditional use in the LB – Local Business District. The existing facility on E Broad Street is zoned GB – General Business, in which NAICS Code 531130 is a Permitted Use. The proposed addition would be within the LB – Local Business zoned portion of the property.

Per the Narrative Statement that was submitted by the Applicant; the additional structures will contain units ranging from 5’x5’ to 10’40’, and on building will have climate-controlled units. The exteriors will be painted to match the existing color scheme of the other buildings on the property, and each building will have downward facing LED wall pack lights along the sides facing into the property.

**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:

When the Applicant first came before the Board for a Conditional Use approval of the first phase of expansion, the following conditions were placed on the approval of CU-18-005:

1. The Applicant shall obtain all necessary permits from the City of Pataskala within one (1) year of the date of approval.
2. The Applicant shall provide a Tree Survey upon submission for Zoning Permit.
3. The Applicant shall provide Stormwater Calculations for review by the Public Service Director and City Engineer upon submission for Zoning Permit.
4. The Applicant shall combine all lots (PIDs: 063-141402-00.000, 063-145914-00.000, 063-147282-00.000) into one.
5. The Applicant will supply mylars of the plans upon approval of the Zoning Permit.
6. The Applicant will apply for a TCOD-Permit for any further expansion.
7. The Applicant shall provide a light study for the Planning and Zoning Department for review and approval to ensure compliance with Section 1287.09 of the Pataskala Code.
8. The Conditional Use shall only apply to Phase 2 of the application and the plan dated February 14, 2019. Any subsequent expansions shall require conditional use approval from the Board of Zoning Appeals.
9. All lighting shall be a warmer white in variety.
10. The maximum height of lighting shall be 20 feet in height and shall have a cutoff downcast fixture.

The Conditions of Approval numbered 1, 2, 3, 5, 7, 9, and 10 were addressed during the engineering review and permitting of Phase 2 and have been completed. Condition number 4 has been partially addressed at this time. A Minor Subdivision Application (LOT-20-004) was approved on June 23, 2020, by the City to combine all three (3) parcels into one (1). The lot split and survey were recorded with the County; however, a new deed was not drawn up and recorded by the Applicant. As such, the parcels are still separate individual parcels. Staff made the Applicant aware of this December 9, 2021, and the Applicant indicated that they would submit a new deed to the county for recording. As of the writing of this Staff Report (January 3, 2022), it appears that the deed has either yet to be recorded or the County has yet to update their system. Condition number 8 would be addressed through this Application, and subsequently, the Applicant would need to apply for a TCOD Application, which would go before the Planning and Zoning Commission to address Condition number 6.

This property falls within the jurisdictional boundaries of the Transportation Corridor Overlay District (TCOD) as determined by Section 1259.03 of the Pataskala Code. Pursuant to Section 1259.07(A) of the Pataskala Code, any development or re-development of 50-percent or more of a site shall be subject to the TCOD approval process. For the previous conditional use, it was determined that the proposed expansion would not meet that threshold, however, with the addition of this phase it would. As such, should the Board approve CU-21-007, the next step will be for the Applicant to apply for a Transportation Corridor Overlay District (TCOD) permit, which will go before the Planning and Zoning Commission for approval. The Planning and Zoning Commission will review the application and consider the layout of the site, setbacks, landscaping and screening, parking, etc. As such, for the purposes of this Application, we are strictly looking at whether the expansion of this use within the property is appropriate. Should the Board choose to approve this Conditional Use, and should the TCOD application be approved, they will need to submit Construction Plans for the engineering of the site and improvements, which are approved administratively. The last step would be their New Commercial Construction permit, at which point they may begin construction.

Pursuant to Section 1215.09 of the Pataskala Code, a Conditional Use permit shall become null and void within six (6) months of the date of approval if the approved Conditional Use is not carried out. An extension may be granted upon approval from the Board of Zoning Appeals.

City Engineer (Full comments attached)

Any engineering related comments will be reviewed/addressed during later phases of approval.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

| Direction | Zoning   | Land Use   |
|-----------|--|--|
| North     | GB – General Business                                      | Existing Storage Facility<br>Apartments<br>Single-Family Homes |
| East      | R-20 – Medium Density Residential                          | Fran Bar Park  |
| South     | LB – Local Business<br>R-20 – Medium Density Residential   | Church<br>Falling Leaf Subdivision                             |
| West      | GB – General Business<br>R-20 – Medium Density Residential | Trucking Company<br>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-21-007:

- 1215.05(A)(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, individual, or to the community in general.
- 1215.05(B)(1): No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway.
- 1215.05(E)(7): Such use should be subject to the restrictions outlined in Chapter 1259, Transportation Corridor Overlay District.

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – See attached
- SWLCWSD – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- 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 carry out the proposed use within six (6) months of the date of approval.
2. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, individual, or to the community in general pursuant to 1215.05(A)(7)
3. No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway pursuant to 1215.05(B)(1).
4. Such use should be subject to the restrictions outlined in Chapter 1259, Transportation Corridor Overlay District pursuant to 1215.05(E)(7).
5. The Applicant shall record an updated deed with Licking County to combine the three (3) parcels into one (1) if they have yet to do so.

**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-21-007 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); ["Chris Gilcher"](#); [Alan Haines](#)  
**Cc:** [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 01-11-2022  
**Date:** Wednesday, December 29, 2021 10:44:09 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,

Hull & Associates have reviewed the BZA applications for January and offer the following comments:

1. **CU-21-005 (Revised Plans)**
  - a. The applicant indicates on answer #6 that gravel will be added, as necessary. The gravel shall be limited to existing gravel areas.
  - b. If the application adds impervious area (i.e. gravel/asphalt/concrete) within existing grass areas the applicant will need to submit stormwater calculations for review/approval.
2. **CU-21-007**
  - a. Any Engineering related comments will be reviewed/addressed if the variance is approved during the construction plan submittal.
3. **VA-21-031**
  - a. No Engineering related comments.

Thank You

**Scott R. Haines, P.E., CPESC**

Senior Project Manager

**HULL | Newark, Ohio**

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

Follow Hull on [Facebook](#) & [LinkedIn](#)  
[web](#) | [directions to offices](#)

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Tuesday, December 21, 2021 11:30 AM  
**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>; '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 01-11-2022

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## 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: 0 Summit Road, Pataskala OH 43062 |  |
| Parcel Number: 063-141402-00.000           |  |
| Zoning: Light Business                     | Acres: 12.25   |
| Water Supply:                              |  |
| <input type="checkbox"/> City of Pataskala | <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site |
| Wastewater Treatment:                      |  |
| <input type="checkbox"/> City of Pataskala | <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site |

| Applicant Information |                                 |            |
|-----------------------|---------------------------------|------------|
| Name: Cory Bonda      |                                 |            |
| Address: PO BOX 16281 |                                 |            |
| City: Columbus        | State: OH                       | Zip: 43216 |
| Phone: 216-403-5750   | Email: Cory@PrestigeStoreIt.com |            |

| Property Owner Information  |           |            |
|-----------------------------|-----------|------------|
| Name: Pataskala Storage LLC |           |            |
| Address: PO BOX 16281       |           |            |
| City: Columbus              | State: OH | Zip: 43216 |
| Phone:                      | Email:    |            |

| Staff Use                        |
|----------------------------------|
| Application Number:<br>CU-21-007 |
| Fee:<br>300                      |
| Filing Date:<br>12-17-21         |
| Hearing Date:<br>1-11-21         |
| Receipt Number:<br>000392        |

| 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    |

| Conditional Use Information                               |
|---|
| Request (Include Section of Code):<br>Please See Attached |
| Describe the Project:<br>Please See Attached              |
|   |
|   |
|   |
|   |
|   |

## 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):

*Go R*

Date:

*12/17/21*

Property Owner: (Required):

*Go R*

Date:

*12/17/21*



Pataskala Storage

Conditional Use Narrative

Parcel Number: 063-141402-00.000

Pataskala Storage is a locally owned & operated Self-Storage Facility on Broad Street & Summit Road for the past 25 years. As the community has grown, our customer base has outgrown our facility. At this time, pursuant to Section 1247.04 (22) & 1215.04 of the Pataskala Code, we would like to expand our business for the third time. For our expansion, we would like to build 3 structures. The buildings sizes would range from 3,200 Square feet to 25,000 Square Feet as shown on the site plan. The storage unit sizes would range from 5'x5' to 10'x40'. One building will have interior units that are climate control.

Along with our storage expansion, we would like to add 20 additional outdoor parking spaces. These parking spaces will be clean, dust free, organized, and safe. This will provide the community with uncluttered home space & streets.

The exterior panels & doors will match the existing colors seen on the property. Each building will LED downward facing wall packs running along the buildings facing into the property. The lighting will be 60-100 Watt LED lights controlled by a photocell that will provide security for our property while not overflowing onto the neighboring properties. The area around the buildings & the parking area will be paved.

There is an existing retention pond to store and regular the storm water from phase 2. This pond will be reengineered and enlarged as necessary for the proposed phase 3 development. Landscaping & fencing will be added per city code.

We appreciate the support and ability to work with the City of Pataskala again through the conditional use process.

**Lisa Paxton**

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**From:** Cory Bonda <cory@prestigestoreit.com>  
**Sent:** Friday, December 17, 2021 12:30 PM  
**To:** Lisa Paxton  
**Cc:** Jack Kuntzman  
**Subject:** Pataskala Storage - Conditional Use  
**Attachments:** 0665\_001.pdf; 0666\_001.pdf; Pataskala Storage Area Map.pdf; 21015-Site-12-15-21.pdf; 201808070016202.pdf; 0664\_001.pdf

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

Lisa,

Great catching up. I will see you around 3 pm today.

Please see attached:

- Conditional use application for Pataskala Storage
- Narrative for Conditional use
- Engineering site plan
- Area Map
- Deed
  - I have attached the original deed as well as the new deed combining the lots into one parcel. I still need to file this which we will try and do today.

I will be beginning the check and some originals today as well

Best,  
Cory

**Cory Bonda**

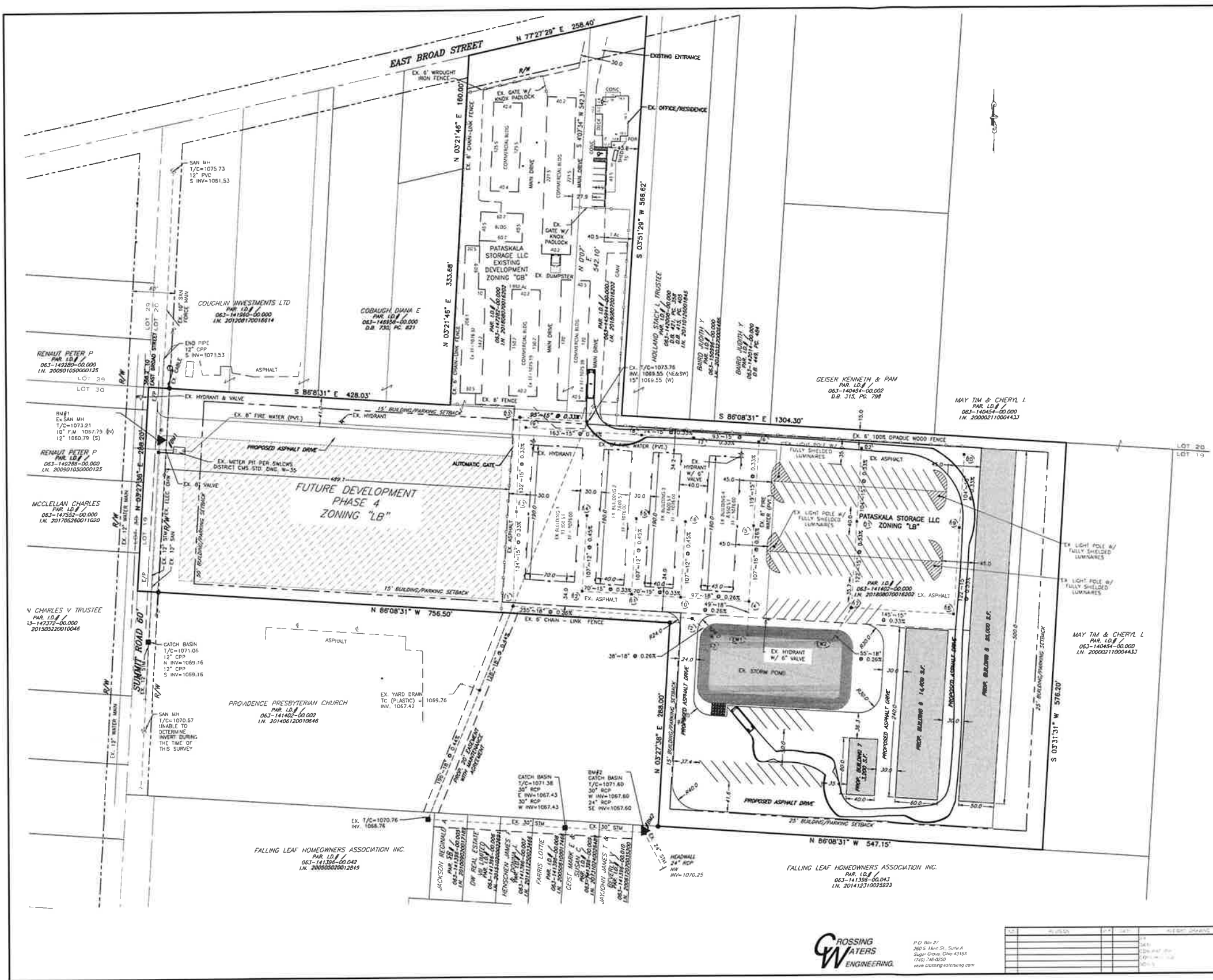
*Principal*

Prestige Capital Management  
11681 Johnstown Road  
New Albany, OH 43054  
[www.PrestigeStoreIt.com](http://www.PrestigeStoreIt.com)

(216) 403-5750 mobile  
[Cory@PrestigeStoreIt.com](mailto:Cory@PrestigeStoreIt.com)



**\*Please note my new email – [Cory@PrestigeStoreIt.com](mailto:Cory@PrestigeStoreIt.com) . Please update your records moving forward\***



NOTE: UNDERGROUND FIRE MAIN SHALL BE INSTALLED PER NEMA 24 CURRENT EDITION

NOTE: REFER TO THE FIRE DEPARTMENT REGULATIONS SECTION 312 FOR FIRE HYDRANT REQUIREMENTS

NOTE: IMPACT BOLLARDS SHALL BE INSTALLED PER THE FIRE DEPARTMENT CURRENT EDITION SECTION 312 FOR ALL FIRE HYDRANTS THAT ARE IN THE AREA AFFECTED BY VEHICLE TRAFFIC.

NOTE: PRIOR TO INSTALLING THE UNDERGROUND FIRE MAIN THE FIRE DEPT. OFFICIAL SHALL INSPECT ALL UTILITIES.

NOTE: ALL FEES SHALL BE PAID IN FULL PRIOR TO SCHEDULING INSPECTIONS, TESTING / RETEST AND TOWALS.

NOTE: THE FIRE DEPARTMENT REQUIRES A 48 HOUR NOTICE FOR ALL INSPECTIONS, TESTING / RETEST AND TOWALS.

NOTE: PROPOSED WATER MAIN WILL HAVE TO CROSS 10" SANITARY SEWER FORCE MAIN.

NOTE: A SANITARY SEWER CLEANSING CASTING PER O.C.E.D. DISTRICT CM'S STANDARD DRAWING 50.5-10 SHALL BE UTILIZED TO PROTECT THE EXISTING TRACER WIRE FULL BOX



CROSSING WATERS ENGINEERING, INC.  
P.O. BOX 27, 260 S. MAIN ST., SUITE A  
SUGAR GROVE, OHIO 43155 (740) 746-0250

PATASKALA STORAGE, PHASE 3  
14135 EAST BROAD STREET  
PATASKALA, LICKING COUNTY, OHIO  
SITE LAYOUT PLAN

|              |          |                  |
|--------------|----------|------------------|
| CONTRACT     | JOB NO.: | CW-18015         |
| DRAWN BY:    | RAB      | SCALE: 1" = 80'  |
| CHECKED BY:  | JAS      | DATE: 12/15/2021 |
| APPROVED BY: | RAB      | SHEET: 1 OF 1    |



P.O. Box 27  
260 S. Main St., Suite A  
Sugar Grove, Ohio 43155  
(740) 746-0250  
www.crossingwaterseng.com

TRANSFERRED  
Date AUGUST 7, 2018  
Michael Smith  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: KAC EX-M



201808070016202

Pgs:3 \$36.00 T20180011255  
8/7/2018 11:09 AM RXMIKF BFI.L  
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER  
APPROVED BY  
8-3-18 JW



01150552500000024000

18593682-TCM

**FIDUCIARY DEED**

**Talon Title - C**

KNOW ALL MEN BY THESE PRESENTS, that Rosemary Morgan, Trustee ("Grantor"), for valuable consideration paid, grants, with fiduciary covenants, to **PATASKALA STORAGE LLC**, an Ohio limited liability company, whose tax mailing address is \_\_\_\_\_, the following real property situated in the City of Pataskala, County of Licking and State of Ohio, and being more particularly described as follows:

*See Exhibit "A" attached hereto and made a part hereof*

Tax Parcel Numbers: 063-145914-00.000; 063-141402-00.000; 063-147282-00.000  
Property Addresses: Summit Road, Pataskala OH 43062; 14067 East Broad Street, Pataskala, OH 43062; 14135 East Broad Street, Pataskala, OH 43062  
Prior Instrument References: 20031020000043; 200301020000044; 200301020000045, Recorder's Office, Licking County, Ohio

Subject to real estate taxes and assessments; zoning ordinances; public right-of-ways; and restrictions, conditions and easements of record, and real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed and subscribed this 31<sup>st</sup> day of JULY, 2018.

*Rosemary Morgan*  
Rosemary Morgan, Trustee

STATE OF OHIO :  
: ss.  
COUNTY OF DELAWARE :

The foregoing fiduciary deed was acknowledged before me this 31<sup>st</sup> day of July, 2018, by Rosemary Morgan, Trustee .

*Matthew J. Roda*  
Notary Public  
My Commission Expires: \_\_\_\_\_



MATTHEW J. RODA, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

This Deed Prepared By: Kayne Law Group, Co. P.A., 612 Park Street, Suite 100, Columbus, OH 43215



01150552500000025000



0115PA00600000032000

**QUIT CLAIM DEED**

PATASKALA STORAGE LLC, an Ohio limited liability company, the Grantor, for Ten Dollars (\$10.00) and other valuable consideration paid, grants to PATASKALA STORAGE LLC, an Ohio limited liability company, the Grantee, whose tax mailing address is Po Box 1628 Columbus OH 43216, the following described REAL PROPERTY:

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

Parcel Numbers: 063-045914-00.000; 063-141402-00.000; 063-147282-00.000

Property Addresses: Summit Road, Pataskala, Ohio 43062; 14067 East Broad Street, Pataskala, Ohio 43062; 14135 East Broad Street, Pataskala, Ohio 43062

SAVE AND EXCEPT, easements and restrictions of record, zoning ordinances, real estate taxes and assessments.

Prior Instrument Reference: 201808070016202 in the Office of the Recorder of Licking County, Ohio.

Note: This Deed is being executed and recorded to effectuate a combination of the parcels in accordance with the City of Pataskala Planning and Zoning Department requirements.

Executed on this 14 day of December, 2021.

Pataskala Storage LLC, an Ohio limited liability company

By: COR

Print Name: Cory Bond

Its: Manager

STATE OF OHIO )  
 ) SS:  
COUNTY OF Franklin )

The foregoing instrument was acknowledged before me this 14 day of December, 2021 by Cory Bond, Manager, of Pataskala Storage LLC. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.



**CAITLIN A HOSEY**  
Notary Public, State of Ohio  
My Commission Expires 08-31-25

Caitlin Hosey  
NOTARY PUBLIC - STATE OF OHIO

TRANSFERRED  
Date AUGUST 7, 2018  
Michael L. Smith  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: KAC EX-M



201808070016202

Pgs:3 \$36.00 T20180011255  
8/7/2018 11:09 AM BXN1KF BFLI.  
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER  
APPROVED BY  
8-3-18 JW



01150552500000024000

18593682-TCM

FIDUCIARY DEED

Talon Title - C<sup>10</sup>

KNOW ALL MEN BY THESE PRESENTS, that Rosemary Morgan, Trustee ("Grantor"), for valuable consideration paid, grants, with fiduciary covenants, to **PATASKALA STORAGE LLC**, an Ohio limited liability company, whose tax mailing address is \_\_\_\_\_, the following real property situated in the City of Pataskala, County of Licking and State of Ohio, and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

Tax Parcel Numbers: 063-145914-00.000; 063-141402-00.000; 063-147282-00.000  
Property Addresses: Summit Road, Pataskala OH 43062; 14067 East Broad Street, Pataskala, OH 43062; 14135 East Broad Street, Pataskala, OH 43062  
Prior Instrument References: 20031020000043; 200301020000044; 200301020000045, Recorder's Office, Licking County, Ohio

Subject to real estate taxes and assessments; zoning ordinances; public right-of-ways; and restrictions, conditions and easements of record, and real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed and subscribed this 31<sup>st</sup> day of July, 2018.

Rosemary Morgan  
Rosemary Morgan, Trustee

STATE OF OHIO :  
COUNTY OF DELAWARE : ss.

The foregoing fiduciary deed was acknowledged before me this 31<sup>st</sup> day of July, 2018, by Rosemary Morgan, Trustee .

Matthew J. Roda  
Notary Public  
My Commission Expires: \_\_\_\_\_



MATTHEW J. RODA, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

This Deed Prepared By: Kayne Law Group, Co. P.A., 612 Park Street, Suite 100, Columbus, OH 43215



01150552500000025000



0115PA00600000032000

**Tract 1:**

Situated in the State of Ohio, County of Licking, City of Pataskala, f.k.a. Township of Lima, being located in part of Lot No. 19, Township 1, Range 15, United States Military Lands, and being part of that 19.248 acre tract of land conveyed to Rosemary Morgan by deed of record in Official Record 421, page 19, all references being to records of the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline intersection of East Broad Street (State Route 16) and Summit Road (Township Road 26);

Thence along the centerline of said Summit Road, South 0° 23' 00" West, a distance of 368.20 feet to a railroad spike found at the intersection of Lots 19, 20, 29 and 30 at the northwest corner of said 19.248 acre tract;

Thence continuing along the said centerline and being along the westerly line of said 19.248 acre tract and the westerly line of said Lot 19, South 0° 23' 08" West, a distance of 288.20 feet to a railroad spike set at the true point of beginning for the tract herein intended to be described;

Thence leaving said centerline and said westerly lines and crossing said 19.248 acre tract, being a line north of and parallel to the southerly line of said 19.248 acre tract, South 89° 13' 01" East (passing an iron pin set at 30.00 feet), a distance of 756.50 feet to an iron pin set;

Thence continuing across said 19.248 acre tract, being a line east of and parallel to the said centerline and said westerly line of Lot 19 and said westerly line of said 19.248 acre tract, South 0° 23' 08" West, a distance of 288.00 feet to an iron pin set in the northerly line of that 19.25 acre tract, First Parcel, conveyed to Vincent E. Schoenborn, et al., by deed of record in Official Record 102, Page 328, being in the southerly line of said 19.248 acre tract;

Thence being along the northerly line of said 19.25 acre tract, along the southerly line of said 19.248 acre tract, North 89° 13' 01" West, a distance of 756.50 feet (passing an iron pin found at 726.50 feet) to an iron pin found in the centerline of said Summit Road on the westerly line of said Lot 19 and on the westerly line of said 19.248 acre tract;

Thence leaving the northerly line of said 19.25 acre tract and being along the centerline of said Summit Road and along the westerly lines of said Lot 19 and said 19.248 acre tract, North 0° 23' 08" East, a distance of 288.00 feet to the true

point of beginning, containing 5.002 acres of land, of which 0.198 acre lies within the present right-of-way of Summit Road, leaving a net acreage of 4.804 acres of land, more or less.

**Tract 2**

Situated in the Township of Lima, (now City of Pataskala 1996), County of Licking, State of Ohio, and being a part of Lot No. 19, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows:

Being a survey of a part of an original 19.248 acre parcel conveyed to Rosemary Morgan, as recorded in Official Record Volume 543, Page 157, in the Licking County Official, and further described as follows;

Commencing at a railroad spike found in the centerline of Summit Road (Twp. Road 26) marking the Northwest corner of said 19.248 acre parcel of which this description is a part, and being on the North line of Lot 19: said spike bears S 00° 23' 08" W 368.20 feet from a railroad spike found marking the intersection of the centerline of Summit Road and E. Broad Street (State Route 16);

Thence S 89° 13' 01" E 1304.30 feet leaving the centerline of Summit Road with the North line of said 19.248 acre parcel, the same being the North line of Lot 19, to an iron pin set on the South line of a parcel conveyed to B. Madeline Dixon, as recorded in Official Record Volume 257, Page 755, being the principle place of beginning of the tract herein to be described, and passing over a 5/8" iron pin found at 30.00 feet;

Thence S 89° 13' 01" E 151.20 feet continuing with the North line of said 19.248 acre parcel and Lot 19, the same being the South line of said parcel conveyed to Dixon, to a 2" iron pipe found marking the Northeast corner of said 19.248 acre parcel;

Thence S 00° 27' 01" W 576.20 feet with the East line of said 19.248 acre parcel, the same being the West line of said parcel conveyed to Dixon, to a 2" iron pipe found marking the Northeast corner of a 19.25 acre parcel conveyed to James O. Morgan, Trustee, ETAL, as recorded in Official Record Volume 612, page 222;

Thence N 89° 13' 01" W 151.20 feet with the North line of said 19.25 acre parcel, the same being the South line of said 19.248 acre parcel of which this description is a part, to an iron pin set;

Thence N 00° 27' 01" E 576.20 feet with a line across said 19.248 acre parcel, to the place of beginning, and containing 2.000 acres, more or less, and is subject to all legal easements and right of ways of record.

The bearings of the above description are based on the North line of Lot 19 as S 89° 13' 01" E.

Net acreage remaining: 12.246 acres, more or less



EXHIBIT A**Parcel 1: 14135 East Broad Street, Pataskala, OH 43062 (Parcel # 063-147282-00.000)**

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot 20, Quarter Township 3, Township 1, Range 15, United States Military Lands and being Parcel 1 and Parcel 2 as conveyed to Rosemary Morgan by deed of record in Official Record 79, Page 490, all references being to records of the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of State Route 16 (East Broad Street), being located North 77 degrees 48' 45" East, a distance of 444.40 feet from a railroad spike at the centerline intersection of Summit Station Road;

thence North 77 degrees 48' 45" East, being along the centerline of said State Route 16 (East Broad Street), a distance of 176.42 feet to a point at the northeasterly corner of said Parcel 1;

thence South 4 degrees 07' 34" West, leaving said centerline and being along the easterly line of said Parcel 1, a distance of 542.31 feet to an iron pin at the southeasterly corner of said Parcel 1;

thence North 85 degrees 56' 54" West, being along the southerly line of said Parcels 1 and 2, a distance of 165.80 feet to an iron pin at the southwesterly corner of said Parcel 2;

thence North 3 degrees 43' 02" East, being along the westerly line of said Parcel 2, a distance of 492.99 feet to the place of beginning, containing 1.992 acres of land, more or less.

**Parcel 2: 14067 East Broad Street, Pataskala, OH 43062 (Parcel # 063-145914-00.000)**

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

Being the following described Real Estate:

Beginning at a point in the center line of East Broad Street and being North 73° 43' East 620.82 feet from a spike at the intersection of the center line of said road with the center of Summit Station Road; thence along the center line of East Broad Street, North 73° 43' East 81.98 feet to a point; thence along the west line of the Todd tract, South 0° 07' West (passing an iron pin at 31 feet) 565.02 feet to an iron pin; thence along the South line of the Clyde Layton tract, North 89° 53' West 78.69 feet to an iron pin; thence North 0° 07' East (passing an iron pin at 511.1 feet) 542.1 feet to the place of beginning, containing 1 acre more or less.

**Parcel 3: Summit Road, Pataskala, OH 43062 (Parcel # 063-141402-00.000)**

Situated in the County of Licking, State of Ohio, City of Pataskala, being located in the northwest part of Lot No. 19, Township 1, Range 15, United States Military Lands, and being more particularly described as follows:

Beginning for reference, at a spike found at the centerline intersection of Summit Road (60 feet in width, Twp. Rd., No. 26) and East Broad Street (State Route 16);

Thence South 00° 23' 08" West 368.20 feet to a spike found marking the northwest corner of said Lot 19, the southwest corner of a one acre tract conveyed to Olde Summit Towne Restaurant & Motel (O.R. 704, pg. 722) and the principle point of beginning of the herein described tract;

Thence South 89° 13' 01" East 1455.50 feet, passing an iron pipe found at 30.0 feet, along the north line of said Lot 19, the south line of said 1 acre tract, a 1.663 acre tract conveyed to K. & P. Geiser (O.R. 315, pg. 79S) and a south line of a 56 acre tract conveyed to B. M. Dixon (O.R. 257, pg. 755) to an iron pipe found in the west line of said 56 acre tract;

Thence South 00° 27' 01" West 576.20 feet along the west line of said 56 acre tract to an iron pipe found marking the northeast corner of 19.25 acre tract conveyed to V. E. Schoenbom as Parcel No. 1 (O.R. 102, pg. 328);

Thence North 89° 13' 01" West 1454.85 feet, passing an iron pipe set at 1424.85 feet, along the north line of said Parcel No. 1 to an iron pin found in the west line of said Lot 19 and the centerline of said Summit Road;

Thence North 00° 23' 08" East 576.20 feet along the centerline of said Summit Road to the principle point of beginning containing 19.248 acres more or less. Subject to all rights-of-way, easements and restrictions of record.

The basis of bearings for the above described tract is the north line of a 6.423 acre tract conveyed to the Summit Baptist Church (Deed Book 662, pg. 17a). All deeds and plats referenced are on file at the Licking County Recorder's Office. All iron pipes set are capped 'S.A.S. 7243'. Surveyed by Steven A. Solomon P.S. 7243 in December, 1991.

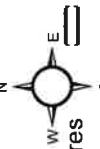
EXCEPTING THEREFROM THE FOLLOWING TWO (2) TRACTS:



# OnTrac Property Map



December 17, 2021



Owner Name & Acres

County Road

Driveway

Interstates

Jurisdictional Townships

Historical Townships Line

LICKING COUNTY TAX MAP

Centerline Labels

Interstate/US/State Route

Township Road

Other Road Type

Municipal Corporations

County Boundary

376 Feet

0.07 Miles

Licking County Auditor GIS