



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

February 8, 2022

#### Conditional Use Application CU-22-001

<b>Applicant:</b>	Laszlo Pek Mrazovac
<b>Owner:</b>	Maria Stokes
<b>Location:</b>	4471 Summit Road SW, Pataskala, OH 43062 (PID: 063-140994-00.002 and 063-140994-00.001)
<b>Acreage:</b>	+/- 11.06-acres total
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code in order to establish a kennel (private) as an accessory use on the property.

#### Description of the Request:

The applicant is seeking approval of a conditional use to allow for a portion of the property located at 4471 Summit Road SW to be utilized as an Accessory Use for a Kennel (private).

#### Staff Summary:

There are two (2) properties under consideration; 4471 Summit Road SW, 5.25-acres and 4369 Summit Road SW, 5.81-acres. These properties are currently occupied by a 3,287-square foot single-family home built in 1986, a 1,617-square foot pole barn built in 1997, and a small shed. There is also a pond behind the single-family home next to the pole barn on the 5.25-acre parcel. Currently, the existing home is directly on the property line between the two (2) parcels, and the pole barn is almost split in two by the property line (portions of the structure are present on both parcels). Access to the property is via a concrete driveway from Summit Road SW on the 5.81-acre parcel.

The Applicant is requesting approval of a Conditional Use in order to operate a private kennel on-site, within the existing 1,617-square foot pole barn. The Pataskala Code defines a Private Kennel as any lot or premises on which five (5) or more domesticated dogs or cats, of more than four months of age, are housed, groomed, bred, boarded, trained, or sold. In order for it to be considered a Commercial Kennel, that use would also need to include the retail sale of pet care products, equipment, and/or food.

Within the R-87 – Medium-Low Density Residential zoning district, Private Kennels are a Conditional Use provided that:

1. Shall only be an Accessory Use
2. The portion of any lot or tract in such use shall not be less than five (5) acres in area.

As proposed, the Applicant has established a Dog Training facility on the property. Animals are housed in the insulated and ventilated pole barn. An outdoor area for the animals has been created behind the existing single-family home and in front of the pole barn for daily outdoor activities. In the Narrative Statement that was submitted by the Applicant, they've stated that they train dogs for Police, Military,

and Search and Rescue services as well as service and companion dogs. At maximum, there may be 20 adult dogs at the location, but they do not intend to breed animals.

Indoor kennels have been constructed within the existing pole barn, which is well ventilated and sound isolated. The animals are regularly taken out for exercise and a daily run within the fenced in area between the house and the barn from 10:00AM to 6:00PM. Outdoor activities are always done under the supervision of an experienced handler, and done one-on-one, being one dog and one handler at any time. Further stated, this site is not open to the public and strictly serves as a training facility. Customers may meet the animals at a separate location located in Whitehall.

**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 Applicant has already established the proposed use on the property, which was done without prior Zoning approval. Staff received a complaint on November 8, 2021 and followed up with a notification to the property owner that they were in violation of the Pataskala Code on November 10, 2021, as well as on December 2, 2021. The Applicant then met with Staff on December 29, 2021, to discuss the Conditional Use Application.

As mentioned in the Staff Summary, Private Kennels are a Conditionally Permitted Use in the R-87 – Medium-Low Density zoning district, provided that said use is an Accessory Use and that such lot on which the use is located shall be a minimum of five (5) acres. In this case, as there are two (2) separate parcels, it does complicate some things. The Primary Use of the 5.25-acre parcel is the single-family home, while the 5.81-acre parcel has no Primary Use as there is no primary structure (a house) built on it. As such, the 5.81-acre parcel is ineligible for an Accessory Use without a Primary Use. Acreage wise, both parcels individually meet the five (5) acre minimum (5.25-acres and 5.81-acres).

Furthermore, because the existing Pole Barn is partially on the 5.81-acre parcel without a Primary Use, and the proposed outdoor area for the dogs is partially on the 5.81-acre parcel, the Applicant would be unable to locate the kennel in this area, because it would not qualify an Accessory Use on the 5.81-acre parcel. The Applicant would either need to:

1. Locate the proposed Accessory Use entirely within the 5.25-acre parcel, which would likely require the construction of a new building.
2. Combine the two (2) parcels into one (1) 11.06-acre parcel. This would make the Primary Use of the entire parcel the single-family home, and the entirety of the acreage would be available for an Accessory Use.

As stated by the Applicant, they will work with the property owner to combine the two parcels together should this Application be approved. A possible condition has been included below to ensure that this is done.

Any Signage the Applicant may want to install is subject to the requirements of Chapter 1295 and requires a Sign Permit prior to installation. Staff has no further comments on the request.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void is such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

Zoning Inspector (Full comments attached)

One (1) Violation (#VIO-21-329) exists for the properties (4369/4471 Summit Road SW)

- Complaint Received: 8 November 2021
- Violation Notification: 10 November 2021
- Courtesy Letter sent: 2 December 2021
- Certified Violation Letter sent: 3 January 2022

Licking County Health Department (Full comments attached)

- Lot Combination is exempt from Lot Split requirements of the Health Department.
- So long as the structures remain for private use, and there is no public access (public restrooms), there are no concerns with the existing well and septic systems.
- Would recommend they do not place the kennels over the leach field or septic area, as it could ultimately damage those areas over time.

Other Departments and Agencies

No other comments were received.

Public Comment (Full comments attached)

Received one (1) email from a Mr. Neal, who stated they are neighbor. "Last summer/fall there was a group of dogs being held in a cage/kennel. The constant noise was annoying. I will be out of town for the zoning meeting. I would like to voice my displeasure with granting this request".

**Surrounding Area:**

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Single-Family Home
East	R-87 – Medium-Low Density Residential	Single-Family Home
South	R-87 – Medium-Low Density Residential	Single-Family Home
West	R-87 – Medium-Low Density Residential	Single-Family Home

**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-22-001:

- None

**Department and Agency Review**

- Zoning Inspector – See attached.
- Public Service – No comments.
- City Engineer – No comments.
- Licking County Health Department – See attached.
- 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 obtain all necessary permits from the City of Pataskala and the Licking County Building Department within six (6) months of the date of approval.
2. The Applicant shall submit and have approved, a Minor Subdivision Application to combine the two (2) parcels 063-140994-00.002 and 063-140994-00.001 into one (1) within six (6) months 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 Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-22-001 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Felix Dellibovi](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** Conditional Use Application CU-22-001: 1 violation exists  
**Date:** Wednesday, January 19, 2022 9:03:18 AM  
**Attachments:** [image001.png](#)

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**RE: Conditional Use Application (#CU-22-001)**

1 (one) **Violation** exist for 4369/4471 Summit Road: **Violation #VIO-21-329**

Complaint Received: 8 November 2021  
Violation Notification: 10 November 2021  
Courtesy Letter sent: 2 December 2021  
Certified Violation Letter sent: 3 January 2022

**Additional Information Obtained:**

*Ohio Secretary of State; State of Ohio Business Certificates: Business Records found:*

***Effective 07/08/2020-*** Articles of Organization for Domestic For-Profit Limited Liability Company for **Essential K9, LLC**

***Effective 04/04/2021-*** Trade Name Registration (RNO): Name Registered- **Optimus Canis Opus Kennel**

Name of Registrant- **Essential**

**K9, LLC**

State Records Describe the *General Nature of Business conducted by Essential K9, LLC* as "Dog Breeder, trainer, provider of related goods and services."

**Violation/ Violation Process Summary:**

I received a complaint from a nearby resident advising there was potentially a "K9 training, and kennel, business operation" taking place at 4369/4471 Summit Road. I visited the property and was met by Laszlo Pek Mrazovac upon arrival. Operations were taking place without proper permitting and notification was made of the City Code Violation. Once notifications were made; Maria and Dwayne Stokes (Property Owners/ Business Operations), and Mrazovac, began efforts to gain proper permitting for operations. Communication efforts with Mr. and Mrs. Stokes, and Mr. Mrazovac, have been continuous during the permitting process.

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Thank you,

**FELIX DELLIBOVI**

**Zoning Inspector**

City of Pataskala

**From:** [Scott Morris](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 02-08-2022  
**Date:** Wednesday, January 19, 2022 3:12:55 PM  
**Attachments:** [image003.png](#)

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Jack,

Appreciate you bringing that up as I forgot to mention that! Both properties have a system that are designed for a standard household so as long as they remain for private use only then there shouldn't be any issues with it. If they are allowing public access, or having public restrooms then we would have some concern with that. I also recommend that they don't place the kennels over the leach field or septic area, as it could ultimately damage those areas over time and leave them with a failing system.

Thank you,  
Scott Morris, REHS  
Environmental Health Director  
Licking County Health Department  
675 Price Rd. | Newark, OH | 43055  
Office: (740) 349-6475  
[www.lickingcohealth.org](http://www.lickingcohealth.org)



Find LCHD on Social Media:



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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Wednesday, January 19, 2022 3:01 PM  
**To:** Scott Morris <smorris@lickingcohealth.org>  
**Subject:** RE: Pataskala BZA Review Memo for 02-08-2022

Thank you, Scott.

For CU-22-001: They are asking to use the properties as a location for a dog training/boarding facility. They will eventually be combining the lots (they have to per our Code to operate the business there). Will operating a business there change anything in regards to health code?

Thanks,

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316

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**From:** Scott Morris <[smorris@lickingcohealth.org](mailto:smorris@lickingcohealth.org)>

**Sent:** Wednesday, January 19, 2022 2:57 PM

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

**Subject:** RE: Pataskala BZA Review Memo for 02-08-2022

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Jack,

Here are the comments to the items we reviewed.

**CU-22-001:** This appears to be a combination of 2 lots and as long as a new smaller parcel is not being created this appears to be exempt from our lot split process.

**VA-22-001:** Any building/structure must be 10 ft from any component of the septic system and well head. If those distances can not be maintained then a variance request must be applied for through our office.

Let me know if you have any additional questions or concerns.

Thank you,

Scott Morris, REHS

Environmental Health Director

Licking County Health Department

675 Price Rd. | Newark, OH | 43055

Office: (740) 349-6475

[www.lickingcohealth.org](http://www.lickingcohealth.org)



Find LCHD on Social Media:



**Lisa Paxton**

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**From:** jnegril@aol.com  
**Sent:** Wednesday, February 2, 2022 10:45 AM  
**To:** Lisa Paxton  
**Subject:** Zoning Hearing

**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.**

This email is in response to the letter received about a zoning request for 4471 Summit Rd. I live on property adjoining the said property. Last summer/fall there was a group of dogs being held in a cage/kennel. The constant noise was annoying. I will be out of town for the zoning meeting. I would like to voice my displeasure with granting this zoning request.

John Neal



# 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: 4471 SUMMIT Rd SW	
Parcel Number: 063-140994-00.002 / 063-140994-00.001	
Zoning: R/87	Acres: 5.25 / 5.81
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site

Staff Use
Application Number: CU-22-001
Fee: \$300.00
Filing Date: 1/14/2022
Hearing Date: 2/8/2022
Receipt Number:

Applicant Information		
Name: Laszlo Pek Mrazovac		
Address: 4471 SUMMIT Rd SW		
City: PATASKALA	State: OH	Zip: 43062
Phone: (380) 223-6745	Email: pek.laszlo@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 PRINS

Property Owner Information		
Name: MARIA P. STOKES		
Address: 4471 SUMMIT Rd SW		
City: PATASKALA	State: OH	Zip: 43062
Phone: (614) 668-5387	Email: ek9protectiondogs@gmail.com	

Conditional Use Information
Request (Include Section of Code): 1229.04/6
Describe the Project: Owners will be combining two parcels (4471 and 4369 Summit Rd SW) and request a condition use as a kennel. The Summit Road property will not be open for public commercial activity. Public business is conducted at our Columbus 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:

01/03/2022

Property Owner: (Required):

Date:

01/03/2022

**From:** [Pek Laslo](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** Conditional use for 4471 Summit Rd SW, Pataskala 43062  
**Date:** Tuesday, January 18, 2022 3:00:22 PM

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Conditional Use of the 4471 SUMMIT RD SW  
Established business name : ESSENTIAL K9 LLC  
Dog breeding, Dog training for multiple purposes (Police, Military, SAR, PPD, Service dog, Family companion)

At the time we had 15 dogs on sight, not looking to over exceed the number of 20 adult dogs, we are not intended to breed them at this location.  
The dogs are housed in indoor kennels, daily care taken of them regularly.  
We use wood shavings for dog bedding, plus the dogs have dog beds where they can sleep.  
Dog waste (poop and dirty wood shaving) is collected in plastic bags and taken off the property weekly to the garbage dump.  
The dog houses are well ventilated and sound isolated.  
Dogs are regularly taken out for exercise and daily run in the fenced area between the main house and the dog house. Exercise time is from 10AM to 6PM, always under experienced handler supervision. Dogs are taken exercises one-on-one (one dog one handler)

Customers can visit the dogs by appointment at a different location, this location is NOT open to the public.

Sincerely,

**Pek M. Laslo**  
**SchH, PoliceK9, Military**

**Personal Protection Dogs**

**e-mail: [pek.laslo1@gmail.com](mailto:pek.laslo1@gmail.com)**

**(323)284-5091**  
**(380)223-6745**

**Reliable, Confidential and Professional**

**This message and any associated files may contain confidential and/or privileged information.**

**If you are not the intended recipient or authorized to receive this for the intended recipient,**

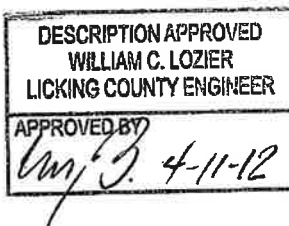
**you must not use, copy, disclose, or take any action based on this message or information**



1) AREA WHERE  
THE DOGS ARE  
TAKEN OUT FOR  
DAILY RUN/ACTIVITIES  
FROM 10AM TO  
6PM

2) DOG HOUSING  
THERNO ISOLATED  
WITH VENTILATION  
CUSTOMERS ARE  
~~BEING~~ FINDING  
US ON THE  
INTERNET,  
DOG SHOWING  
IS ON ANOTHER  
LOCATION WHERE  
CUSTOMERS CAN  
MEET THE DOGS  
IN PERSON.  
THAT LOCATION  
IS IN  
4285 E. MAIN ST.  
WHITEHALL





201204110008022  
Pgs: 3 \$36.00 T20120009090  
04/11/2012 3:41PM MEPVALMER LAN  
Bryan A. Long  
Licking County Recorder



TRANSFERRED  
Date April 11, 2012  
M. O. S. T. B. F.  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY BF \$804.00

### SURVIVORSHIP DEED

**John W. Jacox and Roma Jacox**, Husband and Wife, of Licking County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Maria P. Stokes and DeWayne M. Stokes**, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 2023 FLEETWOOD DRIVE, COLUMBUS, OHIO 43229 the following real property:

See Attached Exhibit "A"

Parcel No. **063-140994-00.002 & 001**

Known as: **4471 and 4369 Summit Rd, Pataskala, OH 43062**

Prior Instrument Reference: Instrument Number 200109050032216, of the records of Licking County, Ohio.

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record. Except taxes and assessments, if any, now a lien and thereafter due and payable.

Signed and acknowledged by:

John W. Jacox

Roma Jacox

VALVIEW LAND TITLE AGENCY BOX  
7212 9419

State of Ohio  
County of Franklin, SS:

The foregoing instrument was acknowledged before me this 30th day of March, 2012, by John W. Jacox and Roma Jacox, the grantor(s).

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

Exhibit "A"  
Legal Description  
For File: 72129419

Situated in the County of Licking, in the State of Ohio and in the Township of Lima and bounded and described as follows: *\* KMA PATASKALA CITY*

Being a 5.246 acre tract and part of a 55.021 acre tract conveyed to William D. and Dortha K. Caridas in Deed Volume 719, Page 501 of the Licking County Recorder's Office, said 5.246 acre tract being situated in Quarter Section 3, Section 7, Quarter Township 2, Township 1, Range 15, United States Military Lands, Township of Lima, County of Licking, State of Ohio and said 5.246 acre tract being more particularly described as follows:

Commencing at a railroad spike set at the intersection of the centerlines of Township Road 156 (aka Cable Road) and County Road 26 (aka Summit Road), said railroad spike also being the northwest corner of said Quarter Section 3 of Section 7, and said railroad spike also being the northwest corner of said 55.021 acre Caridas tract;

Thence with the centerline of said County Road 26 and the west line of said Section 7, S 0° 00' 00" West a distance of 1044.50 feet to a railroad spike set at a northwest corner of the herein-described 5.246 acre tract and the true place of beginning for this description;

Thence North 90° 00' 00" East a distance of 427.00 feet (passing over an iron pipe set at 30.00 feet) to an iron pipe set;

Thence North 0° 00' 00" East a distance of 211.21 feet to an iron pipe set;

Thence North 90° 00' 00" East a distance of 450.00 feet to an iron pipe set;

Thence South 0° 00' 00" West a distance of 365.60 feet to an iron pipe set;

Thence North 89° 42' 48" West a distance of 877.01 feet (passing over an iron pipe set at 847.01 feet) to a railroad spike set on the centerline of County Road 26 and west line of Section 7;

Thence with the centerline of County Road 26 and the west line of Section 7 North 0° 00' 00" East a distance of 150.00 feet to a railroad spike and the true place of beginning for this description.

The above described tract contains 5.246 acres of land more or less and is subject to all easements and rights-of-way of previous record, and also an easement for drainage and/or utilities as delineated upon the Plat of Survey as filed in Plat Book Page of the Licking County Recorder's Office.

particularly described as follows:

Commencing at a railroad spike set at the intersection of the centerlines of Township Road 156 (aka Cable Road) and County Road 26 (aka Summit Road), said railroad spike also being the northwest corner of said Quarter Section 3 of Section 7, and said railroad spike also being the northwest corner of said 55.021 acre Caridas tract;

Thence with the centerline of said County Road 26 and the west line of said Section 7, S 0° 00' 00" West a distance of 1194.50 feet to a railroad spike set at a northwest corner of the herein-described 5.813 acre tract and the true place of beginning for this description.

Thence South 89° 42' 48" East a distance of 877.01 feet (passing over an iron pipe set at 30.00 feet) to an iron pipe set;

Thence North 0° 00' 00" East a distance of 365.60 feet to an iron pipe set;

Thence North 90° 00' 00" East a distance of 470.15 feet to an iron pipe set on the east line of said 55.021 acre Caridas tract and the west line of Woodside Acres Subdivision No. 3 as the same is delineated in Plat Book 7, Page 23;

Thence with the east line of said 55.021 acre Caridas tract and the west line of said Woodside Acres Subdivision South 0° 01' 59" West a distance of 427.95 feet to an iron pipe set at the northeast corner in Deed Volume      Page      ;

Thence with the north line of said 16.232 acre tract North 89° 42' 48" West a distance of 1346.94 feet (passing over an iron pipe set at 1316.94 feet) to a railroad spike set on the centerline of said County Road 26 and the west line of Section 7, said spike also being the northwest corner of said 16.232 acre tract.

Thence with the centerline of County Road 26 and the west line of Section 7 North 0° 00' 00" East a distance of 60.00 feet to a railroad spike and the true place of beginning.

The above described tract contains 5.813 acres of land more or less and is subject to all easements and rights-of-way of previous record, and also an easement for drainage and/or utilities as delineated upon the Plat of Survey as filed in Plat Book      , Page      of the Licking County Recorder's Office.

Parcel No.: 063-140994-00.001

Known As: 4471 and 4369 Summit Rd, Pataskala, OH 43062