



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

July 12, 2022

#### Variance Application VA-22-022

<b>Applicant:</b>	Caleb Moore, Moore Signs
<b>Owner:</b>	DMK Development – Pataskala, LLC.
<b>Location:</b>	11309 Broad Street SW, Pataskala, OH 43062 (PID: 063-150882-00.000)
<b>Acreage:</b>	+/- 4.98-acres
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a total of four (4) Variances. The first, from Section 1295.09(b)(2)(D)(1) to allow for the main wall sign to exceed the maximum permitted square footage. Two (2) variances from Section 1295.09(b)(2)(B) to allow for a second sign, and for said sign to exceed the maximum square footage. Lastly, from Section 1295.10(b)(1) for the secondary sign to use full-face illumination.

#### Description of the Request:

The applicant is seeking approval of four Variances. The first, from Section 1295.09(b)(2)(D)(1) to allow for the main wall sign to exceed the maximum permitted square footage. Two (2) variances from Section 1295.09(b)(2)(B) to allow for a second sign, and for said sign to exceed the maximum square footage. Lastly, from Section 1295.10(b)(1) for the secondary sign to use full-face illumination.

#### Staff Summary:

The approximately 4.98-acre property located at 11309 Broad Street SW is currently under development. A new Tractor Supply Company is being built on-site, as approved by the Planning and Zoning Commission under Transportation Corridor Overlay District Application TCOD-21-002, approved April 7, 2021. The eventual site will consist of a 19,097-square foot retail store and an approx. 20,100-square foot outdoor garden sales center with associated parking amenities.

The structure itself will be set back from the front property line 217.83-feet, 164-feet from the rear property line, 10-feet from the east (side) property line, and 53.67-feet from the west (side) property line. Access to the development will be via a single two-way access at the west of the property onto Broad Street SW, which is the property's only frontage. As part of this development, the Applicant is proposing the following wall signage:

#### Main Wall Sign:

- Size – 108-square feet.
  - 1295.09(b)(2)(B): Maximum wall sign size is 32-square feet.
- Illumination – Three (3) goose neck lamps mounted above sign on face of building.
- Colors: White background, red logo, black lettering.

**Garden Center Wall Sign:**

- Size – 37.4-square feet.
  - 1295.09(b)(2)(B): Only one (1) wall sign per business.
- Illumination – Internally illuminated cabinet.
  - 1295.10(b)(1): Internally illuminated cabinet signs in which the entire sign face glows is not permitted.
- Colors – Green with white lettering.

According to the Narrative Statement as submitted by the Applicant; they believe, that due to the building's setback from the main road, visibility will be severely hindered. They believe that the increased square footage of the main building signage and illuminated garden center sign will provide the exposure needed. Further stated, they believe that neither sign will cause a detriment to the public good, nor will it impair the purpose or intent of the sign ordinance.

**Staff Review:** *The following review does not constitute recommendations but merely conclusions and suggestions from staff.*

As mentioned above, Pataskala Code Section 1295.09(b)(2)(B) states that one (1) wall sign shall be permitted for each separated business unit, not to exceed 32-square feet. As this structure itself is only one business unit, they are only permitted one (1) wall sign. As proposed the Applicant intends to install two (2) signs; the main business sign of 108-square feet, and the 'garden center' sign at 37.4-square feet.

Regarding the main business sign, it is eligible for an increase square footage allowable under Section 1295.09(b)(2)(D)(1) of the Pataskala Code. For buildings with large setbacks, the maximum allowable sign area for a wall sign may be increased by 25% for each 100-feet, or fraction thereof, that the building is set back from the front property line, with a limit not to exceed more than 200% of the maximum allowable. As the structure itself will be set back from the front property line 217.83-feet (The site plan submitted as part of this application lists 250-feet, however, this is incorrect, the Zoning Permit #21-681 and Construction Plans Application CON-21-002 are correct at 217.83-feet). With this distance, the main building sign would be eligible for an approximately 50% increase of the maximum allowable sign area, or 16-square feet, for a total area of 48-square feet.

The proposed main building sign is 108-square feet, therefore; the Applicant is requesting a Variance from Section 1295.09(b)(2)(B) to allow for a wall sign to exceed the maximum allowable square footage (48-square feet, in this case) by 60-square feet, or a 125% increase.

For the 'garden center' signage, as mentioned above; Section 1295.09(b)(2)(B) also states that each business is permitted a maximum of one (1) wall sign, as such, they will need another Variance from Section 1295.09(B)(2)(b) to allow for one (1) additional wall sign, for a total of two (2).

The 'garden center' sign is proposed at 37.5-square feet, which would exceed the normal maximum of 32-square feet. A Variance was requested for this to exceed that amount, but upon further review, Staff found that Section 1295.09(b)(2)(D)(1) of the Pataskala Code would also apply to this sign, increasing the maximum allowable to 48-square feet. As such, no Variance is required for the size of this sign.

The third and final Variance is also regarding the ‘garden center’ signage. As proposed, the sign will be an internally illuminated cabinet sign in which the entire sign face is illuminated which is illustrated by the photo of a similar sign during nighttime included in the Applicant’s submittal. As stated above, pursuant to Section 1295.10(b)(1), this is not permitted. As such, the Applicant has requested a Variance from this section of code.

Should this Variance be approved, the Applicant will need to apply for a Sign Permit for their proposed signage package. Staff has reviewed the proposed signage and finds it is compliant with all other applicable sections of Chapter 1295 of the Pataskala Code.

#### Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

#### **Surrounding Area:**

Direction	Zoning	Land Use
North	AG – Agricultural	Agricultural
East	GB – General Business	Misc. Commercial
South	AG - Agricultural	Agricultural
West	GB – General Business	Misc. Commercial

#### **Variance Requirements:**

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) *Whether the variance requested is substantial;*
- d) *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) *Whether the variance, if granted, will be detrimental to the public welfare;*
- g) *Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- i) *Whether the property owner’s predicament can be obviated through some other method than variance;*
- j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*

- k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-22-021:

- 1211.07(2)(g): To increase the maximum allowable height or area of signs on a lot (it is suggested that the same should not be increased by more than 25%)

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- SWLCWSD – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking School District – No comments

**Conditions:**

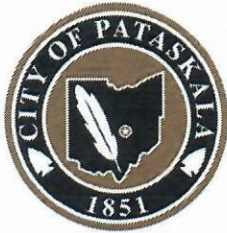
Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

**Resolution:**

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

"I move to approve two (2) Variances from Section 1295.09(b)(2)(B) and one (1) Variance from Section 1295.10(b)(1) of the Pataskala Code for Variance Application VA-22-021 ("with the following conditions" if conditions are to be placed on the approval)."



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information		
Address: 11309 BROAD ST. SW		
Parcel Number: 063-150882-00.000		
Zoning: COMMERCIAL / GB	Acres: 4.98	
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: CALEB MOORE / MOORE SIGNS		
Address: 6060 WESTERVILLE RD.		
City: WESTERVILLE	State: OH	Zip: 43081
Phone: 614-325-5091	Email: CALEB@MOORESIGNS.BIZ	

Owner Information		
Name: DMK DEVELOPMENT - PATASKALA LLC.		
Address: 4927 E. STARINA DR. STE B		
City: NORTON SHORES	State: MI	Zip: 49441
Phone:	Email:	


Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:
Receipt Number:

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

Variance Information
Request (Include Section of Code): (2) VARIANCES
• MAIN TSC BUSINESS SIGN, LARGER THAN 32 SQ FT, RESTRICTED BY 1295.09 (b) & (d)
Describe the Project:
• "GARDEN CENTER" IDENTIFICATION SIGN AS A 2 <sup>ND</sup> WALL SIGN LARGER THAN 6 SQ FT, RESTRICTED BY 1295.04 (c) & (d)
• <del>1295.04</del> INTERNALLY ILLUMINATED W/ TRANSLUCENT BACKGROUND, RESTRICTED BY 1295.04 (c) & 1295.10 (b)(1)



<b>Documents to Submit</b>
<b>Variance Application:</b> Submit 1 copy of the variance application.
<b>Narrative Statement:</b> Submit 1 copy of a narrative statement explaining the following: <ul style="list-style-type: none"> <li>• The reason the variance is necessary</li> <li>• The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code: <ol style="list-style-type: none"> <li><i>Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;</i></li> <li><i>Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;</i></li> <li><i>Whether the variance requested is substantial;</i></li> <li><i>Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;</i></li> <li><i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i></li> <li><i>Whether the variance, if granted, will be detrimental to the public welfare;</i></li> <li><i>Whether the variance, if granted, would adversely affect the delivery of governmental services;</i></li> <li><i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i></li> <li><i>Whether the property owner's predicament can be obviated through some other method than variance;</i></li> <li><i>Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,</i></li> <li><i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i></li> </ol> </li> </ul>
<b>Site Plan:</b> Submit 1 copy of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> <li>• All property lines and dimensions</li> <li>• All existing and proposed buildings and structures.</li> <li>• Setbacks from property lines for all existing and proposed buildings, structures and additions</li> <li>• Easements and rights-of-way</li> <li>• Driveways</li> <li>• Floodplain areas</li> <li>• Location of existing wells and septic/aerator systems.</li> <li>• Any other information deemed necessary for the variance request</li> </ul>
<b>Deed:</b> Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at <a href="http://www.lcounty.com/rec">www.lcounty.com/rec</a> .
<b>Address List:</b> Submit 1 copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.
<b>Area Map:</b> Submit 1 copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at <a href="http://www.lcounty.com/taxparcelviewer/default">www.lcounty.com/taxparcelviewer/default</a> .

<b>Signatures</b>	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.	
Applicant: 	Date: 6/8/2022
Owner:	Date:

June 2, 2022

RE: Variance request for Tractor Supply Co.  
11309 Broad St.  
Pataskala, OH 43062

To Whom It May Concern:

Tractor Supply Co. is respectfully requesting a variance to the sign code ordinance for the storefront and garden center signage located at 11309 Broad St. in Pataskala.

Due to Tractor Supply Co.'s building setback distance from the main road, visibility will be severely hindered. The proposed garden center sign and storefront sign will provide the exposure needed that might not otherwise be seen due to the hindered visibility. Overall, the proposed signage is proportioned to a building of this size and is aesthetically pleasing from the surrounding business neighborhood.

The Garden Center is a key component of Tractor Supply Co business model and a driver for Lawn and Garden sales. The Garden Center sales was factored into the store's overall proforma. Removing the sign will be detrimental to sales and hurt their brand. The Garden Center facade is not part of the masonry building face and is a separate steel structure. We cordially request that the Garden Center sign be accepted for installation as proposed.

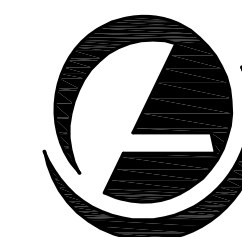
Further, we believe neither of the proposed signage will cause no detriment to the public good, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this special exception.

Thank you,

*Steve Ausdenmoore*

Steve Ausdenmoore  
Director of Construction

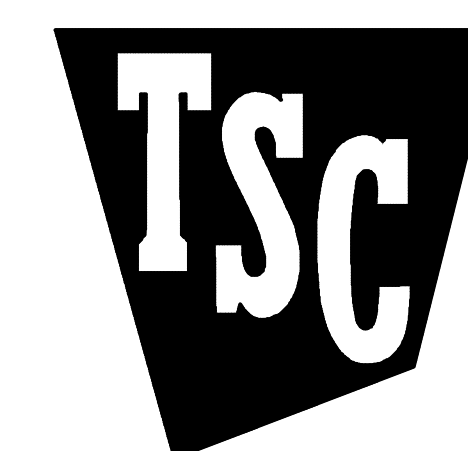




GLEN P. OXFORD  
ARCHITECT

2934 Sidco Drive  
Suite 120  
Nashville, TN 37204

Architecture  
Planning  
Interior Architecture



TRACTOR SUPPLY COMPANY

PATASKALA  
OHIO

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Job Number: 2110

Date: 04.30.2021

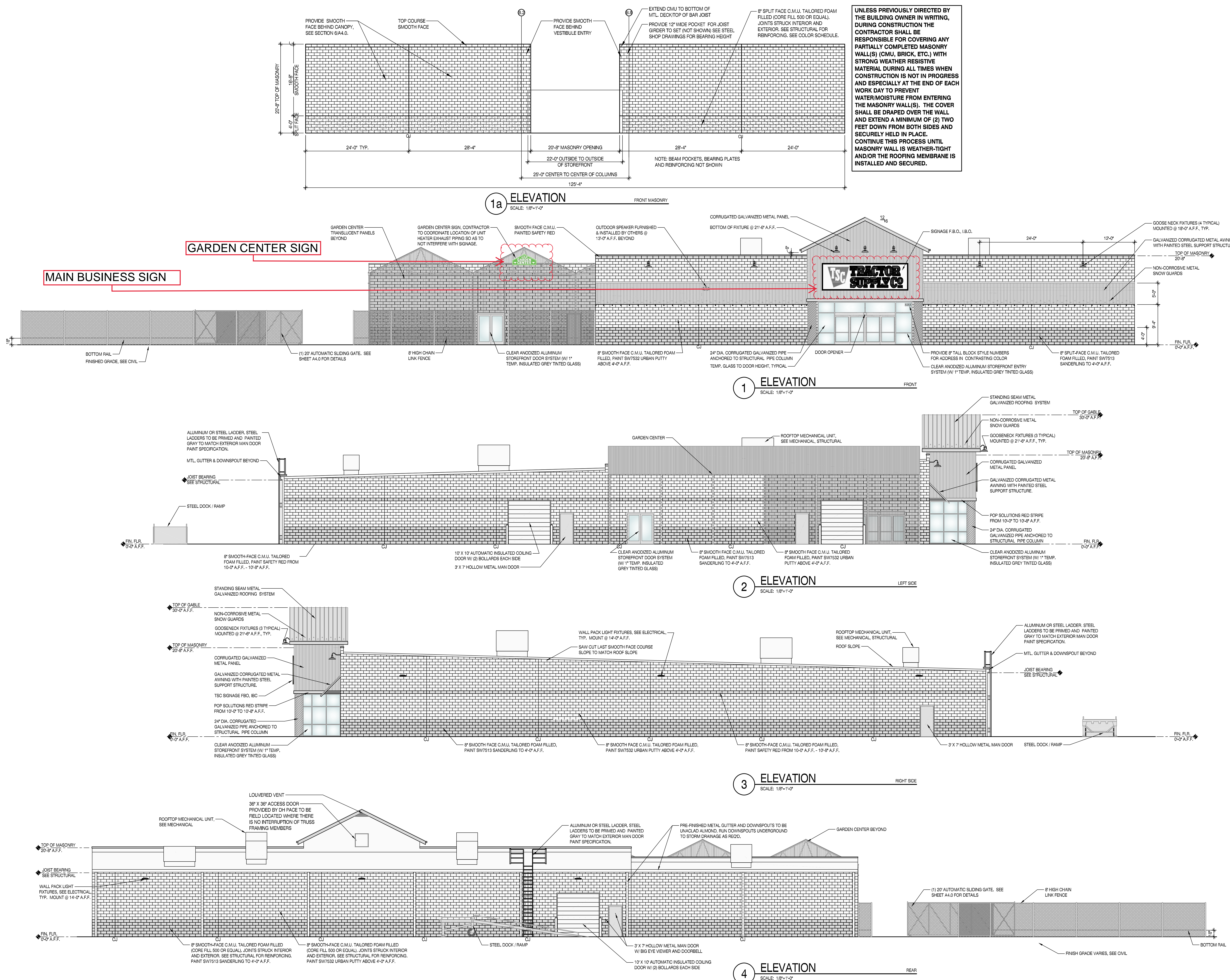
Revisions:

Revisions:

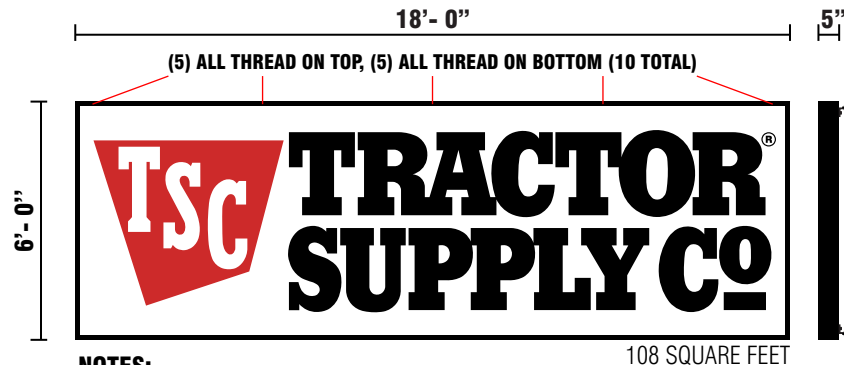
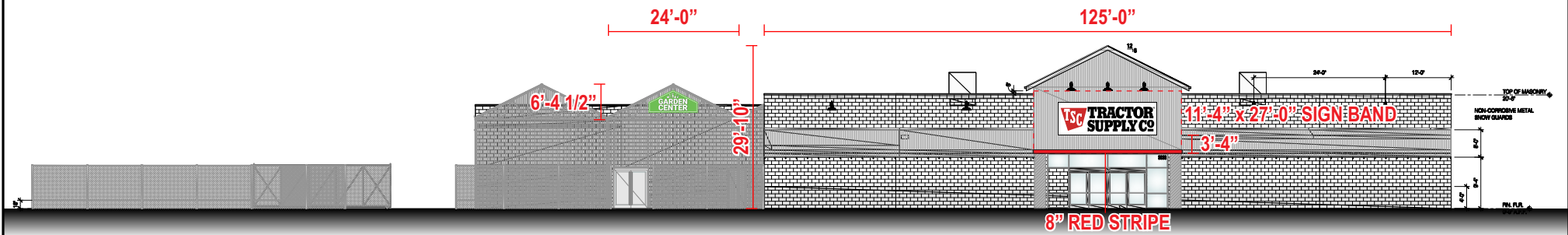
Revisions:

ARCHITECTURAL ELEVATIONS

Sheet Number: A2.0







**NOTES:**

NON-ILLUMINATED 6'-0" X 18'-0" X 5" DEEP SINGLE FACE CABINET  
2" ALUMINUM RETAINERS  
FLEXIBLE SIGN FACE / VINYL GRAPHICS FIRST SURFACE  
CABINET FRAMED W/ ALUMINUM TUBE

**COLORS:**

CABINET - GLOSS BLACK  
BACKGROUND WHITE  
LOGO - RED VINYL WITH WHITE COPY  
TRACTOR SUPPLY CO. - BLACK



**NOTES:**

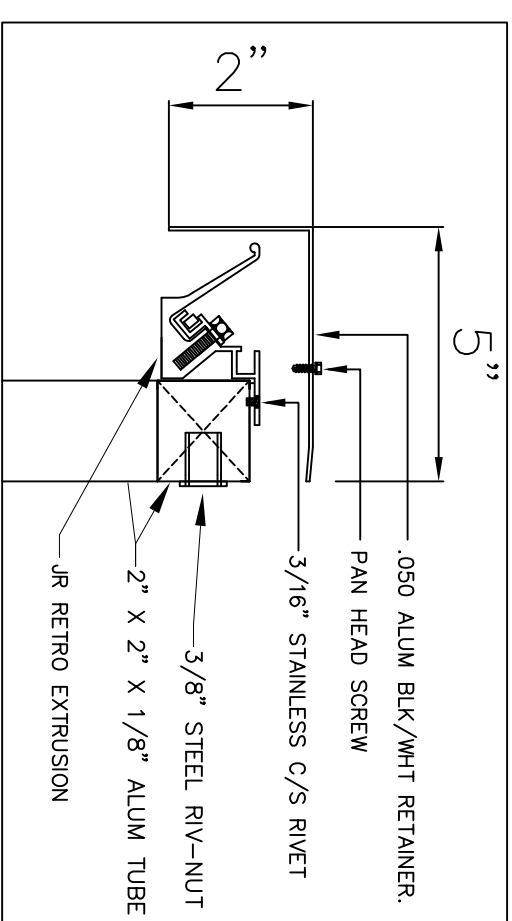
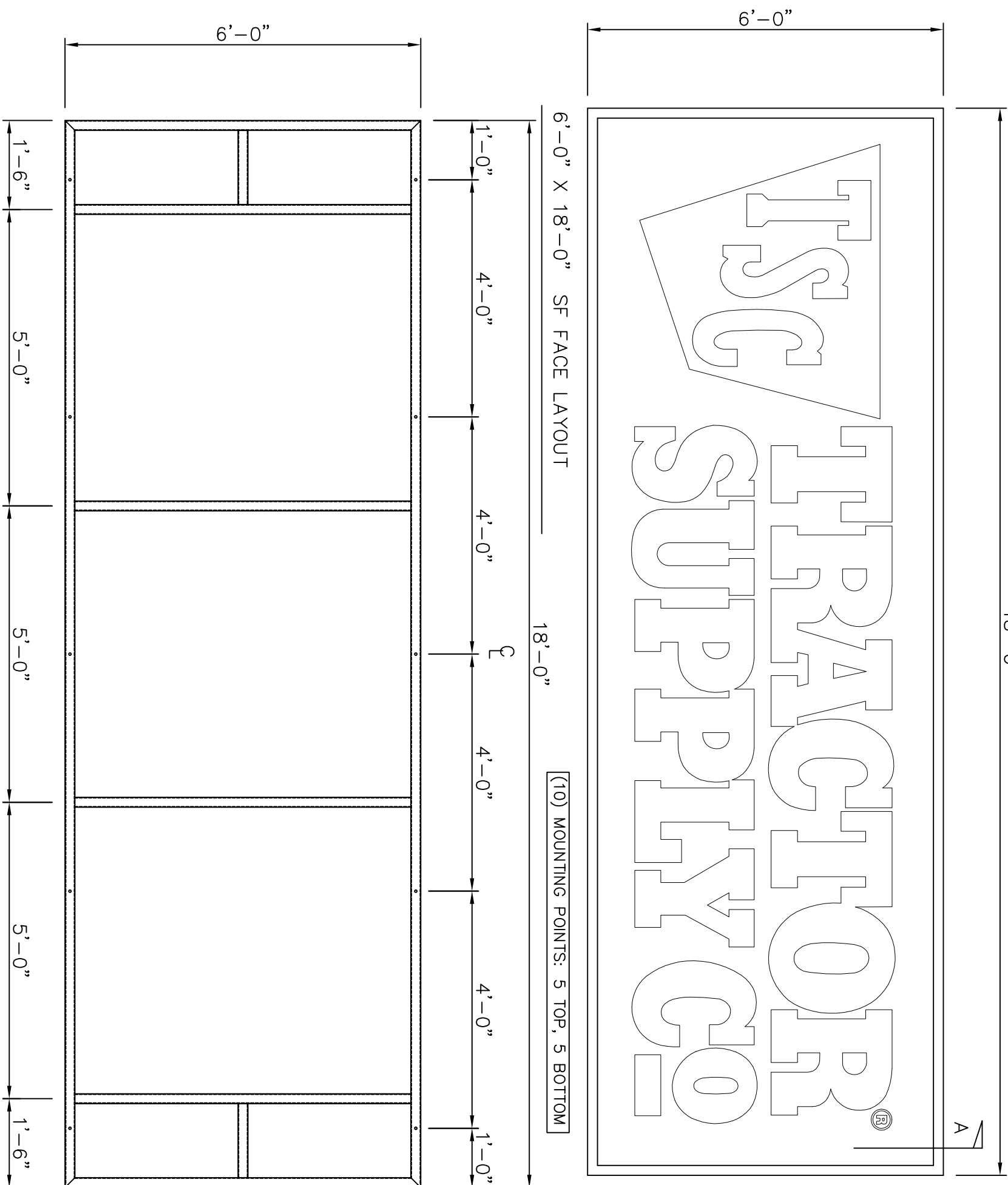
4'-2" X 8'-11 11/16" X 8" DP. SINGLE FACE WALL SIGN  
FLAT WHITE LEXAN FACE W/ GRAPHICS FIRST SURFACE  
INTERNALLY ILLUMINATED WITH LEDs  
PRIMARY FRAME - BENT ALUMINUM  
ALUMINUM RETURNS AND 2" RETAINERS

**COLORS:**



CABINET AND RETAINERS - PAINTED GREEN (MATCH SIGN FACE COLOR)  
FACE - FLAT LEXAN FACES W/ DIGITALLY PRINTED GRAPHICS

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO	STORE NO:		REV.		REV.		REV.		REV.	
LOCATION:	PATASKALA, OH	DATE:	06/06/22	REV.		REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	BRC	REV.		REV.		REV.		REV.	
DRAWING NO:	TSC-PATASKALA, OH-OVERALL			REV.		REV.		REV.		REV.	
EXHIBIT APPROVED BY:											



SECTION "A"

 <b>ID ASSOCIATES</b> <small>BRANDING THE WORLD TAKING TO LIFE</small>		<b>CUSTOMER:</b>	
1771 INDUSTRIAL ROAD DOTHAN, AL 36303 PHONE: (334) 836-1400 FAX: (334) 836-1401		<b>TRACTATOR SUPPLY CO</b>	
<b>DATE:</b> 11/04/19		<b>LOCATION:</b> STANDARD - NOV 2019	
<b>REVISED:</b>	<b>BY:</b> RMS	<b>ACCOUNT MANAGER:</b> B. HOLLAND	
<b>REVISED:</b>	<b>BY:</b>	<b>SCALE:</b> 1/2" - 1' - 0"	
<b>REVISED:</b>	<b>BY:</b>	<b>APPROVED BY:</b>	
<b>REVISED:</b>	<b>BY:</b>	<b>ESTIMATED WEIGHT:</b> 175 LBS	
<b>REVISED:</b>	<b>BY:</b>	<b>ITEM NUMBER:</b> TSC - SF - NI	
<b>REVISED:</b>	<b>BY:</b>	<b>APPROVED DATE:</b>	
<b>REVISED:</b>	<b>BY:</b>	<b>PAGE NUMBER:</b> 1 OF 2	
 <b>Underwriters Laboratories Inc.</b>			

NOTES  
6'-0" X 18'-0" X 5" DP. CABINET W/ 2" X 5" RETAINERS (.050 BLK/WHT ALUM.)  
SINGLE FACE (SEE DETAIL) PANAGRAPHS. III SUBSTRATE MATERIAL W/ VINYL OVERLAYS  
CABINET BODY FRAMED W/ 2" X 2" X 1/8" ALUM. TUBE.  
BACK BRACING IS 2" X 2" X 1/8" ALUM. TUBE

COLORS  
CABINET (RETAINER/TUBE COVER)-GLOSS BLACK  
BKGD-WHITE  
LOGO-3M 3630-33 RED VINYL W/ WHITE COPY  
TRACTOR SUPPLY CO-3M 7725-12 BLACK VINYL





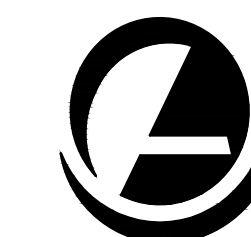


GARDEN  
CENTER





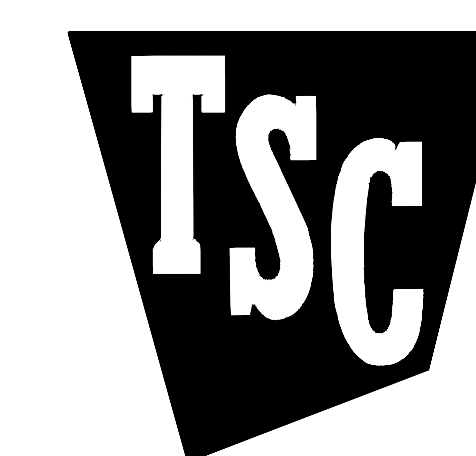




GLEN P. OXFORD  
ARCHITECT

2934 Sidco Drive  
Suite 120  
Nashville, TN 37204

Architecture  
Planning  
Interior Architecture



TRACTOR SUPPLY COMPANY

PATASKALA  
OHIO

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Job Number: 2110

Date: 04.30.2021

Revisions:

Revisions:

Revisions:

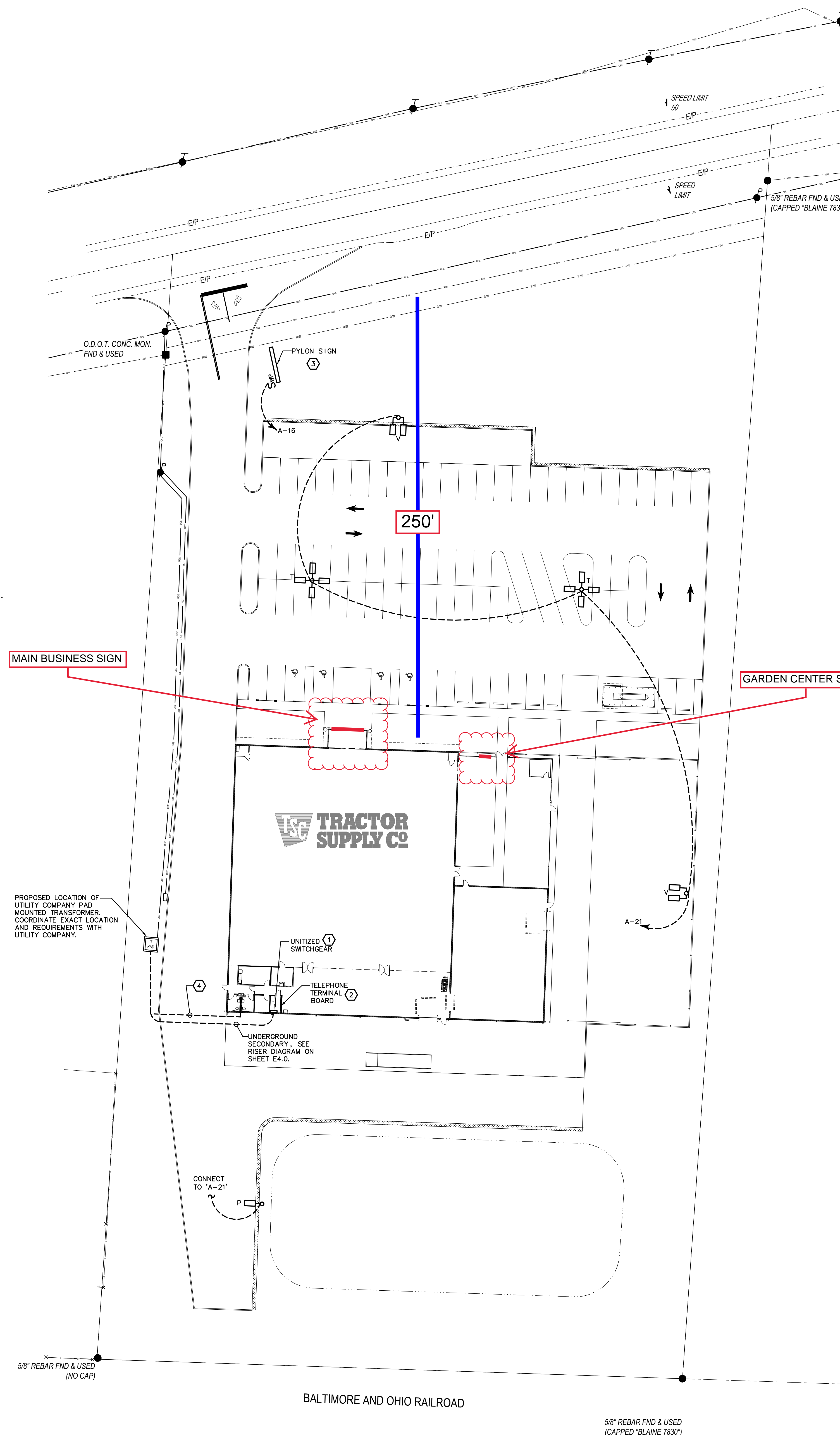
ELECTRICAL SITE PLAN

Sheet Number: **ES1.0**



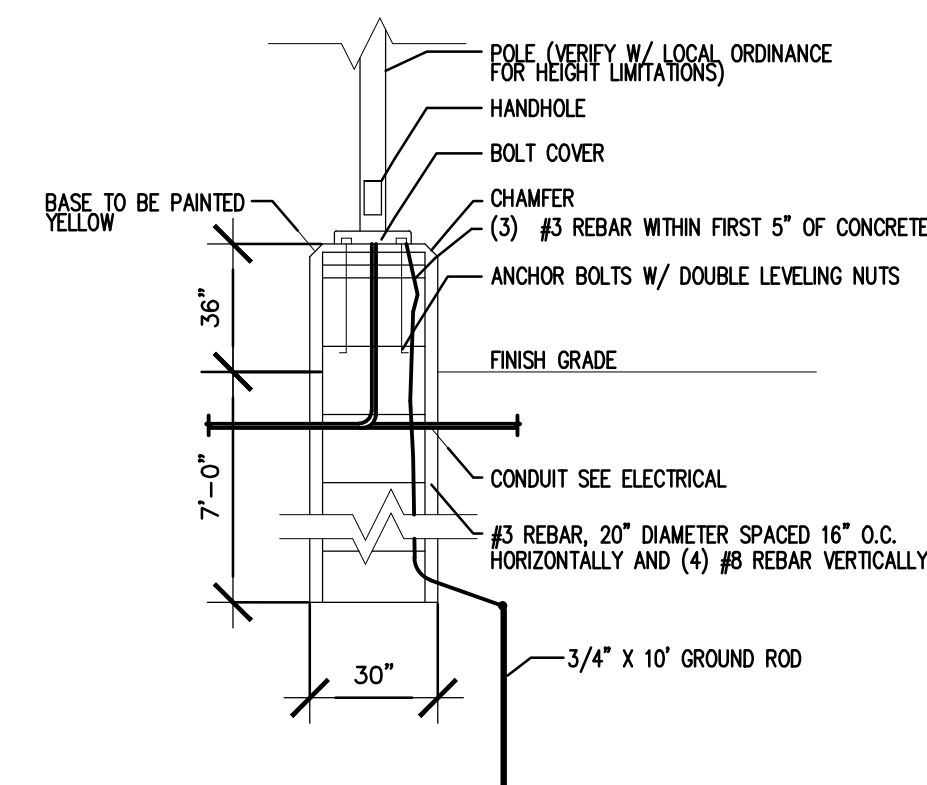
**PARSONS**  
ENGINEERING, INC.  
NASHVILLE, TENNESSEE  
PARSONSENGINEERING.COM

**PRELIMINARY**  
NOT FOR CONSTRUCTION



#### ○ SITE PLAN NOTES

- COORDINATE INSTALLATION OF NEW UNDERGROUND SERVICE WITH LOCAL ELECTRIC UTILITY COMPANY. PROVIDE TRENCHING, CONDUIT, CONDUCTORS, METER BASE, CT ENCLOSURE, CONCRETE PAD, AND OTHER ITEMS AS REQUIRED. INSTALL SERVICE IN ACCORDANCE WITH CURRENT UTILITY COMPANY REQUIREMENTS. SEE RISER DIAGRAM ON SHEET E4.0.
- COORDINATE INSTALLATION OF TELEPHONE SERVICE CONDUITS WITH LOCAL TELEPHONE COMPANY. INSTALL (2) 2" CONDUITS FROM TELEPHONE SERVICE POINT TO TELEPHONE TERMINAL BOARD.
- VERIFY LOCATION OF PYLON SIGN WITH OWNER. VERIFY EXACT ELECTRICAL REQUIREMENTS WITH VENDOR. PROVIDE CIRCUIT PER VENDOR'S RECOMMENDATIONS. PROVIDE DISCONNECTING MEANS IF NOT PROVIDED WITH SIGN AND LOCATE PER VENDOR'S RECOMMENDATIONS.
- PROVIDE A 1-1/2" CONDUIT FROM IRRIGATION CONTROLLER TO OUTSIDE OF CURBLINE. COORDINATE EXACT LOCATION WITH GC.



#### POLE BASE DETAIL

NO SCALE.  
POLE BASE DETAIL PROVIDED FOR SCOPE AND BID PURPOSES.  
CONTRACTOR SHALL SUBMIT A POLE BASE DESIGN SUITABLE FOR  
LOCAL CONDITIONS AND APPROVED BY A STRUCTURAL ENGINEER.

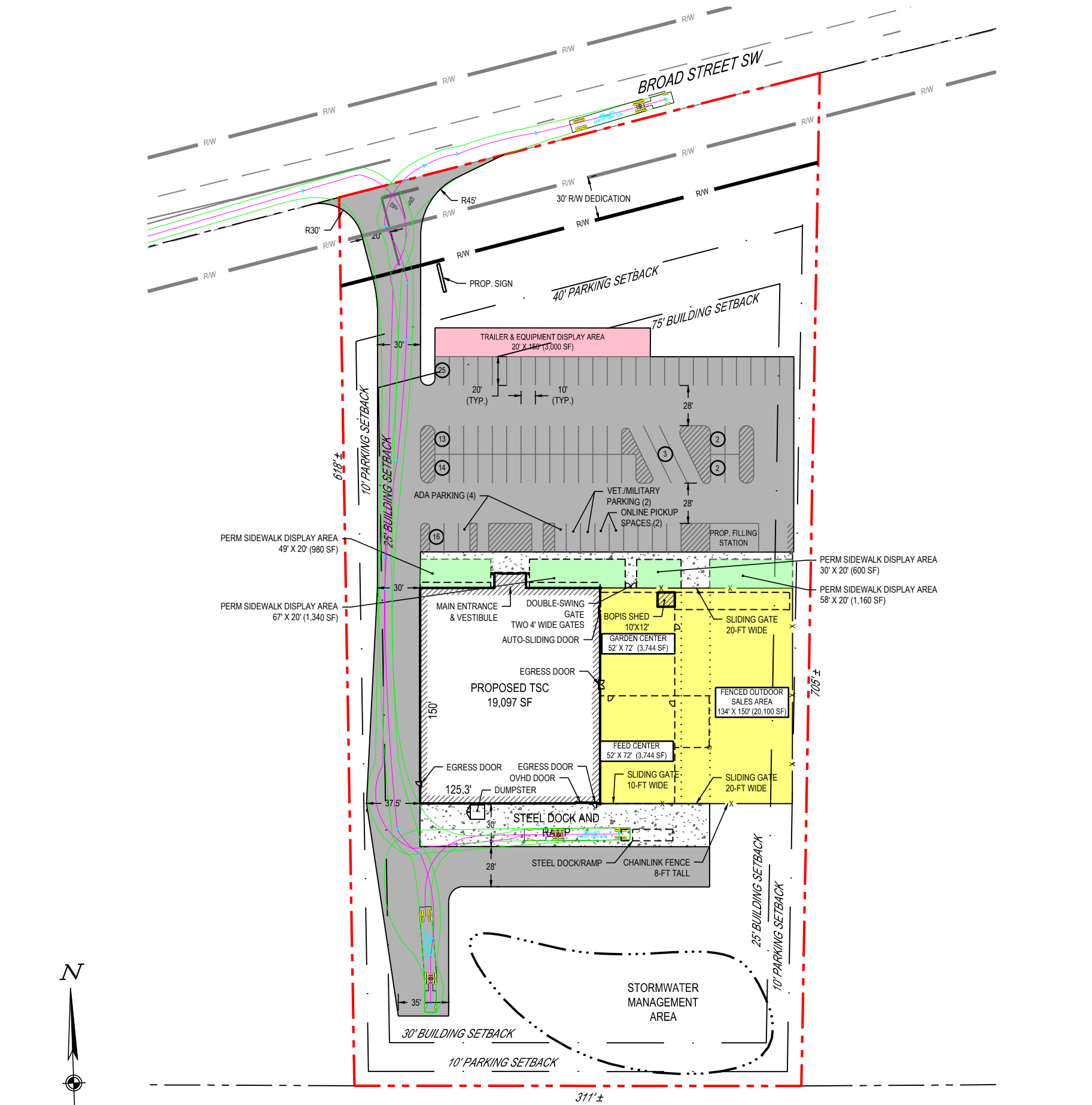
PROPOSED LOCATION OF  
UTILITY COMPANY PAD  
MOUNTED TRANSFORMER.  
COORDINATE EXACT LOCATION  
AND REQUIREMENTS WITH  
UTILITY COMPANY.

**1 ELECTRICAL SITE PLAN**  
ES1.0 SCALE: 1" = 30'-0"





PATASKALA, OHIO



LEGEND

	PROPOSED BUILDING
	PROPOSED PAVEMENT/WALK
	SUBJECT PROPERTY BOUNDARY / DEMISED PREMISES
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT/WALK
	FENCED OUTDOOR DISPLAY AREA
	PERMANENT TRAILER & EQUIPMENT DISPLAY AREA
	PERMANENT SIDEWALK DISPLAY AREA
	PARKING SPACE COUNT

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JW Sep 28, 2021

0115PA00700000060000

**TRANSFERRED**

Sep 28, 2021  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: CR 1047.00

InstrID:202109280029450	9/28/2021
Pages:3	F: \$42.00 12:42 PM
Bryan A. Long	T20210028926
Licking County Recorder	

**GENERAL WARRANTY DEED**  
**LIMITED LIABILITY COMPANY**

GH-46098

**EDWARDS REAL ESTATE GROUP, LLC**, an Ohio Limited Liability Company, Grantor, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **DMK DEVELOPMENT - PATASKALA, LLC**, a Michigan Limited Liability Company, Grantee, whose tax-mailing address is 4927 E. Stariha Dr, Suite B, Norton Shores, MI 49441, the following described REAL PROPERTY:

**See attached Exhibit A**

Prior Ref. No. . 201311010027162  
Parcel No.: 063-150882-00.000  
Property Address: 11309 Broad St SW, Pataskala, OH 43062

**EXCEPTIONS TO THE WARRANTIES:** Except as herein before provided, except all easements, leases, conditions, and restrictions of record, if any, and except real estate taxes and assessments, for which taxes and assessments an adjustment has been made between the parties and which, therefore, the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the said Grantor, **EDWARDS REAL ESTATE GROUP, LLC**, has caused its company name to be subscribed hereto by RJ EDWARDS, of **EDWARDS REAL ESTATE GROUP, LLC**, its authorized Member, this 24 day of August, 2021, thereunto duly authorized by its articles of organization and/or resolution of its members.

Signed and acknowledged by:

**EDWARDS REAL ESTATE GROUP, LLC**

By: 

**RJ EDWARDS, MEMBER**

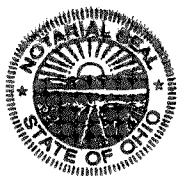
STATE of Ohio

COUNTY of Franklin

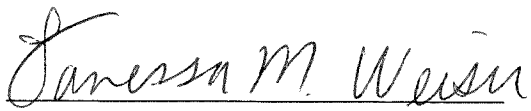
This is an acknowledgement clause. No oath or affirmation was administered to the signer.

On this 24 day of August, 2021, before me, a Notary Public, personally came the above **RJ EDWARDS, MEMBER** of **EDWARDS REAL ESTATE GROUP, LLC** whose identity was known or proven to me and who did sign the foregoing instrument acknowledging the signing hereof to be his and its voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



VANESSA M. WEISER  
Notary Public, State of Ohio  
My Commission Expires 4-6-2024

  
Notary Public  
My commission expires 4-6-2024

This instrument prepared by:  
Thorp Law, LLC  
c/o Landsel Title Agency, Inc.  
961 North Hamilton Road, Suite 100  
Gahanna, OH 43230  
Phone: 614-266-8165  
File No.



**Exhibit A**

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

Being part of Lot 15 of the First Township and 15 Range, Section 4, U.S.M. Lands; beginning at a stake on the North line of the Central Railroad, 40 rods East of the East line of J.F. Conine's land; thence North 37 1/2 rods to the center of the Granville and Columbus Road; thence East along the center of said road to the Northwest corner of lands of William Pincott; thence South 42 1/2 rods to the North line of said railroad; thence Westerly along the North line of said railroad, 20 rods to the place of beginning, containing 5 acres, more or less and more particularly described as follows:

Situated in the State of Ohio, County of Licking, City of Pataskala, and being a part of Lot 15 of Section 4, Township 1, Range 15, of the United States Military Lands, and being all of that land as conveyed to Stone Quarry Meadows Property Management, by deed of record in Instrument Number 200209060033361. All references being to those of record in the Recorder's Office in Licking County, Ohio. The 4.987 Acre parcel being more particularly bounded and described as follows:

Beginning at the northeasterly corner of a 4.0 acre parcel as conveyed to Ronald G. & Joyce L. Moore by deed of record in Official Volume 499, page 710, said point also being at centerline station 201 + 75.22 of the State of Ohio Department of Transportation right-of-way plans for State Route 16 (Columbus-Newark Road).

Thence North 77 deg. 55' 00" East, 342.83 feet along the centerline of State Route 16 (Columbus-Newark Road) to the northwest corner of a 5.497 acre parcel as conveyed to James A. & Marjorie Muncy by deed of record in ORV 3, page 1016, said point being at station 205 + 18.05 of the said centerline survey.

Thence South 4 deg. 11' 00" West, 703.38 feet along the westerly line of the said 5.497 acre Muncy parcel to an iron pin set of the northerly right-of-way line on the Baltimore and Ohio Railroad, passing an iron pin set at 31.25 feet on the southerly right-of-way line of State Route 16 (Columbus-Newark Road).

Thence North 87 deg. 58' 00" West, 327.79 feet along the northerly right-of-way line of the Baltimore and Ohio Railroad to the southeasterly corner of the said 4.0 acre Moore parcel.

Thence North 4 deg. 02' 28" East, 619.65 feet along the easterly line of the said 4.0 acre Moore parcel, passing an iron pin found at 0.87 feet, and a O.D.O.T. Right-of-way monument at 563.32 feet, to the point of Beginning and containing 4.987 Acres more or less according to a survey made by Blaine Surveying LTD., during April of 2006.

Subject however to all legal easements and or rights-of-way, if any of public record.

All iron pins set are 5/8" rebar 30" in length with an orange I.D. Cap labeled "Blaine 7830".

The bearings in the above description are based on the centerline of State Route 16, as being North 77 deg. 55' 00" East, as shown on the State of Ohio Right-of-way plans for State Route 16.