



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

April 11, 2023

Variance Application VA-23-009

Applicant:	Jacqueline Shulick
Owner:	Pataskala MHP, LLC.
Location:	210 Cedar St, Pataskala, OH 43062 (PID: 064-308034-00.000)
Acreage:	+/- 25.11-acres
Zoning:	RMH – Residential Manufactured Home
Request:	Requesting approval of a Variance from Section 1295.09(b)(9) to allow for a monument sign to exceed the maximum allowable area of 32-square feet by 2.66-square feet.

Description of the Request:

The Applicant is seeking approval of a Variance from Section 1295.09(b)(9) of the Pataskala Code in order to allow for a monument/ground sign to exceed the maximum allowable sign size of 32-square feet by 2.66-square feet

Staff Summary:

The 25.11-acre property located at 210 Cedar Street is currently occupied by the Pataskala Manufactured Home Park, a 283-lot manufactured home community. Access to the development is through three (3) points, the southernmost being Cedar Street, North Street at the approximate middle of the property, and the northernmost through Tyler Avenue. Two (2) monument signs were constructed at separate entrances to the development, the first at the northern entrance off of Tyler Avenue, which was subject to permit #22-665, approved December 22, 2022 and Amended March 10, 2023.

Staff discovered a second sign was also installed at the southern access from Cedar Street, however, this sign was not subject to an approved permit. When a permit was applied for, it was determined that the existing sign exceeded the maximum allowable square footage. The existing sign, which is currently in violation of Pataskala Code for being installed without a permit, is 34.66-square feet in size. Per Section 1295.09(b)(9) of the Pataskala Code, for multiple-dwelling or apartment developments, one (1) ground sign is permitted at each entrance to the development, with each sign not to exceed 32-square feet in size and is limited to a maximum height of six (6) feet.

According to the Narrative Statement submitted by the Applicant, the signs were installed to make the community more appealing, and that they were unaware of the need for a permit for a second sign. The Applicant believes that the variance is necessary to improve the community.

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

As mentioned above, Section 1295.05(b)(9) states that for multiple-dwelling or apartment developments, one (1) ground sign is permitted at each entrance to the development, with each sign not to exceed 32-square feet in size and is limited to a maximum height of six (6) feet. As installed, the sign is 34.66-square

feet in size, therefore; the variance request is for an increase in the allowable sign size of 2.66-square feet, or an 8.31% increase.

Should this variance request be approved, the Applicant shall need to apply for a Sign Permit, with additional information including the specific overall height of the sign, in order to confirm compliance with other requirements of Pataskala Code.

Pataskala Utilities Department (Full comments attached)

Per plan, sign appears to be just outside of a water line easement. Be advised that should the sign be within the easement, the utility department may remove it.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential R-7 – Village Single-Family Residential	Single-Family Homes
East	R-7 – Village Single-Family Residential	Single-Family Homes Apartments
South	R-10 – High Density Residential	Railroad Single-Family Home
West	M-1 – Light Manufacturing	YMCA

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-23-009:

- None

Department and Agency Review

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

Conditions:

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

- The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code 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 a variance from Section 1295.09(b)(9) of the Pataskala Code for variance application VA-23-009 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Trent Howell](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Chris Sharrock](#); [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); [laitken@lhschools.org](#); [kperkins@laca.org](#); [Scott Morris](#); [Alan Haines](#)
Cc: [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 04-11-2023
Date: Friday, March 24, 2023 4:05:18 PM
Attachments: [image001.png](#)

See comments below in red

Thank you,

Trent Howell
City of Pataskala
Acting Utility Director
430 S Main Street
thowell@ci.pataskala.oh.us
Office: (740) 927-4134

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, March 22, 2023 9:20 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; kperkins@laca.org; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala BZA Review Memo for 04-11-2023

Good Morning,

You are receiving this email because one or more of the Application(s) submitted for the **April 11, 2023** Board of Zoning Appeals are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

VA-23-007: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, Scott Morris, Alan Haines


VA-23-008: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-23-009: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

It appears that the sign is outside of the water line easement. Be advised that if the sign is within the

easement, it can be removed.

If you have any comments or concerns regarding these applications, please have them submitted to me **no later than Monday, April 3, 2023**. They will be included in the Staff Report that is given to the Board members. If you have questions regarding these applications, feel free to contact me. A link to download the applications is below.

 [BZA Review Memo for 04-11-2023](#)

Thank you for your assistance.

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: 210 Cedar St., Pataskala, OH 43068	
Parcel Number: 064-308034-00.000	
Zoning: RMH	Acres: 25.11
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: VA-23-009
Fee: \$300.00
Filing Date: 3-17-2023
Hearing Date: 4-11-2023
Receipt Number:

Applicant Information		
Name: Jacqueline Shulick		
Address: 326 E. 4th St., Ste. 250		
City: Royal Oak	State: MI	Zip: 48067
Phone: 248-564-1579	Email: jshulick@gemstonecommunities.com	

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

Property Owner Information		
Name: Pataskala MHP LLC		
Address: 326 E. 4th St., Ste 250		
City: Royal Oak	State: MI	Zip: 48067
Phone: 248-301-8334	Email: druby@gemstonecommunities.com	

Variance Information
Request (Include Section of Code):
1295.09(b)(9) to allow for a sign to exceed the maximum area of 32 square feet by 74.25 2.66 square feet.
Describe the Project:
We are requesting Variance acceptance regarding our Pataskala Manufactured Home Community entrance post sign. This sign serves as a marker to one of two entrances into the community. Our sign sign is 102.25 34.66 Square ft. Please see attached Narrative Statement.

Documents to Submit

Variance Application: Submit 1 copy of the variance application.

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

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
 - c) *Whether the variance requested is substantial;*
 - d) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*
- A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

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

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.

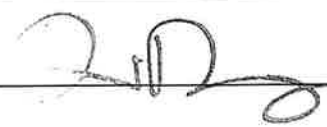
Applicant (Required):



Date:

03/16/2023

Property Owner (Required):



Date:

03/16/2023

03/16/2023

City of Pataskala Planning & Zoning Department
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

Re: Variance Application
Pataskala Manufactured Home Community
210 Cedar St., Pataskala, Ohio 43068

Dear Sir/ Madam,

I am writing to you regarding a sign that we had installed at our Pataskala Manufactured Home Community. Our sign is at the entrance of the community and serves as an aesthetically pleasing marker as well as to improve the communities' entrance itself. The sign is outside the size requirements of 32 Square ft. Our sign measures 34.66 sq. ft. Please see image below.

We were unaware that we would need a permit for this entrance sign as this has not been our experience with our other communities with post signs. In fact, we found out following the permitting process for our monument sign, as this is typical in our other communities. Once we were aware, we did immediately call and requested all information necessary for a permit. We sent out right away on March 10, 2023, so that we would be in accordance with Zoning and Ordinances with the City of Pataskala, which was received yesterday, March 15, 2023.

When we purchase a community, our goal is to make it more appealing in providing our residents with a place they can proudly call home. With our community, Pataskala MHC, we did just that, and plan to continue to do more. We cleaned the grounds, fixed up homes, installed a pavilion and a monument sign and post sign at the two entrances. Our goal is to make it aesthetically attractive and safe while marking entrances with an entrance sign.

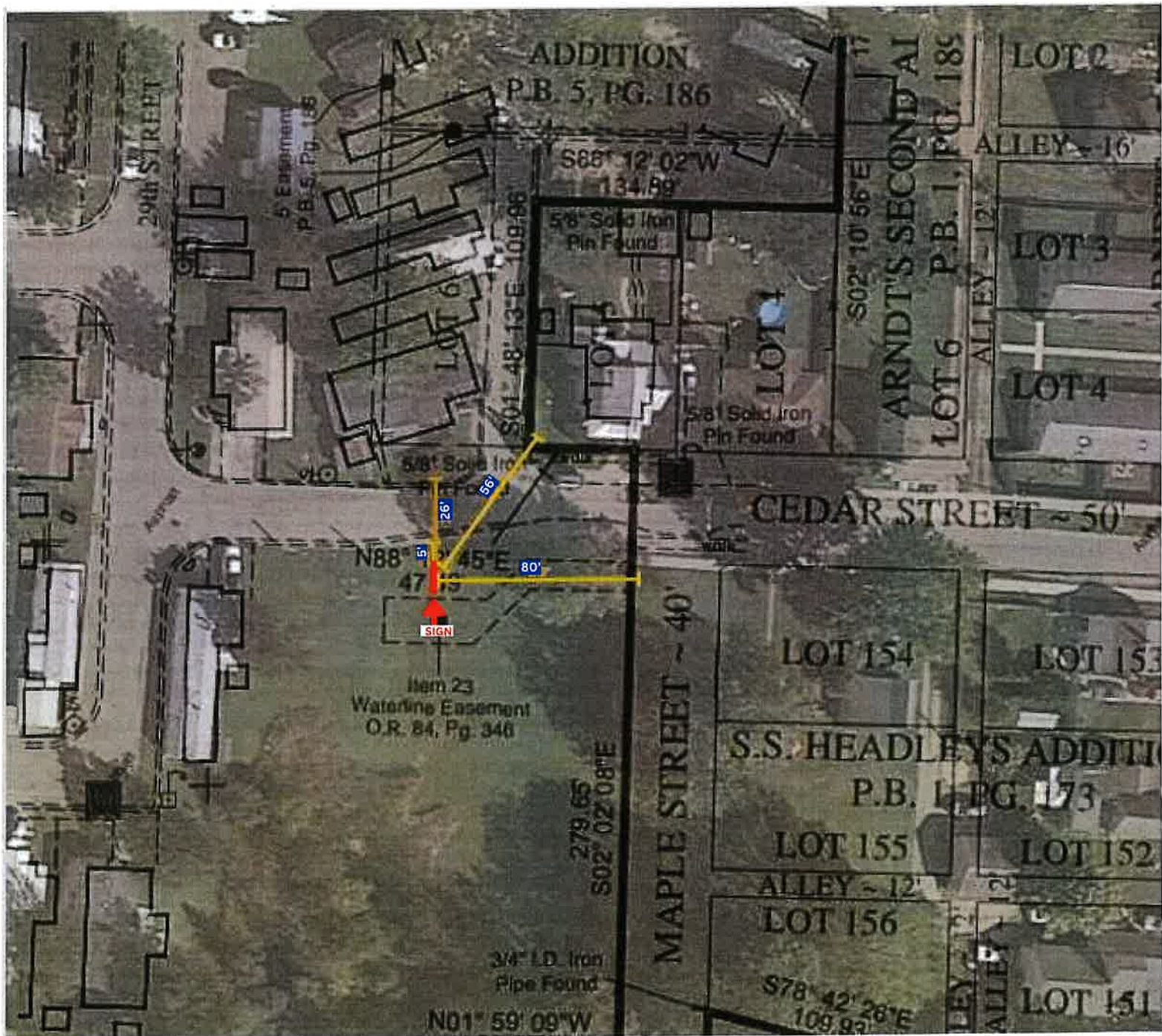
Please see responses below to all questions outlined in the Narrative Statement.

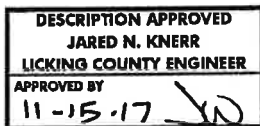
The reason the variance is necessary.

It is near the entrance of our community and has the name and phone number of our community and is essentially a marker to the entrance. It was installed to improve the community.



Pataskala MHC
Post Sign
96' x 59'





GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FERNCO DEVELOPMENT LTD., NORCO DEVELOPMENT LTD. and LENCO DEVELOPMENT LTD.**, each a British Columbia, Canada for-profit corporation (collectively, the "Grantor"), for membership interest paid, grant with general warranty covenants to **PATASKALA MHP, LLC**, a Michigan limited liability company ("Grantee"), whose tax-mailing address is 210 Cedar Street, Pataskala, Ohio 43062, the following real property:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 064-308034.00.000

PRIOR INSTRUMENT REFERENCE: Volume 791, Page 624; Volume 717, Page 357

Street address of property: 210 Cedar Street, Pataskala, Ohio 43062

Subject only to applicable zoning ordinances and those matters which are specifically set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Encumbrances").

[SIGNATURE PAGE FOLLOWS]



[SIGNATURE PAGE TO GENERAL WARRANTY DEED TO PATASKALA MHP, LLC]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 26th day of October, 2017.

GRANTOR:

FERNCO DEVELOPMENT LTD.,
a British Columbia, Canada for-profit corporation

By: [Signature]
Name: HUGO NOORT
Title: AUTHORIZED SIGNATORY / Member / officer

NORCO DEVELOPMENT LTD.,
a British Columbia, Canada for-profit corporation

By: [Signature]
Name: HUGO NOORT
Title: AUTHORIZED SIGNATORY / Member / officer

LENCO DEVELOPMENT LTD.,
a British Columbia, Canada for-profit corporation

By: [Signature]
Name: HUGO NOORT
Title: AUTHORIZED SIGNATORY / Member / officer

STATE OF OHIO)
COUNTY OF Licking) SS.

This instrument was acknowledged before me on October 26, 2017, by Hugo Noort, the Authorized Member / officer of each of FERNCO DEVELOPMENT LTD., NORCO DEVELOPMENT LTD., and LENCO DEVELOPMENT LTD., each a British Columbia, Canada for-profit corporation, on behalf of the corporations.



This instrument was drafted by:
James R. Cooper, Esq.
P.O. Box 4190
Newark, Ohio 43058-4190

James R. Cooper, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary's Name: James R. Cooper
Notary Public, Licking County, Ohio
My Commission expires: No expiration date

After recording, return to:
First American Title
300 E. Long Lake Road Suite 300
Bloomfield Hills, Michigan 48304
Attn: Marcia Lawless

Exhibit "A" to General Warranty Deed**Legal Description**

The land referred to herein below is situated in the City of Pataskala, County of Licking, State of Ohio, and is described as follows:

PARCEL 1:

Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of Lot 13 located in the 4th Quarter, Township-1, Range-15, United States Military Lands and being all of those tracts (excluding Third Parcel, Tract I) as conveyed to Fernco Dev. Ltd., Norco Dev. Ltd., Lenco Dev. Ltd. by deed of record in Deed Book 838, page 980 and all of that portion of Cedar Street and two 12 foot wide alleys as vacated by Ordinance No. 85-982, all references being to those of record in Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:

Beginning at an existing 1/2" rebar in the Southerly right-of-way of Tyler Avenue marking the Northwestern corner of Lot 38 of that subdivision entitled "VANATTA'S FOURTH ADDITION", as recorded in Plat Book 8, page 141;

thence South 00°06'26" East, along the Westerly line of Lot 38, a distance of 176.08 feet to an iron pin set;

thence North 89°50'00" East, along the Southerly line of "VANATTA'S FOURTH ADDITION SUBDIVISION", passing existing iron pins at 130.00 feet and 305.00 feet, and an iron pin set at 530.00 feet, a total distance of 530.85 feet to an existing iron pin;

thence North 88°12'55" East, along the Southerly line of that 1.945 acre tract (Tract B) as conveyed to Pataskala Public Library by deed of record in Official Record Volume 376, page 322, a distance of 214.10 feet to an existing iron pin;

thence North 89°02'10" East, continuing along the Southerly line of said 1.945 acre tract, a distance of 205.76 feet to an existing 1/2" iron pin;

thence South 00°35'54" East, a distance of 10.00 feet to an existing 1" pipe in the Northerly line of that 1.0 acre tract as conveyed to William H. Slonaker by deeds of record in Deed Book 360, page 187, Deed Book 758, page 201, Official Record Volume 688, page 570 and Official Record Volume 745, pages 412 through 414;

thence South 89°03'04" West, along the Northerly line of said Slonaker tract, a distance of 205.85 feet to an iron pin set;

thence South 00°04'36" East, along the Westerly line of William H. Slonaker 1.0 acre tract, that 2.07 acre tract as conveyed to Jay W. and Mary C. Cheplowitz by deed of record in Official Record Volume

462, page 524, and that 1.56 acre tract as conveyed to Trenton J. and Suzette B. Thorson by deed of record in Official Record Volume 717, page 357, a distance of 509.02 feet to iron pin set in the Northerly line of that 16 foot alley known as North Street;

thence South 87°48'11" West, along the Northerly line of said 16 foot alley, a distance of 383.14 feet to iron pin set;

thence South 01°55'50" East, along the Westerly line of said alley, a distance of 16.00 feet to an existing 2" pipe;

thence North 87°52'10" East, along the Northerly line of Lots 1, 2, & 3 of that subdivision entitled, "WILLIAM SLONAKER'S ADDITION" as recorded in Plat Book 5, page 186, a distance of 205.01 feet to an existing 5/8" rebar marking the Northeast corner of Lot 3;

thence South 02°10'56" East, along the Easterly line of Lot 3, a distance of 170.34 feet to an existing rebar on the Easterly line of Lot 4;

thence South 88°12'02" West, across Lot 4 and a portion of Lot 5, passing an existing pin at 69.00 feet, a total distance of 134.89 feet to an existing 1/2" rebar;

thence South 01°48'13" East, along the Westerly line of Lot 5 of said "WILLIAM SLONAKER'S ADDITION" Subdivision, a distance of 109.96 feet to an existing 1/2" rebar in the Northerly right-of-way line of Cedar Street;

thence North 88°12'45" East, along the Northerly right-of-way of Cedar Street, passing a reference iron pin set at 37.49 feet, a total distance of 47.49 feet to a point;

thence South 02°02'08" East, along the Westerly right-of-way line of Maple Street passing a reference iron pin set at 50.24 feet, a total distance of 279.65 feet to an iron pin set in the Northerly right-of-way line of The CSX Transportation, Inc.;

thence South 88°08'31" West, along the Northerly right-of-way line of said railroad, a distance of 818.25 feet to an existing 3/4" pipe and marking the Southeasterly corner of that 16.19 acre tract as conveyed to Holophane Co., Inc. by deed of record in Deed Book 819, page 398;

thence North 00°05'03" East, along the Easterly line of said 16.19 acre tract, a distance of 1262.89 feet to an existing 5/8" rebar in the Southerly line of that subdivision entitled, "VANATTA'S THIRD ADDITION" as recorded in Plat Book 8, page 8 marking the Southwesterly corner of Lot 28;

thence North 74°20'03" East, along Southerly line of said subdivision, passing an existing 1" pipe at 300.00 feet, a total distance of 313.18 feet to an iron pin set;

thence South 15°39'50" East, along the Westerly terminus of Tyler Avenue, a distance of 49.91 feet to the Point of Beginning and containing 25.117 acres, more or less, according to a survey made by Jobes Henderson & Associates, Inc., during April, 1996.

The bearings in the above description are based on the Southerly line of that subdivision entitled, "VANATTA'S FOURTH ADDITION" recorded in Plat Book 8, page 141, as being North 89°50'00" East.

All iron pins set are 5/8" in diameter by 30" in length with red surveyors identification caps marked J & H.

PARCEL 2:

Situated in the State of Ohio, County of Licking, City of Pataskala, and being a part of Lot 13, located in the 4th Quarter of Township-1, Range-15, United States Military Lands and being 0.044 acre of that Lot 156 in the subdivision entitled "HEADLEY'S ADDITION" recorded in Plat Book 1, page 173, all references being to those of record in Recorder's Office, Licking County, Ohio, said 0.044 acre tract being more particularly bounded and described as follow:

Beginning at an existing iron pin marking the Southwest corner of Lot 156;

Thence North 01°59'09" West, along the Westerly line of Lot 156, a distance of 30.65 feet to an existing iron pipe;

Thence South 78°42'26" East, across Lot 156, a distance of 109.93 feet to an existing iron pipe in the Easterly line of said lot;

Thence South 01°51'30" East, along the Easterly line of Lot 156, a distance of 5.56 feet to an existing iron pipe on the Northerly right-of-way line of The CSX Transportation, Inc.;

Thence South 88°05'57" West, along said Northerly right-of-way line, a distance of 106.98 feet to the Point of Beginning and containing 0.044 acres, more or less, according to a survey made by Jobes Henderson & Associates, Inc., during April, 1996.

Property Address: 210 Cedar Street, Pataskala, OH Parcel No.: 064-308034-00.000

064-311472-00-000

Exhibit "B" to General Warranty Deed
Permitted Encumbrances

1. Taxes and Assessments for 2017 and subsequent years are undetermined, and a lien, not yet due or payable.
2. Easement granted to the Village of Pataskala, recorded May 26, 1969, in Volume 648, page 79.
3. Easement granted to Columbus and Southern Ohio Electric Company, recorded October 19, 1971 in Deed Volume 679, page 598.
4. Easement granted to Columbus and Southern Ohio Electric Company, recorded May 31, 1968, in Deed Volume 633, page 691.
5. Easement granted to Columbus and Southern Ohio Electric Company, recorded September 1, 1966, in Deed Volume 610, page 311.
6. Easement granted to Columbia Gas of Ohio, Inc., recorded July 23, 1966, in Deed Volume 608, page 564.
7. Easement granted to Columbus and Southern Ohio Electric Company, recorded October 25, 1960, in Deed Volume 536, page 148.
8. Easement granted to Columbus and Southern Ohio Electric Company, recorded November 29, 1985, in Official Record 83, page 112.
9. Easement granted to Village of Pataskala, Ohio, a municipal corporation, recorded December 10, 1985, in Volume 84, page 346. Amended and refiled in instrument recorded March 14, 1997 in Volume 883, page 107. Assignment of Easement recorded March 19, 1997 in Volume 884, page 728. Amended and refiled in instrument recorded March 14, 1997, in Official Record Volume 883, page 111. Assignment of Easement recorded March 19, 1997 in Volume 884, page 723.
10. Rights of tenants in possession, as tenants only, under prior unrecorded leases with no rights of first refusal or options to purchase.

