



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

September 12, 2023

#### Variance Application VA-23-021

<b>Applicant:</b>	Scott England
<b>Owner:</b>	Mary Kay Cameron, Trustee
<b>Location:</b>	4108 Hazelton-Etna Road SW, Pataskala, OH 43062 (PID: 064-152946-00.000)
<b>Acreage:</b>	+/- 108.26-acres
<b>Zoning:</b>	AG – Agricultural
<b>Request:</b>	Requesting approval of a Variance of 190-feet from Section 1225.05(B) to allow for a lot split that will create a lot with less than the required width of 250-feet at the right-of-way.

#### Description of the Request:

Requesting approval of a Variance from Section 1225.05(B) of the Pataskala Code to allow for a lot split that will create a lot with less than the required lot width of 250-feet.

#### Staff Summary:

The 108.26-acre property located at 4108 Hazelton-Etna Road SW is currently occupied by a 2,673-square foot single-family home built in 1966, a 864-square foot barn built in 1974, and a 1,256-square foot barn built in 1961 and added to in 2008. These structures are located I the north of the property, serviced by a driveway off of Hazelton-Etna Road SW that runs through a 60-foot-wide strip of land in between 4116 and 4052 Hazelton-Etna Road. The remainder of the lot is used for agricultural purposes.

As proposed by the Applicant, their intention is to perform a lot split on the property, creating a 10.711-acre lot containing the existing home and accessory structures and leaving the remaining 97.549-acres as-is. The 10.711-acre lot would utilize the existing 60-foot-wide access to Hazelton-Etna Road SW, while the remainder lot would keep approximately 400-feet of frontage on Hazelton-Etna Road SW. Per Section 1225.05(B) of the Pataskala Code, the minimum lot width in the AG – Agricultural district is 250-feet throughout. As the existing access is only 60-feet, a Variance has been requested.

According to the Narrative Statement as submitted by the Applicant, the purpose of the lot split is to assist in future financing for just the home and not the entire farm. Although the Variance is substantial, There is already an existing access to Hazelton-Etna Road. Further stated, the Applicant believes that the requested Variance will not alter the essential character of the surrounding neighborhood, will not be a detriment to public welfare, and will not impair the use of development of adjacent property.

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

As mentioned in the summary, Section 1225.05(B) of the Pataskala Code requires a minimum lot width of 250-feet throughout when in the AG – Agricultural zoning district. As proposed, the split would create a lot with only 60-feet of frontage on the public right-of-way. As such, the Variance request is for a reduction in the required minimum lot width from 250-feet to 60-feet; a 190-foot difference, or a 76% decrease.

During the review of this Application, Staff has identified the potential need for a second Variance. Per Section 1221.05(D)(1) of the Pataskala Code, Accessory Buildings shall be located even with or behind the principal structure on the lot. As existing today, the two (2) barns are currently in front of the primary structure on the lot. This is acceptable per Code, as they are exempt agricultural buildings located on the same lot as the agricultural use is taking place. However, by performing a lot split, it will separate these buildings from the agricultural use, making them non-conforming. The Applicant has not stated whether or not an agricultural use will be taking place on the 10.711-acre split, however, Should the Board so choose a potential condition to approve a Variance from Section 1221.05(D)(1) of the Pataskala Code for the two (2) existing accessory buildings has been included below.

Additionally, it also appears that 4116 and 4200 Hazelton-Etna Road SW share a portion of the driveway serving 4108 Hazelton-Etna Road SW. There is an existing branch off the driveway to the two addresses named above. There is no common access easement depicted on the included survey. While not required for variance approval, Staff would recommend that a common access agreement be put in place during the lot split process to avoid potential issues later on.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	AG - Agriculture	Single-Family Homes
East	B-1 – Business District (Harrison Twp.) PUD – Planned Unit Development (Harrison Twp.)	Single-Family Homes
South	AG - Agriculture	Single-Family Homes
West	AG - Agriculture	Agriculture

**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-23-021:

- None

**Department and Agency Review**

- Zoning Inspector – No comments.
- Public Service – No comments.
- City Engineer – No comments.
- Licking County Health Department– 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. 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 1225.05(B) of the Pataskala Code for variance application VA-23-021 ("with the following conditions" if conditions are to be placed on the approval)."



# 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:	4108 HAZARD - CINA ROAD
Parcel Number:	64-152946-00.010
Zoning:	Agricultural
Acres:	108+-
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:
VA-23-021
Fee:
300
Filing Date:
8-10-23
Hearing Date:
9-12-23
Receipt Number:
001279

Applicant Information		
Name:	Scott England	
Address:	56 MISTY MEADOWS DR	
City:	Heath	State: OH Zip: 43056
Phone:	740-327-0644	Email: SAENGLANE.ENGLELAND@SURREYOHIO.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:	MARY KAY CAMERON TRIST	
Address:	4108 HAZARD - CINA RD	
City:	PATASKALA	State: OH Zip: 43062
Phone:	740-927-7688	Email:
	614 361 8376	

Variance Information
Request (Include Section of Code): 1225.05(B)
Describe the Project:

## 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.

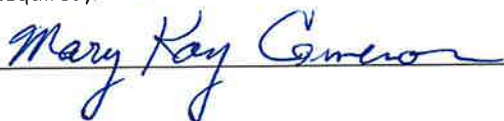
Applicant (Required):



Date:

8/10/23

Property Owner (Required):



Date:

8-10-23

August 11, 2023

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

Dear Lisa,

Thank you for helping my daughter yesterday with the Cameron Driveway and Variance Request Applications.

**IN REGARDS TO THE NEW DRIVEWAY APPLICATION:**

This is for an approved driveway access to the Cameron Farm to the South. Materials have not been purchased. Whatever the requirements for culvert, gravel, etc. which are necessary for your approval is what will be used for construction.

**IN REGARDS TO THE VARIANCE APPLICATION:**

The variance is being requested to parcel the existing house and driveway onto it's own parcel and separated from the farm parcel. This is being done to separate the house from the farm land for Estate Planning purposes, maintaining as large acreage possible for the integrity of the farmland, and eventual transfer.

- a) The house separated from the farm land will assist in any future financing for just the homestead and not the entire farm.
- b) The present 60 foot strip for the existing driveway as now exists would be the only road frontage and addition of road frontages from other parts of the farm is not feasible.
- c) The variance request appears to be substantial.
- d) The essential character of the neighborhood does not appear to be altered other than moving the property lines.
- e) Variance does not appear to impair the appropriate use or development of the adjacent property.
- f) Variance request does not appear to be detrimental to public welfare.
- g) Variance does not appear to adversely affect the delivery of governmental services.

- h) The property was purchased before zoning regulations were put into place.
- i) Since the existing access has always been in place, the farm land would be compromised by adding additional right of way to accommodate the road frontage requirement.
- j) The variance request appears to be the minimum request to offer relief from the requirement. (see also (i))
- k) The spirit and intent of the zoning requirement does not appear to be observed. an attempt to prepare the parcels for future use.

Thank you for this consideration.

Yours Truly,



Scott A. England, P.S.



Plat of Survey  
City of Pataskala, County of Licking, State of Ohio, part Lot 11 in the  
First Quarter, Township 1N, Range 15W, United States Military Lands.

PROPERTY LOCATION:

Being a Survey of a part of a 32.376 Acre parcel conveyed to Mary Kay Cameron, Trustee, as recorded in Instrument No. 2013-03110006378 & all of a 0.155 Acre parcel conveyed to Mary Kay Cameron, Trustee, as recorded in Instrument No. 2017-08300018245, in the Licking County Deed Records, also being part of Auditor's P.P.N. 64-152946-00.000 & all of Auditors P.P.N. 64-152946-01.001.

Note: The 10.711 Acre parcel contains 0.155 Acres in P.P.N. 64-152946-01.001 and 10.556 Acres being part of Auditor's P.P.N. 64-152946-00.001.

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

I hereby certify that an actual survey of the premises was made,  
and that this plat is correct to the best of my knowledge.

Dated 8/6/23

Scott A. England, P.S.  
Ohio Registered Surveyor #7452



Brian M. & Tammy L. Cameron  
4.729 Acres  
Instrument No. 2022-01050000338

James S. & Sandra Cameron  
7.895 Acres  
O.R. Book 764, Page 149

Mary Kay Cameron, Trustee  
0.155 Acres  
Instrument No. 2017-08300018245  
P.P.N. 64-152946-01.001

Mary Kay Cameron, Trustee  
32.376 Acres  
Instrument No. 2013-0311006378  
P.P.N. 64-152946-00.000

10.711 Acres total Surveyed

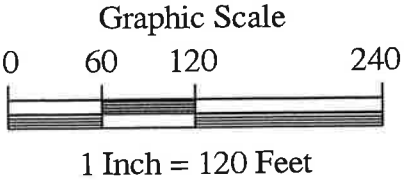
curve data  
Radius = 239.80'  
Delta Angle = 14°17'59"  
Arc Length = 59.85'  
Chord = N 78°05'53" W 59.69'

BASIS OF BEARING

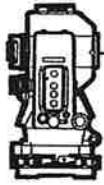
The bearings of this plat are based using the O.D.O.T.  
CORS Network System, Ohio State Plane Coordinates  
System South Zone. 2011(NAD83)

LEGEND

- ◆ - Axle Found
- ▲ - 1" o.d. Iron Pipe Found
- △ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap stamped "S.A. England #S-7452"



Hazleton-Etna Road  
centerline  
S 03°43'29" W 60.00'  
State Route 310



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description 10.711 Acres

Situated in the City of Pataskala, County of Licking, State of Ohio, and being part of Lot 11 in the First Quarter, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of all of a 0.155 Acre parcel conveyed to Mary Kay Cameron, Trustee, as recorded in Instrument No. 2017-08300018245 (P.P.N. 64-152946-01.001) and part of a 32.376 Acre parcel conveyed to Mary Kay Cameron, Trustee, as recorded in Instrument No. 2013-0311006378 (part P.P.N. 64-152946-00.000), and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southwest corner of Lot 10 of Highland Estates Part II, as recorded in Plat Book 14, Page 136, in the Licking County Plat Records, being on the North line of Lot 11 in the First Quarter, also being on the South line of Lot 10 of the First Quarter, and being the **PRINCIPLE PLACE OF BEGINNING** of the **10.711 Acre parcel** herein to be described;

Thence, **S 86°27'26" E 1026.74 feet** with the South line of Highland Estates Part II and extending along the South line of a parcel conveyed to Joel & Angela Falstick, as recorded in Instrument No. 2020-12240035462, also being the North line of Lot 11 of the First Quarter, also being the South line of Lot 10 of the First Quarter, to a 1" o.d. iron pipe found at the Northwest corner of a 5 Acre parcel conveyed to Alan C. & Margaret D. Howe, as recorded in Instrument No. 1999-09170038873, passing over a 5/8" o.d. iron pin found at 729.46 feet, and passing over an axle found at 944.46 feet;

Thence with the boundary of said parcel conveyed to Howe, with the following two (2) courses and distances:

- 1) **S 02°59'59" W 332.39 feet** to a 5/8" o.d. iron pin found;
- 2) **S 85°12'10" E 665.76 feet** to a point in the centerline of Hazelton-Etna Road (State Route 310), and passing over a 5/8" o.d. iron pin found at 605.76 feet;

Thence, **S 03°43'29" W 60.00 feet** with the centerline of Hazelton-Etna Road (State Route 310), to a point marking the Northeast corner of a 7.895 Acre parcel conveyed to James S. & Sandra Cameron, as recorded in O.R. Book 764, Page 149;

Thence leaving Hazelton-Etna Road (State Route 310) with the boundary of said parcel conveyed to James S. & Sandra Cameron, with the following four (4) courses and distances:

- 1) **N 85°14'39" W 667.35 feet** to an iron pin set, and passing over a 5/8" o.d. iron pin found at 30.00 feet;
- 2) with a curve to the right (Radius – 239.80 feet, Delta Angle 14°17'59", Arc Length 59.85 feet) with a chord bearing **N 78°05'53" W 59.69 feet** to an iron pin set;
- 3) **N 70°54'14" W 430.38 feet** to a 1" o.d. iron pipe found;
- 4) **S 16°38'10" W 463.83 feet** to a 5/8" o.d. iron pin found marking the Northwest corner of a 4.729 Acre parcel conveyed to Brian M. & Tammy L. Cameron, as recorded in Instrument No. 2022-01050000338;

Thence with a line across said 32.376 Acre parcel conveyed to Mary Kay Cameron, Trustee, of which this description is a part, with the following four (4) courses and distances:

- 5) **N 85°58'26" W 201.73 feet** to an iron pin set
- 6) **N 03°55'08" E 356.55 feet** to an iron pin set;
- 7) **N 55°49'59" W 290.57 feet** to an iron pin set;
- 8) **N 03°33'55" E 214.26 feet** to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains **10.711 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2023.

Dated 8/10/23

Job No. 4115-23LI

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452





0115PA00100000020000



0115PA00100000021000



201303110006378

Pgs: 4 \$44.00 T20130006500  
03/11/2013 3:09PM MEPDAVID ISON  
Bryan A Long  
Licking County Recorder

CONDITIONAL APPROVAL FOR THIS TRANSFER  
CORRECTION REQUIRED FOR NEXT TRANSFER  
WILLIAM C. LOZIER, LICKING COUNTY ENGINEER

J.W. - 3/11/13 - BAD DESCRIPTIONS

TRANSFERRED  
Date MARCH 11, 2013  
TH  
Licking County Auditor TH  
SEC. 319 202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY TH EWL.

### AFFIDAVIT OF SUCCESSOR TRUSTEE

MARY KAY CAMERON, being sworn upon her oath, states that:

1. MARY KAY CAMERON is an adult and resides in Licking County, Ohio, and is the Successor Trustee of the Cameron Living Trust dated August 11, 2009, 'Trust'.
2. The Trust is the owner of the following described real estate known as 4108 Hazelton-Etna Rd, SW, Pataskala, OH 43062 in Licking County, Ohio, to-wit:

Legal Description attached as Exhibit A

pursuant to the terms of the Warranty Deed dated August 11, 2009, and recorded on August 27, 2009, as Document Number 200908270018865, in the Recorder's Office, Licking County, Ohio.

3. James Leo Cameron and Mary Kay Cameron were both Trustees of the Trust at the time the Trust acquired title to the above-described real estate and so remained until the death of James Leo Cameron on June 14, 2012.
4. When James Leo Cameron died on June 14, 2012, that pursuant to the terms and conditions of Article Three Section 4.c. of the Trust, Mary Kay Cameron is permitted to serve as the sole Trustee of the Trust.
5. This Affidavit is made for the purpose of clearing title to the above parcel of real estate.

Mary Kay Cameron  
Mary Kay Cameron,  
Successor Trustee of the Cameron Living Trust Dated August 11, 2009

State of Ohio  
County of Delaware

Subscribed and sworn to before me, a Notary Public in and for said County and State, on Mar. 8, 2013.

Barb Case  
Notary Public



**BARB CASE**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
April 1, 2016



0115PA00100000018000



0115PA00100000019000

Exhibit A  
Parcel No. 45-152946 and 44-141390

Auditor's Parcel Number for Tract One: 063-141390-00.000

Auditor's Parcel Number for Tracts Two, Three and Four: 064-152946-00.000

TRACT ONE:

Being part of Section or Lot No. 12, Section One (1), Township One (1), Range Fifteen (15), U.S. M. Lands and bounded and described as follows: Commencing at the northeast corner of said Lot No. 12; thence west 33.96 rods to a stake; thence south 165 rods to the south boundary line of the farm formerly owned by Briggs; thence east 33.96 rods to the southeast corner of said Lot No. 12; thence north along the east boundary line of said Lot No. 12 to the place of beginning; containing 35 acres.

TRACT TWO:

Being in the same county, township and state and being in Range 15; Township One, Section One and bounded and described as follows: Beginning at the southwest corner of Lot No. 11; thence to run east along the south line of Lot No. 11; thence north to 50 acres of land deeded by Jacob Joseph to Samuel Joseph and Jesse Joseph and owned by Samuel Peters at the time of his death: thence west to the west line of Lot No. 11; thence south to the place of beginning. Being the southwest corner of said Lot No. 11, so as to contain and bound forty acres of land.

TRACT THREE:

Being situated in Township One, Section One, Range 15, U.S.M. Lands, and bounded as follows: Beginning at the northeast corner of Lot No. 11; thence west along the north line of Lot No. 11 to the northwest corner thereof; thence south so far as to include 50 acres of land to be taken off the north end of said Lot No. 11, excepting, however, from said tract five acres out of the northeast corner thereof formerly owned by Rebecca Johnston.

TRACTS ONE, TWO AND THREE BEING THE SAME REAL ESTATE CONVEYED BY BERTHA H. BATES AND MERRITT A. BATES, HER HUSBAND, TO SAMUEL G. SCHMITTLE AND RUTH C. SCHMITTLE BY DEED DATED SEPTEMBER 12, 1963 AND RECORDED IN VOLUME 571, PAGE 310 OF THE DEED RECORDS OF LICKING COUNTY, OHIO.

EXCEPTING from Tract Three the following real estate conveyed by Samuel G. Schmittle and Ruth C. Schmittle, husband and wife, to James L. Cameron and Alice G. Cameron by deed dated March 20, 1973 and recorded in Volume 704, Page 685 of the Deed Records of Licking County, Ohio. Being a part of Quarter Twp. No. 1, Township No. 1, Range No. 15, and bounded and described as follows: Beginning at an iron pin South 363.00 feet and N. 89 degrees W. 598.45 feet from the northeast corner of Lot No. 11 in aforementioned section; thence S. 1 degree 00' W. 252.32 feet to an iron pin; thence S. 71 degrees 52' W. 366.20 feet to an iron pin; thence W. 89 degrees 00' W. 293.00 feet to an iron pin; thence N. 12 degrees 48' E. 464.51 feet to an iron pin thence S. 74 degrees 40' E. 143.50 feet to an iron pin; thence S. 79 degrees 10' E. 276.28 feet to an iron pin; thence S. 89 degrees E. 132.75 feet to the place of beginning. Containing 5.024 acres, more or less.

Together with easement for ingress and egress conveyed to grantees as described in said deed.

TRACT FOUR:

Being part of Lot 11, in Township 1 and Range 15 and more particularly bounded and described as follows: Beginning at a point in the southeast corner of said Lot 11 and in the northeast corner of Lot 20, and in the center line of State Route 310; thence Northerly, passing along the center line of said State Route 310, 1444.25 feet to a point and the true place of beginning for the following described parcel of land:

Thence South 5 degrees 00' East, passing along the center line of said State Route 310, 393.61 feet to a point; thence South 85 degrees 55' 15" West, passing along the northerly line of the Nadine Fisher McMenemy property, (Deed reference, Volume 601, page 442, of the Deed Records of Licking County, Ohio), and passing an existing iron pin at

29.18 feet, a total distance of 778.87 feet along a northwesterly line of said McMenemy property, 422.91 feet to an iron pin; thence South 7 degrees 52' 30" East, passing along a westerly line of said McMenemy property, 124.87 feet to an iron pin; thence South 85 degrees 51' 39" West, 629.19 feet to an iron pin; thence North 6 degrees 03' 29" West, passing an iron pin at 425.32 feet, a total distance of 1277.01 feet to an iron pin; thence North 85 degrees 38' 21" East, passing along the southerly line of the Samuel G. and Ruth C. Schmittle property, (Deed reference Volume 571, page 310, of said Deed Records), 1246.53 feet to an iron pin; thence South 11 degrees 22' 30" East, 477.90 feet to an iron pin; thence North 84 degrees 32' 50" East, 428.76 feet to the true place of beginning; containing 36.04 acres, more or less.

TRACT FOUR BEING THE SAME REAL ESTATE CONVEYED BY GRACE LOWE, WIDOW AND NOT REMARRIED, TO SAMUEL GERALD SCHMITTLE AND RUTH C. SCHMITTLE BY DEED DATED FEBRUARY 22, 1974 AND RECORDED IN VOLUME 718, PAGE 661 OF THE DEED RECORDS OF LICKING COUNTY, OHIO.

EXCEPTING FROM TRACT THREE:

7.895 ACRES (Known as 4116 Hazelton Etna Rd, Pataskala, OH) DEEDED TO JAMES S. CAMERON AND SANDRA CAMERON ON DECEMBER 29, 1995 RECORDED IN VOLUME 764 PAGES 149-152 IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

.155 ACRES DEEDED TO JAMES S. CAMERON AND SANDRA CAMERON ON DECEMBER 29, 1995 RECORDED IN VOLUME 764 PAGES 157-158 IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

4.729 ACRES (Known as 4200 Hazelton Etna Rd, Pataskala, OH) DEEDED TO BRIAN MITCHELL CAMERON ON NOVEMBER 28, 2005 RECORDED AT 200511280037605 IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.



Reg. Dist. No. 45  
Primary Reg. Dist. No. 4503

Ohio Department of Health  
VITAL STATISTICS

State File No.

Registrar's No. 2012-000597  
Type or print in permanent blue or black ink

CERTIFICATE OF DEATH

1. Decedent's Legal Name (Include AKA's if any) (First Middle, LAST, suffix) <b>JAMES LEO CAMERON</b>						2. Sex <b>Male</b>		3. Date of Death (Mo/Day/Year) <b>June 14, 2012</b>							
4. Social Security Number [REDACTED]		5a. Age (Years) <b>79</b>		5b. Under 1 Year Months		5c. Under 1 day Hours		5d. Under 1 day Minutes		6. Date of Birth (Mo/Day/Year) <b>October 12, 1932</b>		7. Birthplace (City and State or Foreign Country) <b>COLUMBUS, OHIO</b>			
8a. Residence State <b>OHIO</b>				8b. County <b>LICKING</b>				8c. City or Town <b>PATASKALA</b>							
8d. Street and Number <b>4108 Hazelton Etna Rd. Sw</b>						8e. Apt. No.		8f. Zipcode <b>43062</b>		8g. Inside City Limits? <b>Yes</b>					
9. Ever in US Armed Forces? <b>No</b>		10. Marital Status at Time of Death <b>Married</b>				11. Surviving Spouse's Name (If wife, give name prior to first marriage) <b>MARY KAY SCHULTZ</b>									
12. Decedent's Education <b>MASTERS DEGREE (E.G., MA, MS..)</b>				13. Decedent of Hispanic Origin <b>No</b>				14. Decedent's Race <b>White</b>							
15. Father's Name <b>JAMES R CAMERON</b>						16. Mother's Name (prior to first marriage) <b>RUTH COTTON</b>									
17a. Informant's Name <b>KAY CAMERON</b>						17b. Relationship to Decedent <b>Spouse</b>		17c. Mailing Address (Street and Number, City, State, Zip Code) <b>4108 Hazelton Etna Rd. Sw</b>							
18a. Place of Death <b>Decedent's Home</b>						18b. Facility Name (If not institution, give street & number) <b>4108 Hazelton Etna Rd. Sw</b>				18c. City or Town, State and Zip Code <b>PATASKALA, OH 43062</b>		18d. County of Death <b>LICKING</b>			
19. Signature of Funeral Service Licensee or Other Agent <i>[Signature]</i>						20. License Number (of licensee) <b>009030</b>		21. Name and Complete Address of Funeral Facility <b>KAUBER-SAMMONS FUNERAL HOME</b> <b>289 S MAIN ST</b> <b>PATASKALA, OH 43062</b>							
22a. Method of Disposition <b>Cremation</b>						22b. Date of Disposition <b>6/21/12</b>		22c. Place of Disposition (Name of Cemetery, Crematory, or other place) <b>central ohio cremation service</b>				22d. Location (City/Town and State) <b>WORTHINGTON, OH</b>			
23. Registrar's Signature <i>[Signature]</i>						24. Date Filed <b>June 25, 2012</b>		25a. Name of Person Issuing Burial Permit <b>SAMMONS, TODD</b>				25b. District No. <b>4500</b>		25c. Date Burial Permit Issued <b>6/20/12</b>	
26a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.						26b. Time of Death <b>22:30</b>		26c. Date Pronounced Dead (Mo/Day/Year) <b>6/14/12</b>		26d. Was case referred to coroner? <b>No</b>					
26e. Signature and Title of Certifier <i>[Signature]</i>						26f. License number <b>35.076163</b>		26g. Date Signed <b>6/20/2012</b>							
27. Name (Last, First, Middle) and Address of Person who Completed Cause of Death <b>MONK, J PAUL, OSU HOSP A433B STARLING-LOVING HALL COLUMBUS, OH 43210</b>															
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.												Approximate Interval Between Onset and Death			
Immediate Cause (Final disease or condition resulting in death)		a. <b>Prostate Cancer</b>										Syrj			
Sequentially list conditions, if any, leading to immediate cause.		b. Due to (or as Consequence of)													
		c. Due to (or as Consequence of)													
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)		d. Due to (or as Consequence of)													
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.												29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Probably				31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year				32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined							
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury		33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)						33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No					
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)															
33f. Describe How Injury Occurred:												33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:			

HEA 2724 Rev. 01/07

I HEREBY CERTIFY  
THIS DOCUMENT IS AN  
COPY OF THE REGISTERED  
THE OHIO DEPARTMENT OF HEALTH  
JN 25 12 118757  
Barbara Lantieri  
BARBARA LANTIERI  
OFFICE OF HEALTH  
WITNESS

	BOR		CAUV		Doq License		Downloads		Forms		GIS		Homestead		Taxes		Other
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Address ▾

### Trouble Searching?

CAMERON MARY KAY

4108 FIAZZELLON-ELINA  
RD

Total: 34 540 560

Transfer Date: 04/11/2011  
Amount: 5.00

Valid Sale: No

Owner Occ: Yes

Foreclosure: No  
Certified Data: No

Bankruptcy: No

These Terms and Conditions:

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking [here](#). By accessing or using this web site, you agree to be bound by these Terms and Conditions. Using a low screen resolution? Try our [Mobile Version](#).