



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

July 7, 2021

Replat Application REP-21-004

Applicant:	Licking County Land Reutilization Corporation
Owner:	Licking County Land Reutilization Corporation
Location:	Lots 319-325 of the Blanche's East Broad Street Addition (132 East Avenue)
Acreage:	0.73 +/- acres (total)
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 319-325 of the Blanches East subdivision.

Description of the Request:

The Applicant is proposing to replat Lots 319 through 325, totaling 7 individual lots of the Blanche's East Broad Street Addition in order to create a single lot. Pursuant to Section 1113.42 of the Pataskala Code, alterations to an existing plat require a Replat to be approved by the Planning and Zoning Commission.

Staff Summary:

Blanche's East Broad Street Addition was platted on December 11, 1929 and contained 365 lots at approximately 0.11-acres each, and two reserve lots for a total of 50.78-acres. Many of these small lots have been replatted over the years to accommodate single-family homes. The remaining 0.11-acre (~4,791.6-square feet) lots are all Existing Non-Conforming, as they do not meet the minimum requirements of the R-20 zoning district; those being a minimum lot size of 20,000-square feet (0.459-acres), and a minimum lot width of 100-feet.

The Applicant is proposing to replat seven (7) lots, numbering 319 through 325 of the Blanche's East Broad Street Addition, into a single lot, 319-A. The proposed combination will create a lot 0.730-acres in size, with a frontage along East Avenue SW approximately 224-feet, and a depth of approximately 142-feet. Previously, the lots were occupied by a single-family home in the rear (east) of the lot, however it was heavily deteriorated and was demolished.

The Applicant (Licking County Land Bank) stated in their Narrative Statement that the property was acquired through a delinquent property tax foreclosure. The vacant, partially collapsed structure was demolished, and the property was put up for sale. In order for any potential future owners to construct a home on the property, a Replat is needed for any future structures to be complaint with the current City of Pataskala Zoning Code.

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

Planning and Zoning Staff:

The Applicant is correct in stating that Replat would be needed to construct any structures on the site and have them be compliant with current City of Pataskala Zoning Codes. The R-20 – Medium Density Residential Zoning District requires a front yard setback of 50-feet, a side yard setback of 20-feet, and a rear yard setback of 25-feet. Should a house be constructed on the site in its current configuration, with the home crossing over the property lines of the individual lots, multiple Variances would be needed for the side yard setbacks of each individual lot in which the structure is located. Replatting the seven (7) lots into one can alleviate the need for multiple Variances.

Pursuant to Section 1113.42 of the Pataskala Code an alteration to existing lot lines or other conditions to all or part of an existing platted subdivision shall require a Replat.

Pursuant to Section 1113.49 of the Pataskala Code, the subdivider shall file the Replat within 30 days of the final official signature and return the recorded mylar copy to the Planning and Zoning Staff.

Staff has reviewed the proposed Replat and has no additional comments.

City Engineer

- Full title will need to be 'Blanche's East Broad Street Addition Replat Lots 319 through 325 into Lot 319-A'.
- Also add to the title 'As Recorded in Plat Book 4, Page 152'

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 Medium-Low Density Residential	Vacant
East	AG – Agricultural	Agricultural
South	R-20 Medium-Low Density Residential	Single-Family Home
West	R-20 Medium-Low Density Residential	Single-Family Home

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – See attached.
- Public Service – No comments
- SWLCWSD – No comments
- Licking County Health Department – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Licking Heights School District – No Comments

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code once comments from Planning and Zoning Staff and the City Engineer have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to approve Replat Application number REP-21-004 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Jim Roberts](#)
To: [Jack Kuntzman](#); [Bruce Brooks](#); [Scott Haines](#); [Doug White](#); [Philip Wagner](#); [Chris Gilcher](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 07-07-2021
Date: Friday, June 11, 2021 5:06:03 PM

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

Hey Jack, Hull has reviewed this submittal and we offer the following comments:

- There are two items that the Licking County Engineer will require before he will approve this plat:
 - The full title will need to be 'Blanche's East Broad Street Addition Replat Lots 319 through 325 **Into Lot 319-A'**
 - Also add to the title 'As Recorded in Plat Book 4, Page 152'

Please let us know if there are any questions. Thanks. Jim

James G. Roberts, P.E.

Vice President
Newark Office Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | d: 740-224-0739

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From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, June 9, 2021 3:14 PM

To: Jim Roberts <jroberts@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Scott Haines <shaines@hullinc.com>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

Subject: Pataskala PZC Review Memo for 07-07-2021

Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the June 2, 2021 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

REPLAT APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: <u>132 EAST AVE. + EAST AVE. LOTS</u> <u>063-147504-00.000</u>	
Parcel Number: <u>063-147408-00.000</u> <u>063-147396-00.000</u> <u>063-147438-00.000</u> <u>063-147414-00.000</u> <u>063-147456-00.000</u> <u>063-147528-00.000</u>	
Zoning: <u>R-20</u>	Acres: <u>0.70</u>
Water Supply: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	
Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	

Staff Use
Application Number: <u>REP-21-004</u>
Fee: <u>n/a</u>
Filing Date: <u>6-4-2021</u>
Hearing Date: <u>7-7-2021</u>
Receipt Number: <u>n/s</u>

Applicant Information		
Name: <u>LICKING COUNTY LAND REUTILIZATION CORPORATION, AKA LAND BANK</u>		
Address: <u>20 S. 2ND STREET</u>		
City: <u>NEWARK</u>	State: <u>OHIO</u>	Zip: <u>43055</u>
Phone: <u>740-527-0054</u>	Email: <u>info@lickingcountylandbank.org</u>	

Documents
<input checked="" type="checkbox"/> Application <u>MS</u>
<input type="checkbox"/> Fee <u>n/s</u>
<input checked="" type="checkbox"/> Cover Letter
<input checked="" type="checkbox"/> Replat
<input checked="" type="checkbox"/> Original Final Plat
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Electronic Copies

Property Owner Information		
Name: <u>LICKING COUNTY LAND REUTILIZATION CORPORATION, AKA LAND BANK</u>		
Address: <u>20 S. 2ND STREET</u>		
City: <u>PATASKALA NEWARK</u>	State: <u>OHIO</u>	Zip: <u>43055</u>
Phone: <u>740-527-0054</u>	Email: <u>info@lickingcountylandbank.org</u>	

Replat Information
Describe the Project: <u>THE LICKING COUNTY LAND BANK HAS THE PROPERTY FOR SALE AND HAS SEVERAL INTERESTED BUYERS. THEY ALL INTEND TO BUILD A HOUSE ON IT. THE REPLAT IS NEEDED IN ORDER FOR THE NEW OWNER TO OBTAIN A BUILDING PERMIT TO CONSTRUCT A NEW STRUCTURE ON THE SITE.</u>

Documents to Submit

Replat Application: Submit one (1) copy of the Replat application.

Cover Letter: Submit one (1) copy of a cover letter detailing the contents and purpose of the Replat submittal.

Replat: Submit 14 copies of the Replat including the following:

- Name of the subdivision located by section, range, township, or by other survey number, date, north arrow, and acreage.
- Name and address of the professional registered surveyor who prepared the replat and appropriate numbers and seals.
- Replat boundaries based on accurate traverse with angular and linear dimensions, both linear and angular shall be determined by an accurate control survey in the field, which must balance, and close within the limit of 1:10,000.
- Bearings and distances to the nearest established street lines or other recognized permanent monuments.
- The parcel identification number of the original tract(s) and the owners name(s) and parcel identification number(s) of all adjacent parcels.
- Radaai, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-of-way provided for public services or utilities, building setback lines with dimensions, right-of-way width, and names of all streets within and adjoining the Replat.
- New lot numbers assigned to all new or modified lots. This number shall consist of the lowest original lot number contained within the lot lines of the proposed lots and hyphenated with the letter "A", or next alphabetical letter needed to make the proposed lot unique within the subdivision.
- All lot lines with accurate dimensions in feet and hundredths, and acreage.
- Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- The locations and descriptions of all monuments and pins.
- When lots are located on a curve or when lot lines are at angles other than 90 degrees, the width at the building line shall be shown. If the building line is curved, the arc length shall be shown.
- Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.
- Any part of the subdivision located within the 100-year flood plain as indicated on the Flood Insurance Rate Map (FIRM), or as determined by other appropriate persons.
- Required statements and signatures to be affixed on the Replat.
- If the lots being replatted have existing structures, then a separate dimensionally accurate sketch prepared by a registered surveyor illustrating the revised lot lines, together with the outlines of such structure shall be submitted.
- The Replat shall meet all applicable zoning and subdivision regulations.
- All existing easements and reserves shall be maintained on the Replat. The Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots.
- Where no easements exist, a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.

Original Final Plat: Submit 14 copies of the original Final Plat.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Electronic Copies: Submit an electronic copy of the Replat as a Portable Document Format (pdf) file or other acceptable format.

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 Replat request.

Applicant (required):

Areg Ketter for Licking County Land Bank

Property Owner (required):

Areg Ketter for Licking County Land Bank

Date:

06-03-2021

Date:

06-03-2021



June 3, 2021

City of Pataskala
Planning and Zoning Commission
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

Re: Replat of 132 East Avenue Parcels

Dear Planning and Zoning Commission,

The Licking County Land Bank acquired these parcels through a delinquent property tax foreclosure action. The Land Bank demolished the vacant and abandoned structure that sat on the property that had partially collapsed. The Land Bank currently has the property listed for sale. We have several interested buyers, all of whom intend to construct a new house on the site. The Replat is needed in order for the new owner to be compliant with current City of Pataskala Zoning Code in order to apply for and obtain a building permit for the construction of a new dwelling on the site.

Thank you for your consideration of this Replat Application.

Respectfully,

Greg Ketter
Co-Executive Director

DEDICATION

SITUATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 15 WEST, UNITED STATES MILITARY LANDS, CITY OF PATASKALA, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 319 THROUGH 325, INCLUSIVE OF BLANCHE'S EAST BROAD STREET ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 152 OF THE PLAT RECORDS AND CONVEYED TO LICKING COUNTY LAND REUTILIZATION CORPORATION, AS RECORDED, IN INSTRUMENT NO 202007100016714 & 202003030005215, ALL REFERENCES THE RECORDS OF LICKING COUNTY RECORDER.

THE UNDERSIGNED OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS LOTS 319 THROUGH 325 OF BLANCHE'S EAST BROAD STREET ADDITION SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED. AND THE CREATION OF LOT 319-A ON THIS PLAT

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF PATASKALA AND LICKING COUNTY, OHIO FOR BENEFIT OF HIMSELF/HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

STATE OF OHIO

Greg Ketter, Co-Executive Director, Licking County Land Utilization Corporation

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED GREG KETTER, CO-EXECUTIVE DIRECTOR, LICKING COUNTY LAND REUTILIZATION CORPORATION, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL, THIS DAY OF , 2021

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

APPROVALS

CITY OF PATASKALA, DIRECTOR OF PUBLIC SERVICE
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, ADMINISTRATOR
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, ENGINEER
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, CHAIRPERSON-PLANNING & ZONING
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, DIRECTOR OF PLANNING
APPROVED, THIS DAY OF , 2021.

SWLCWSD, INTERIM DIRECTOR
APPROVED, THIS DAY OF , 2021.

CERTIFICATE OF RECORD

(PN'S 063-147414-00.000 (LOT 325), 063-147408-00.000 (LOT 324),
063-147396-00.000 (LOT 323), 063-147456-00.000 (LOT 322),
063-147436-00.000 (LOT 321), 063-147528-00.000 (LOT 320),
063-147504-00.000 (LOT 319),

TRANSFERED THIS DAY OF , 2021

AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS DAY OF , 2021 AT (AM-PM)

RECORDER, LICKING COUNTY, OHIO

BASIS OF BEARINGS:
Ohio State Plane Grid, South Zone,
NAD83(2011)

LEGEND

3/4" O.D. Iron Pipe Found or as denoted

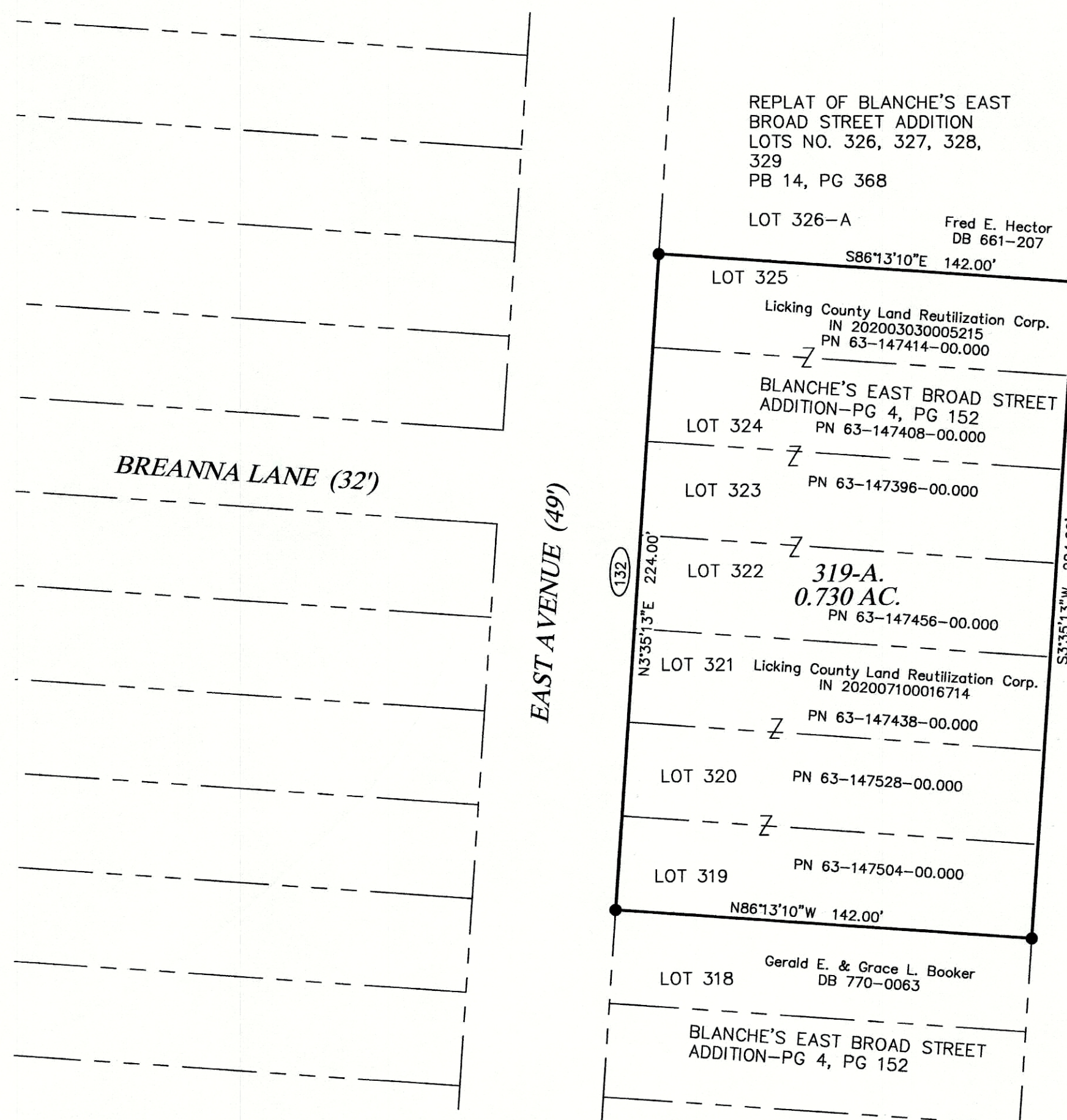
5/8" Dia. Iron Pin Found

Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

132 PROPERTY ADDRESS

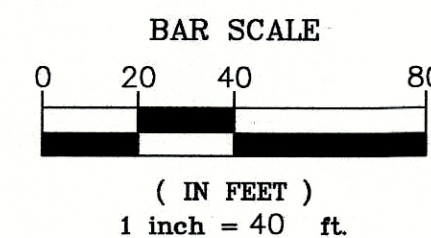
BLANCHE'S EAST BROAD STREET ADDITION
REPLAT LOTS 319 THROUGH 325

SITUATED IN SECTION 4, TWP 1N, RNG 15W, U.S.M.L.,
CITY OF PATASKALA, LICKING COUNTY, OHIO



UNKNOWN OWNERSHIP
SEE CASE NO 34571, DATED
JULY 8, 1957, LICKING
COUNTY COMMON PLEAS
COURT JOURNAL ENTRY 93,
PAGE 388

Tri H Farms
IN 201601150000838



CERTIFICATE OF ACCURACY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF LICKING AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.

PREPARED BY: WILLIS ENGINEERING & SURVEYING

12512 West Bank Drive
Millersport, OH 43046
(740) 739-4030

REG. SURVEYOR NO. 7996, TODD D. WILLIS
MAY, 2021

PROJ. NO. 21134

BLANCHE'S —EAST BROAD STREET ADDITION.

I Blanche S. Furr owner of a tract of ground containing 50.78 Acres in Township 1 Range 15 and part of Section 4 U. S. Military Lands Lima Township Licking County, Ohio, Being the same tract conveyed to me by George A. Weaver and wife, deed recorded in Deed Book No 288 Page 99 Recorder's Office Licking County, Ohio, do hereby certify that I have caused the above described tract to be divided into Lots, Avenues, Streets and Reserves as shown on the annexed plat to be known as Blanche's East Broad Street Addition, all dimensions are given in feet and decimal parts thereof, all Streets Avenues and Reserves are reserved.

WITNESSED BY

C. C. Harris

BLANCHE S. FURR

E. M. Gibbs

LEVI M. FURR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

Before me a Notary Public in and for said County on the 10th day of October 1929 personally appeared the above Blanche S. Furr and Levi M. Furr her husband who acknowledged the foregoing Signatures as their Voluntary act and deed for the purposes herein expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 10th day of October 1929

JOHN S. FARRAN
Notary Public Franklin
County, Ohio

(Notarial Seal)

I hereby certify that the annexed Plat is correct and that I have set monuments as indicated.

W. A. HOGLE
Civil Engineer

Transferred this 15th day October 1929

J. A. GROVE
Auditor Licking County
Ohio

Filed for record October 15 1929

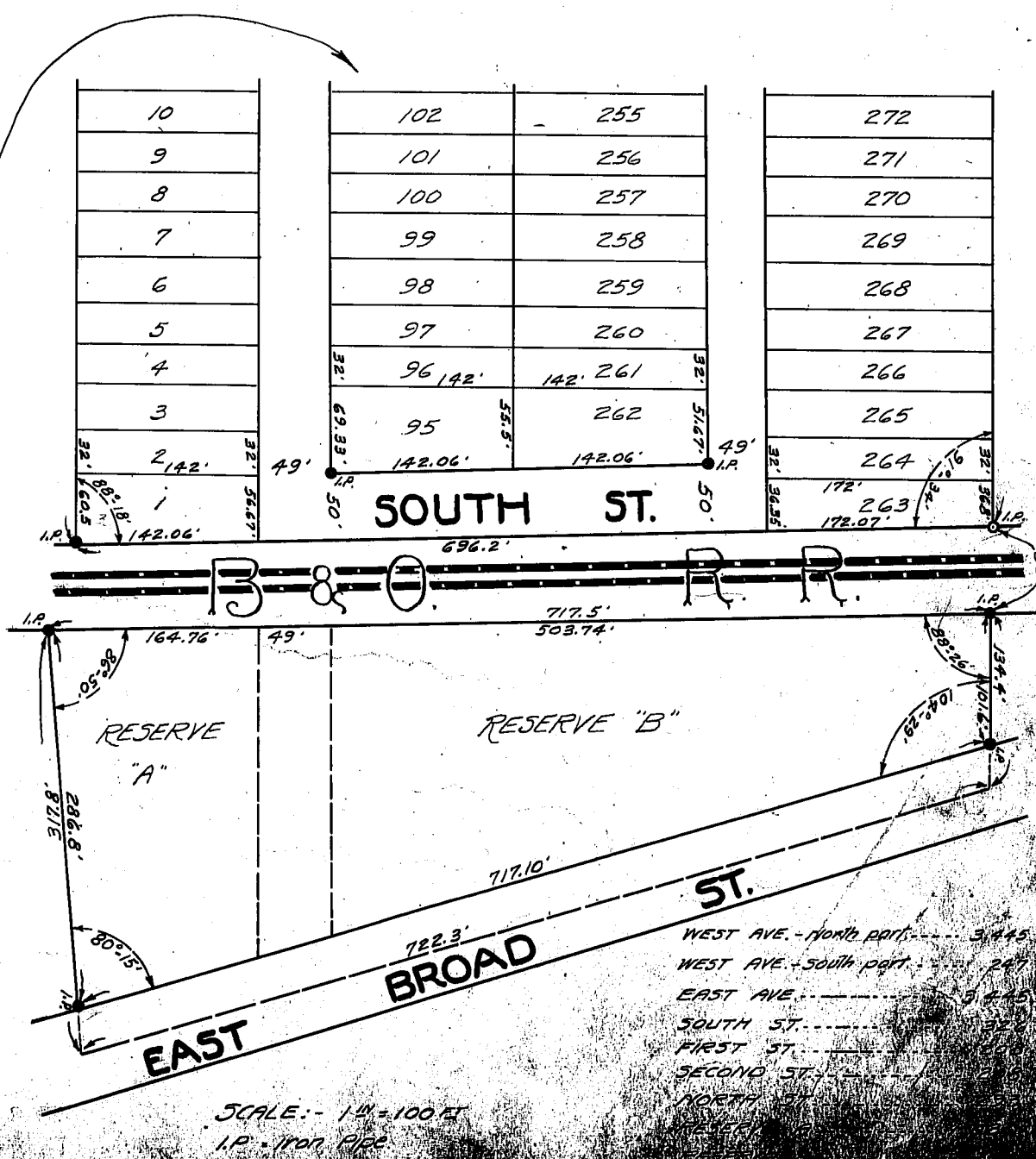
At 1:30 o'clock P. M.

Recorded December 11, 1929

W. V. Boggs Recorder
Licking County

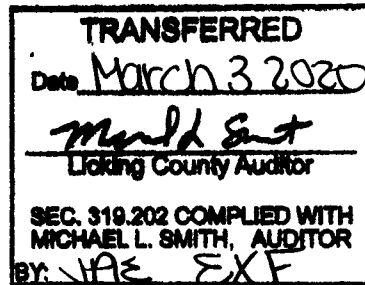
Price \$33.50 Paid

West Ave	North Part	3.445 Acres
" "	South "	.247 "
East "	-----	3.445 "
South St	-----	.326 "
First "	-----	.208 "
Second	-----	.208 "
North	-----	.293 "
Reserve A	-----	1.030 "
" B	-----	2.332 "



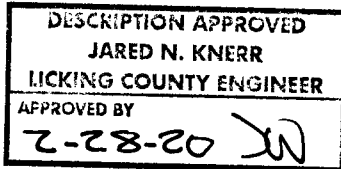
152

Book 4 Page 132



202003030005215

Pgs:3 \$0.00 T20200004870
3/3/2020 11:11 AM BXL C AUDITO
Bryan A. Long Licking County Recorder



SHERIFF'S DEED
(DIRECT TRANSFER TO LAND BANK FREE AND CLEAR)
(Revised Code Sections 323.78 and 5721.19)

**LICKING COUNTY LAND
REUTILIZATION CORPORATION**

PLAINTIFF,

V.

CASE NO: 19 BR 0023

JAMES R. MCLENDON, ET. AL

DEFENDANTS

WHEREAS, in accordance with the statutes governing the above captioned case and all pleadings and orders therein, filed in the Court of Common Pleas of the County of Licking in the State of Ohio, in the case number set forth above and under the jurisdiction of the Board of Revision of Licking County, Ohio; and

WHEREAS, an Adjudication of Foreclosure was entered on February 21, 2020 to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as otherwise prescribed by law; and

WHEREAS, an Order to the Sheriff of Direct Transfer was entered on February 21, 2020 directing the Sheriff of Licking County, Ohio to proceed to transfer without sale or appraisal pursuant to R. C. Sections 323.28(E) and 5721.19(1) or 323.78, the lands described below hereto and made a part hereof; whereupon the Sheriff, pursuant to said Order, did execute this deed in compliance therewith; and

WHEREAS, said transfer shall constitute fee simple title, free and clear of all taxes, assessments, charges, penalties, interest and costs, and free of any prior and subordinate liens, which shall be deemed fully and forever satisfied and discharged, all in accordance with Sections 323.73(G) or 323.74(F) of the Ohio Revised Code; NOW THEREFORE, by virtue of the foregoing, I, Randy Thorp, as Sheriff of Licking County, Ohio, hereby GRANT AND CONVEY unto The Licking County Land Reutilization Corporation, its successors and assigns, all the rights, title and interest of the parties in and to the following real estate more specifically described as Exhibit "A".

Prior Owners: James R. McLendon & Brenda L. McLendon

Address of property: Munson Street, Granville, Ohio 43023; and 300 Palmer Lane, Granville, Ohio 43023

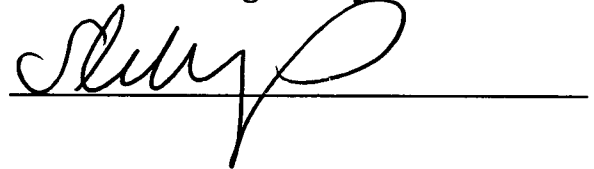
Address of Properties: East Avenue, Pataskala, Ohio 43062 & 132 East Avenue, Pataskala, Ohio 43062

Parcel Numbers: 063-147456-00.000; 063-147414-00.000; 063-147396-00.000; and 063-147408-00.000

Prior Instrument: 199808030028264

IN WITNESS WHEREOF, I have, as Sheriff aforesaid, hereunto set my hand and official this 28 day of February, 2020.

Randy Thorp,
Sheriff of Licking County, Ohio

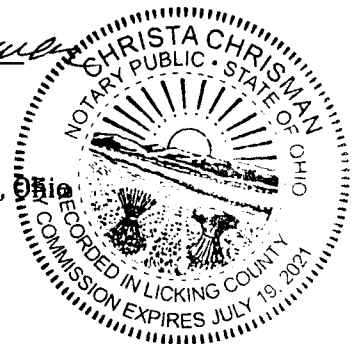


STATE OF OHIO
LICKING COUNTY, SS:

Before me, a notary public in and for said County and State, personally appeared before me, the undersigned, a Notary Public in and for said County, Randy Thorp, Sheriff of said Licking County Ohio, who acknowledged that he did voluntarily and officially sign and deliver the foregoing Deed for the uses and purposes therein expressed.
Given under my hand and official seal the day and year last above written.


Notary Public

This instrument prepared by: Randy Thorp, Sheriff of Licking County, Ohio



01150565004152031000



01150565004152032000



01150565004152033000



01150565004152034000

EXHIBIT A

Situated in the State of Ohio, County of Licking, and in the City of Pataskala and being bounded and described as follows:

Being Lots Three Hundred Twenty-Two (322), Three Hundred Twenty-Three (323), Three Hundred Twenty-Five (325) in Blanche's East Broad Street Addition, as the Same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 152, Recorder's Office, Licking County, Ohio.

Address of Properties: East Avenue, Pataskala, Ohio 43062

Parcel Numbers: 063-147456-00.000; 063-147414-00.000; and 063-147396-00.000

Prior Instrument: 199808030028 364

And

Situated in the State of Ohio, County of Licking, and in the City of Pataskala and being bounded and described as follows:

Being Lots Three Hundred Twenty-Four (324) in Blanche's East Broad Street Addition, as the Same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 152, Recorder's Office, Licking County, Ohio.

Address of Properties: 132 East Avenue, Pataskala, Ohio 43062

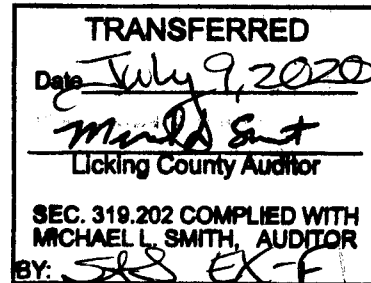
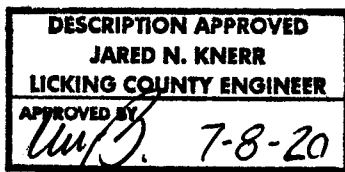
Parcel Numbers: 063-147408-00.000

Prior Instrument: 199808030028;364



202007100016714

Pgs:3 \$0.00 T20200014341
7/10/2020 10:15 AM BXLAND BANK
Bryan A. Long Licking County Recorder



AUDITOR'S DEED
(FORFEITED LAND TO COUNTY LAND REUTILIZATION CORPORATION)

KNOW ALL MEN BY THESE PRESENTS: that whereas, the Real Estate hereinafter described, having become and being delinquent for non-payment of taxes, assessments, penalties, interest and costs, was forfeited, by way of a real estate tax foreclosure proceeding, to the State of Ohio, as will fully appear by the records of the Licking County Court of Common Pleas and of the Auditor of Licking County, Ohio; and,

Whereas, on the **17th** day of **June, 2020**, and pursuant to Section 5723.04 of the Ohio Revised Code, the aforesaid Auditor having received a written request from the **Licking County Land Reutilization Corporation**, a duly organized and authorized land reutilization corporation in accordance with Chapters 5722 and 1724 of the Ohio Revised Code, said written request seeking the transfer of the Real Estate hereinafter described to itself, which transfer shall be deemed a **sale for no consideration**; and,

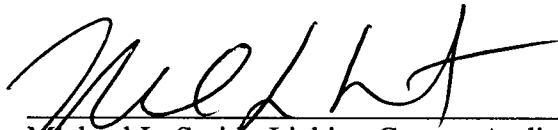
Whereas, said transfer shall constitute fee simple title, free and clear of all taxes, assessments, charges, penalties, interest and costs, and free of any prior and subordinate liens, which shall be deemed fully and forever satisfied and discharged, all in accordance with Section 5723.04 of the Ohio Revised Code.

NOW THEREFORE, I, Michael L. Smith, as County Auditor of Licking County, Ohio, acting as agent of the State of Ohio, in consideration of the premises and the aforesaid request together with the applicable fees, do **hereby GRANT, BARGAIN, SELL and CONVEY** unto the said **Licking County Land Reutilization Corporation**, its successors and assigns forever, the Real Estate further described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Michael L. Smith, County Auditor of Licking County, Ohio, acting as agent of the State of Ohio, has hereunto set his hand, this 8th day of **July, 2020**.


 Michael L. Smith, Licking County Auditor
 Acting as Agent of the State of Ohio

The State of Ohio, Licking County, ss:

BE IT REMEMBERED, that on this 8th day of July, 2020, before me, the subscriber, a Notary Public in and for said County, personally came the above named Michael L. Smith, as County Auditor of Licking County, Ohio, acting as agent of the State of Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my



BRENDAL L. FOX
 Notary Public, State of Ohio
 My Commission Expires
 March 15, 2022


 Notary Public

This instrument was prepared by: The Licking County Prosecutor's Office

EXHIBIT A**Legal Description:**

Situated in the State of Ohio, County of Licking, and in the City of Pataskala (formerly Township of Lima):

Being Lots Numbered Three Hundred Nineteen (319), Three Hundred Twenty (320), and Three Hundred Twenty-One (321) in Blanche's East Broad Street Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 152, Recorder's Office, Licking County, Ohio.

Subject to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to any valid and existing easements of record, including any easements for highway purposes, and further specifically subject to the Journal Entry changing the west line of Blanche's East Broad Street Addition, filed July 8, 1957 in Licking County Common Pleas Court Case Number 34751.

Permanent Parcel Nos.: 063-147504-00.000; 063-147528-00.000; and, 063-147438-00.000

Property Addresses: East Avenue, Pataskala, Ohio 43062

Prior Owner Before Forfeiture: James R. McLendon and Brenda L. McLendon

Prior Instrument Reference: Licking County Recorder's Instrument Number 199808030029364

