

CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT January 5, 2022

Replat Application REP-21-007

Applicant: Jim McFarland

Owner: Dustin & Taryn Keller

4075 Dixon Road SW and Vacant Lot along Sims Road (PIDs: 063-145332-

00.000 and 063-142638-00.000)

Acreage: +/- 7.63-acres total

Zoning: R-87 – Medium-Low Density Residential

Request: Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala

Code for Lot 13 of the Sims Gardens Subdivision and Parcel No. 063-145332-

00.000.

Description of the Request:

The Applicant is proposing to replat Lot 13 of the Sims Gardens Subdivision to include 4.112-acres from the existing lot at 4075 Dixon Road SW (PID: 063-145332-00.000). 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:

The Sims Gardens subdivision was platted in 1960 and originally contained 30 lots, all approximately 100-feet wide by 300-feet deep. Several of these lots have been combined since the time of platting. Lot 13 of this subdivision is currently vacant, and approximately 0.7-acres in size with only frontage on Sims Road. 4075 Dixon Road SW (PID: 063-145332-00.000) is 6.93-acres and is currently occupied by a 2,584-square foot single-family home built in 1960, as well as a 2,250-square foot barn built in 2012, and an in-ground pool. The only frontage is along Dixon Road SW, where it has one (1) access via a gravel driveway the extends to the home and then around the north side back to the barn and beyond.

The Applicant is proposing to Re-Plat Lot 13 of the Sims Gardens Subdivision to include approximately 3.63-acres from 4075 Dixon Road SW, creating a new buildable lot approximately 4.33-acres in size, Lot 13-A, with frontage on Sims Road SW in order to construct a new single-family home. By doing so, this will leave approximately 2.6-acres within 4075 Dixon Road SW containing the existing home and barn with frontage on Dixon Road SW. The Applicant has stated that the purpose of the replat is to eventually build a single-family home on the property.

Pursuant to Section 1113.42 of the Pataskala Code, alterations to an existing platted lot require a Replat to be approved by the Planning and Zoning Commission.

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

Planning and Zoning Staff:

Pursuant to Section 1229.05(B) of the Pataskala Code, every lot within the R-87 – Medium-Low Density Residential District (which both existing lots are zoned) shall have a minimum lot width of 200-feet at the right-of-way and a minimum lot area of not less than two (2) acres. Because the Replat of Lot 13 would create a new buildable lot with only 100-feet of frontage along Sims Road SW, the Applicant had applied for, and received approval of, a Variance (VA-21-026, approved by the Board of Zoning Appeals on October 12, 2021) from Section 1229.05(B) to allow for a Replat to move forward.

The Replat of Lot 13 will create a "remainder" lot approximately 2.6-acres in size containing the existing structures on 4075 Dixon Road SW. The proposed Replat does not indicate the width of the lot, and no previous survey was found on record with Licking County. Using tools available through the Licking County Auditor's OnTrac GIS system, the lot width appears to be around 208-feet, however, this measurement is only an estimation and is by no means accurate. The Applicant will need to ensure once the lot is surveyed that the remainder lot will have at a minimum width of 200-feet, otherwise an additional variance for the remainder lot may be necessary.

Planning and Zoning Staff has reviewed the proposed Replat and has the following comments for revision:

- Replace signature line for Southwest Licking Sewer & Water with "Licking County Health Department".
- Add signature line for "Planning and Zoning Director, Pataskala, Ohio"
- Include acreage of remainder lot.
- Add required statements as described in Section 1113.50 of the Pataskala Code.

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.

<u>Licking County Health Department</u>

Have not received lot split application as of December 8, 2021.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Single-Family Home(s)
East	RR – Rural Residential	Agricultural
South	R-87 – Medium-Low Density Residential	Single-Family Home
West	R-87 – Medium-Low Density Residential Jefferson Twp.	Vacant (Adjacent to Lot 13) Agricultural

Department and Agency Review

- Zoning Inspector No Comments
- City Engineer No comments.
- Public Service No comments
- Licking County Health Department

 See attached
- Police Department No Comments
- West Licking Joint Fire District No Comments
- Licking Heights School District No Comments

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 after comments from Planning and Zoning Staff and the Licking County Health Department 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-21-007 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: Scott Morris
To: Jack Kuntzman

Subject: RE: Pataskala PZC Review Memo for 01-05-2021

Date: Wednesday, December 8, 2021 11:53:06 AM

Attachments: image003.png

Lot Split Application 7-2021.pdf Lot Split Factsheet 6-2016.pdf

<u>CAUTION:</u> 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.

Jack,

Sorry for the multiple emails here but as I looked closely I don't see any lot split application ever being submitted to our office in regards to the original 4.112 acre lot being split off of 4075 Dixon RD. We have received a soils report for that location but no lot split application was ever submitted. Again, I have no issues with that combination of lots but that original 4.112 acre lot should have been reviewed by our office and I don't see it in our system.

Scott Morris

Environmental Health Director Licking County Health Department 675 Price Rd. | Newark, OH | 43055

Office: (740) 349-6475 www.lickingcohealth.org



Find LCHD on Social Media:







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

Sent: Wednesday, December 8, 2021 11:08 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Scott Morris <smorris@lickingcohealth.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 01-05-2021

Good morning, everyone.



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			Staff Use			
Address: Sime Garden Subdivision Lot	Application Number:					
Parcel Number: 063-142638-00.000 / 06	REP-21-007					
Parcel Number: 063-142638-00.000 063 - 145332 - 00.000 20ning: R-87 Acres: 4.112 + lot 13 (7.63 tota)			Fee: 500			
Water Supply:			200			
			Filing Date:			
Wastewater Treatment:			12-3-21			
☐ City of Pataskala ☐ South We	est Licking	☑ On Site	Hearing Date:			
,			Receipt Number:			
Applicant Information						
Name: Jim McFarland, ZoningResource	es LLC		000379			
Address: P.O. Box 171						
City: Commercial Point	State: OH	Zip: 43116	Documents			
Phone: 614-674-1956	Email: jmcfarlar	nd@zoningresources.com	Application			
			Fee			
Property Owner Information	Cover Letter					
Name: Dustin & Taryn Keller			Replat			
Address: 4075 Dixon Road			Original Final Plat			
City: Pataskala	State: OH	Zip: 43062	Deed			
Phone:	Email: dustin@	@exciteventurellc.com	☐ Electronic Copies			
Replat Information						
Describe the Project: Replat of lot 13 S	Sims Garden S	Subdivision, Plate Book 7,	Page 107. Combined			
with 4.112 acres to form lot 13-A total	4.809 acres.					
		,				
	1					
ENG-Renew fee \$300						
		GNG-Renew Fe	e #200			

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.
- Radaii, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-f-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):	Date: 11/30/21					
Property Owner (required):	Date: 12/1/21					

DATE:

December 1, 2021

TO:

City of Pataskala, Planning Commission

FROM:

Jim McFarland, Applicant

SUBJECT:

Replat of Sims Garden Subdivision Lot 13

Dear Planning Commission,

Enclosed, please find the following: 1 copy of the Replat Application 14 copies of the Replat of lot 13-A 14 copies of the original Final Plat 1960 1 copy of the deed

The property owner has purchased a legally non-conforming lot 063-142638-00.000 at 100 ft lot width and .7 acre area. They were granted a variance *VA-21-026* to allow the parcel from Sims road to serve as an access point to the proposed Lot 13-A. The purpose for the replat submittal is to create a conforming lot that will allow access from Sims road to lot 13-A and to comply with the city of Pataskala.

APPROVALS	REPLAT OF LOT 13	BASIS OF BEARING Bearings are based on State Plane Grid Coordinates,
Approved thisday of, 2021.	SIMS GARDEN SUBDIVISION, PLAT BOOK 7, PAGE 107.	NADB3, Ohio South, per GPS Observation.
Southwest Licking Community Sewer and Water District	COMBINED WITH 4.112 ACRES TO FORM LOT 13-A	
Approved thisday of, 2021.	TOTAL 4.809 AC.	REFERENCES * As Noted on Plat https://apps.lickingcounty.gov/maps/taxparcelviewer/default.htm
Director of Public Services, Pataskala, Ohio	Taryn Keller & Dustin Keller	https://apps.lickingcounty.gov/recorder/record-search/ https://www.lickingcountyohio.us/
Approved thisday of, 2021.	Total +/-4.809 Ac.	
City Administrator, Pataskala, Ohio	All of: 063-142638-00.000 (Lot 13, Sims Garden Subdivision (Plat Book 7, Page 107)) Part of: 063-145332-00.000 (+/-4.112 Ac.)	
Approved thisday of, 2021.	Situated in the State of Ohio, County of Licking, City of Pataskala and being part of Section 6, Quarter Township 2, Township 1, Range 15, United States Military Lands and	heing
Chairman of Planning & Zoning Commission, Pataskala, Ohio	part of the lands now owned by Taryn & Dustin Keller as recorded in I.N. 202011030029559 and all of Lot 13, Sims Garden Subdivision (Plat Book 7, Page 107) of the Licking Cou Recorder's Office more fully described as follows.	unty
Approved thisday of, 2021.	Beginning at a pipe found (1") at the northwest corner of said Lot 13, thence with the south line of Sims Road SW (T-632), S 86°49'26" E a distance of 100.04 feet to a pipe for the northeast corner of said Lot 13:	1))
City Engineer, Pataskala, Ohio	Thence leaving the south line of said Sims Road SW and going with the common lines of said Lot 13 and Lot 14, S 04°04'56" W a distance of 303.39 feet to a pipe found (1") southeast corner of said Lot 13, also being on the north line of the lands now owned by Taryn Keller & Dustin Keller (I.N. 202011030029559);	
	Thence whit the north line of said Keller's lands, S 87°20'50" E a distance of 499.59 feet to at the southeast corner of Lot 18 of said subdivision, also being on the west line of lands now owned by Summit Corn (OR 704-0552) and being the northeast corner of said Keller's lands, passing an iron pin found (5/8" rockmill) at 300.06 feet;	<i>E</i>
	Thence with the common line of said Keller and Summit Corp.'s lands, S 04°01'37" W a distance of 199.62 feet to a pipe found (1") on the northeast corner of the land now o by Roger E. Boyd, as Trustee of The Roger E. Boyd Living Trust (I.N. 201712010026465);	wned
CERTIFICATE OF RECORD	Thence with the north line of said Roger E. Boyd as Trustee of The Roger E. Boyd Living Trust's lands, N 87°21'23" W a distance of 894.77 feet to an iron pin set; Thence leaving said north line and going through said Keller's lands, N 02°38'37" E a distance of 199.70 feet to an iron pin set at the southwest corner of Lot 10 of said Sims	
Transfered thisday of, 2021.	Garden Subdivision; Thence with the south line of said Sims Garden Subdivision S 87°20'50" E a distance of 300.00 feet to the principal place of beginning, containing 4.809 acres more or less, su	ubject
Licking County Auditor	to all legal highways and easements of record. All bearings & distances described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.	
Filed for record thisday of, 2021.	The above described 4.809 acre parcel is based on a field survey made by McPeek Land Surveying on October 21st, 2021.	
atam-pm	All iron pins set are $\frac{5}{8}$ inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.	
Licking County Recorder	SIMS GARDEN SUBDIVISION (PLAT BOOK 7, PAGE	107)
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STATE OF OHIO: COUNTY OF LICKIN Before me a Notary Public in and for said State, Personally ap	" WILLIAMS " 30022795 " SHEETS & AVIS SHEETS	ISPARG LANT 131155 JST 037
Taryn Keller & Dustin Keller, who acknowledge the signing of the foregoing istrument to be of their voluntary act and deed for tuses and purposes herein expressed.	T. Z. WILLIAM. 209030022736 R. SHEETS & E DAVIS SHE 10319000815 R. SHEETS & SENCOUN 52270009988 W. 303.39 BREWSTER 1230001222 1230001783	KOCHEN STINA P 11170C FAMIL) 120031
In witness thereof, I have hereunto set my hand and affixed m	official seal. DAVID \$ MARCARET 100	S. KOCHEN KRISTINA F 202011170 202011170 RVATION TR 2110120031
Thisday of, 2021.	DAVID C. & MARGARET A. SPILLMAN N. 200207100025406 S. S. H.R. C.	F 8 1 5 1 -
, My commission expires		N. N. TOT 17. N.
Notary Public	N 87'20'50" W S 87'20'50" E 1 100 00' L" C 97'90'50" E	LOT 16 5/8" LOT 18
	300.00' TARYN KELLER & DUSTIN KELLER TOU.00 1 5 87'20'50" E 499.59' (t) LOT 13-A	@300.06'
	1.N. 202011030030550 4.809 4C	1/37" W 62' CORP. -0552
	O MANTA KELLER & DUSTIN KFITER	
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	613.01' N 87*21*23" W 894.77'	S 28 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CERTIFICATE OF ACCURACY	ROGER E. BOYD, AS TRUSTEE OF THE ROGER E. BOYD LIVING TRUST I.N. 201712010026465	•
All dimensions are shown n feet and decimal parts therof, I do certify that I have fully complied with all requirements of the s of the County of Licking and State of Ohio giverning surveying,	ubdivision regulations and laws dividing and mapping land,	LEGEND
and that the plat is a correct representation of all exterior bot subdivision of it, and that the plat represents a survey made it indicated thereon actually exist and their location, and material	ndaries of land surveyed and the wife of the control of the contro	⊗ Barn Spike Found ⇔ Axle Found
	Brian O III	Iron Pin Found Pipe Found 1" O.D.
Brigar Kelly McPeak Reg. Surveyor No. 8517	GRAPHIC SCALE 8517 8517 6 9 375 75 150	○ Pipe Found 1" O.D. Stone Found I O.D. LAND
This plat was prepared by McPeek Land Surveying, LLC in accordance with Chapter 4733–37 of the Administrative Code and is intended to be used for the legal transfer of the prope	THE PROJECT OF THE PROPERTY OF	Property Hook SURVEYING
and is intended to be used for the legal transfer of the proper described and does not intend to describe all or any easement record, nor encroachments unless otherwise intended.	ty (IN FEET) 1 inch = 75 ft.	● Iron Pin Set 5/8" MCPEEK 340 Robin Hood La, * Zanceville, Oh 43701 * 740.70.

SINS GARDENS A SUBDIVISION IN SEC. 6.

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Scale 1: 100
March 1959

Paul Dumond & Associates .

Engineers - Surveyors

Lancaster, Ohio.

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DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Nov 18, 2021

01150734807107009000

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JW Nov 18, 2021

TRANSFERRED

Nov 18, 2021 Michael L. Smith LICKING COUNTY AUDITOR SEC 319.902 COMPLIED WITH MICHAEL L. SMITH By: CR 75.00

Return Documents To: Caliber Title Agency, LLC, 495 Executive Campus Drive, Westerville, Ohio 43082 Order No.; 2112365

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That Phonexay Chockbengboun, an unmarried person, of Licking County, State of Ohio for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants to Dustin Keller and Taryn Keller, for their joint lives, remainder to the survivor of them, the following Real Property:

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

Being Lot Number Thirteen (13) of SIMS GARDEN, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 107, Recorder's Office, Licking County, Ohio.

Parcel No:

063-142638-00.000

Known As:

Lot 13 Sims Garden, Pataskala, OH 43062

Tax Mailing

4075 Dixon Road

Address:

Pataskala, OH 43062

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number 201005270009988 of the Deed Records of Licking County, Ohio.

Signature(s) and Notary Acknowledgment on Next Page

Executed this /6th day of November, 2021.

Monego, Phonexay Chockbengboun

State of Ohio, County of __icking____, SS:

The foregoing instrument was acknowledged before me this __ith day of ______, 2021 by Phonexay Chockbengboun.



KAREN EVANS Notary Public, State of Ohio My Commission Expires 02-23-2024

This instrument prepared by:
Paul C. Thompson, Esq., 6802 W. Snowville Road, Suite E, Brecksville, OH 44141
Return Documents To: Caliber Title Agency, LLC, 495 Executive Campus Drive, Westerville, Ohio 43082

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER

Approved By JR Nov 03, 2020 01150734800000002000

TRANSFERRED

Nov 03, 2020
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: JAE EX-D

| InstrID:202011030029559 | 11/3/2020 | Pages:2 | F: \$34.00 | 2:42 PM | T20200026205 | Licking County Recorder |

File No.: 77436-OH

GENERAL WARRANTY SURVIVORSHIP DEED

Taryn Keller, married and Jimmy Ladd, married, Grantors, for valuable consideration paid, grant with general warranty covenants to Taryn Keller and Dustin Keller, Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is

4075 DIXON ROAD SW. PATASKALA, 04 4306Z the following REAL PROPERTY:

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

Being a part of Section 6, Township 1, Range 15, U.S.M. Lands and bounded and described as follows: Beginning at a point in the road and in the west line of Section 6, 1939.0 feet South of the Northwest corner thereof, thence South with the Section line and center of the road 200.0 feet to a point; thence N. 88 degrees 41' E. 1509.77 feet to an iron pin (passing an iron pin at 30.0 feet); thence N. O degrees 04' E. 200 feet to an iron pin; thence 5. 88 degrees 41' W. 1511.0 feet (passing an iron pin at 1481.0 feet) to the place of beginning, containing 6.93 acres more or less.

Parcel No.

063-145332-00

Prior Instrument No.:

201209140021069

Property Address:

4075 Dixon Road SW, Pataskala, OH 43062

Dustin Keller, spouse of **Taryn Keller** hereby releases all rights of dower. **Debra Ladd**, spouse of **Jimmy Ladd** hereby releases all rights of dower.

Exceptions to the general warranty covenants: (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable; (d) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

IN WITNESS THEREOF, the said Grantors have signed and sealed these presents the day and year written below.

Executed this 2 day of October 2020.

Siller

Dustin Keller

Limon)

Jammy Ladd

Debra Ladd

Shate of Ohio

County, SS:

BE IT REMEMBERED, that on this day of October 2020, before me, the subscriber, a Notary Public in and for said state, personally came Taryn Keller, Dustin Keller, Jimmy Ladd and Debra Ladd, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SRYSTAL D. NOBLE Notary Public, State of Ohio My Corribission Expires 03-27-2021

This instrument was prepared by Gregory D. Port, Attorney at Law, Gregory Port Co., LPA