



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

April 5, 2023

#### Replat Application REP-23-001

<b>Applicant:</b>	Samantha Sasfy.
<b>Owner:</b>	Samantha Sasfy, Ivory Barn Custom Home Décor, LLC.
<b>Location:</b>	341 and 345 S Main Street, Pataskala, OH 34062 (PID: 064-308016-00.000 and 064-307980-00.000)
<b>Acreage:</b>	+/- 0.33-acres total
<b>Zoning:</b>	DB – Downtown Business
<b>Request:</b>	Requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code in order to combine Lots 65, 66, and 67 of the Richard Conines Addition Subdivision.

#### Description of the Request:

The Applicant is proposing to replat Lots 65, 66, and Lot 67 of the Richard Conines Addition Subdivision to create a single lot pursuant to Section 1113.48 of the Pataskala Code.

#### Staff Summary:

There are a total of three (3) lots that are proposed to be combined with the requested Replat, those being lots 65, 66, and 67 of the Richard Conines Addition Subdivision platted in 1874. The three lots are as follows:

- Lot 65
  - 0.166-acres
  - Zoned DB – Downtown Business
  - Frontage to west onto Wood Street
- Lot 66
  - 0.126-acres
  - Zoned DB – Downtown Business
  - Frontage to east onto South Main Street
- Lot 76
  - 0.039-acres
  - Zoned DB – Downtown Business
  - Frontage to east on South Main Street.

The Applicant is proposing to Re-Plat these three (3) lots into single lot, approximately 0.331-acres in size and with 89.65-feet of frontage on South Main Street, and 61.38-feet of frontage on Wood Street. According to the Applicant, the purpose of the replat is to allow for the expansion of the Ivory Barn, a home décor store located on Lots 65 and 66, into Lot 67.

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

Planning and Zoning Staff:

There appears to have been some miscommunication with the Applicant's surveyor, as the survey that was submitted is for a "Lot Combination" instead of a "Replat". In this case, a simple Lot Combination cannot be done, as 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.

However, as it pertains to this request, the survey does show all lots, their locations and dimensions, and proposed combination into a singular lot. Should the Replat Application be approved, the Applicant will need to make several revisions to the survey in order for it to be eligible to be recorded. A few items of note:

- Title of the survey needs changed to reflect the Replat of Lots 66, 65, and 67 of the Richard Conines Addition.
- When combining lots via a replat, the new lot number shall take the lowest lot number being modified with an added hyphen and letter. In this case, it would become Lot 65-A.
- Signature lines for all relevant departments or agencies would need to be added. In this case, City Administrator, Utilities Director, Public Service Department, City Engineer, Planning and Zoning Director, and Chairman of the Planning and Zoning Commission
- Language shall be updated to reflect that of a Replat.
- Pursuant to Section 1113.44(1)(b): 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 structures shall be submitted.

Should this Replat Application be approved, the Applicant shall submit a mylar copy of the approved replat, 18-inch by 24-inch in size, to the Planning and Zoning Office for signatures. 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 comments attached)

No engineering related comments, format needs revision as noted.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	DB – Downtown Business	Railroad Right-of-Way Veteran's Green Park
East	DB – Downtown Business	Misc. Commercial
South	DB – Downtown Business	Misc. Commercial
West	DB – Downtown Business	Misc. Commercial

**Department and Agency Review**

- Zoning Inspector – No Comments .
- City Engineer – See attached.
- Public Service – No comments
- Pataskala Utilities– 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 after comments from Planning and Zoning Staff 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-23-001 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Jack Kuntzman](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** FW: Pataskala PZC Review Memo for 04-05-2023  
**Date:** Wednesday, March 29, 2023 10:37:23 AM  
**Attachments:** [image001.png](#)

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**From:** Scott Haines <shaines@hullinc.com>  
**Sent:** Thursday, March 23, 2023 2:35 PM  
**To:** Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>  
**Subject:** RE: Pataskala PZC Review Memo for 04-05-2023

**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.

Jack,

Verdantas has reviewed the PZC applications, and we agree with the Public Service and Utility comments for TCOD-22-002. In addition, the following comments from the February review still apply and are noted below.

**TCOD-22-002**

- a. A cross access agreement needs to be provided with the current parcel and the parcel to the southwest to ensure no new access points onto Broad Street.

**REP-23-001**

- a. No engineering related comments. (Format needs revised as you noted in our discussion)

Thanks

**Scott R. Haines, PE, CPESC**  
**Senior Project Manager**  
O. 740.344.5451 | D. 740.224.0839  
1555 W. Main Street, Newark, Ohio 43055

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# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A

Pataskala, Ohio 43062

## REPLAT APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

<b>Property Information</b>		
Address: 345 South Main Street Pataskala Ohio 43062		
Parcel Number: 064-307980-00.00 + 064-308016-00.00		
Zoning: DB	Acres: .039 total	
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

<b>Staff Use</b>
Application Number:
REP-23-001
Fee:
\$500.00
\$2,500.00
Filing Date:
3-2-2023
Hearing Date:
4-5-2023
Receipt Number:
\$1500-1373
\$2500-21928

<b>Applicant Information</b>		
Name: Samantha Sasty		
Address: 341 South Main Street		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 740 739-7777	Email: ivorybarn@aol.com	

<b>Property Owner Information</b>		
Name: Samantha Sasty		
Address: 10098 Loop Rd		
City: Millersport	State: Ohio	Zip: 43046
Phone: 740 739 7777	Email: sam@sasty@aol.com	

<b>Documents</b>
<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Fee
<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

<b>Replat Information</b>
Describe the Project: Our goal is to add onto an existing barn with this parcel of land. We will be able to have an extra 1000+ square feet of new room, and then have a patio behind it.

## 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.
- Radial, 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](http://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:

Property Owner (required):

Date:

3/1/2023  
3/1/2023



### Lot Combination

Situated in the State of Ohio, County of Licking, City of Pataskala; and being all of Lots 65 & 66 and the East 75.50 feet of the North 22.00 feet of Lot 67 of the Richard Conine's Addition as depicted in Plat Book 1, Page 34; and being conveyed to Ivory Barn Custom Home Décor, LLC in Instrument Numbers 201710240022951 & 201910210022996.  
(Parcel No. 6430801600000 & 6430798000000)

**BEGINNING** at a found drill hole, being located at the westerly line of South Main Street, (66' ROW), and being the southeast corner of a 0.039 acre tract as in the northeast corner of Lot 67 of the above mentioned Richard Conine's Addition, said point having the southeast corner of Lot 67 bearing South 3°25'58" West, 44.00 feet;

Thence departing the westerly line of said South Main Street, **North 86°34'02" West, 77.50 feet**, to a set #5 rebar with cap, passing a found 3/4" pipe at 68.85 feet;

Thence **North 3°25'58" East, 22.00 feet**, to a found #5 rebar;

Thence **North 86°34'02" West, 120.50 feet**, to a set #5 rebar, said point being on the easterly line of Woods Street, (49.5' ROW);

Thence with the easterly line of said Woods Street **North 3°25'58" East, 61.38 feet**, to a found #5 rebar, said point being on the southerly line of Baltimore & Ohio Railroad;

Thence departing said Woods Street and with said southerly line of Baltimore & Ohio Railroad, **South 88°22'48" East, 198.10 feet** to a found mag nail, said point being on the westerly of the aforementioned South Main Street;

Thence departing said south line of railroad and with the westerly line of South Main Street, **South 3°25'58" West, 67.65 feet** to a found drill hole;

Thence continuing with said westerly line of South Main Street **South 3°25'58" West, 22.00 feet** to the **POINT OF BEGINNING** and containing **0.332 acre** more or less and having no acreage within the public right-of-way.

Subject to all easements, rights-of-way and restrictions of record.

This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises in February, 2023. A Plat of survey is attached hereto and made a part hereof.

ODOT-RTN-CORS, Basis of bearings is Grid North, Combined Scale Factor: 0.999993. Based on Ohio State Plane Coordinates, South Zone (3402), NAD83 and GEOID18

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.

February 28, 2023

\_\_\_\_\_  
Jeffrey V. Green  
Registered Surveyor No. S-7578

# LOT COMBINATION

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA AND BEING ALL OF LOTS 65 & 66 OF RICHARD CONINE'S ADDITION AS DEPICTED ON PLAT BOOK 1, PAGE 34 AND LOT 67 BEING A 0.039 ACRE TRACT AS DEPICTED ON PLAT OF SURVEY BY WILLIAM D. BEER, SURVEY NUMBER 7980, ALSO BEING THE TRACT OF LAND CONVEYED TO IVORY BARN CUSTOM HOME DECOR, LLC IN INSTRUMENT NUMBERS 201710240022951 & 201910210022996. (PARCEL NUMBERS 6430801600000 & 643007980000000)

**PRELIMINARY NOTE:**  
A difference of opinion as to the width of original Lots 65-69 exists. The original Richard Conine Addition, P.B. 1, Pg. 34, indicated as lot width of 82.5' for odd number and 114.5' for even number lots. A review recent surveys of all lots within referenced plat indicate a repetitive difference of opinion throughout. A final determination has not been made at this time, and the plat herein has been depicted with original dimensions as provided on the above referenced plat. Final dimensions and angles are subject to change.

## REFERENCES:

Richard Conine's Addition, P.B. 1, Pg. 34  
Plat of Survey by Paul J. Boehmhart, S-6512  
Dated: July 5, 2018  
Filed: Plat 18397  
Dated: February 3, 2021  
Filed: Plat 20263  
Plat of Survey by William Douglas Beer, S-7880  
Dated: July 18, 2018  
Filed: Plat 18404  
Plat of Survey by Scott A. England, S-7453  
Dated: January 15, 2004  
Filed: Plat 1853  
Dated: November 18, 2020  
Filed: Plat 20063  
Dated: November 20, 2020  
Filed: Plat 20092  
Plat of Survey by Jeremy L. Can Ockran, S-8283  
Dated: December 2, 2021  
Filed: Plat 21011  
Survey of Record by Myers Surveying Co  
Filed: Plat 1854

## BASIS OF BEARINGS:

ODOT-RTN-CORS, BASIS OF BEARINGS IS GRID NORTH  
COMBINED SCALE FACTOR: 0.99983, BASED ON OHIO STATE  
PLANE COORDINATES, SOUTH ZONE (2402), NAD83 AND  
GEOID18

I hereby certify that the attached plat was prepared from information obtained from an actual field survey of the premises and that said plat is correct to the best of my knowledge.

JEFFREY V. GREEN  
PROFESSIONAL SURVEYOR NO. S-7578  
FEBRUARY 28, 2023

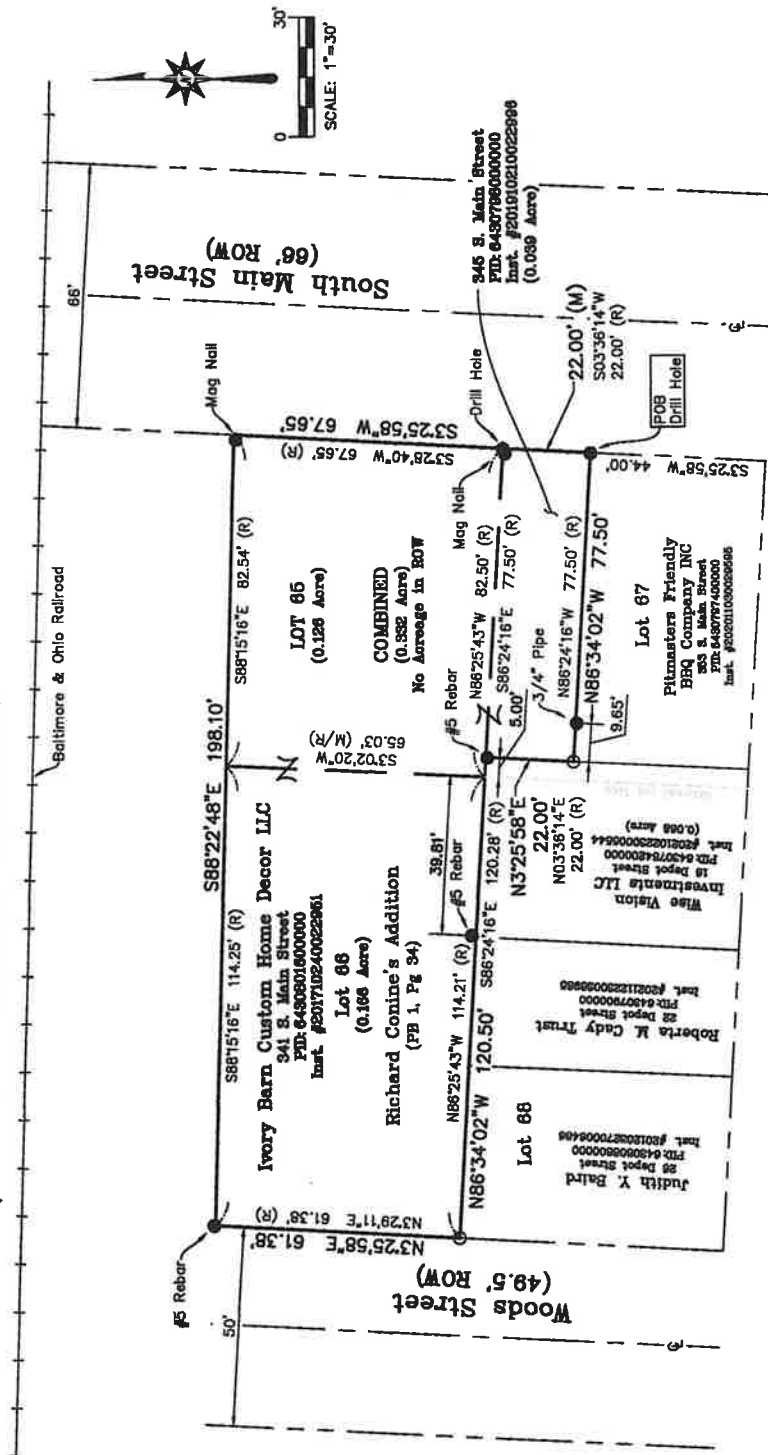


- LEGEND**
- MONUMENT FOUND
  - SET REBAR w/CAP
  - △ CALCULATED POINT



2700 Orchard Park St NW,  
Canton, Ohio 44718  
814-207-8214

FOR  
**IVORY BARN CUSTOM HOME DECOR, LLC**  
LOT COMBINATION  
Project No.: GA23-01-011  
File Name: 23-01-01 Ivory Barn Lot Combination Professional.dwg





# Town of Corvine, O.

Richard Corvins

Addition  
to the  
Town of Corvine,  
Lying West of Main Street.

" A Plat of Richard Corvins  
" Addition to the Town of Corvine  
" as surveyed September 8<sup>th</sup> 9<sup>th</sup> & 10<sup>th</sup> 1857  
" on lands owned by Richard  
" Corvine, Situate in Licking County  
" and in Section 4, Township 1, Range  
" 15, United States Military District,  
" Commencing on the South line  
" of the Central Ohio Rail Road,  
" at the intersection of Main Street  
" at a stone placed in the North  
" East corner of Lot No. 65, the streets  
" and alleys running East & West  
" corresponding with the streets laid  
" out on the original of said Town.  
" The size of the lots and fractional lots  
" is designated in Rods and parts of  
" Rods on the plat and are numbered  
" in continuation of said original Plat.

" I do hereby certify the above to be  
" a correct plat as surveyed by me.  
" J. C. Kankles, Surveyor.  
" Transcribed from Vol. 1, of Plate, page 34.  
" January 1874.  
" Wm. E. Atkinson,  
" Recorder.

7 Rods 66	5 Rods 65	5 Rods 64	5 Rods 63	5 Rods 62	5 Rods 61	5 Rods 60	5 Rods 59	5 Rods 58	5 Rods 57	5 Rods 56	5 Rods 55	5 Rods 54	5 Rods 53	5 Rods 52	5 Rods 51	5 Rods 50	5 Rods 49	5 Rods 48	5 Rods 47	5 Rods 46	5 Rods 45	5 Rods 44	5 Rods 43	5 Rods 42	5 Rods 41	5 Rods 40	5 Rods 39	5 Rods 38	5 Rods 37	5 Rods 36	5 Rods 35	5 Rods 34	5 Rods 33	5 Rods 32	5 Rods 31	5 Rods 30	5 Rods 29	5 Rods 28	5 Rods 27	5 Rods 26	5 Rods 25	5 Rods 24	5 Rods 23	5 Rods 22	5 Rods 21	5 Rods 20	5 Rods 19	5 Rods 18	5 Rods 17	5 Rods 16	5 Rods 15	5 Rods 14	5 Rods 13	5 Rods 12	5 Rods 11	5 Rods 10	5 Rods 9	5 Rods 8	5 Rods 7	5 Rods 6	5 Rods 5	5 Rods 4	5 Rods 3	5 Rods 2	5 Rods 1	5 Rods 0
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County Road.

Grist Mill.

South Fork of Licking Creek

0 1 2 3  
C. EDWIN HULTMAN CO. • Restoration of Public Records

" A Plat of the Town of Corvine as  
" Surveyed September 8, 9 & 10 A.D. 1857.  
" on lands owned by Richard Corvine  
" Situate in Licking County and in  
" Section 4, Township 1, Range 15, U.S.  
" Military District, Commencing on  
" the South line of the Central Ohio  
" Rail Road at a stone placed at the  
" corner of Lot No. 1, six rods west of the  
" East line of said Quarter Township.  
" The streets and alleys are at  
" right angles, and those running  
" North and South parallel with  
" said East line. The size of the  
" lots and fractional lots are desig-  
" nated by figures in Rods and  
" parts of rods on the plat.  
" I do hereby certify the above to be  
" a correct Plat as surveyed by me.  
" J. C. Kankles, Surveyor.  
" Received for Record Oct. 29<sup>th</sup> A.D. 1857.  
" The State of Ohio, Licking County ss:  
" Before me, J. F. Corvine, a  
" Justice of the Peace in and for  
" said County, personally appeared  
" Richard Corvine and Sarah his  
" wife, and acknowledged the within  
" Town Plat to be their voluntary act and  
" deed, and the said Sarah being at the  
" same time examined by me separately and  
" apart from her said husband, and the  
" purposes of said Town Plat made known  
" to her by me, she then declared that  
" she did voluntarily sign, seal and  
" acknowledge the same and that she  
" is still satisfied therewith. This 22<sup>nd</sup>  
" day of October, A.D. 1857.  
" J. F. Corvine, J.P.

Transcribed from Vol. 1, of Plate,  
page 26. By - Wm. E. Atkinson,  
Jan'y. 1874. Recorder.

## J. W. Josephs Addition to the Town of Corvine or Cataskala Ohio.

Surveyed September 11<sup>th</sup> 1866.

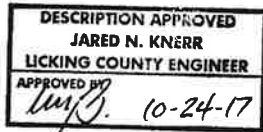
Transcribed from Vol. 1, of Plate, page 112. Jan'y. 1874.  
Wm. E. Atkinson, Recorder.

G. S. Spring  
County Surveyor.

" This Addition lies North of the  
" Rail Road, and West of High Street."

8.88	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
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1200x 2 Page 216



## WARRANTY DEED

File # 81375

KNOW ALL MEN BY THE PRESENTS THAT; Maria B. Bandong, Unmarried, Grantor(s) for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Ivory Barn Custom Home Decor LLC, Grantees, whose Tax Mailing Address will be 128 Whittington Place Etna OH 43062.

The following described real property:

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

Being Lot Number Sixty Five (65) and Sixty Six (66) in Richard Conine Addition to the City of Pataskala, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 34, Recorder's Office, Licking County, Ohio.

FIRST OHIO TITLE INSURANCE BOX (1)

Parcel Number: 064-308016-00.000  
Known as: 341 Main St.  
Pataskala, OH 43062

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: Instrument Number 201706270013530, of the Records of the office of the Recorder, Licking County, Ohio



Witness his/her/their hand(s) this 18th day of October, 2017

Maria B. Bandong  
Maria B. Bandong

State of Ohio )  
 ) SS  
County of Licking )

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named Maria B. Bandong, who acknowledged that they/he/she did sign this Warranty Deed and the same is their/his/her free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, this 18th day of October, 2017.

Beverly Bogear  
Notary Public  
Commission Expiration  
Date: 3/18/2021

This instrument was prepared by:

Thomas J. Olix, Attorney at law  
Olix & Associates, Co., L.P.A.  
2131 Pinebrook Road  
Columbus, Ohio 43220



**Beverly Bogear**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
March 18, 2021

File # 81375



CONDITIONAL APPROVAL FOR THIS TRANSFER  
CORRECTION REQUIRED FOR NEXT TRANSFER  
JARED N. KNIERR, LICKING COUNTY ENGINEER

unf. 10-21-19  
Poor beginning point

#### GENERAL WARRANTY DEED

For valuable consideration hereunto received, be it known that the Grantor herein:

**ROBERT CECULSKI**

A married person, whose wife is signing to release her dower interest, hereby grants, sells, bargains and conveys with general warranty covenants, the following described real property, to:

**IVORY HOME CUSTOM HOME AND DECOR LLC,  
AN OHIO LIMITED LIABILITY COMPANY**

The tax-bill mailing address for the grantee will be:

341 S. Main St. Pataskala OH 43062

The real property being conveyed by this Deed is more fully described as follows:

*SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION*


Property Tax ID: 064-307980-00.000  
Property Address: 345 South Main Street, Pataskala, OH 43062  
Last Deed Ref: Instrument Number 201808300018162,  
Instrument Number 201806070011554,  
Recorder's Office, Licking County, Ohio

SUBJECT TO ALL reservations, conditions, limitations, highways, public roads, rights-of-way, easements and restrictions of record, zoning ordinances, if any, and real estate taxes and assessments both general and special, which are a lien but not yet due and payable.

And for valuable consideration received, Tina Ceculski, the spouse of Robert Ceculski, does hereby remise, release and forever quit-claim unto the grantee herein, her heirs and assigns, all her right and expectancy of Dower in the above described premises.

The Grantors herein have read this Deed and hereby acknowledge the voluntary signing hereof on this 8 day of October, 2019.

  
Robert Ceculski

  
Tina Ceculski

STATE OF OH  
COUNTY OF Wick ss

This is an acknowledgment clause. No oath or affirmation was administered to the signers with regard to the notarial act.

Before me, a Notary Public, in and for said County and State, personally appeared Robert Ceculski, a married person, and Tina Ceculski, his wife, the Grantors in the foregoing deed, whose identities were known or proven to me and who did sign the foregoing instrument and acknowledged the signing hereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal this 8 day of October, 2019.



Teresa D. Hostetler  
Notary Public, State of Ohio  
My Commission Expires  
02-21-2022

  
Notary Public

My commission expires: 2/21/22

This instrument prepared by:

Angela M. Byas, Esq.  
Byas Law Office, Ltd.  
399 Venture Drive, Unit D  
Lewis Center, OH 43035  
614.505.0115 (phone)  
866.442.6144 (fax)

After recording, return to:

Great American Title Agency  
6800 Lauffer Road, Bldg. 2  
Columbus, OH 43231

**GATA #105087**

## EXHIBIT A

Located in the City of Pataskala, County of Licking, State of Ohio, being out of a portion of Lot 67 in Conine's Addition, a subdivision of record in Plat Book 1, Page 34, being a 0.39 acres tract conveyed to Robert Ceculski, et al in I.N.201806070011554 and being all of Auditors Parcel #6430798000000, said 0.039 acres being more particularly described as;

Commencing, for reference, at a 5/8-inch rebar found at the intersection of the southerly right-of-way of a railroad and the westerly right-of-way line of Depot Street (49.5'); thence. South 87° 56' 08" East, a distance of 49.52 feet to a point, thence, South 03° 28' 29" West, a distance of 60.71 feet to a point, said point being the southwesterly corner of Lot 66 in said subdivision and being the northwesterly corner of Lot 68 in said subdivision; thence, South 86° 24' 6" East, a distance of 120.28 feet to a rebar set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 86° 24' 16" East, with the southerly line of Lot 65 in said subdivision, with the southerly line of that tract of land conveyed to Ivory Bam Custom Home Decor, LLC in I.N. 201710240022951, with the northerly line of said Lot 67 and with the northerly line of said 0.39 acres, a distance of 77.50 feet to a drill hole set (in sidewalk), said point being in the westerly right-of-way line of S. Main Street (S.R. 310, 66');

Thence, South 03° 36' 14" West, with the easterly line of said 0.39 acres and said westerly right-of-way line, a distance of 22.00 feet to a drill hole set (in sidewalk) at the southeasterly corner of said 0.39 acres, the same being the northeasterly corner of that tract of land conveyed to Mary M. Mead in I.N. 201206190013512;

Thence, North 86° 24' 16" West, with the northerly line of said tract of land conveyed to Ivory Bam Custom Home Decor, LLC and with the southerly line of said 0.39 acres, a distance of 77.50 feet to a rebar set, said point being the southwesterly corner of said 0.39 acres and being in the easterly line of that tract of land conveyed to VMS Ashton, LLC as "PARCEL THREE. Parcel Two" in I.N. 201512180027555;

Thence, North 03° 36' 14" East, with the westerly line of said 0.39 acres and with the easterly line of said "PARCEL THREE. Parcel Two" , a distance of 22.00 feet to the TRUE PLACE OF BEGINNING.

Page Two (0.039 ac)

Containing 0.039 acres, by survey. Being all of Parcel#6430798000000' subject to all easements, restrictions, and rights of way of record.

Bearings are based on South 03° 36' 14" West, as obtained by GPS observations for the westerly right of way line of S. Main Street (S.R. 310, 66'), based on Ohio State Plane Coordinate System, NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.



All references are to records of the Recorder's Office, Licking County, Ohio.

Parcel Number: 064-307980-00.000