



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

June 7, 2023

#### Replat Application REP-23-002

<b>Applicant:</b>	Jeffrey & Vickie Maynard
<b>Owner:</b>	Jeffrey & Vickie Maynard, Ronald Hensley
<b>Location:</b>	47 & 31 East Avenue SW, Pataskala, OH 43062 (PIDs: 053-145578-00.000, 063-145584-00.000, 063-145590-00.000, and 063-147180-00.000)
<b>Acreage:</b>	+/- 1.03-acres total
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for lots 246, 247, 248, and 249-A of the Blanche's East Broad Street Addition.

#### Description of the Request:

The Applicant is proposing to replat Lots 246, 247, 248, and 249-A of the Blanche's East Broad Street Addition into two (2) lots.

#### Staff Summary:

There are a total of four (4) lots that are proposed to be reconfigured as part of the requested Replat. All lots are zoned R-20 – Medium Density Residential, and have frontage to the east onto East Avenue SW. A general summary of each is below:

- Lot 246
  - 0.1-acre.
  - Undeveloped.
- Lot 247
  - 0.1-acre.
  - Undeveloped.
- Lot 248
  - 0.1-acre.
  - Undeveloped.
- Lot 249-A
  - 0.73-acres.
  - 2,128sf single-family home built in 1998.
  - 1,600sf detached garage built in 2003.
  - Concrete driveway to East Avenue.

The Applicant is proposing to replat these four (4) lots into two (2) separate lots, 0.466-acres and 0.577-acres in size. Lots 246, 247, and 248 are owned by the Applicant, while the owner of Lot 249-A has agreed to transfer 0.153-acres of their property to the Applicant (statement by owner of 249-A attached). Lots 246, 247, 248 will become Lot 246-A, 0.466-acres in size, and approximately 141.95-feet deep with 139.74-feet of frontage onto East Avenue SW to the East. Lot 249-A will lose 0.153-acres from the north side of

the lot, becoming 0.577-acres with a frontage of 180.26-feet onto East Avenue SW, and approximately 142-feet deep.

According to the Applicant, the reason for requesting a Replat is to create a new lot to the north of the existing home on Lot 249-A large enough to build a new single-family home on. The owner of the existing Lot 249-A has also included a signed letter stating their intent to sell 0.153-acres of their property to the Applicant.

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

Planning and Zoning Staff:

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.

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

- Remove the land hooks present between lots 246, 247, 248, and the 0.153-acre section. As these lots are being replatted into one singular lot, and will need to be deeded as a single lot, land hooks will not be necessary.
- Section 1113.44(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.
  - Will need to see the existing house on existing lot 249-A. Please include dimensions for setback of existing garage on lot. Must be a minimum of five (5) feet in order to Accessory Building to meet current code.

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:

Ensure property setbacks are maintained for the existing garage. (Full comments attached)

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

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

**Department and Agency Review**

- Zoning Inspector – No comments.
- City Engineer – See attached.
- Public Service – No comments
- SWLCWSD – 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-23-002 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Scott Haines](#)  
**To:** [Scott Fulton](#); [Jack Kuntzman](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala PZC Review Memo for 06-07-2023  
**Date:** Monday, May 29, 2023 8:31:31 PM  
**Attachments:** [image001.png](#)

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Jack,

Verdantas has reviewed the PZC applications and offer the following comments:

**TCOD-22-002 (Revised Plans)**

Previous comments apply.

**TCOD-23-001**

1. Project will be subject to Construction Plan Review and Submittal.
2. Depending on the method of Stream Crossing a permit will be required.
3. Project will require a stormwater report submitted with the construction plans
4. Turning movement exhibits will need provided to ensure vehicles can safely maneuver the Broad Street entrance/exit.

**REP-23-002**

Need to ensure the proper setbacks are maintained for the existing garage.

Thank You

**Scott Haines**

**Senior Project Manager**

O. 740.344.5451 | D. 740.224.0839

1555 W. Main Street, Newark, Ohio 43055

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**From:** Jack Kuntzman

**Sent:** Thursday, May 11, 2023 9:19 AM

**To:** Felix Dellibovi <[fdellibovi@ci.pataskala.oh.us](mailto:fdellibovi@ci.pataskala.oh.us)>; Jim Roberts <[jroberts@verdantas.com](mailto:jroberts@verdantas.com)>; Scott Haines <[shaines@hullinc.com](mailto:shaines@hullinc.com)>; Bruce Brooks <[bbrooks@pataskalapolice.net](mailto:bbrooks@pataskalapolice.net)>; Doug White <[DWhite@westlickingfire.org](mailto:DWhite@westlickingfire.org)>; Kevin Miller <[kevin.miller@lhschools.org](mailto:kevin.miller@lhschools.org)>; [laitken@lhschools.org](mailto:laitken@lhschools.org); [kperkins@laca.org](mailto:kperkins@laca.org); 'Chris Gilcher' <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>; Antonio Anzalone <[aanzalone@ci.pataskala.oh.us](mailto:aanzalone@ci.pataskala.oh.us)>; Trent Howell <[thowell@ci.pataskala.oh.us](mailto:thowell@ci.pataskala.oh.us)>; Chris Sharrock <[csharrock@ci.pataskala.oh.us](mailto:csharrock@ci.pataskala.oh.us)>

**Cc:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>; Lisa Paxton <[lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us)>

**Subject:** Pataskala PZC Review Memo for 06-07-2023

Good Morning Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **June 7th, 2023**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**TCOD-22-002 (Revised Plans)\*:** Felix Dellibovi, Trent Howell, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Pubic Service Department.

**TCOD-23-001:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Public Service Department

**REP-23-002:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Public Service Department

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, May 29<sup>th</sup>.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo:

 [PZC Review Memo for 06-07-2023](#)

Thank you,

**JACK R. KUNTZMAN**  
City Planner  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062

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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: 47 East Ave. Pataskala OH 43062	
Parcel Number: 063-145578-00.000	
Zoning: R-20	Acres: 0.577 and 0.466
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	

<b>Staff Use</b>
Application Number: REP-23-002
Fee: \$300.00 \$2,500.00
Filing Date: 5-3-2023
Hearing Date: 6-7-2023
Receipt Number: 001106/ 21930

<b>Applicant Information</b>		
Name: Jeffrey + Vickie Maynard		
Address: 36 East Ave.		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-404-0509	Email: Vickiee.maynard@gmail.com	

<b>Documents</b>
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee \$300
<input checked="" type="checkbox"/> Cover Letter
<input checked="" type="checkbox"/> Replat
<input checked="" type="checkbox"/> Original Final Plat
<input type="checkbox"/> Deed
<input checked="" type="checkbox"/> Electronic Copies

<b>Property Owner Information</b>		
Name: RONALD HENSLEY		
Address: 31 EAST AVE		
City: PATASKALA	State: OHIO	Zip: 43062
Phone: 614-989-7677	Email: BIGSMOOTHRO@AOL.COM	

<b>Replat Information</b>
Describe the Project: We are requesting approval to replat our property to include 0.153 AC of adjacent property from Ron Hensley to assist us in having 120' of road frontage to build our home.

## 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](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):

Jeffrey Maynard

Vickie Maynard

Date:

5/2/23

Property Owner (required):

Ronald Hersh

Date:

5/2/23



## JEFF & VICKIE MAYNARD

740-404-0509

VEMLIONESS75@AOL.COM

### CONTACT

36 East Avenue SW.  
Pataskala, OH 43062  
Vemlioness75@aol.com  
740-404-0509

May 1, 2023

To Whom It May Concern,

We are requesting approval to replat our property located at 47 East Avenue, Pataskala OH 43062 to include 0.153 AC of adjacent property currently on Ronald L. Hensley's property address at 31 East Avenue, Pataskala, OH 43062.

We need this property split to be approved to assist us in moving forward with our plans to build a home which requires 120' of road frontage.

We appreciate your consideration and approval of this request.

Sincerely,

*Vickie E. Maynard*  
Vickie E. Maynard

*Jeff S. Maynard*  
Jeff S. Maynard

614-989-7677

bigsmoothron@aol.com

31 East Avenue

Pataskala, OH 43062

# RONALD HENSLEY

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## TO WHOM IT MAY CONCERN,

This letter is to inform you that I, Ronald Hensley, have entered an agreement with Jeffrey S. & Vickie L. Maynard to sell them 0.153 acres of my existing property located at 31 East Avenue, Pataskala OH 43062.

If you should have any questions, please feel free to give me a call at 614-989-7677 or email me at bigsmoothron@aol.com.

Sincerely,



Ronald Hensley

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DEDICATION

SITUATED IN THE 4TH QUARTER, TOWNSHIP 1 NORTH, RANGE 15 WEST, UNITED STATES MILITARY LANDS, CITY OF PATASKALA, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 246, 247, 248 OF "BLANCHE'S EAST BROAD STREET ADDITION", AS RECORDED IN PLAT BOOK 4, PAGE 152 OF THE PLAT RECORDS AND CONVEYED TO JEFFREY S. & VICKY E. MAYNARD, IN INSTRUMENT NO 202112010036610

;AND BEING PART, OF LOT 249-A OF THE "REPLAT OF LOTS 249 THROUGH 255 OF BLANCHE'S EAST BROAD STREET ADDITION", AS RECORDED, IN INSTRUMENT NO 200402060004320, AND CONVEYED TO RONALD L. HENSLEY IN INSTRUMENT NUMBER 200402250006514

;AND BEING PART, OF LOT 249-A OF THE "REPLAT OF LOTS 249 THROUGH 255 OF BLANCHE'S EAST BROAD STREET ADDITION", AS RECORDED, IN INSTRUMENT NO 200402060004320, AND CONVEYED TO JEFFREY S. & VICKY E. MAYNARD, IN INSTRUMENT NO

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 "BLANCHE'S EAST BROAD STREET ADDITION REPLAT OF LOTS 246 THROUGH 248 AND LOT 249-A" SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED. AND THE CREATION OF LOTS 246-A AND 249-B, 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

Jeffrey S. Maynard

Witness

Vicky E. Maynard

Witness

Ronald L. Hensley

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFREY S. MAYNARD, VICKY E. MAYNARD, AND RONALD HENSLEY, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT THEY DID EXECUTE THIS INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL, THIS DAY OF 2023

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

APPROVALS

CITY OF PATASKALA, DIRECTOR OF PUBLIC SERVICE  
APPROVED, THIS DAY OF , 2023.

CITY OF PATASKALA, ADMINISTRATOR  
APPROVED, THIS DAY OF , 2023.

CITY OF PATASKALA, ENGINEER  
APPROVED, THIS DAY OF , 2023.

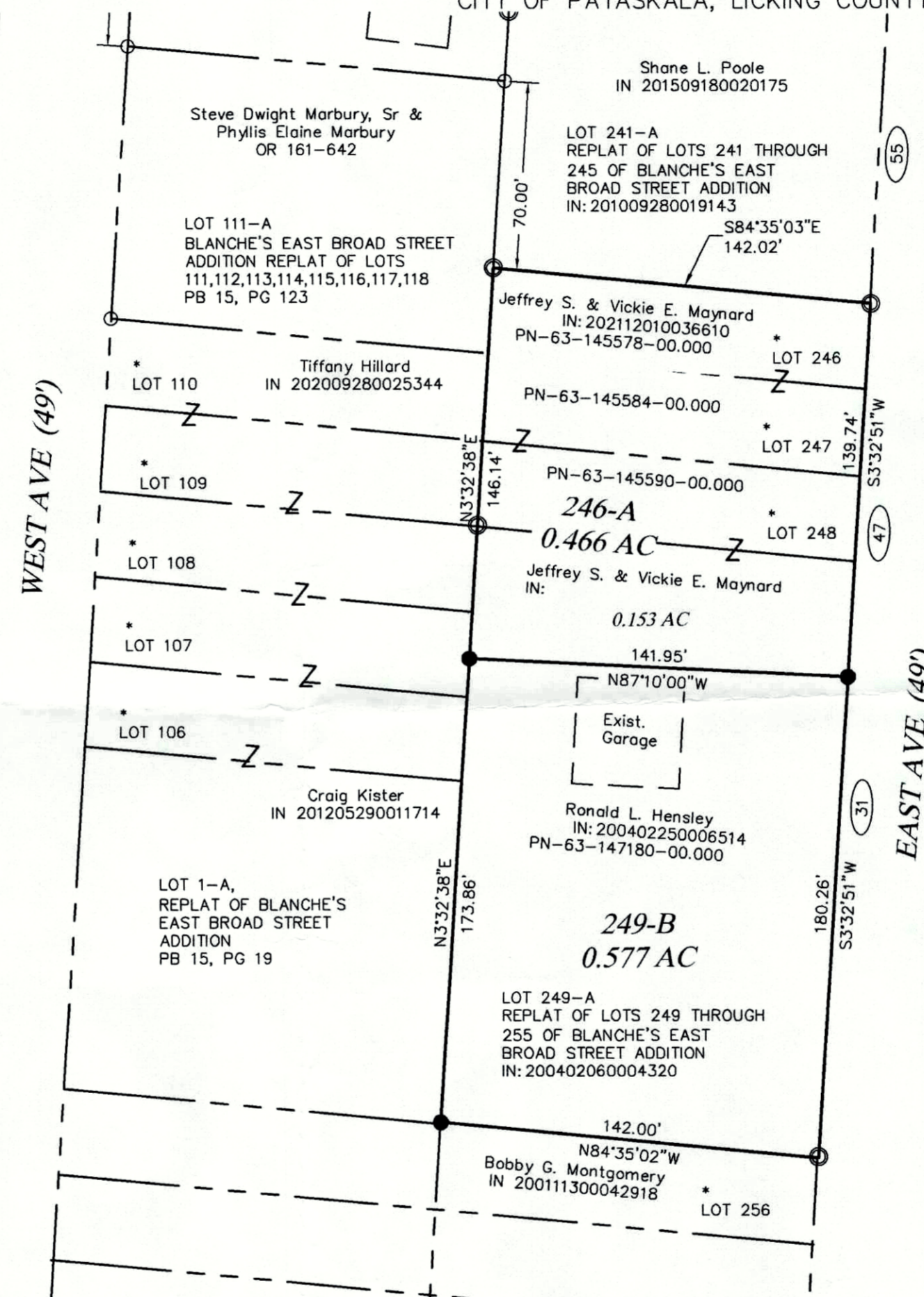
CITY OF PATASKALA, CHAIRPERSON-PLANNING & ZONING  
APPROVED, THIS DAY OF , 2023.

CITY OF PATASKALA, DIRECTOR OF PLANNING  
APPROVED, THIS DAY OF , 2023.

SWLCWSD, GENERAL MANAGER  
APPROVED, THIS DAY OF , 2023.

BLANCHE'S EAST BROAD STREET ADDITION  
REPLAT LOTS 246 THROUGH 248, AND  
LOT 249-A  
INTO LOTS 246-A AND 249-B,

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



\* BLANCHE'S EAST  
BROAD STREET  
ADDITION  
PB 4, PG 152

CERTIFICATE OF RECORD

TRANSFERED THIS DAY OF , 2023

AUDITOR, LICKING COUNTY, OHIO

RECORDER, LICKING COUNTY, OHIO

FILED FOR RECORD THIS DAY OF , 2023 AT (AM-PM)

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  
MARCH, 2023

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

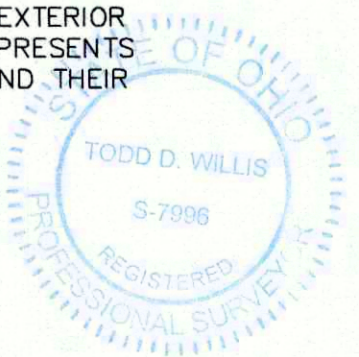
LEGEND

⊙ 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

XX PROPERTY ADDRESS



PROJ. NO. 23043

## GENERAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that Jesse Maynard and Donna Maynard, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to Ronald L. Hensley, whose tax mailing address is 27555 Farmington Hills Rd, the following real property:

Farmington Hills MI 48334

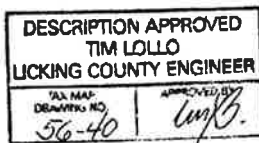
Situated in the State of Ohio, County of Licking, City of Pataskala:

Being Lots Numbered Two Hundred Forty Nine (249) through Two Hundred Fifty Five (255) of Blanche's East Broad Street Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Revised as Lot No. 249-A in Replat of Lots 249 through 255 of Blanche's East Broad Street Addition, of record as Instrument Number 200402060004320, Recorder's Office, Licking County, Ohio.

Tax Parcel No: 63-147180-00.000

Excepting Taxes for the year 2004 and later, zoning ordinances, restrictions and easements of record.

Executed this 22 day of February, 2004.



Jesse Maynard  
Jesse Maynard

Donna Maynard  
Donna Maynard

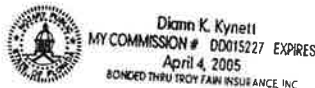
State of ~~Ohio~~, Florida  
County of ~~Licking~~, ss:  
Lee

Before me, in and for said County and State, personally appeared the above named Jesse Maynard and Donna Maynard, who acknowledged before me that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal this 22 day of February, 2004.



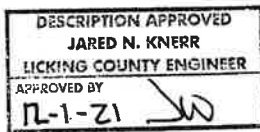
Diana K. Kynett  
Notary Public  
My Commission Expires:



SEC.319.202 COMPLIED WITH  
J. TERRY EVANS, AUDITOR  
BY ma 206

TRANSFERRED  
Date February 25, 2004  
[Signature]  
Licking County Auditor

This Instrument Prepared by  
Jonathan A. Velej, Attorney at Law  
22 South Third Street  
Newark, Ohio 43055



202112010036610  
Pg: 2 \$34.00 T20210036172  
12/1/2021 1:21 PM MJJEFFREY S.  
Bryan A. Long Licking County Recorder



## Quitclaim Deed (pursuant to O.R.C. 5302.11)

TR CRAFT, LLC, an Ohio Limited Liability Company, ("Grantor"), for valuable consideration paid, grants Jeffrey S. Maynard and Vickie E. Maynard, ("Grantee"), whose tax mailing address is 235 N. 10<sup>th</sup> St. Newark, OH 43055, the following real property:

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

Being Lots Numbered 246, 247 and 248 of BLANCHE'S EAST BROAD STREET ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Volume 4, page 152 Recorder's Office, Licking County, Ohio.

Commonly known as: Lots 246, 247 and 248 Blanche's East Broad Street Pataskala, Ohio 43062

Parcel Id: 063-145578-00.000, 063-145584-00.000, 063-145590-00.000

Prior Instrument Number: 202111240036031

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning restrictions, to all valid and existing easements of record.

Executed this 1<sup>st</sup> day of December, 2021

Grantor:



TR Craft, LLC

State of Ohio )

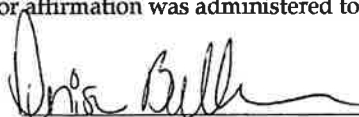
County of Licking )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December 2021, by TR Craft, LLC.

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



DENISE M. BULLOCK  
Notary Public, State of Ohio  
My Commission Expires  
February 27, 2025



Notary Public

This instrument was prepared by: Lenora Ransom, 1050 Morning Star Court, Reynoldsburg, Ohio, 43068



DENISE M. BULLOCK  
Notary Public, State of Ohio  
My Commission Expires  
February 27, 2025