



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

December 6, 2023

Replat Application REP-23-003

| | |
|-------------------|--|
| Applicant: | Orion DiFranco |
| Owner: | Orion & Jamie DiFranco, Robert & Vera Caruso, Lola Espenscheid |
| Location: | 196, 164, and 110 Wesley Drive SW (Parcel IDs: 063-148182-00.000, 063-150342-00.000, 063-150348-00.000, 063-145398-00.000). |
| Acreage: | +/- 6.68-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 4, 5, and 7 of the Chapel View Subdivision along with a 5.271-acre parcel to create lots 4-A, 5-A, and 7-A. |

Description of the Request:

The Applicant is proposing to replat Lots 4, 5, and 7 of the Chapel View Subdivision, along with a 5.271-acre parcel, to create lots 4-A, 5-A, and 7-A pursuant to Section 1113.48 of the Pataskala Code.

Staff Summary:

There are a total of four (4) plots of land that are subject to the proposed replat. A short summary of each is below:

- 196 Wesley Drive – Lot 4 of the Chapel View Subdivision.
 - 0.47-acres.
 - 1,568sf Single-family home built in 1976.
 - One (1) shed, unknown size.
 - Frontage to South on Wesley Drive.
- 164 Wesley Drive – Lot 5 of the Chapel View Subdivision.
 - 0.47-acres.
 - 1,464sf Single-family home built in 1976.
 - Frontage to South on Wesley Drive.
- 110 Wesley Drive – Lot 7 of the Chapel View Subdivision.
 - 0.47-acres.
 - 1,328sf Single-family home built in 1971.
 - Two (2) existing sheds, unknown sizes.
 - Frontage to South on Wesley Drive.
- 5.271-acre unplatted parcel
 - Undeveloped land.
 - No frontage, landlocked parcel.

The Applicant is proposing to replat three lots of the Chapel View Subdivision, originally platted in 1968, with the 5.271-acre unplatted parcel directly adjacent to the North to create three (3) new lots, with a remainder lot. The Applicant (owner of Lot 4) has included letters of agreement from the owners of Lots 5 and 7 stating that they have entered into an agreement to purchase the additional property from the current owner and applicant should this replat be approved. A summary of the proposed replatted lots is below:

- 196 Wesley Drive – Lot 4-A of the Chapel View Subdivision.
 - 2.338-acres.
 - Frontage to South on Wesley Drive.
- 164 Wesley Drive – Lot 5-A of the Chapel View Subdivision.
 - 1.714-acres.
 - Frontage to South on Wesley Drive.
- 110 Wesley Drive – Lot 7-A of the Chapel View Subdivision.
 - 1.090-acres.
 - Frontage to South on Wesley Drive.
- Unplatted Remainder Parcel
 - 1.532-acres
 - No frontage, landlocked parcel.

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:

- The Title references Lot 6, which is not subject to the proposed plat. It should be Lot 7.

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:

The remaining parcel will be landlocked without access.

Public Service Department:

An access easement shall be provided to the remaining piece of property (PN: 063-148182-00.000) from Wesley Drive, with a minimum of 10' in width. This easement shall be reviewed and approved by the Public Service Department prior to the City signing the Final Plat.

SWLCWSD:

Signature line for the District should read “SWLCWSD, Operations Director”.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

| Direction | Zoning | Land Use |
|-----------|--|---|
| North | R-20 – Medium Density Residential | Single-Family Homes |
| East | R-20 – Medium Density Residential | Single-Family Homes |
| South | R-20 – Medium Density Residential | Single-Family Homes |
| West | R-20 – Medium Density Residential M-1 – Light Manufacturing | Single-Family Homes Misc. Industrial |

Department and Agency Review

- Zoning Inspector – No comments.
- City Engineer – See attached.
- Public Service – See attached
- SWLCWSD – 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 address all comments from the SWLCWSD and the Public Service Director.
2. 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.
3. 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-23-003 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: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 12-06-2023
Date: Sunday, November 26, 2023 7:52:21 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.

Jack

Verdantas has reviewed the application and offer the following comment.

The remaining parcel created by this replat will be landlocked without access.

Thanks

Scott R. Haines, PE, CPESC

Senior Project Manager

O. 740.344.5451 | D. 740.224.0839

1555 W. Main Street, Newark, Ohio 43055

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

Sent: Wednesday, November 8, 2023 11:20 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Sam Eppley <seppley@verdantas.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>

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

Subject: Pataskala PZC Review Memo for 12-06-2023

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **December 6, 2023**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

Replat Application REP-23-003: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them they may

From: [Antonio Anzalone](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Scott Haines](#); [Sam Eppley](#); [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); laitken@lhschools.org; ["Chris Gilcher"](#); [Alan Haines](#)
Cc: [Lisa Paxton](#); [Scott Fulton](#)
Subject: RE: Pataskala PZC Review Memo for 12-06-2023
Date: Monday, November 27, 2023 1:40:22 PM

Jack,

The Public Service Department has the following conditional comment:

- An access easement shall be provided to the remaining piece of property (PN: 063-148182-00.000) from Wesley Drive, with a minimum of 10' in width. This easement shall be reviewed and approved by the Public Service Department prior to the City signing the Final Plat.

Thank you,

Antonio Anzalone

Assistant City Engineer
City of Pataskala
621 W. Broad Street, Suite 2B
Pataskala, Ohio 43062
Office: 740.927.3873
Cell: 740.652.0685
Email: aanzalone@ci.pataskala.oh.us

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, November 8, 2023 11:20 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Sam Eppley <seppley@verdantas.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 12-06-2023

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Replat Application REP-23-003: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Scott Haines](#); [Sam Eppley](#); [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); [laitken@lhschools.org](#); [Alan Haines](#); [Antonio Anzalone](#)
Cc: [Lisa Paxton](#); [Scott Fulton](#)
Subject: RE: Pataskala PZC Review Memo for 12-06-2023
Date: Monday, November 27, 2023 11:00:42 AM
Attachments: [image001.png](#)

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Jack,

Please see below:

Replat Application REP-23-003: The signature line for the District shall read "SWLCWSD, Operations Director".

Thanks,

CJ Gilcher
Operations Director
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, November 8, 2023 11:20 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Sam Eppley <seppley@verdantas.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>
Cc: Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 12-06-2023

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 | |
| Address: 0 Summit rd | |
| Parcel Number: 063-148182-00.000 | |
| Zoning: R-20 | Acres: 5.27 AC |
| 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 |

| | | |
|------------------------------|--------------------------------|------------|
| Applicant Information | | |
| Name: Orion DiFranco | | |
| Address: 196 Wesley dr | | |
| City: Pataskala | State: OH | Zip: 43062 |
| Phone: 740-514-3121 | Email: oriondifranco@gmail.com | |

| | | |
|-----------------------------------|--------------------------------|------------|
| Property Owner Information | | |
| Name: Orion DiFranco | | |
| Address: 196 Wesley dr | | |
| City: Pataskala | State: OH | Zip: 43062 |
| Phone: 740-514-3121 | Email: oriondifranco@gmail.com | |

| |
|---------------------|
| Staff Use |
| Application Number: |
| REP-23-003 |
| Fee: |
| 500 |
| Filing Date: |
| 10-27-23 |
| Hearing Date: |
| 12-6-23 |
| Receipt Number: |
| 001387-500 |
| 21939-2500ERF |

| |
|---|
| Documents |
| <input checked="" type="checkbox"/> Application |
| <input checked="" 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 type="checkbox"/> Electronic Copies |

| |
|---|
| Replat Information |
| Describe the Project: We are requesting approval to replat our property 0 Summit rd. Pataskala, OH 43062. The replat includes 196 Wesley Dr to be one plot 4a adding 1.868 Ac to the property. Lola M. Espenschied to add 1.246 Ac plot 5A. Robert D. Caruso and Ceva Retchkalova to add .625 Ac plot 6A. The last piece of property will remain part of the DiFranco property with plans to sell to the existing or new owners at a later date. We appreciate your consideration and approval of this request. |

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.

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):

Garnold Franeo

Date:

10/27/2023

Property Owner (required):

Garnold Franeo

Date:

10/27/2023

DiFranco Replat

Contact

196 Wesley dr.
Pataskala, OH 43062
740.516.3121
oriondifranco@gmail.com

TO WHOM IT MAY CONCERN,

This letter is to inform you that Orion and Jamie DiFranco, have entered into an agreement with Lola M. Espenschied to sell them 1.246 AC of our existing property located at 0 Summit rd. Pataskala, OH 43062.

If you should have any questions, please feel free to give me a call at 740-516-3121 or email me at oriondifranco@gmail.com

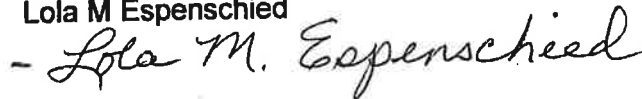
I Lola M Espenschied have entered into an agreement with Orion and Jamie DiFranco to purchase 1.246 AC or 0 Summit rd. Pataskala, OH 43062.

Both parties have signed below.

Orion DiFranco & Jamie DiFranco

Handwritten signatures of Orion and Jamie DiFranco in cursive script.

Lola M Espenschied

Handwritten signature of Lola M. Espenschied in cursive script.

DiFranco Replat

Contact

196 Wesley dr.
Pataskala, OH 43062
740.516.3121
oriondifranco@gmail.com

TO WHOM IT MAY CONCERN,

This letter is to inform you that Orion and Jamie DiFranco, have entered into an agreement with Robert D Caruso & Vera V. Retchkalova to sell them .625 AC of our existing property located at 0 Summit rd. Pataskala, OH 43062.

If you should have any questions, please feel free to give me a call at 740-516-3121 or email me at oriondifranco@gmail.com

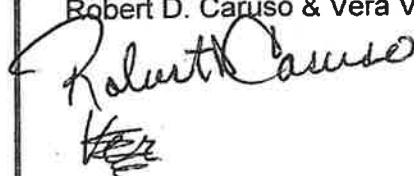

Robert D Caruso & Vera V. Retchkalova have entered into an agreement with Orion and Jamie DiFranco to purchase .625 AC or 0 Summit rd. Pataskala, OH 43062.

Both Parties have signed below.

Orion DiFranco & Jamie E. DiFranco

Robert D. Caruso & Vera V. Retchkalova

DEDICATION

SITUATED IN LOT 28, SECTION 3, TOWNSHIP 1 NORTH, RANGE 15 WEST, UNITED STATES MILITARY LANDS, CITY OF PATASKALA, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 4, 5, AND 7 OF "CHAPEL VIEW SUBDIVISION", AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PLAT RECORDS, AS CONVEYED BELOW:

LOT 4- ORION DIFRANCO & JAMIE E. DIFRANCO, IN 201605110009238
LOT 5- LOLA M. ESPENSCHIED & JOYCE F. FETTROW, CO-TRUSTEES, IN:20180626001288
LOT 7- ROBERT D. CARUSO & CEVA V. RETCHKALOVA, IN:200302250008484

;AND BEING ALL OF THAT 1.868 ACRE PARCEL AS CONVEYED TO ORION DIFRANCO & JAMIE E. DIFRANCO, IN

;AND BEING ALL OF THAT 1.246 ACRE PARCEL AS CONVEYED TO LOLA M. ESPENSCHIED & JOYCE F. FETTROW, CO-TRUSTEES, IN:

AND BEING ALL OF THAT 0.625 ACRE PARCEL AS CONVEYED TO ROBERT D. CARUSO & CEVA V. RETCHKALOVA, IN:

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 "CHAPEL VIEW SUBDIVISION REPLAT OF LOTS 4, 5 AND 7 AND THOSE 1.868 AC, 1.246 AC, AND 0.625 AC PARCELS" SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED. AND THE CREATION OF LOTS 4-A, 5-A AND 7-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

| | | |
|---------------------------------|-----------------------------|---------|
| Orion DiFrance | Jamie E. DiFrance | Witness |
| Lola M. Espenscheid, Co-Trustee | Joyce F. Fettow, Co-Trustee | Witness |
| Robert D. Caruso | Ceva V. Retchkalova | Witness |

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED Orion DiFrance, Jamie E. DiFrance, Lola M. Espenscheid, Joyce F. Fettow, Robert D. Caruso and Ceva V. Retchkalova 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

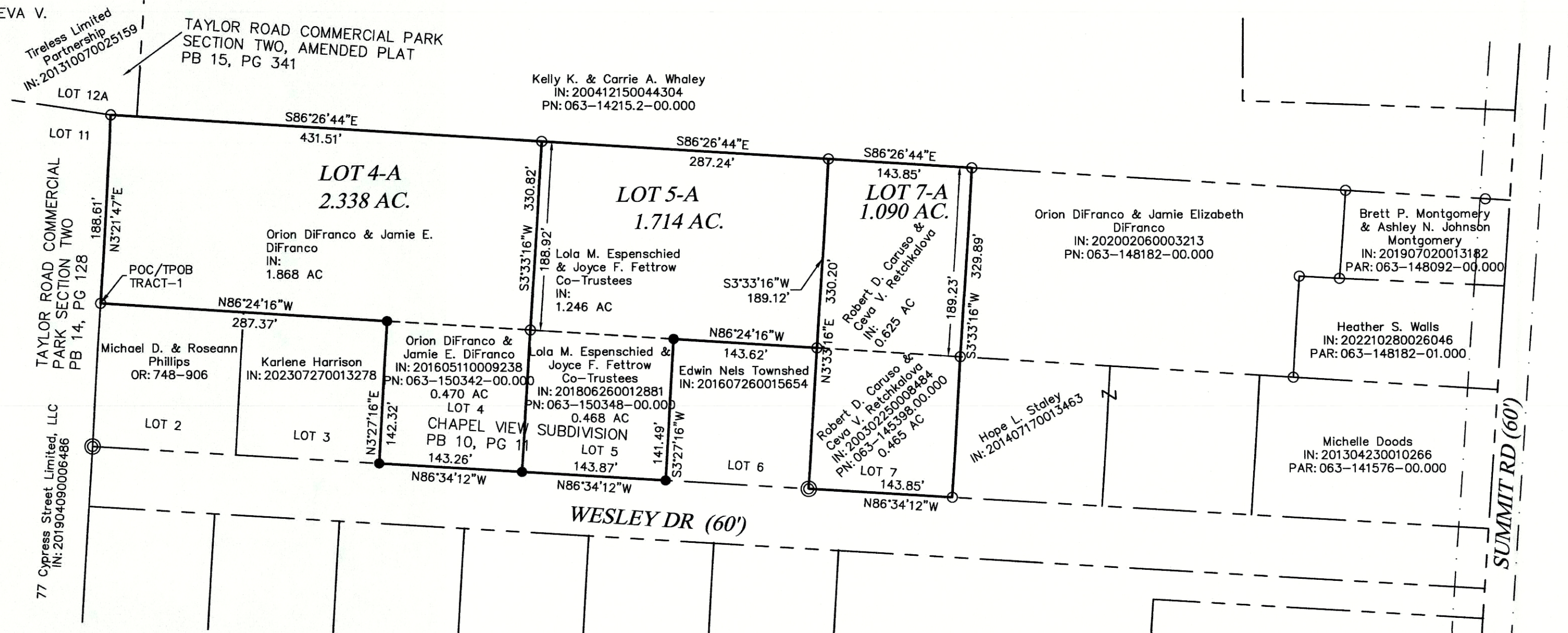
APPROVALS

| | |
|---|--|
| 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. | |

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

LEGEND
○ 5/8" Dia. Iron Pin Found
⊙ 3/4" O.D. Iron Pipe Found
● Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

XX PROPERTY ADDRESS



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

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

REG. SURVEYOR NO. 7996, TODD D. WILLIS
AUGUST, 2023

WILLIS
ENGINEERING
& SURVEYING

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

WES
WILLIS ENGINEERING & SURVEYING
PROJ. NO. 23043

CHAPEL VIEW SUBDIVISION

Situated in the Township of Lima, County of Licking, State of Ohio and in Lot No. 28, Third Quarter of Township 1, Range 15, United States Military Lands, containing 8.89 acres and being the same tract as conveyed to the Trustees of the Summit Station Methodist Church, by deed of record in Deed Book 591, Page 254, Records Office, Licking County, Ohio.

The undersigned, being the duly elected Trustees of the Summit Station Methodist Church, do hereby certify that the attached plat correctly represents their "CHAPELVIEW SUBDIVISION" a subdivision of lots 1 to 8 inclusive, do hereby accept this plat of same. The Drive and Road, or parts thereof as shown on the plat are dedicated to public use as such.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of public utilities above and beneath the surface of the ground.

IN WITNESS THEREOF, THE TRUSTEES OF THE SUMMIT STATION METHODIST CHURCH, have hereunto set their hands this 6th day of November, 1968.

WITNESSES:

Catharine A. Winer
Delores P. Stess
Opal D. Amick
Margaret Myers
Mary E. Davis
Judith A. Hamey
Ruth E. Smith
John W. Blawie

SIGNED:

Conrad S. Amick
Robert E. Windward
Thomas E. Kneave
Edward P. Munson
George R. Powell
Harold E. Cunningham
Robert E. Smith
Joe D. Smith

STATE OF OHIO S.S.
 COUNTY OF LICKING

Before me, a Notary Public in and for said County, personally came the TRUSTEES OF THE SUMMIT STATION METHODIST CHURCH, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed, and their voluntary corporate act and deed of said TRUSTEES OF THE SUMMIT STATION METHODIST CHURCH, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 6th day of November, 1968.

John W. Blawie
 Notary Public, Licking County, Ohio
 My Commission expires 1-1-1971

Approved this 25th day of Nov. 1968, Robert E. Windward
 Chairman, Licking County Regional Planning Commission

Approved this 24th day of Sept. 1968, John H. Martine
 Licking County Engineer

Approved and accepted this 25th day of Sept. 1968. The drive and road herein dedicated to public use are hereby accepted as such for the County of Licking, State of Ohio.

Russell Hovan

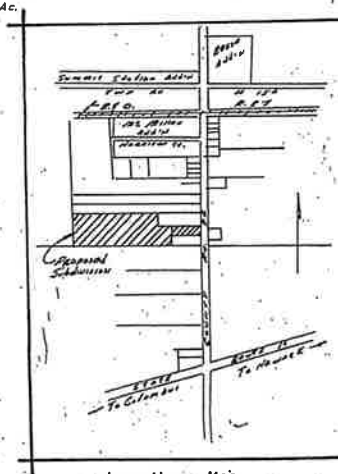
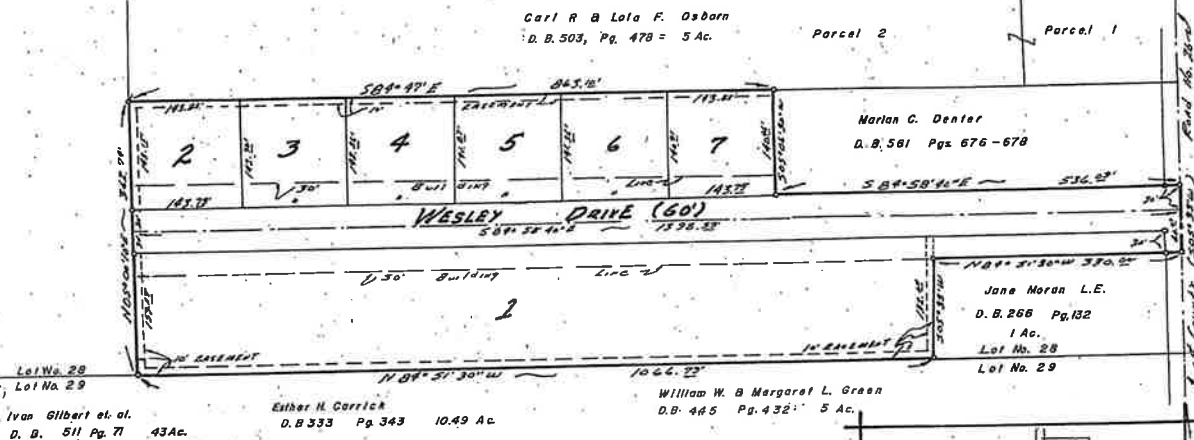
Thomas E. Smith
 Licking County Commissioners

Transferred this 26th day of Sept. 1968, George L. Buchanan
 Licking County Auditor, per Healdman
 78776

Filed for record this 15 day of Oct. 1968, 11:12:50, P.M.
 Recorded this 16 day of Oct. 1968, in Plat Book 10, Pages 11-12-13

Fee \$4.86 File No. Robert E. Winer
 Repts. 5.00 Licking County Recorded
 Total 9.86

Restrictions Attached



Surveyed and Plotted By
 LOUIS F. HAINES & ASSOCIATES
 Surveyors
 Groveport, Ohio

October, 1967.

Graphic Scale 1"=100'

We do hereby certify that we have surveyed the above premises and prepared the attached plat and said plat is correct. All dimensions are shown in feet and decimal part thereof.

By Louis F. Haines
 Registered Surveyor No. 737

Quit-Claim Deed

(Survivorship)

ROBERT D. CARUSO, married, of Licking County, Ohio, for valuable consideration paid, grants to ROBERT D. CARUSO and VERA V. RETCHKALOVA, husband and wife, jointly, with rights of survivorship, whose tax-mailing address is _____, the following **REAL PROPERTY**: situated in the State of Ohio, County of Licking and in the Township of Lime, which is more fully described as follows:

Being Lot Number Seven (7) of Chapel View Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record, in Plat Book 10, pages 11, 12 and 13, Recorder's Office, Licking County, Ohio.

Parcel No. 63-145398-00-000

Address: 110 Wesley Drive, Summit Station, Ohio 43073

Subject to all legal highways and zoning restrictions, all restrictions, easements, conditions, limitations and reservations of record if any, and subject to taxes and assessments which are now or may hereafter become liens on said premises.

Prior Instrument Reference: Deed Instrument Number 199908190035032, Recorder's Office, Licking County, Ohio.

Witness our hands this 1st day of Feb, 2003.

Instr: 200302250008484 02/25/2003
Pages: 1 F: \$14.00 11:21AM
Bryan A. Long T20030008687
Licking County Recorder BXFEEHAN 0

Signed and acknowledged in the presence of:

[printed name]

[printed name]

Robert D. Caruso
Robert D. Caruso

55-35
CONDITIONAL APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
TIM LOLLO, LICKING COUNTY ENGINEER

NOT KNOWN AS
PARKMAN VILLAGE CITY
AS OF 10/96
FORMERLY LIMA TOWNSHIP

01150553510011003000

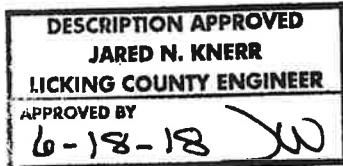
STATE OF OHIO
COUNTY OF licking, ss.

BE IT REMEMBERED, That on this 1st day of Feb, 2003, before me, the subscriber, a notary public, in and for said state, personally came the Grantor, Robert D. Caruso, and

Feehan Box



201806260012881
 Pgs:1 S28.00 T20180009038
 6/26/2018 9:16 AM MEPPAUL.M.H.I.E.
 Bryan A. Long Licking County Recorder



01150553510011005000

GENERAL WARRANTY DEED

* See Sections 5402.05 and 5302.06 Ohio Revised Code

LOLA M. ESPENSCHIED, an unmarried single woman, of STARK County, Ohio, for valuable consideration paid, grant with general warranty covenants to **LOLA M. ESPENSCHIED and JOYCE F. FETTROW, co-trustees of the LOLA M. ESPENSCHIED REVOCABLE LIVING TRUST DATED JANUARY 13, 2000**, (hereinafter referred to as "Assignee"), whose tax-mailing address is **351 Sunnyside Street, SW, Hartville, Ohio 44632**, the following **REAL PROPERTY**:

Situated in the City of Pataskala, County of Licking, and in the State of Ohio:
 Being Lot Number Five (5) of CHAPEL VIEW SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Pages 11, 12, and 13, Recorder's Office, Licking County, Ohio.

Parcel No.: 063-150348-00.000

Street Address: 164 Wesley Drive, Pataskala, OH 43062

Prior Instrument Reference: Instrument No. 201805030008724, Pages 1-3 of the Licking County, Ohio Records.

Signed this 12th day of June, 2018.

Lola M. Espenschied
 LOLA M. ESPENSCHIED

STATE OF OHIO
 COUNTY OF SUMMIT

Executed and acknowledged before me on this 12th day of June, 2018, by LOLA M. ESPENSCHIED, the Grantor, who, under penalty of perjury in violation of section 2921.11 of the Revised Code, represented to me to be the said person.



Paul L. Miller, Attorney at Law
 Resident Summit County
 Notary Public, State of Ohio
 My Commission Has No Expiration Date
 Sec 147.03 RC

[Signature]

Notary Public, State of Ohio
 My Commission IS PERMANENT

This instrument was prepared by Paul L. Miller, Attorney-at-Law,
 3465 S. Arlington Rd., Suite D, Akron, Ohio 44312

AFTER RECORDING, please return to Paul Miller Law Firm, LLC
 3465 S. Arlington Rd., Suite D, Akron, Ohio 44312

DESCRIPTION APPROVED
WILLIAM C LOZIER
LICKING COUNTY ENGINEER
APPROVED BY
JC 5-5-16

TRANSFERRED
Date MAY 5, 2016
Michael Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: PL 507.00


201605110009238
Pgs: 2 \$28.00 T20160010878
05/11/2016 9:40AM BXCROWN
Bryan A. Long
Licking County Recorder

GENERAL WARRANTY SURVIVORSHIP DEED

Know all men by these presents, that

Rebecca L. Arata

an unmarried individual, the designated Grantor herein, for valuable consideration received, hereby grants and assigns with general warranty covenants, to:

Orion DiFranco and Jamie E. DiFranco

, the designated Grantee herein, for their joint lives with the remainder to the survivor of them, whose tax-bill mailing address will be NOIC, Inc., PO Box 787, Sylvania, OH 43560, all interest in the following real property:

Situated in the County of Licking, in the State of Ohio and in the former Township of Lima, now by merger of January 1, 1996 and by operation of law, in the City of Pataskala, and bounded and described as follows:

Being Lot Number Four (4) of CHAPEL VIEW SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 11, Recorder's Office, Licking County, Ohio.

Property Address: 196 Wesley Drive, Pataskala, OH 43062

Parcel No.: 063-150342-00.000

Prior Deed References: OR Vol. 679, Page 14; and Instrument No. 200005030014003, Licking County, Ohio records

The foregoing real property is granted by the Grantor and accepted by the Grantee subject to all the recorded reservations, conditions, limitations, highways, public roads, rights-of-way, leases,


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easements, restrictions, zoning ordinances, and any mineral rights severances, as well as real estate taxes and assessments both general and special, which are a lien but not yet due and payable.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

Executed on this 28 day of April, 2016.

Rebecca L. Arata
Rebecca L. Arata

State of Ohio)
County of Franklin) ss.

Be it remembered, that on this 28 day of April, 2016, before me, the subscriber, a Notary Public in and for said State, personally came Rebecca L. Arata, the Grantor in the foregoing instrument, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Chris J. Caw
Notary Public

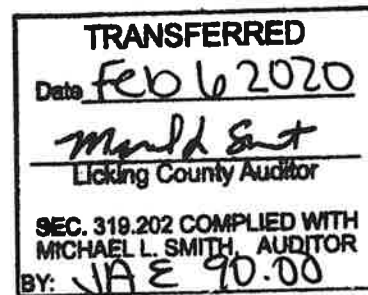
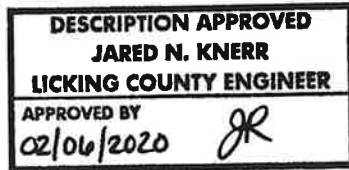


CHRIS J. CAW
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 27, 2021

This instrument prepared by:
Jonathan Holfinger, Esq.
The Holfinger Stevenson Law Firm
4200 Regent Street, Suite 210
Columbus, OH 43219

After recording, return to:
Northwest Title Family of Companies, Inc.
4961 E. Dublin-Granville Road
Columbus, OH, 43081

File #11-2777



202002060003213

Pgs: 4 \$50.00 T20200002928
2/6/2020 3:12 PM MEPWORLD CLAS
Bryan A. Long Licking County Recorder

General Warranty Deed

Kelly Jeanne Jones, married, convey(s), with general warranty covenants to Orion Difrancio and Jamie Elizabeth Difrancio, for their joint lives, remainder to the survivor of them, whose tax mailing address is 196 Wesley Drive, Pataskala, OH 43062, the following **REAL PROPERTY:**

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Parcel No. 063-148182-00.000

Property Address: 0 Summit Road, Pataskala, Ohio 43062
Prior Instrument Reference: Official Records Instrument No. 201805290010797,
Deed Records of Licking County, Ohio.

EXCEPTIONS TO WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record; and real estate taxes hereafter due and payable.



01150553500000014000

IN WITNESS WHEREOF, grantor(s) has/have caused their name(s) to be subscribed hereto this 17 day of JAN, 2020.

I, Eddie Jones, spouse of Grantor, releases all rights of dower therein.


Kelly Jeanne Jones


Eddie Jones

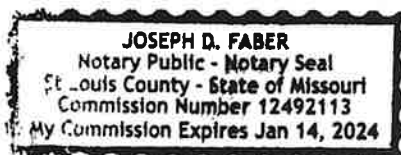
STATE of ~~OHIO~~ MISSOURI

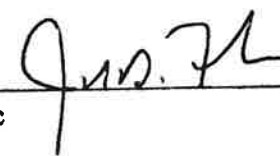
COUNTY of ~~St. Charles~~ JEFFERSON, ss: JEFFERSON

This is an acknowledgement clause. No oath or affirmation was administered to the signer(s).

BE IT REMEMBERED, that on this 17 of JAN, 2020 before me, the subscriber, a notary public in and for said state, personally came Kelly Jeanne Jones and Eddie Jones, grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

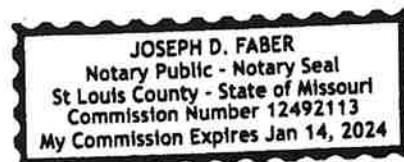
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.




Notary Public

This instrument was prepared by Colin R. Beach, Attorney at Law, Walker Novack Legal Group, LLC, 5013 Pine Creek Drive, Westerville, Ohio 43081

2001-020-Summit



January 27, 2020, revised January 29, 2020
DESCRIPTION OF A 5.271 ACRE TRACT

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Lot 28, Section 3, Township 1, Range 15, United States Military Lands. Being all of "Parcel 2", "Parcel 3" and "Parcel 4" as conveyed to Kelly Jeanne Jones in Instrument Number (I.N.) 201805290010797, being 5.271 acres (by Survey) and being further described as:

BEGINNING at a 5/8-inch rebar found at the northwesterly corner of Chapel View Subdivision, of record in Plat Book 10, Page 11, the same being the northwesterly corner of Lot 2 in said subdivision, being the southwesterly corner of said "Parcel 2" and being in the easterly line of Lot 11 in Taylor Road Commercial Park, Section 2 subdivision, of record in Plat Book 14, Page 128;

Thence, from said TRUE PLACE OF BEGINNING; North 03°20'30" East, with the westerly lines of said Parcel 2 and said Parcel 4 and the easterly line of said Lot 11, a distance of 188.61 feet to a rebar set at the northwesterly corner of said Parcel 4, the same being the northeasterly corner of said Lot 11, being in the southerly line of Lot 12A in Taylor Road Commercial Park Two subdivision, of record in Plat Book 15, Page 341 and being the southwesterly corner of that 4.312 acre tract conveyed to Kellie K. and Carrie A. Whaley in I.N. 200412150044304;

Thence, South 86°28'01" East, with the northerly line of said Parcel 4, the northerly line of said Parcel 3 and with the southerly line of said 4.312 acres, a distance of 1236.85 feet to a ¾-inch iron pipe found at the northeasterly corner of said Parcel 3, the same being in the southerly line of said 4.312 acres and being the northwesterly corner of that 0.329 acre tract conveyed to Brett Montgomery in I.N. 201907020013182;

Thence, South 03°56'29" West, with the easterly line of said Parcel 3 and with the westerly line of said 0.329 acres, a distance of 88.04 feet to a ¾-inch iron pipe found at the southeasterly corner of said Parcel 3, the same being the southwesterly corner of said 0.329 acres and being in the northerly line of that 0.48 acre tract conveyed to Samuel and Alexandria Mullins in I.N. 201510020021436;

Thence, North 86°49'59" West, with a portion of the southerly line of said Parcel 3 and with the northerly line of said 0.48 acres, a distance of 40.23 feet to a ¾-inch iron pipe found at the northwesterly corner of said 0.48 acres, the same being the northeasterly corner of said Parcel 2;

Thence, South 03°20'50" West, with the easterly line of said Parcel 2 and with the westerly line of said 0.48 acres, a distance of 101.17 feet to a rebar set at the southeasterly corner of said Parcel 2, the same being the southwesterly corner of said 0.48 acres and being in the northerly line of that 0.76 acre tract conveyed to Michelle Dodds in I.N. 201304230010266;

Page Two (5.271 ac.)

Thence, North 86°25'33" West, with the southerly line of said Parcel 2, the northerly line of said 0.76 acres, the northerly lines of two 0.5 acre tracts, both conveyed to Hope L. Staley in I.N. 201407170013463 and with the northerly lines of Lots 2 through 7 in said Chapel View Subdivision, a distance of 1195.69 feet to the TRUE PLACE OF BEGINNING.

Being 5.271 acres. Subject to all easements, restrictions, and rights-of-way of record.

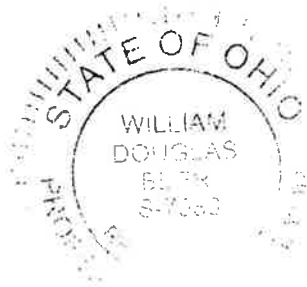
All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on North 86°25'33" West, as obtained by GPS observations for the northerly line of Chapel View subdivision, of record in Plat Book 10, Page 11, based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

A SURVEY of this description is attached hereto and made part thereof. This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980 in January of 2020.

Being all of Auditors Parcel #'s: 06314818200000.

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



William D. Beer 1/29/2020
 William D. Beer Date
 Registered Professional Surveyor No. 7980