



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT February 7, 2024

Replat Application REP-24-001

| | |
|-------------------|---|
| Applicant: | Ryan Badger, Badger Land Concepts |
| Owner: | Mark Schuster, 8855 E Broad Corp, LLC. |
| Location: | 8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-145992-00.000) |
| Acreage: | +/- 1.242-acres total |
| Zoning: | R-20 – Medium Density Residential |
| Request: | Requesting approval of a Replat to combine Lots 7-10 of the Summit Ridge Heights subdivision pursuant to Section 1113.48 of the Pataskala Code. |

Description of the Request:

The Applicant is requesting approval of a Replat, pursuant to Section 1113.48 of the Pataskala Code, in order to combine Lots 7, 8, 9, and 10 of the Summit Ridge Heights subdivision.

Staff Summary:

There are a total of four (4) lots, being lots 7, 8, 9, and 10 of the Summit Ridge Heights subdivision, that the Applicant has requested to replat into a single lot. The Summit Ridge Heights subdivision was originally platted in 1956 and included 90 lots along Broad Street SW, Annett Drive SW, S Summit Ridge Drive SW, S Belmar Drive SW, and Charward Road SW. Lots 7 through 9 are currently tied, by deed (having one parcel number – indicating same ownership) but are still separate individual lots. A summary of the properties is below:

8855 E Broad Street: Lots 7, 8, 9 of the Summit Ridge Heights Subdivision

- Acreage: +/- 0.93-acres total.
- Frontage: E Broad Street to North, S Summit Ridge Drive SW to West.
- Current Land Use: Commercial.
- Structures:
 - 10,000-square foot commercial structure built in 1990.
 - 20,000-square foot asphalt surface parking area.
 - 4,000-square foot concrete surface parking area.

18 S Belmar Drive SW: Lot 10 of the Summit Ridge Heights Subdivision

- Acreage: +/- 0.32-acres total.
- Frontage: E Broad Street to North, S Belmar Drive SW to East.
- Current Land Use: Residential.
- Structures: 1,204-square foot single-family home built in 1975.

The Applicant is requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code in order to combine lots 7, 8, 9, and 10 of the Summit Ridge Heights Subdivision into Lot 7-A.

The proposed 1.223-acre lot with frontage on three (3) public rights-of-way; S Summit Ridge Drive SW to the west at a length of 175.71-feet, Broad Street to the north at a length of 235-feet, and S Belmar Drive SW to the east at a length of 171.93-feet. There is an existing 5-foot-wide utility easement across the rear (south) property lines of the existing lots that will be retained.

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

Planning and Zoning Staff:

The proposed replat would create a lot 1.223-acres in size, with a width of 235-feet on Broad Street to the north, 175.51-feet to the west on S Summit Ridge Drive SW, and 171.93-feet to the east on S Belmar Drive SW. Additionally, the Applicant has requested approval of a rezoning from R-20 – Medium Density Residential to GB – General Business (ZON-24-001).

The minimum requirements of the GB – General Business zoning district are a lot size of 20,000-square feet with a lot width of 100-feet, if serviced by central utilities. The proposed replat would bring the existing properties into compliance with the GB – General Business zoning district if Application ZON-24-001 were to be approved by City Council. Furthermore, as the request to rezone the properties is a request to rezone the four (4) existing lots, this replat shall not be recorded until such time that a final determination is made by City Council on the rezoning. A potential modification to address this has been included below.

Planning and Zoning Staff have reviewed the proposed Replat and have the following comments:

- Remove the land hooks between previous property line locations, as the replat would remove these property lines the land hooks are not necessary.
- Pursuant to Section 1113.44(b): if lots being replatted have existing structures, separate dimensionally accurate sketch with outline of structures shall be included.
- Pursuant to Section 1113.44(e): All existing easements shall be maintained on the Replat. However, 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. The following easements are present on Lots 7-10:
 - 10-foot-wide Utility Easement straddling the south property line of Lots 7-10 and 49 S Summit Ride Drive SW, 60 S Belmar Drive SW. Five (5) feet on either side of the property line. The five (5) feet on the north side (subject parcels) will be retained for utility access to the 5' on the south side on the adjacent lots.
 - 10-foot-wide utility easement between lots 8 & 9, five (5) feet on either side of the property line. The easement runs underneath the existing building, and the Applicant has proposed vacating this easement.
 - Staff would like verification that the easement proposed to be vacated does not contain any existing infrastructure. Possible modification included below.

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.

Public Service Department (Full comments attached)

Verification needed on 10' utility easements that run along southern property line. Verify that there are no utilities in the easement affected. It is recommend to provide evidence of coordination with utility providers confirming that their utilities are not located in the easement and/or will not be affected.

Surrounding Area:

| Direction | Zoning | Land Use |
|-----------|---|------------------------------|
| North | GB – General Business | Car Wash Auto Parts Store |
| East | GB – General Business | Undeveloped |
| South | R-20 – Medium Density Residential | Single-Family Homes |
| West | CC – Community Commercial (Reynoldsburg) | Dollar General |

Department and Agency Review

- Zoning Inspector – No comments.
- City Engineer – No comments.
- Public Service – See attached.
- 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 and the Public Service Department have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the replat shall be recorded within 30 days of the latest signature.
3. The replat shall not be considered approved until a final decision on Rezoning Application ZON-24-001 by City Council.

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 REP-24-001 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Antonio Anzalone](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Scott Haines](#); [Sam Eppley](#); abrown@verdantas.com; [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); laitken@lhschools.org; "Chris Gilcher"; [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 02-07-2024
Date: Monday, January 29, 2024 12:48:42 PM

Jack,

Please see Public Service Department's comments below, in red.

ZON-24-001: No comments.

REP-24-001: Verification needed on 10' Utility Easement that runs along the southern property line. Verify that there will not be any utilities in the easement affected by the proposed development. It is recommended to provide evidence of coordination with utility providers confirming that their utilities aren't located in the easement or will not be affected.

ZON-24-002: No comments.

REP-24-002: Verification needed on 10' Utility Easement that runs through the middle of proposed replat. Verify that there will not be any utilities in the easement affected by the proposed development. It is recommended to provide evidence of coordination with utility providers confirming that their utilities aren't located in the easement or will not be affected.

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, January 10, 2024 11:36 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Sam Eppley <seppley@verdantas.com>; abrown@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: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 02-07-2024



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: | | |
| Parcel Number: | | |
| Zoning: | Acres: | |
| Water Supply: <input type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site | | |
| Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site | | |

| Applicant Information | | |
|-----------------------|--------|------|
| Name: | | |
| Address: | | |
| City: | State: | Zip: |
| Phone: | Email: | |

| Property Owner Information | | |
|----------------------------|--------|------|
| Name: | | |
| Address: | | |
| City: | State: | Zip: |
| Phone: | Email: | |

| Staff Use |
|---------------------|
| Application Number: |
| Fee: |
| Filing Date: |
| Hearing Date: |
| Receipt Number: |

| Documents |
|--|
| <input type="checkbox"/> Application |
| <input type="checkbox"/> Fee |
| <input type="checkbox"/> Cover Letter |
| <input type="checkbox"/> Replat |
| <input type="checkbox"/> Original Final Plat |
| <input type="checkbox"/> Deed |
| <input type="checkbox"/> Electronic Copies |

| Replat Information |
|-----------------------|
| Describe the Project: |
| |
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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):



Date:

01/.4/2024

Property Owner (required):



Date:

12/29/2023



P.O. BOX 8656
NEWARK, OH 43058-8656

614-332-3998
BADGER@BADGERLANDCONCEPTS.COM

January 4, 2024

Jack Kuntzman, City Planner
City of Pataskala
621 W. Broad St.
Pataskala, OH 43062

Re: Replat Applications
8855 E Broad Corp (Lots 7-10)
8855 E. Broad St., Pataskala Ohio

Dear Mr. Kuntzman,

Enclosed, on behalf of the property owner Mr. Schuster, please find the City's application and other supporting information for Rezoning and combination of lots via Replat, review and approval. Items submitted:

- ❖ Replat application and fee \$ 3,000 (\$500.00 plus \$2,500.00 Engineering Review Deposit)
 - Total fees \$3,750.00 payable to City of Pataskala
- ❖ Proposed Replat Survey Document
- ❖ Area Map via Licking County Auditor
- ❖ Original Plat for Lots 7-10
- ❖ Original Deed for Lots 7-9 & 10

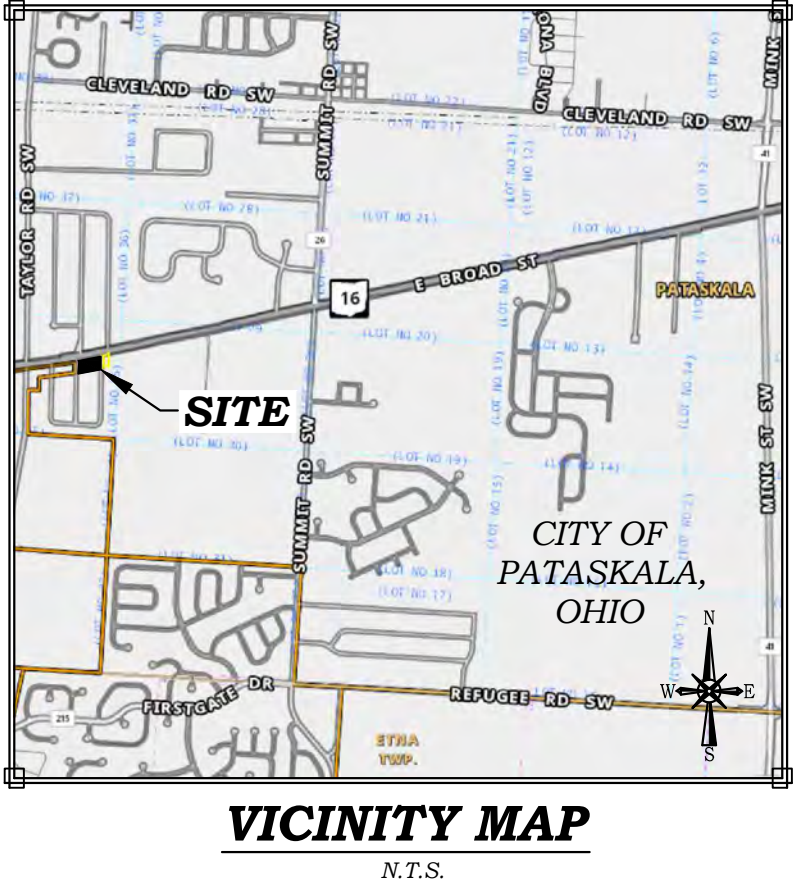
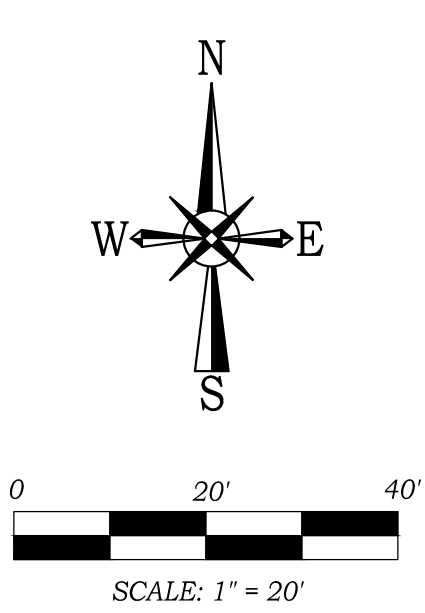
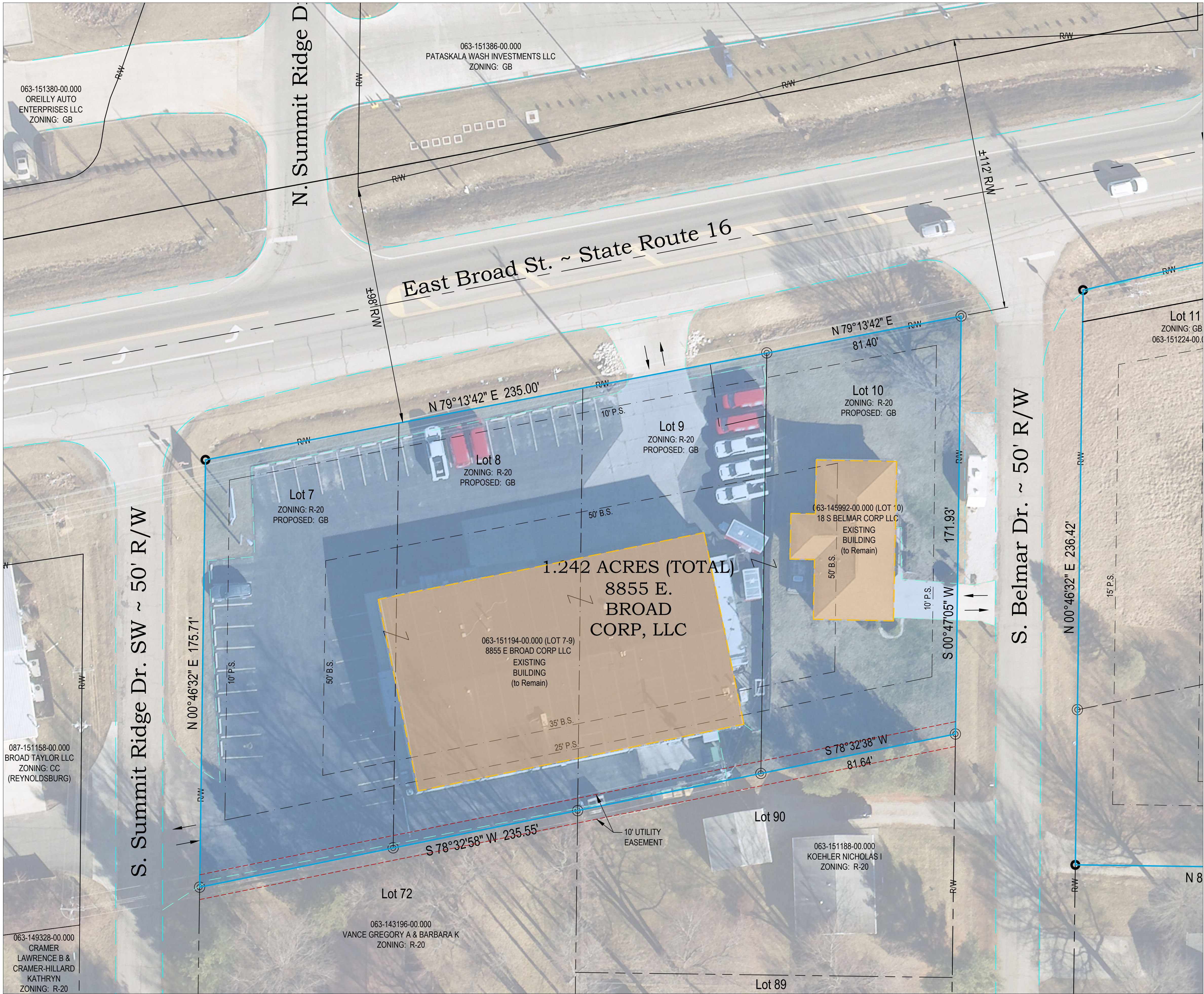
We look forward to the City's review and comment on the proposed development. If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Badger Land Concepts, LLC

A handwritten signature in green ink, appearing to read "R. Ryan Badger", is written over a faint, light green rectangular background.

R. Ryan Badger, Owner



- SITE DATA:
- SITE LOCATION: E. BROAD ST., PATASKALA, OH 43062
 - CURRENT OWNER: 8855 E BROAD CORP, LLC
 - OWNER ADDRESS: 8855 E. BROAD ST., REYNOLDSBURG, OH 43068
 - 2 TOTAL TRACT: 1.242 ACRES (COMBINATION OF LOTS 7-10)
 - PIN NUMBER: 063-151194-00.000 & 063-145992-00.000
 - ZONING:
 - CURRENT ZONING: R-20 MEDIUM DENSITY RESIDENTIAL
 - PROPOSED ZONING: GB GENERAL BUSINESS
 - MINIMUM BUILDING SETBACKS (B.S.):
 - FRONT: 50 FT
 - SIDE: 25 FT
 - REAR: 33 FT
 - MINIMUM PAVEMENT SETBACKS (P.S.):
 - FRONT: 10 FT
 - SIDE: 10 FT
 - REAR: 25 FT
 - FLOOD HAZARD: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - DFIRM MAP 39089C0407H, 5/2/2007
 - WATER & SEWER: SERVICED BY THE SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT.

SCHUSTER
8855 E. BROAD CORP, LLC
(BREATH AIR SYSTEMS)
CITY OF PATASKALA
ZONING
EXHIBIT

NOT FOR RECORDATION, CONVEYANCES OR SALES

614-332-3998 / badger@badgerlandconcepts.com
P.O. Box 8656 / Newark, Ohio 43058-8656

Project Number: 23-005 Date: 01/04/2024 Sheet: 1 of 2

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA AND BEING
ALL OF LOTS 7, 8, 10, 11, 12, 13, 54, and PART OF LOT 9 in SUMMIT RIDGE HEIGHTS SUBDIVISION (Plat Book 6 Pg. 89),
T-1-N in R-15-W IN THE U.S. MILITARY LANDS OF LICKING COUNTY, OHIO.
BEING THE SAME LANDS CONVEYED TO 885 E BROAD CORP. LLC RECORDED IN INSTRUMENT NO. 201804100006769
AND NUMBER 18 S BELMAR CORP. LLC RECORDED IN INSTRUMENT NO. 2013030800006114.

IN WITNESS THEREOF THIS _____ DAY OF _____, 202_____.

WITNESS

APPROVED THIS _____ DAY OF _____, 202_____.

LICKING COUNTY BOARD of HEALTH

APPROVED THIS _____ DAY OF _____, 202_____.

DIRECTOR of PUBLIC SERVICES, PATASKALA

APPROVED THIS _____ DAY OF _____, 202_____.

PLANNING DIRECTOR, PATASKALA

APPROVED THIS _____ DAY OF _____, 202_____.

CITY ADMINISTRATOR, PATASKALA

APPROVED THIS _____ DAY OF _____, 202_____.

CHAIRMAN PLANNING & ZONING COMMISSION, PATASKALA

APPROVED THIS _____ DAY OF _____, 202_____.

CITY ENGINEER, PATASKALA

TRANSFERRED THIS _____ DAY OF _____, 202

AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 202____ AT _____ (AM-PM)

RECORDED THIS _____ DAY OF _____, 202____, IN PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____

LICKING COUNTY RECORDER

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED NAMED _____ WHO ACKNOWLEDGE THE
SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT
AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED
IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND AND AFFIXED BY
OFFICIAL SEAL THIS _____ DAY OF _____, 202_____.

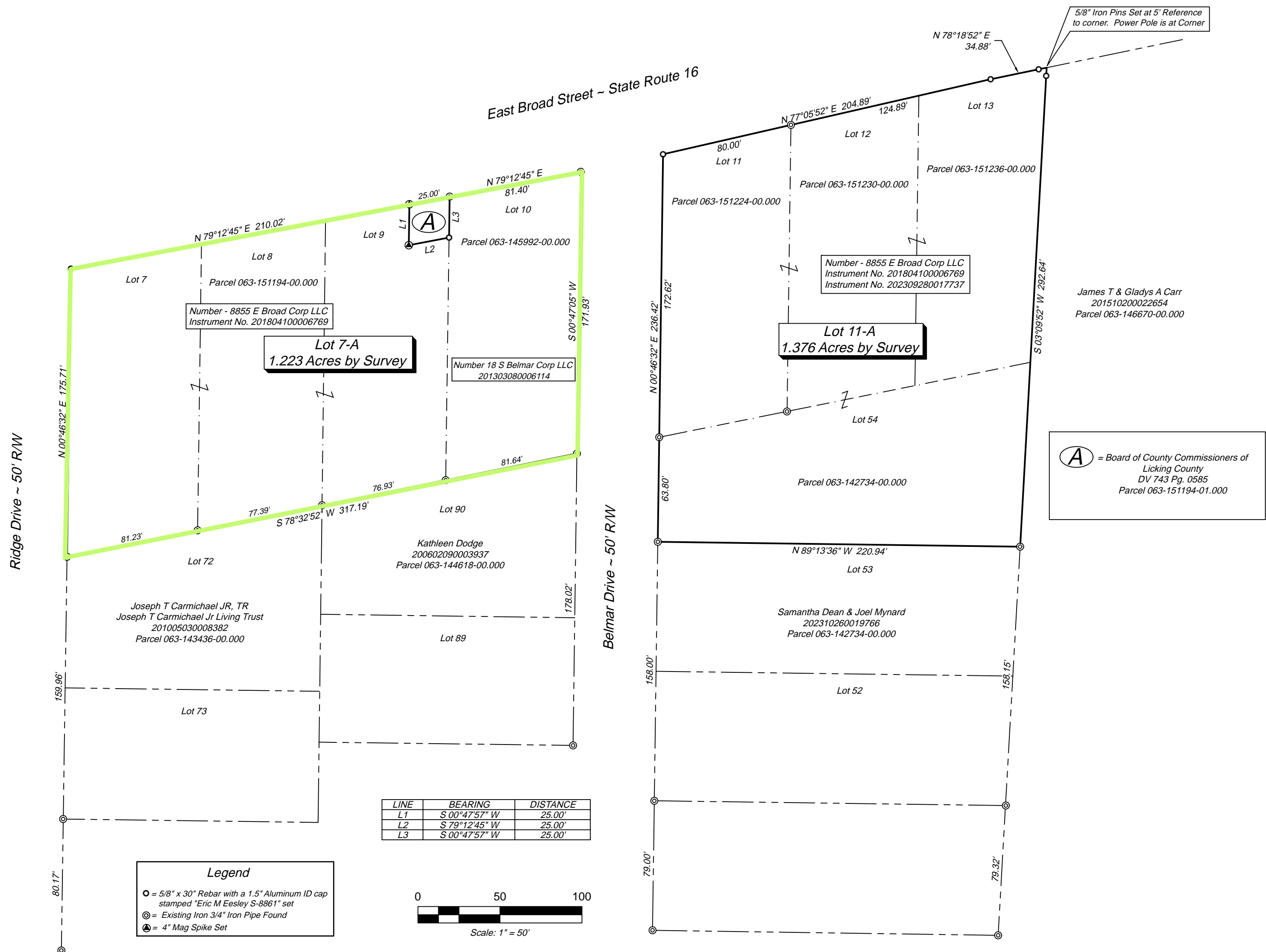
BY: _____
MY COMMISSION EXPIRES _____

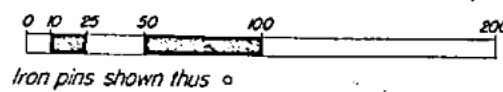
All dimensions are shown in feet and decimal parts thereof, I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Licking and State of Ohio, Governing surveying, dividing and mapping of the land and that they plat is correct representation of all exterior boundaries of the land surveyed and the subdivision of it. The Plat represents a survey made by me and that all monuments indicated hereon actually exist and their location and material are correctly shown.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS Network, with the West line of Lot 7 as bearing North 00° 46' 32" East and are used to denote angles only.

ERIC MEESLEY, P.S. # S-8861
PAUL BOESHART LAND SURVEYING
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjboeshart@hotmail.com

*Re-Plat of Lots 7, 8, 9, & 10 into Lot 7-A
and Re-Plat of Lots 11, 12, 13, & 54 into Lot 11-A*





SUMMIT RIDGE HEIGHTS

3rd Qtr. Lima Twp.

DEDICATION

We the undersigned, Harold H. Voelker and Gladys T. Voelker, his wife, owners of the hereon platted land, do hereby certify the attached plat to be a correct representation of our Summit Ridge Heights, a subdivision of 34.983 acres conveyed to us by deed of record in Deed Book 478, Page 390, Recorder's Office, Licking County, Ohio.

The dimensions of all lots, Roads, Streets, and Drives are marked on the plat in feet and decimal parts thereof. Dimensions on curves are chord dimensions. The Roads, Streets and Drives not heretofore dedicated to public use are hereby dedicated for use as such. Easements are reserved and given where indicated on the plat for public utility purposes above and beneath the ground.

We further agree that this dedication shall be a covenant binding ourselves, our heirs and assigns, forever, to which we have this day affixed our signatures.

Date MARCH 23 1956

Harold H. Voelker
HAROLD H. VOELKER

Gladys T. Voelker
GLADYS T. VOELKER

Edward E. Bach
EDWARD E. BACH

Charles W. Warner, Jr.
CHARLES W. WARNER, JR.

Signed and acknowledged in the presence of.

State of Ohio
County of Franklin

I, the undersigned, a notary public in and for said county, personally appeared the above named Harold H. Voelker and Gladys T. Voelker, his wife, who acknowledge the signing of the foregoing instrument to be their free act and deed.

In witness whereof I have hereunto set my hand and affixed my notarial seal this 23rd day of MARCH 1956

Edward E. Bach
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO

My Commission Expires November 18, 1958

APPROVALS

Approved this 23rd day of April 1956

Raymond Vaneatta

William W. Reynolds

Robert G. Walters

COMMISSIONERS, LICKING COUNTY, OHIO

Approved this 23rd day of APRIL 1956

The land hereon has been transferred this _____ day of _____ 1956

Fee \$ 428.55

The attached plat was received for recording this 1st

day of May 1956 at 2:00 O'clock P.M. and was

recorded the 1st day of May 1956

in Plat Book Volume 6 Page 89

Fee \$ 7.44

James A. Hester

ENGINEER, LICKING COUNTY, OHIO

Walter H. Hester

RECORDED MAY 1, 1956

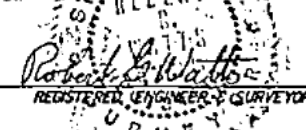
Roe Morrow

AUDITOR, LICKING COUNTY, OHIO

Lowell W. Vermilion

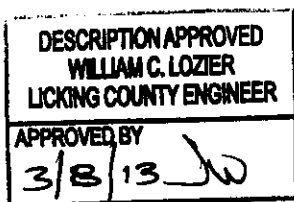
RECORDER, LICKING COUNTY, OHIO

THE THOMAS ENGINEERING & SURVEYING CO.
3303 W. BROAD ST.
COLUMBUS 4, OHIO



This instrument prepared by
Robert G. Walters
Draftsman - L. J. Napier

3-69



201303080006114
Pgs: 1 \$28.00 T20130006266
03/08/2013 11:11AM BXHAYES BOX
Bryan A. Long
Licking County Recorder

01150552406089001000

TRANSFERRED
Date March 8, 2013
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY BF \$240.00

GENERAL WARRANTY DEED

Mary C. Hewitt, unmarried, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to **18 S. Belmar Corp, LLC**, an Ohio Limited Liability Company, whose tax mailing address is 3855 E. Broad St Reynoldsburg, OH 43068, the following real property:

Situated in the County of Licking in the State of Ohio and in the Village of Summit Station and Being Lot Number Ten (10) of SUMMIT RIDGE HEIGHTS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 6, page 89, Recorder's Office, Licking County, Ohio.

Prior Deed Reference: Instrument Number 200412300045532, Licking County Recorder's Office, Licking County, Ohio.
Also known as: 18 South Belmar Drive, Reynoldsburg, Ohio 43068
Auditor's Parcel # 063-145992-00.000


Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Executed this 5th day of March, 2013

Mary C. Hewitt
Mary C. Hewitt

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 5th day of March, 2013 by Mary C. Hewitt.

 Laurie Wells, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Prepared by:
Laurie Wells, Esq.
Hayes Law Offices
195 E. Broad St., Pataskala, OH 43062
740.927.2927

| |
|---|
| DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER |
| APPROVED BY JC 4-10-18 |



201804100006769
Pgs:2 \$28.00 T20180004985
4/10/2018 12:42 PM MEPCHAPIN LEG
Bryan A. Long Licking County Recorder

| |
|---|
| TRANSFERRED |
| Date APR 10, 2018 |
| Michael Smith Licking County Auditor |
| SEC. 319.202 COMPLIED WITH MICHAEL L. SMITH, AUDITOR |
| BY: KAE EK M |

Prepared by/Return to:

Lance Chapin, Esq.
Chapin Legal Group, LLC
580 South High Street, Suite 330
Columbus, Ohio 43215

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENT, THAT: SUB-AQUATICS, INC., an Ohio For-Profit Corporation, (the "**Grantor**," herein), for a valuable consideration paid, do hereby grant, convey, release and forever quit-claim to 8855 E BROAD CORP, LLC, (the "Grantee" herein), their entire right, title and interest in the following described real property (herein called the "Property):

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

Being Lot Numbers Seven (7), Eight (8), Nine (9) and Eleven (11), Twelve (12) and Thirteen (13) of SUMMIT RIDGE HEIGHTS SUBDIVISION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, page 89, Recorder's Office, Licking County, Ohio.

Parcel Nos.: 063-151194.00-000, 063-151224-00.000, 063-151230-00.000, 063-151236-00.000

The Prior Instrument Reference as to the Property are Instrument Numbers: Vol. 702, Pg. 325 and 201207160015674, Recorder's Office, Licking County, Ohio.

The tax mailing address of the Grantee is as follows: 8855 E. Broad St., Reynoldsburg, Ohio 43068



01150552406089004000




01150552406089003000

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

Executed on this 6 day of April, 2018.

SUB-AQUATICS, INC.




Mark E. Schuster, President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

~~November~~ April The foregoing instrument was acknowledged before me this 6 day of ~~November~~, 2018, by Mark E. Schuster, President of SUB-AQUATICS, INC., the **Grantor** and that the same was their free act and deed.

In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.



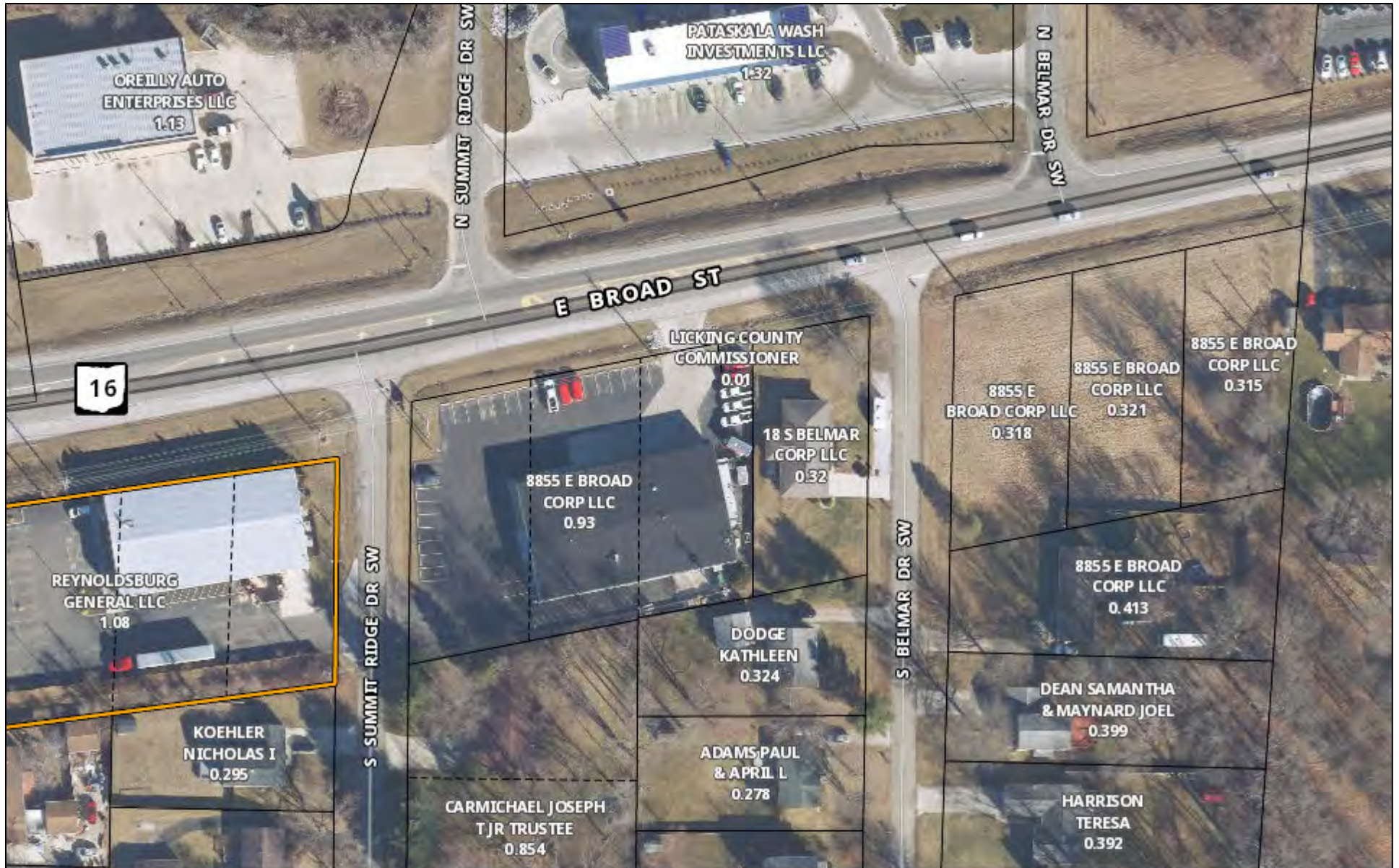
Notary Public
My Commission Expires 08/30/21



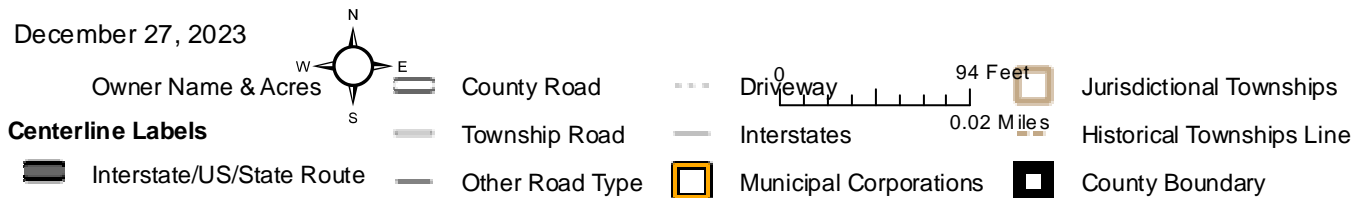
Jenna Kristine Kimbrough
Notary Public, State of Ohio
My Commission Expires:



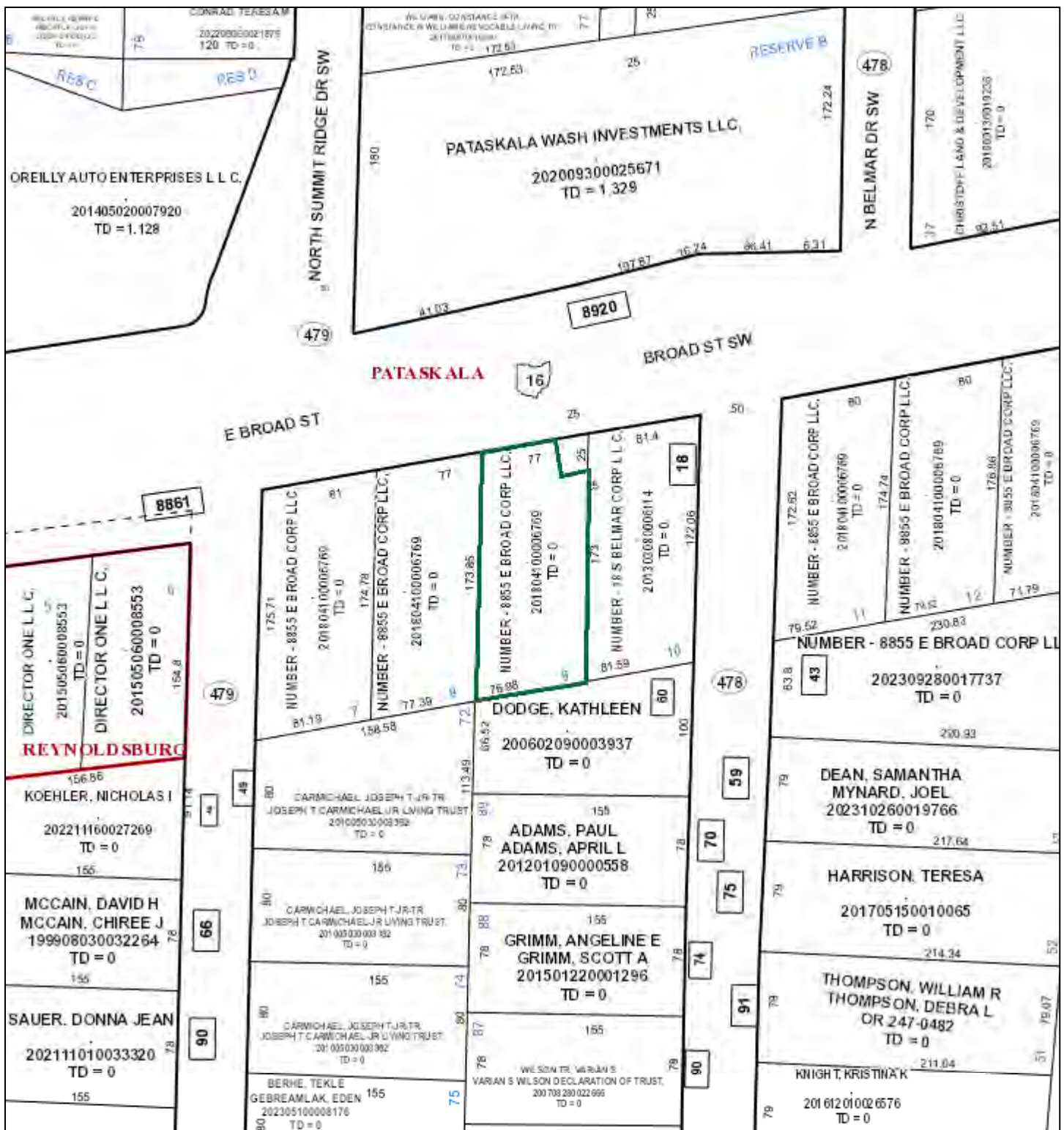
OnTrac Property Map



December 27, 2023



LICKING COUNTY TAX MAP



LICKING COUNTY TAX MAP