



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-24-002

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	0 E Broad St & 43 S Belmar Dr SW (PIDs: 063-151224-00.000, 063-151230-00.000, 063-151236-00.000, 063-142734-00.000)
Acreage:	+/- 1.376-acres total
Zoning:	GB – General Business & R-20 – Medium Density Residential
Request:	Requesting approval of a Replat to combine Lots 11-13, and 54 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 11, 12, 13, and 54 of the Summit Ridge Heights Subdivision.

Staff Summary:

There are a total of four (4) lots, being lots 11, 12, 13, and 54, that the Applicant has requested approval to Replat into a single lot. The Summit Ridge Heights subdivision was originally platted in 1956 and included 90 lots along Broad Street, Annett Drive SW, S Summit Ridge Drive SW, S Belmar Drive SW, and Charward Road SW. A summary of the existing lots is below:

Lot 11 – PID: 063-151224-00.000

- Acreage: +/- 0.32-acres
- Zoning: GB – General Business
- Frontage: E Broad Street to North, S Belmar Drive SW to West.
- Current Use: Vacant

Lot 12 – PID: 063-151230-00.000

- Acreage: +/- 0.32-acres
- Zoning: GB – General Business
- Frontage: E Broad Street to North
- Current Use: Vacant

Lot 13 – PID: 063-151236-00.000

- Acreage: +/- 0.32-acres
- Zoning: GB – General Business
- Frontage: E Broad Street to North
- Current Use: Vacant

Lot 54 – 43 S Belmar Drive SW – PID: 063-142734-00.000

- Acreage: +/- 0.41-acres
- Zoning: R-20 – Medium Density Residential (Pending rezoning to GB per ZON-24-002)
- Frontage: S Belmar Drive SW to West.
- Current Use: Single-Family Residential.
 - 1,440sf single-family home.
 - 576sf detached garage.

The Applicant is requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code in order to combine lots 11, 12, 13, and 54 of the Summit Ridge Heights Subdivision into Lot 11-A, +/- 1.376-acres in size. The proposed lot 11-A would have 204.89-feet of frontage on E Broad Street, and 236.42-feet of frontage on S Belmar Drive SW. An existing 10-foot-wide easement along the east side property lines of Lots 13 and 54 will be retained.

Staff would also like to note that the Applicant has applied for a request to rezone Lot 54 (43 S Belmar Drive SW) from R-20 – Medium Density Residential to GB – General Business (Application ZON-24-002). The Applicant has stated that the purpose of the replat is to bring the lots into compliance with the GB – General Business minimum lot requirements, and to allow for potential development of the site in the future.

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

Planning and Zoning Staff:

As the four (4) lots exist now, Lots 11-13 are currently zoned GB – General Business, and Lot 54 is zoned R-20 – Medium Density Residential. The Applicant has also submitted an application to request a rezoning of Lot 54 from R-20 to GB (ZON-24-002). Until that Application has been fully approved and the ordinance to change the zoning gone into effect, the Replat would not be able to be recorded, as it would create a split-zoned lot. As such, Staff has included a potential Modification, that the Commission may choose to include, that the Replat shall not be recorded unless the approval of the rezoning for Lot 54 has become official.

If the Rezoning Application is not approved, the Applicant would need to pursue approval of another Replat Application to only combine lots 11-13, if they so choose.

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

- Change signature line for Licking County Board of Health to SWLCWSD.
- 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 11-13, and 54:

- 10-foot-wide Utility Easement straddling the south property line of Lots 11-13 and the north property line of Lot 54. 5-feet on either side of the property line(s). Applicant has proposed vacating the easement with this replat.
- Appears to be a 10-foot-wide Utility Easement along the east side property line of Lots 13, 54. The Applicant has proposed retaining this easement.
- Staff would like verification that the easement proposed to be vacated does not contain any existing infrastructure. Possible modification included below.

The proposed replat would create a lot 1.376-acres in area, with a width of 204.89-feet along E Broad Street, and a width of 236.42-feet along S Belmar Drive SW. The minimum lot size and width requirements in the GB – General Business zoning district for a property served by central utilities is 20,000-square feet (~0.459-acres) and 100-feet. Should Lot 54 be rezoned to GB, then the proposed replat would meet the minimum requirements of the GB zoning district.

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 the southern property line, 10' along east. Verify that there are no utilities in the easement affected. It is recommended 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 Undeveloped Land
East	GB – General Business R-20 – Medium Density Residential	Single-Family Home
South	R-20 – Medium Density Residential	Single-Family Home
West	R-20 – Medium Density Residential	Breathing Air Systems Single-Family Home

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 ZON-24-002 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-24-002 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:

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: <ul style="list-style-type: none"> • 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.lcountv.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: 01/04/2024
Property Owner (required): 	Date: 12/29/23



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 11-13 & 54)
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 11-13 & 54
- ❖ Original Deed for Lots 11-13 & 54

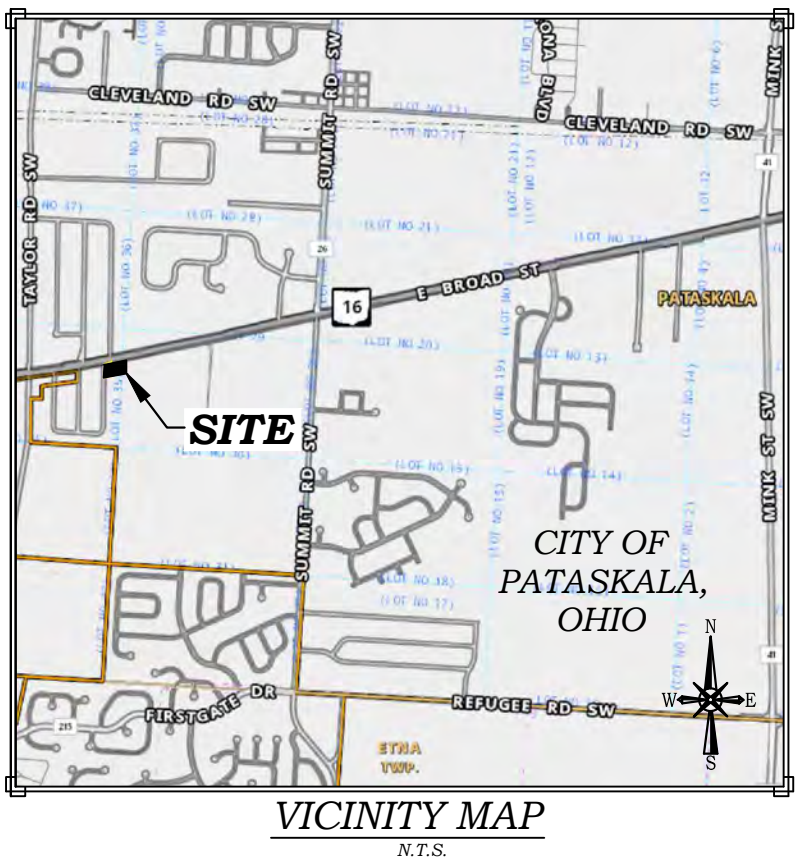
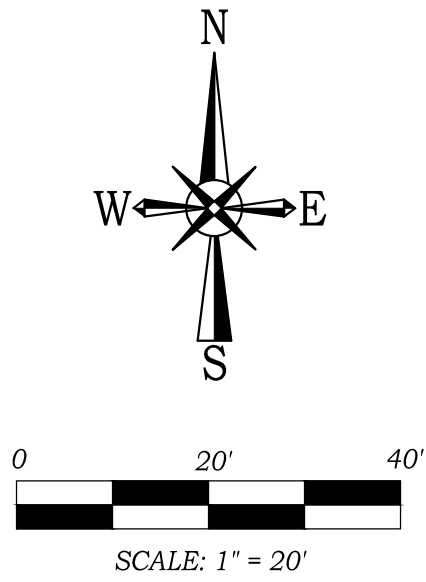
We look forward to the City's review and comment on the proposed development. If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Badger Land Concepts, LLC
e

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
 - 4 TOTAL TRACT: 1.376 ± ACRES (LOTS 11-13 & 54)
 - PIN NUMBER: 063-151224-00.000, 063-151230-00.000, 063-151236-00.000, 063-142734-00.000
 - CURRENT ZONING: GB GENERAL BUSINESS (LOTS 11-13) & R-20 MEDIUM DENSITY RESIDENTIAL (LOT 54)
 - PROPOSED ZONING: ALL PARCELS GB GENERAL BUSINESS
 - MINIMUM BUILDING SETBACKS (B.S.):
 - FRONT: 50 FT
 - SIDE: 25 FT
 - REAR: 35 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

(VACANT LOT)

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

DEDICATION

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 8855 E BROAD CORP, LLC RECORDED in INSTRUMENT NO. 201804100006769 AND NUMBER 18 S BELMAR CORP, LLC RECORDED in INSTRUMENT NO. 201303080006114.

The undersigned Mark Schuster, owner of 8855 E Broad Corp, LLC & 18 S Belmar Corp., LLC does hereby certify that the attached plat correctly represents the Re-plat of Lots 7, 8, 10, 11, 12, 13, 54, & Part of Lot 9 into Lot 7-A & 11-A inclusive, and to hereby accept this plat of same and dedicate to public use as such all or parts of the roads, boulevards, cul-de-sacs, reserves/easements for future access, parks, planting strips, etc., shown dedicated. 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 Licking County, Ohio, for the benefit of himself/herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

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

Mark Schuster, Owner of 8855 E Broad Corp, LLC
& 18 S Belmar Corp., LLC

WITNESS

APPROVALS

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

CERTIFICATE OF RECORD

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

STATE of OHIO, COUNTY OF LICKING

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 _____

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 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 mounuments indicated hereon actually exist and their location and material are correctly shown.

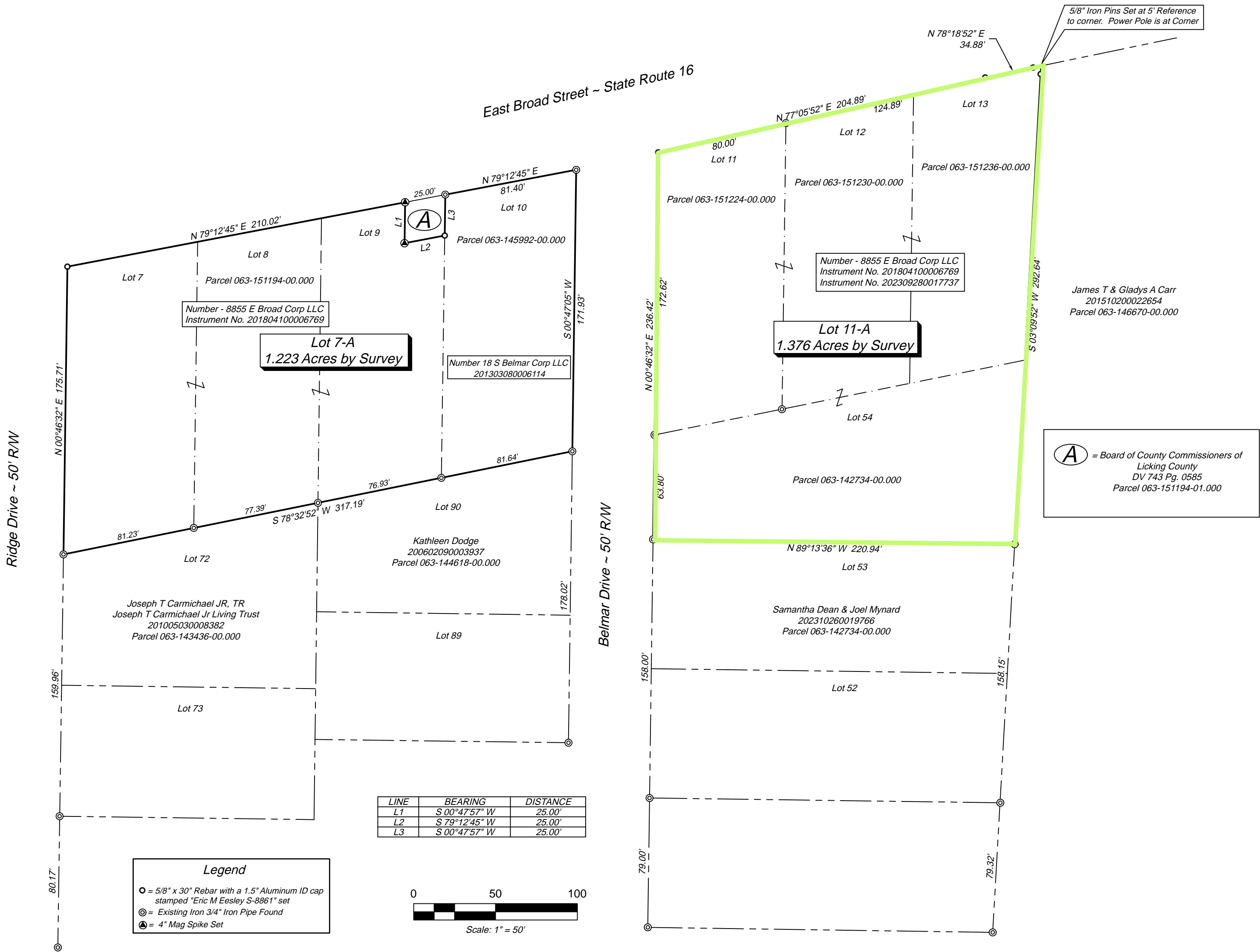
Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS Network, with the West line of Lot 7 as bearing North 00° 46' 32" East and are used to denote angles only.

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

Summit Ridge Heights Subdivision

Plat Book 6 Page 89

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

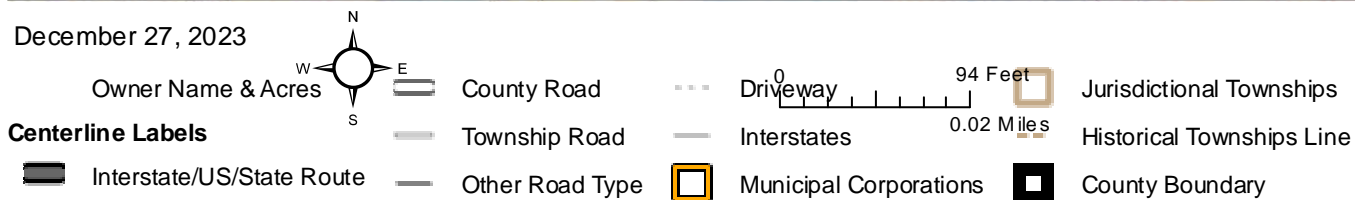


"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by State and RTK GPS Observations, and was determined by using NGS CORS Service. All distances are measured along the ground and are used to denote angles only."

OnTrac Property Map



December 27, 2023



LICKING COUNTY TAX MAP

Scale 1" = 60' Order No. 134-56 March, 1956
Iron pins shown thus o



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

Signed and acknowledged in the presence of.

Edward E. Bell
EDWARD E. BELL

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

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. Bell
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO

My Commission Expires November 18, 1958

APPROVALS

Approved this 23rd day of April 1956

Raymond V. Vetter

William W. Reynolds

Robert G. Watts

COMMISSIONERS, LICKING COUNTY, OHIO

Approved this 23rd day of APRIL 1956

James A. Allen

William W. Reynolds

Robert G. Watts

AUDITOR, LICKING COUNTY, OHIO

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

Lowell W. Vermilion
RECORDER, LICKING COUNTY, OHIO

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

Robert G. Watts
REGISTERED ENGINEER & SURVEYOR

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

69-69

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Sep 28, 2023
01150552406089005000

TRANSFERRED

Sep 28, 2023
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 480.00

InstrID:202309280017737	9/28/2023
Pages:2 F: \$34.00	9:09 AM
Bryan A. Long	T20230019518
Licking County Recorder	

GENERAL WARRANTY DEED

Know all persons by these presents, that:

Virginia E. Jones

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

8855 E Broad Corp., LLC, an Ohio limited liability company

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be 4159 Belmont Place, New Albany, OH 43054, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

Situated in Licking County and State of Ohio, City of Pataskala, and bounded and described as follows, to wit:

Being Lot Number Fifty-four (54) 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.

Property Address: 43 South Belmar Drive, Reynoldsburg, OH 43068

Parcel No. 063-142734-00.000

Prior Deed Reference: OR Vol. 306, Page 176 of the Licking County, Ohio records.

The foregoing real property is granted by the Grantor and accepted by the Grantee 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.

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

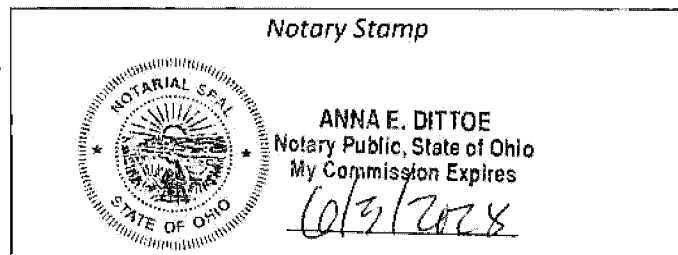
Executed on this 22 day of Sept, 2023

Virginia E. Jones
Virginia E. Jones

State of Ohio)
County of Fairfield)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this
22 day of September, 2023, by Virginia E. Jones.

Anna E. Dittoe
Notary Public



This instrument prepared by:
Robert Dern, Esq.
Northwest Law
309 East Main Street
Lancaster, OH 43130

After recording, return to:
Northwest Title Family of Companies, Inc
309 East Main Street
Lancaster, OH 43130

File #3-10660

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
Murd Smt 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



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.

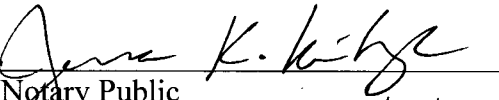
SUB-AQUATICS, INC.


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.

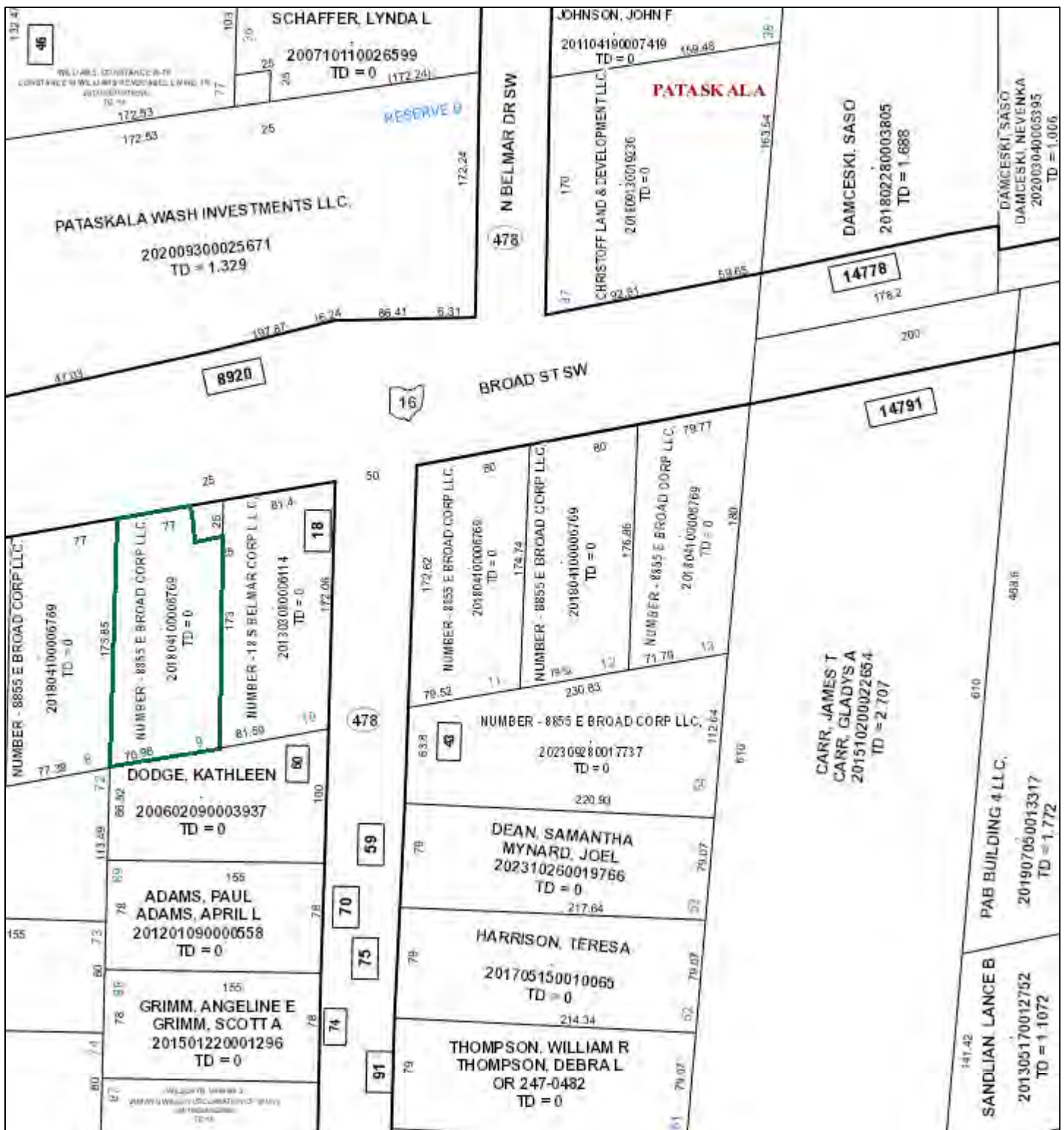
In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.


Notary Public
My Commission Expires 08/30/21

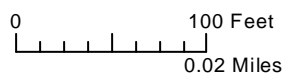
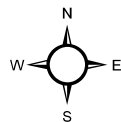


Jenna Kristine Kimbrough
Notary Public, State of Ohio
My Commission Expires:





December 27, 2023



LICKING COUNTY TAX MAP