



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT February 7, 2024

Rezoning Application ZON-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 a recommendation of approval to rezone four (4) lots from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The Applicant is seeking a recommendation of approval, pursuant to Section 1217.10 of the Pataskala Code, to rezone a total of four (4) lots from the R-20 – Medium Density Residential zoning district to GB – General Business.

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 rezone. 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. 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. Breathing Air Systems – Supply and service of breathing air systems/compressors.
- 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.

There is a small +/- 0.01-acre parcel owned by the Licking County Commissioners on Broad Street, in front of the subject parcels. Per the Licking County Board of Commissioners Administrator, this parcel previously housed a sanitary sewer lift station but is currently unoccupied (see attached).

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the properties from R-20 – Medium Density Residential to GB – General Business. Per the Applicant, lots 7-9 are currently zoned residential, but have been occupied by a commercial use for some time. Lot 10 is currently a rental home. The Applicant has stated that by rezoning to GB – General Business, their existing non-conforming use into compliance with the current Zoning Code. Further stated, the Applicant believes that the proposed rezoning would not be hazardous or disturbing to existing or future neighboring uses, as the property has been operating as a commercial use for several years.

Also included in the Rezoning Application is a conceptual plan showing a potential 3,700-square foot addition to the existing structure to expand the current use, along with additional parking, additional a landscape buffer to comply with Chapter 1283 of the Pataskala Code along the south rear property line where the addition will border the existing residential uses on S Summit Ridge Drive SW and S Belmar Drive SW, along with the existing buffer between the existing building and the south property line. No additional access points are proposed, with full access on E Broad Street and S Summit Ridge Drive to remain.

Staff would note that because this is a rezoning to an existing zoning district within the City, and not a Planned Development District, the Applicant is not beholden to the concept plan submitted with the Application, and it is purely for illustrative purposes. However, should this rezoning be approved, any future development would need to be in compliance with current Pataskala Code, including but not limited to: the general requirements of the GB zoning district, parking and loading, and landscaping and screening.

Additionally, as this property lies within 0.25-miles of Broad Street, any new development would require approval of a Transportation Corridor Overlay District (TCOD) Application by the Planning and Zoning Commission before any site design approval is given.

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

Planning and Zoning Staff:

The Future Land Use Map recommends ‘Medium Density Mixed Use’, which the Comprehensive Plan (2021) describes as “allowing for both residential and neighborhood focused commercial”. The requested rezoning to GB – General Business would be in line with the recommendations of the Comprehensive Plan.

The request is for a “straight rezoning” to an existing zoning district within the City, rather than a rezoning to a PDD – Planned Development District. As a result, the applicant is not beholden to adhere to the submitted plan as they would with PDD – Planned Development District. The plan is conceptual at this point and is for illustrative purposes only. Any future development would be subject to the current requirements of Pataskala Code, as well as require site design approval by the Planning and Zoning Commission in the form of a Transportation Corridor Overlay District (TCOD) Application prior to any development of the site.

The Planning and Zoning Commission cannot place conditions on a recommendation to Council to require the applicant to adhere to specific components of the concept plan. Any conditions placed upon a “straight rezoning” would constitute contract zoning which is illegal.

Following a recommendation from the Planning and Zoning Commission for this rezoning request, the Application will go before City Council for a final determination.

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

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission may consider the following criteria for approval of all zoning amendments:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No comments.
- City Engineer – No comments.
- Public Service – No comments.
- SWLCWSD – No comments.
- Police Department – No comments.
- West Licking Joint Fire District – No comments.
- Licking Heights School District – No comments.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

“I recommend approval of Rezoning Application number ZON-24-001 pursuant to Section 1217.10 of the Pataskala Code.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address:		
Parcel Number:		
Current Zoning:	Proposed 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

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

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

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

Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Narrative
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Deed
<input type="checkbox"/> Area Map

Rezoning Information
Request (Include Section of Code):
Describe the Project (Include Current Use and Proposed Use):

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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 rezoning request.

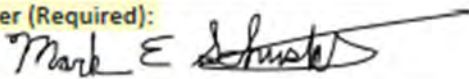
Applicant (Required):



Date:

01/04/2024

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: Rezoning 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:

- ❖ Rezoning application and fee \$750.00
- ❖ Property Site Plan Exhibit
- ❖ Property Conceptual Layout Exhibit
- ❖ Area Map via Licking County Auditor
- ❖ Original Plat for Lots 7-10
- ❖ Original Deed for Lots 7-9 & 10

Narrative:

This project proposes a rezoning of lots 7-10, of the original Summit Ridge Heights subdivision, from R-20 Medium Density Residential to GB General Business. An application to replat these lots is also being submitted. These lots are currently occupied by commercial uses on lots 7-9 and rental property on lot 10. Replatting these lots along with their rezoning will bring the existing uses up to current zoning classifications and in line with the zoning classification of the neighboring properties within the E. Broad St. corridor. No new development or change in uses of the existing buildings are being proposed as part of these applications. However, it is understood that if any changes to the property are proposed in the future, the current zoning requirements for (GB) General Business as well as the requirements of the (TC) Transportation Overlay District.

1217.04 General Standards For All Zoning Amendments. A. The following general standards may be considered as criteria for approval of all zoning amendments:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
 - *This property falls in line with the future codes for the E. Broad St. corridor for mixed use, medium density development, and brings the current use of the property up to current zoning classification.*
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
 - *This property currently has been operating as a General Business (GB) use for years. Rezoning these lots will bring the property up to the current zoning classification.*
3. Will not be hazardous or disturbing to existing or future neighboring uses.
 - *This property currently has been operating as a General Business (GB) use for years. Rezoning these lots will bring the property up to the current zoning classification.*
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - *This property currently has been operating as a General Business (GB) use for years, utilizing these services.*

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- *This property currently has been operating as a General Business (GB) use for years and there are no current plans to have any public impact.*

6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.

- *Existing occupant of this property, Breathing Air Systems, has been operating in this location for many years and has not had any negative impacts on the community.*

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- *This site has 2 vehicular access points, one off Broad Street that has been functioning for years, and a second off Summit Ridge, also being used for years. Both entrances allow for positive internal traffic patterns for the existing GB zoning use, on E. Broad St.*

8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

- *Not applicable. No known features such as these are within close proximity of this property.*

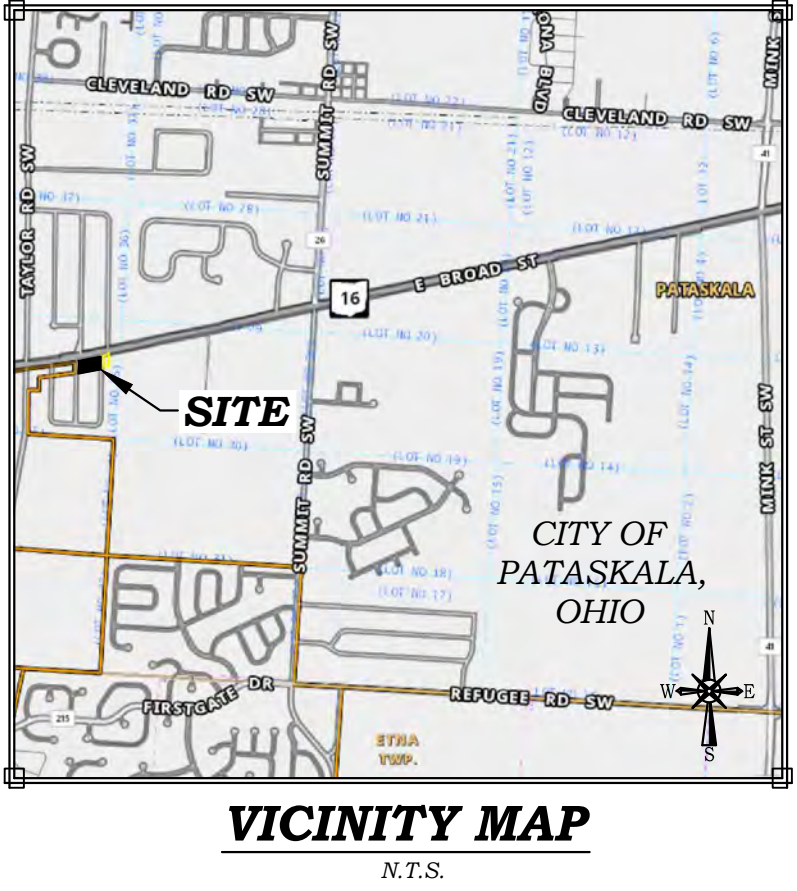
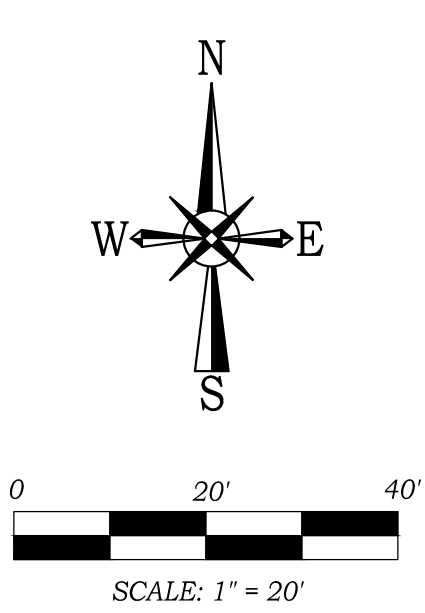
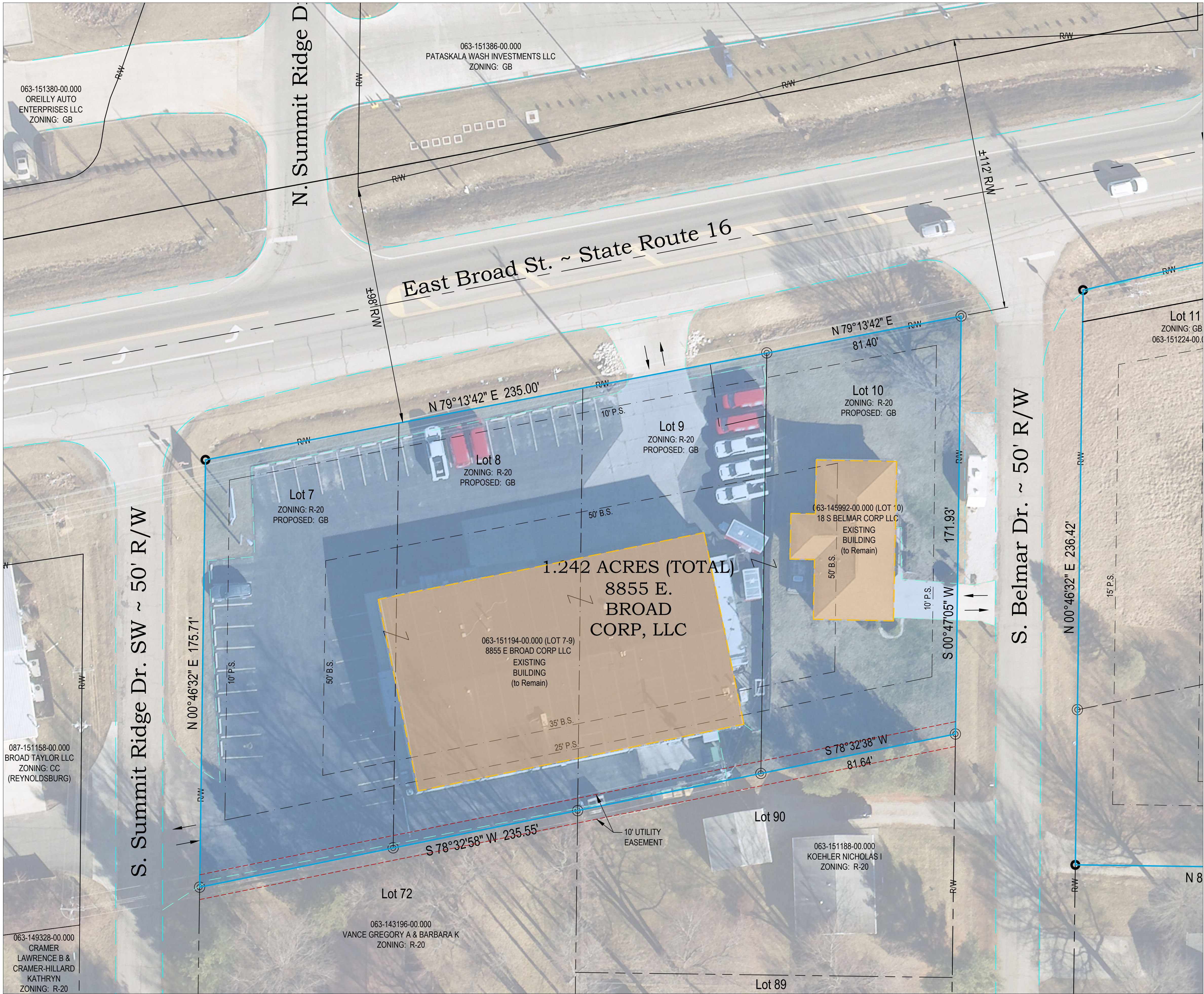
We look forward to the City's review and comment on the proposed development. If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Badger Land Concepts, LLC



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 _____, 2022

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_____.

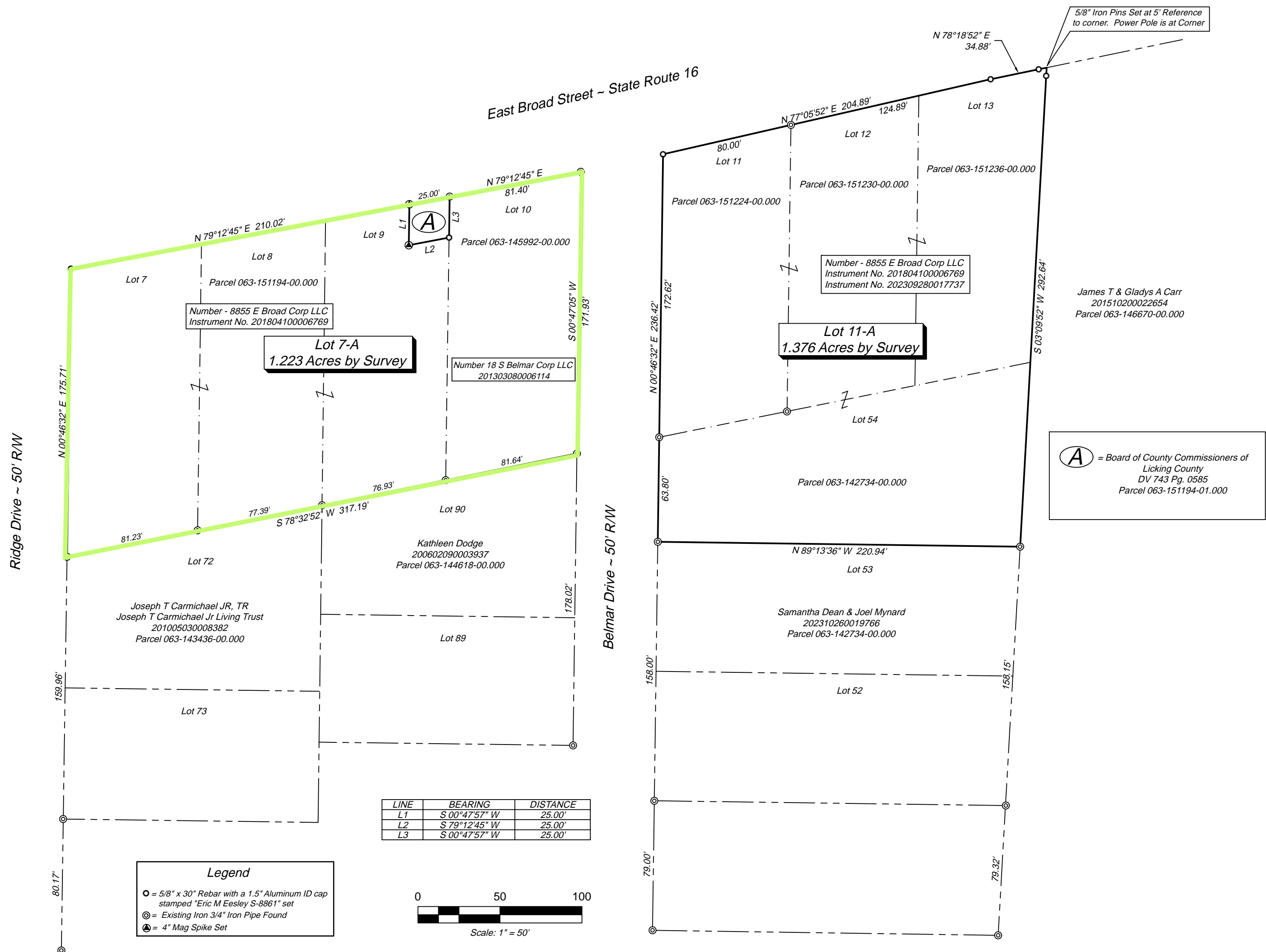
BY: _____
MY COMMISSION EXPIRES _____

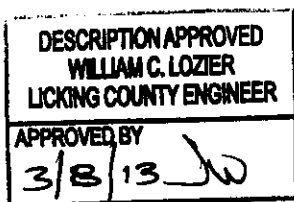
All dimensions are shown in feet and decimal parts thereof, I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Licking and State of Ohio, Governing surveying, dividing and mapping of the land and that they plat 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*





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
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.

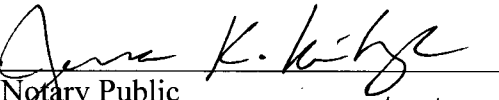
SUB-AQUATICS, INC.


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.

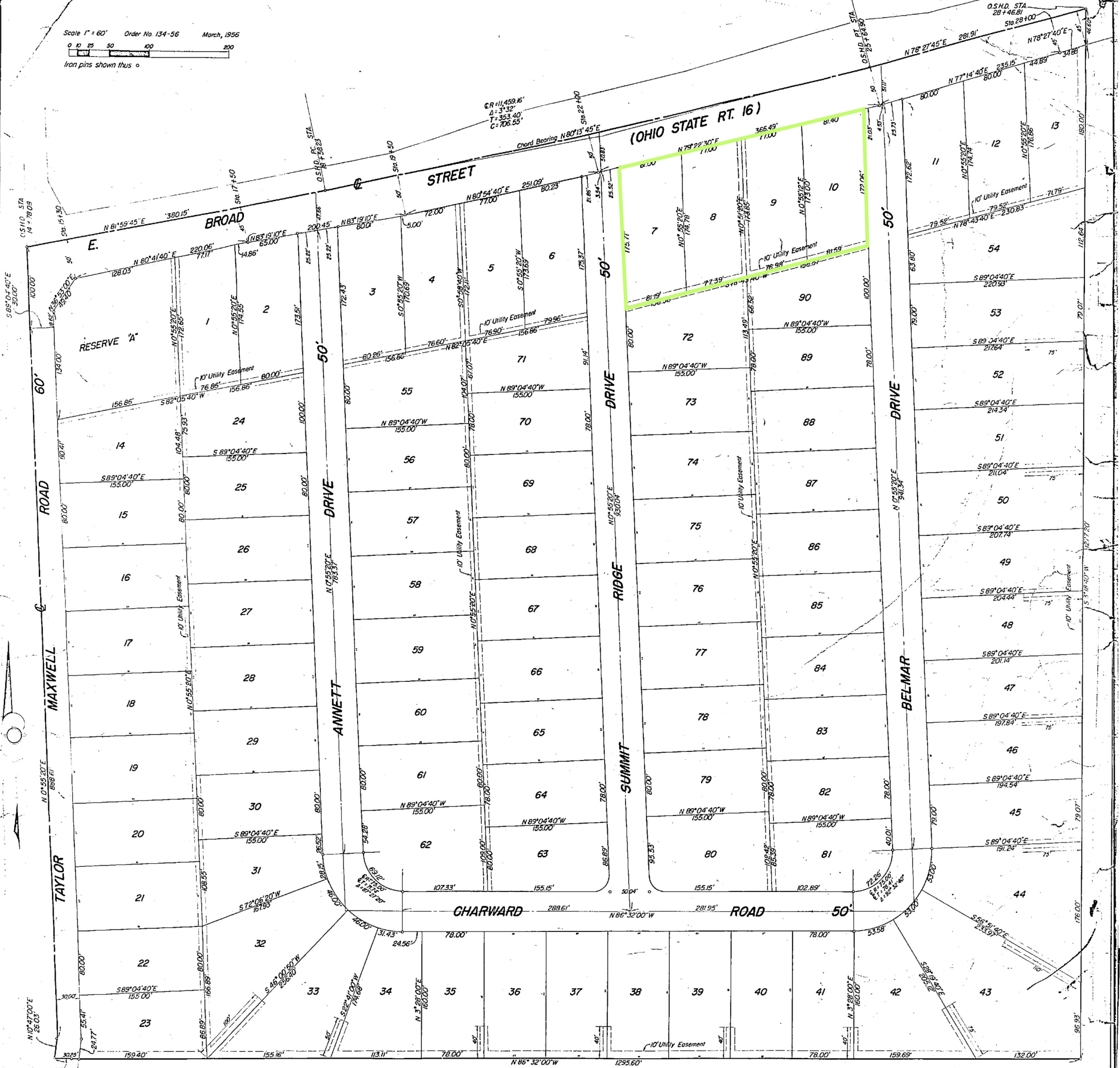
In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.


Notary Public
My Commission Expires 08/30/21



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





SUMMIT RIDGE HEIGHTS

DEDICATION

3rd Qtr. Lima Twp.

APPROVALS

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. Bell
EDWARD E. BELL

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. Bell
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO

My Commission Expires November 18, 1958

Approved this 23rd day of April 1956

Raymond Vaneatta
Walter W. Reynolds
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

Robert G. Morrow
Auditor, Licking County, Ohio

Lowell W. Vermilion
Recorder, Licking County, Ohio

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

Robert G. Morrow
REGISTERED ENGINEER & SURVEYOR

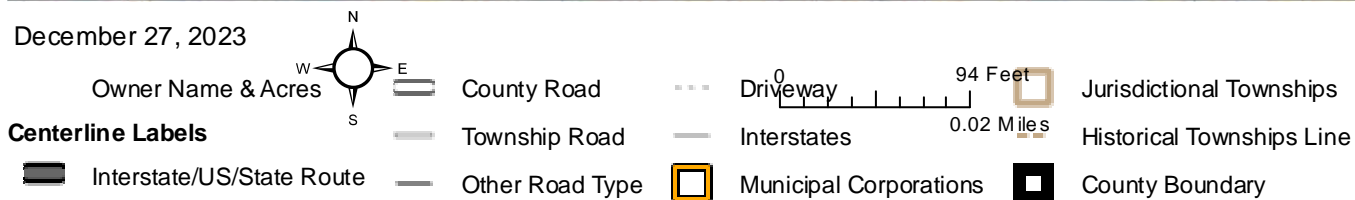
This instrument prepared by
Robert G. Morrow
Draftsman - L. J. Napier

3-69

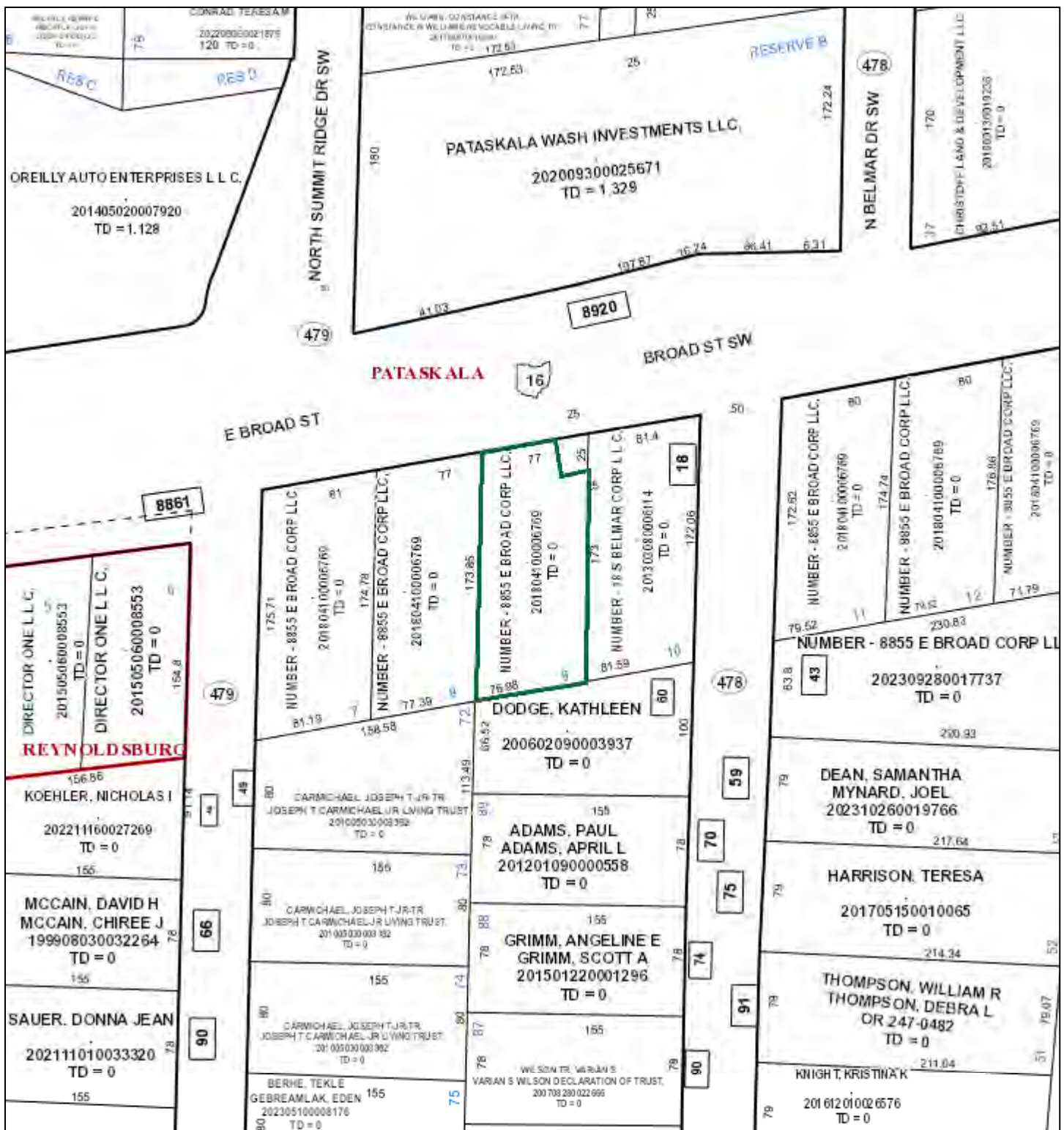
OnTrac Property Map



December 27, 2023



LICKING COUNTY TAX MAP



December 27, 2023

LICKING COUNTY TAX MAP