



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-24-002

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	43 S Belmar Dr SW (PID: 063-142734-00.000)
Acreage:	+/- 0.41-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a recommendation of approval to rezone 43 S Belmar Dr SW 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 43 S Belmar Drive SW from R-20 – Medium Density Residential to GB – General Business.

Staff Summary:

The 0.41-acre property located at 43 S Belmar Drive SW is lot 54 of the Summit Ridge Heights subdivision, platted in 1956. It is currently occupied by a 1,440-square foot single-family home built in 1970 and a detached 576-square foot garage built in 1984. The only frontage for the lot is west, onto S Belmar Drive SW.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the property from R-20 – Medium Density Residential to GB – General Business. Along with the subject property, the Applicant also owns the three (3) adjacent properties to the north, being Lots 11, 12, and 13 of the Summit Ridge Heights Subdivision, currently zoned GB – General Business. A separate Replat Application (REP-24-002) has been submitted to replat these four (4) lots into a single lot, should this rezoning be approved.

As part of this Rezoning Application, the Applicant has included a conceptual site plan illustrating how the property could potentially be developed should the rezoning, and replat with Lots 11-13 be approved. The concept plan shows a 15,000-square foot commercial structure set back from the south property line 35-feet and 25-feet from the east property line. 29 surface parking spaces are shown, with a full-access onto S. Belmar Drive SW, and a right-in/right-out access onto E Broad Street, along with a potential right-of-way dedication on E Broad Street to bring the total width to 120', or 60' from the centerline. Screening pursuant to Chapter 1283 is shown along the south property line.

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.

Per the Applicant, the purpose of the requested rezoning is to allow them to combine this property with Lots 11-13 of the Summit Ridge Heights Subdivision with frontage on E Broad Street, to allow for a parcel more suitable for future development potential. Further stated, the Applicant believes that the proposed rezoning will not be hazardous or disturbing to existing or future neighboring uses as any eventual development would have to provide landscaping/screening to buffer between the adjacent uses. The Applicant also believes that the requested rezoning is in accordance with the Comprehensive Plan.

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 City 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.

Consideration should be given to the criteria listed in Section 1217.04 of the Pataskala Code listed below and the information provided in the staff report.

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	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

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-24-002 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:

12/29/23



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: Rezoning 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:

- ❖ Rezoning application and fee \$750.00
- ❖ Property Site Plan Exhibit
- ❖ Property Conceptual Layout Exhibit
- ❖ Area Map via Licking County Auditor
- ❖ Original Plat for Lots 11-13 & 54
- ❖ Original Deed for Lots 11-13 & 54

Narrative:

This project includes the rezoning of Lot 54 from R-20 to GB and combining with Lots 11-13 via a Replat. Lots 11-13, to the north of Lot 54, and along E. Broad St., are currently zoned GB. Lots 11-13 are currently vacant parcels, with Lot 54 currently being residential with a single-family dwelling located on the property. The proposed zoning change for Lot 54 is consistent with the GB zoning, to the North, West, and East, along this section of E. Broad St. Replatting these lots along with the rezoning of Lot 54 to match Lots 11-13 will prepare a more suitable parcel for future development along E. Broad St. Especially considering these lots are subject to the (TC) Transportation Corridor Overlay District requirements. No new development is being proposed currently.

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.
 - *Vacant Lot site: This site has 4 lots proposed to be combined via replat. The 3 northern lots, along E. Broad St. are currently General Business (GB). The 4 lot on the south side is requesting the zoning change to GB to match the other 3 lots. Combined these 4 lots create a future parcel that can address the GB zoning code, as well as the Transportation Corridor Overlay District 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.
 - *Vacant Lot site: Rezoning of the lot 54 and combining it with the existing 3 lots currently GB zoning will continue the characteristics as they currently exist along the north and south sides of E. Broad St., in this area.*
3. Will not be hazardous or disturbing to existing or future neighboring uses.
 - *Vacant Lot site: No, this property will provide landscaping/screening to maintain buffering between neighboring uses and access will utilize existing street access, in coordination with the City.*
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.

- *Vacant Lot site: Yes, this property falls within the existing areas of these services and is not creating any new areas that would require 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.
- *Vacant Lot site: The three lots along E. Broad St. are currently GB zoning. Combining lot 54 to these lots and rezoning it to match*
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.
- *The proposed use of this future development once rezoned will comply with the allowable uses in the city code for General Business.*
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.
- *Vacant Lot site: Future development of these combined lots had not been completely determined at this time. Proposed access to this site will most likely have a main access point on S. Belmar Dr. and a right-in/right-out on E. Broad St. in efforts to minimize crossing locations on E. Broad St. Coordination with the city on this property for access will continue as the project moves forward.*
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- *Vacant Lot site: 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.

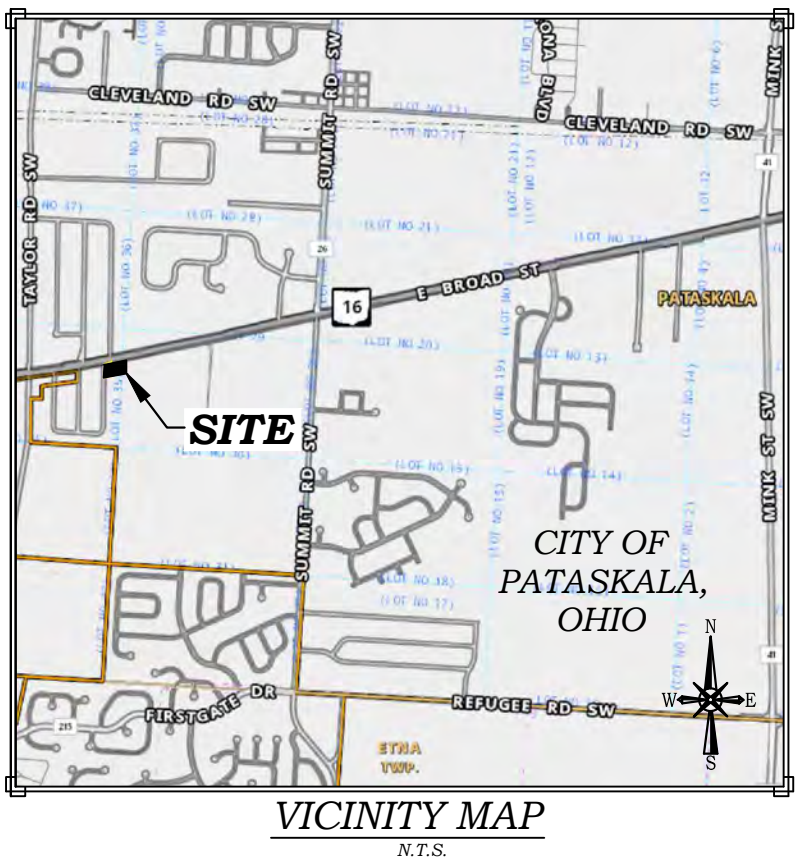
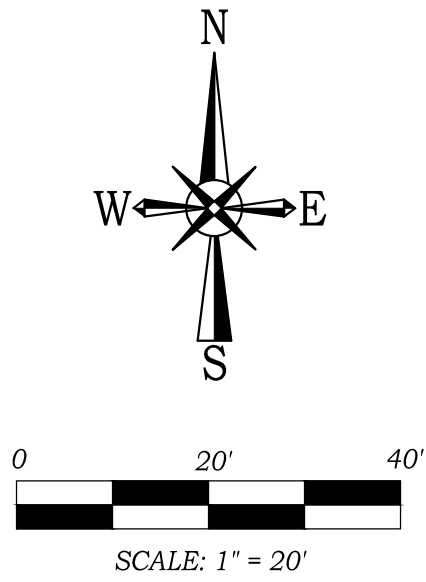
Respectfully,

Badger Land Concepts, LLC

e



R. Ryan Badger, Owner



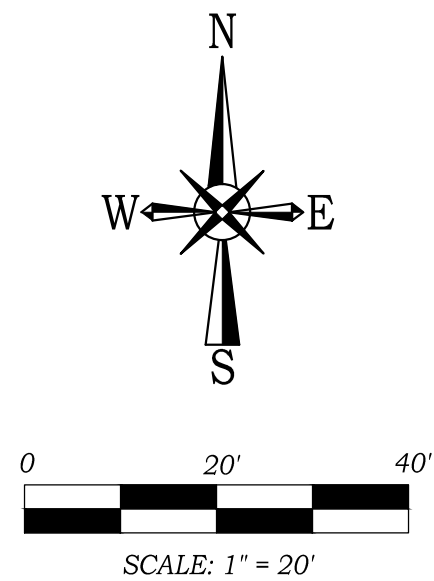
- SITE DATA:**
- SITE LOCATION: E. BROAD ST., PATASKALA, OH 43062
 - CURRENT OWNER: 8855 E BROAD CORP, LLC
 - OWNER ADDRESS: 8855 E. BROAD ST., REYNOLDSBURG, OH 43068
 - 4 TOTAL TRACT: 1.376 ± ACRES (LOTS 11-13 & 54)
 - PIN NUMBER: 063-151224-00.000, 063-151230-00.000, 063-151236-00.000, 063-142734-00.000
 - 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**



SCHUSTER
8855 E. BROAD CORP, LLC
(VACANT LOT)
CITY OF PATASKALA
CONCEPTUAL LAYOUT
EXHIBIT

NOT FOR RECORDATION, CONVEYANCES OR SALES

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

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.

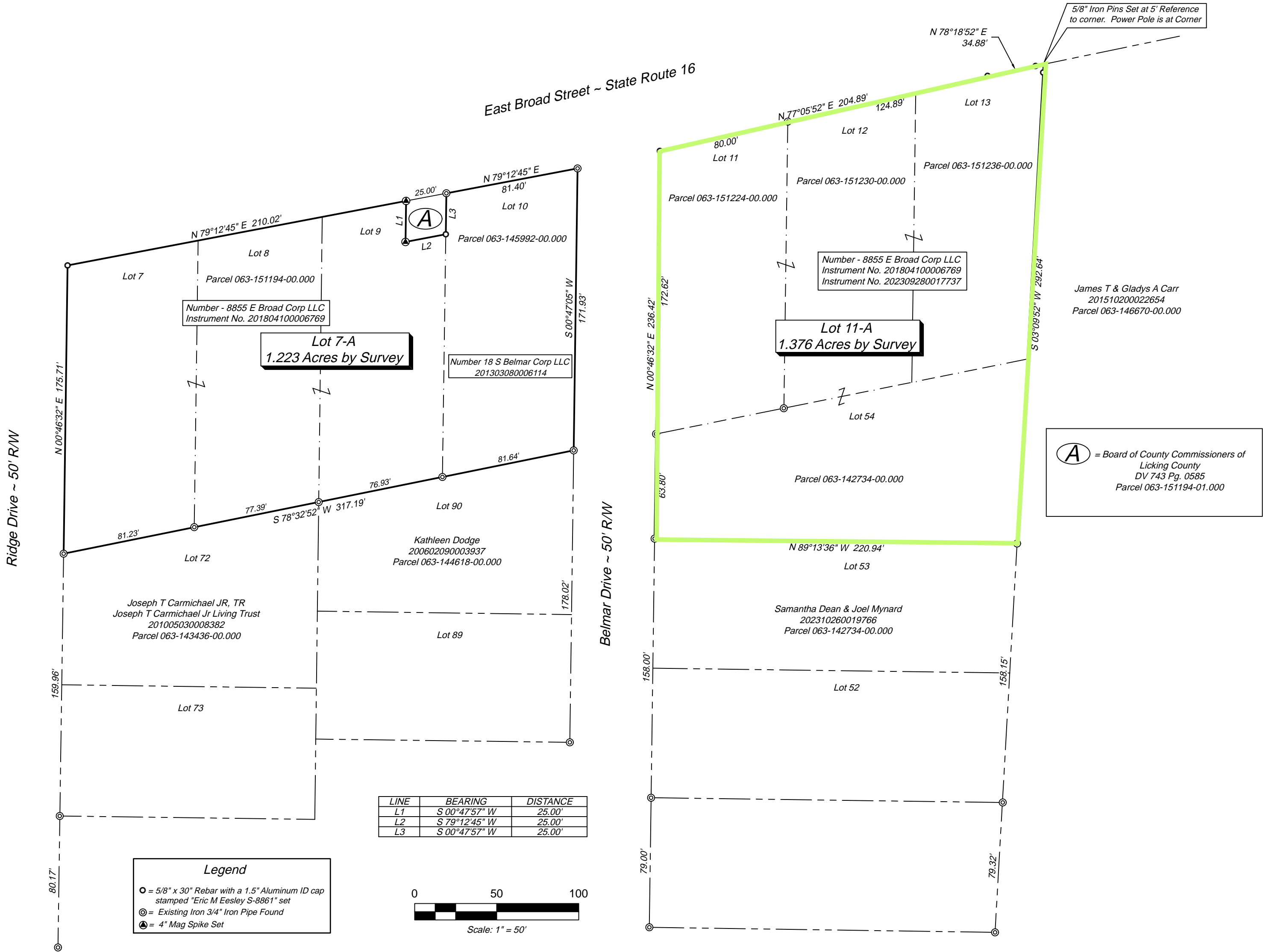
Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS Network, with the West line of Lot 7 as bearing North 00° 46' 32" East and are used to denote angles only.

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

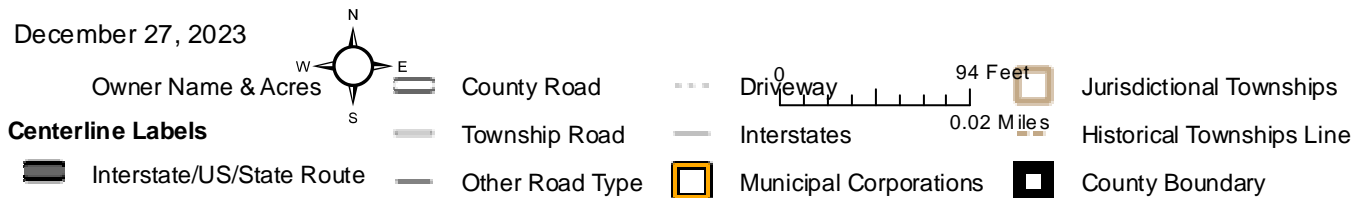


"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by State and RTK GPS Observations, and was determined by using NGS CORS Service. All distances are measured along the ground and are used to denote angles only."

OnTrac Property Map



December 27, 2023



LICKING COUNTY TAX MAP

Scale 1" = 60' Order No. 134-56 March, 1956
 0 10 25 50 100 200
 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

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

James A. Hester

RECORDED MAY 1, 1956

Robert G. Walters

AUDITOR, LICKING COUNTY, OHIO

Lowell W. Vermilion

RECORDER, LICKING COUNTY, OHIO

THE THOMAS ENGINEERING & SURVEYING CO.
 3203 W. BROAD ST.
 COLUMBUS 4, OHIO

Robert G. Walters
 REGISTERED ENGINEER & SURVEYOR

This instrument prepared by
 Robert G. Walters
 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.

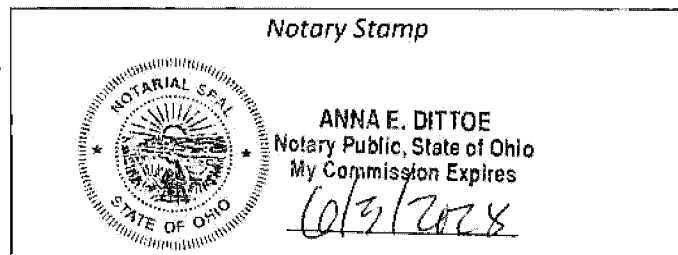
Executed on this 22 day of Sept, 2023

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
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



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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.

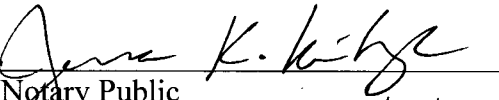
SUB-AQUATICS, INC.


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.

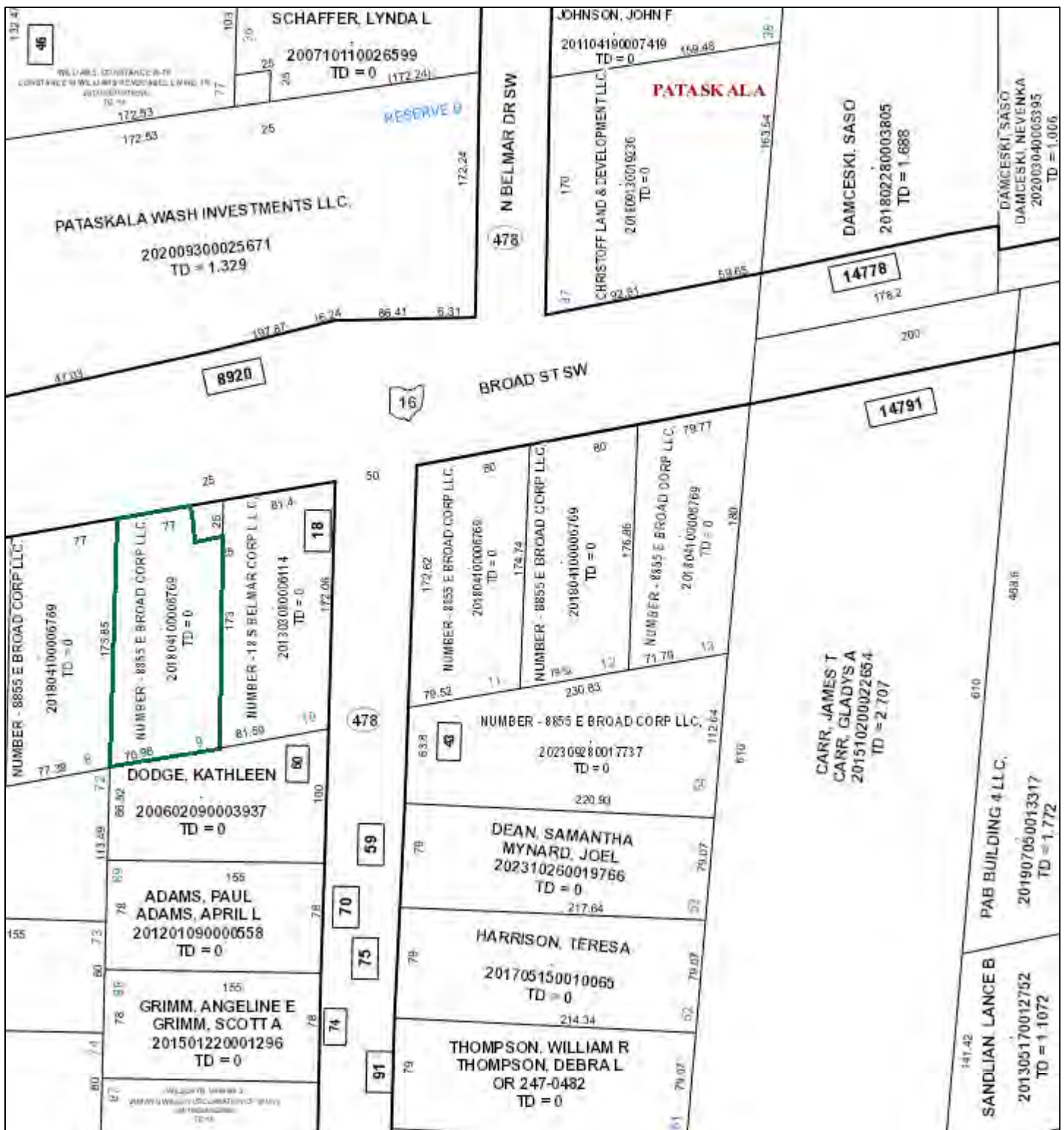
In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.


Notary Public
My Commission Expires 08/30/21

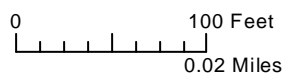
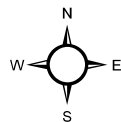


Jenna Kristine Kimbrough
Notary Public, State of Ohio
My Commission Expires:





December 27, 2023



LICKING COUNTY TAX MAP