



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 6, 2024

Replat Application REP-24-001

Applicant:	Ryan Badger, Badger Land Concepts
Owner:	Mark Schuster, 8855 E Broad Corp, LLC.
Location:	8855 E Broad Street & 18 S. Belmar Drive, Reynoldsburg, OH 43068 (PIDs: 063-151194-00.000, 063-151194-01.000, 063-145992-00.000)
Acreage:	+/- 1.237-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Replat to combine Lots 7-10 of the Summit Ridge Heights subdivision pursuant to Section 1113.48 of the Pataskala Code.

Description of the Request:

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

Staff Summary:

There are a total of five (5) lots, being lots 7, 8, 9, Part of Lot 9, and 10 of the Summit Ridge Heights subdivision, that the Applicant has requested to replat into a single lot. The Summit Ridge Heights subdivision was originally platted in 1956 and included 90 lots along Broad Street SW, Annett Drive SW, S Summit Ridge Drive SW, S Belmar Drive SW, and Charward Road SW. Lots 7 through 9 are currently tied, by deed (having one parcel number – indicating same ownership) but are still separate individual lots. A summary of the properties is below:

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

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

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

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

Part of Lot 9, Summit Ridge Heights

- Acreage: +/- 0.01-acres
- Frontage: E Broad Street to North
- Current Land Use: Commercial
- Structures: Asphalt paving. Was originally occupied by a lift station for the SWLCWSD, however, was removed some time ago and ownership has reverted to the current property owner.

The Applicant is requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code in order to combine lots 7, 8, 9, Part of Lot 9, and 10 of the Summit Ridge Heights Subdivision into Lot 7-A. The proposed 1.237-acre lot with frontage on three (3) public rights-of-way; S Summit Ridge Drive SW to the west at a length of 175.71-feet, Broad Street to the north at a length of 235-feet, and S Belmar Drive SW to the east at a length of 171.93-feet. There is an existing 5-foot-wide utility easement across the rear (south) property lines of the existing lots that will be retained, while the Applicant is proposing to vacate the exiting 10-foot-wide utility easement that runs north-south between Lots 8 and 9, through the existing building on-site. The Applicant has confirmed that there are no utilities within the easement, aside from the service line to the existing structure which is not required to be in an easement.

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

Planning and Zoning Staff:

The proposed replat would create a lot 1.237-acres in size, with a width of 316.40-feet on Broad Street to the north, 175.51-feet to the west on S Summit Ridge Drive SW, and 171.93-feet to the east on S Belmar Drive SW. Additionally, the Applicant has requested approval of a rezoning from R-20 – Medium Density Residential to GB – General Business (ZON-24-001).

The minimum requirements of the GB – General Business zoning district are a lot size of 20,000-square feet with a lot width of 100-feet, if serviced by central utilities. The proposed replat would bring the existing properties into compliance with the GB – General Business zoning district if Application ZON-24-001 were to be approved by City Council. Furthermore, as the request to rezone the properties is a request to rezone the five (5) existing lots, this replat shall not be recorded until such time that a final determination is made by City Council on the rezoning. A potential modification to address this has been included below.

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

- Remove the land hooks between previous property line locations, as the replat would remove these property lines the land hooks are not necessary.
- Pursuant to Section 1113.44(b): if lots being replatted have existing structures, separate dimensionally accurate sketch with outline of structures shall be included.
- Pursuant to Section 1113.44(e): All existing easements shall be maintained on the Replat. However, the Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots. The following easements are present on Lots 7-10:
 - 10-foot-wide Utility Easement straddling the south property line of Lots 7-10 and 49 S Summit Ride Drive SW, 60 S Belmar Drive SW. Five (5) feet on either side of the property line. The five

- (5) feet on the north side (subject parcels) will be retained for utility access to the 5' on the south side on the adjacent lots.
- 10-foot-wide utility easement between lots 8 & 9, five (5) feet on either side of the property line. The easement runs underneath the existing building, and the Applicant has proposed vacating this easement. Staff has no issues with the proposed vacation. Easements were set at the time of original platting (1956) to provide future homes routes to access utilities. As homes were not built, easement has not been used.

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.

Surrounding Area:

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

Department and Agency Review

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

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall submit a replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the replat shall be recorded within 30 days of the latest signature.
3. The replat shall not be considered approved until a final decision on Rezoning Application ZON-24-001 by City Council.

Resolution:

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

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



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: 8855 E. BROAD ST. & 18 S. BELMAR DR., REYNOLDSBURG, OH 43068		
Parcel Number: 063-151194-00.000, 063-151194-01.000 & 063-145992-00.000		
Zoning: R-20	Acres: 1.252	
Water Supply: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site		
Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site		

Staff Use
Application Number: REP-24-001
Fee: \$500.00
Filing Date: 01-05-2024
Hearing Date: 03-06-2024
Receipt Number: 001447+ERF

Applicant Information		
Name: BADGER LAND CONCEPTS, RYAN BADGER		
Address: P.O. BOX 8656		
City: NEWARK	State: OH	Zip: 43058
Phone: 614-332-3998	Email: BADGER@BADGERLANDCONCEPTS.COM	

Property Owner Information		
Name: 8855 E BROAD CORP, LLC, MARK SCHUSTER		
Address: 8855 E. BROAD ST.		
City: REYNOLDSBURG	State: OH	Zip: 43068
Phone: 614-864-1236	Email: mschuster@breathingair.com	

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

Replat Information
Describe the Project:
The replat of lots 7, 8, 9, 10, & a 0.01 acre lot between lot 9 & 10, previously owned by Licking Co. Commissioners
Replating 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. Combining the
existing lots will also make the zoning compliance less confusing as the existing building will no longer be crossing
multiple property lines. The replat also includes vacating the existing 10' utility easement along lots 8 & 9.

Documents to Submit

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

Cover Letter: Submit one (1) copy of a cover letter detailing the contents and purpose of the Replat submittal.

Replat: Submit 14 copies of the Replat including the following:

- Name of the subdivision located by section, range, township, or by other survey number, date, north arrow, and acreage.
- Name and address of the professional registered surveyor who prepared the replat and appropriate numbers and seals.
- Replat boundaries based on accurate traverse with angular and linear dimensions, both linear and angular shall be determined by an accurate control survey in the field, which must balance, and close within the limit of 1:10,000.
- Bearings and distances to the nearest established street lines or other recognized permanent monuments.
- The parcel identification number of the original tract(s) and the owners name(s) and parcel identification number(s) of all adjacent parcels.
- Radial, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-of-way provided for public services or utilities, building setback lines with dimensions, right-of-way width, and names of all streets within and adjoining the Replat.
- New lot numbers assigned to all new or modified lots. This number shall consist of the lowest original lot number contained within the lot lines of the proposed lots and hyphenated with the letter "A", or next alphabetical letter needed to make the proposed lot unique within the subdivision.
- All lot lines with accurate dimensions in feet and hundredths, and acreage.
- Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- The locations and descriptions of all monuments and pins.
- When lots are located on a curve or when lot lines are at angles other than 90 degrees, the width at the building line shall be shown. If the building line is curved, the arc length shall be shown.
- Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.
- Any part of the subdivision located within the 100-year flood plain as indicated on the Flood Insurance Rate Map (FIRM), or as determined by other appropriate persons.
- Required statements and signatures to be affixed on the Replat.
- If the lots being replatted have existing structures, then a separate dimensionally accurate sketch prepared by a registered surveyor illustrating the revised lot lines, together with the outlines of such structure shall be submitted.
- The Replat shall meet all applicable zoning and subdivision regulations.
- All existing easements and reserves shall be maintained on the Replat. The Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots.
- Where no easements exist, a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.

Original Final Plat: Submit 14 copies of the original Final Plat.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Electronic Copies: Submit an electronic copy of the Replat as a Portable Document Format (pdf) file or other acceptable format.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Replat request.

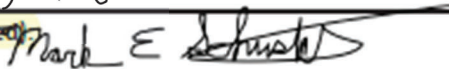
Applicant (required):



Date:

02/08/2024

Property Owner (required):



Date:

02/08/2024



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

614-332-3998
BADGER@BADGERLANDCONCEPTS.COM

January 8, 2024

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

Re: Replat and Rezoning Applications-Update
8855 E Broad Corp (Lots 7-10, +0.01 acre lot)
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:

- ❖ Updated Replat and Rezoning Application for the addition of the 0.01-acre parcel previously owned by the Licking County Commissioners, and now owned by Mr. Schuster via recorded quitclaim deed, and for the clarification of an existing 10' utility easement along lots 8 & 9 that is to be vacated with this replat.
- ❖ Proposed Replat Survey Document, with additional notes for including the above easement and additional lot information.
- ❖ Updated Rezoning & Replat Exhibit
- ❖ Area Map via Licking County Auditor
- ❖ Original Plat for Lots 7-10
- ❖ Original Deed for Lots 7-9 & 10
- ❖ Original Quit Claim Deed for the 0.01-acre lot.

Narrative:

This project proposes a rezoning of lots 7, 8, 9, 10, and a 0.01-acre piece of land between lots 9 and 10, being of the original Summit Ridge Heights subdivision. A zoning change 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. The Replat will also include vacating an existing 10' easement that runs between lots 8 and 9. This easement is not being used for public utility services, only a private utility for the existing commercial building on these lots. It is understood that if any future development changes to the property will follow 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.

- ***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



R. Ryan Badger, Owner

DEDICATION

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY of PATASKALA AND BEING ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, 54, 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, 9, 10, 11, 12, 13, & 54, 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

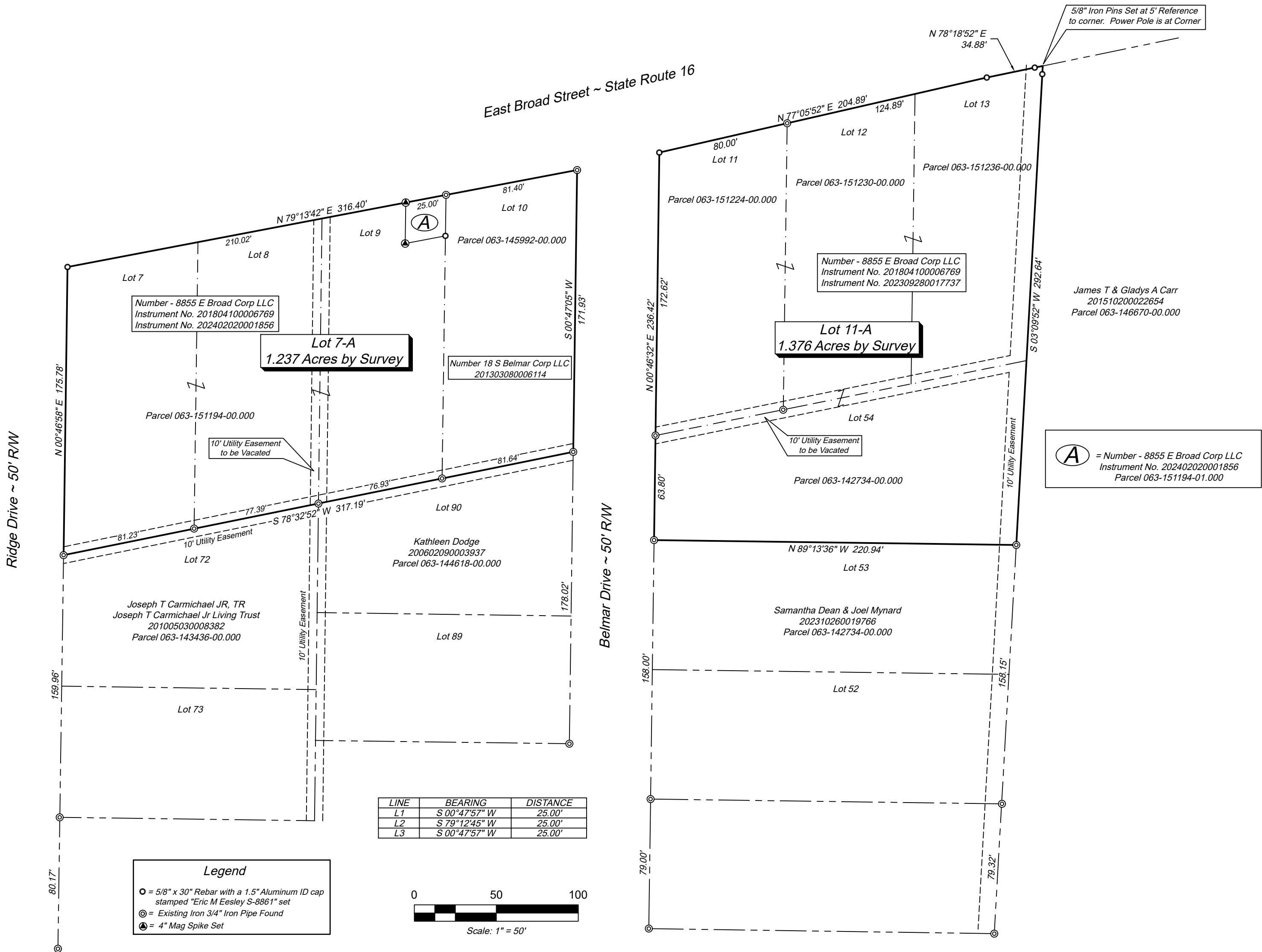
All dimensions are shown in feet and decimal parts thereof, I do hereby certify that I have fully complied with the requirements of the subdivision regulations and the subdivision laws of the County of Licking and State of Ohio, Governing surveying, dividing and mapping of the land and that they are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

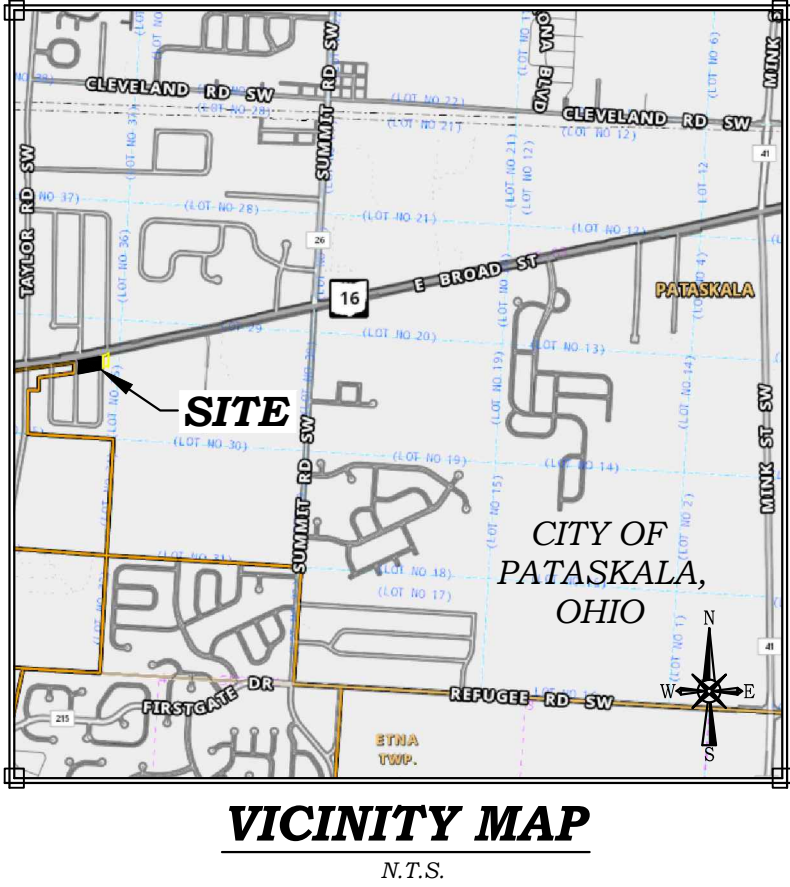
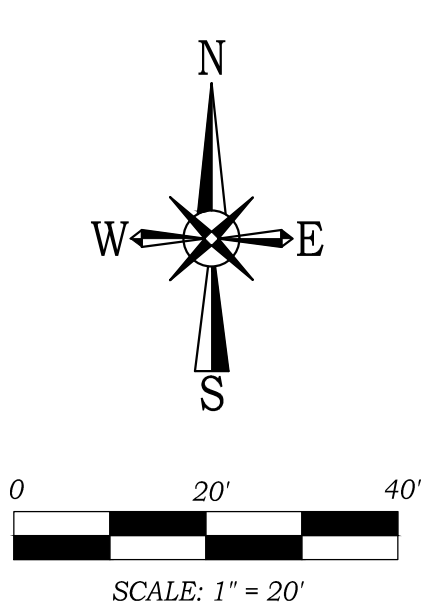
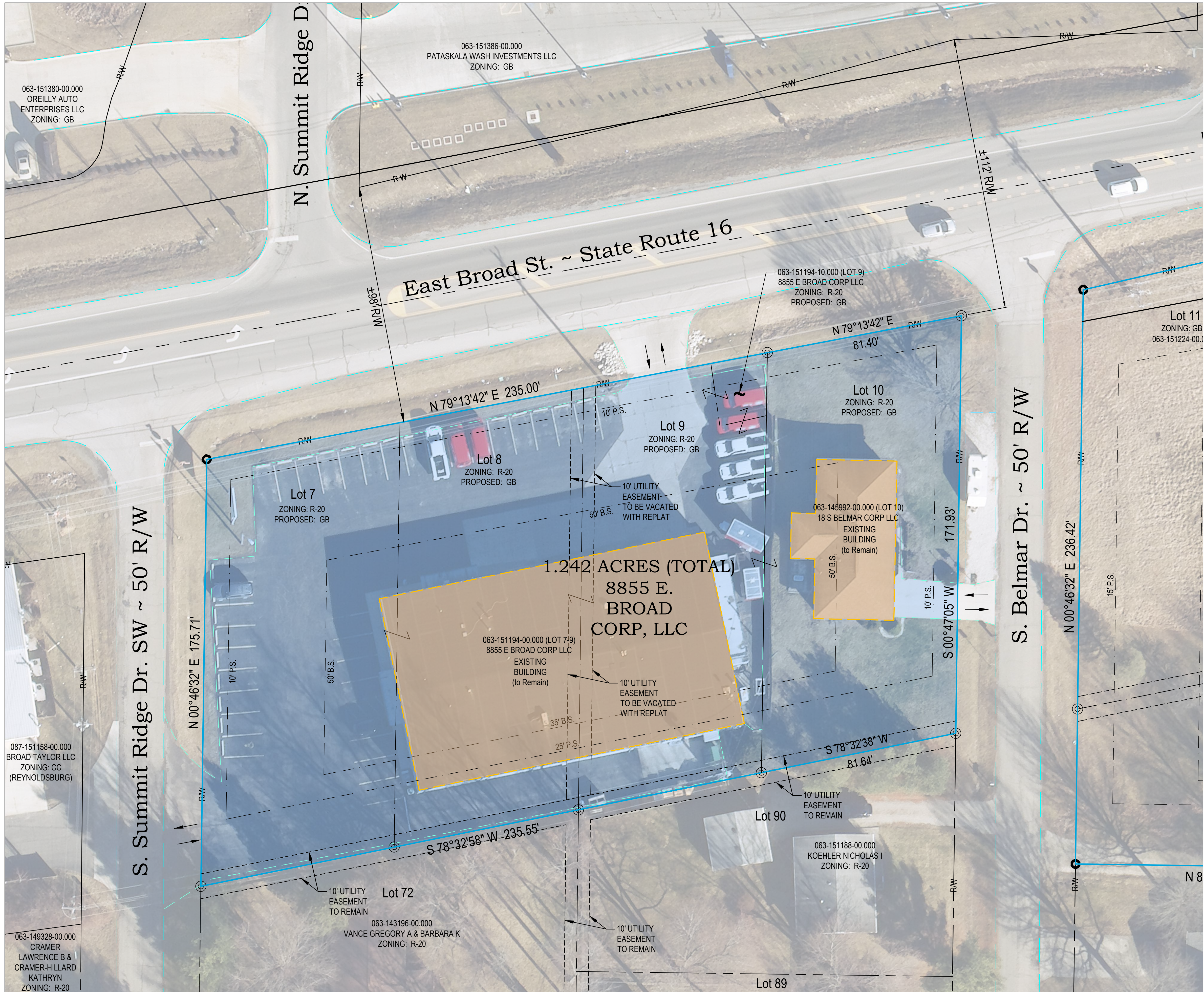
ERIC M EESLEY, P.S. # S-8861
PAUL BOESHART LAND SURVEYING
94 CANTON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pboeshart@hotmail.com

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."



- 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
 - 3 TOTAL TRACT: 1.252 ACRES (COMBINATION OF LOTS 7-10)
 - PIN NO: 063-151194-00.000, 063-151194-01.000 & 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 & REPLAT
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: 02/08/2024 Sheet: 1 of 2



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 V. Vetter

William W. Reynolds

Robert G. Walters

COMMISSIONERS, LICKING COUNTY, OHIO

Approved this 23rd day of APRIL 1956

James A. Hester

James A. Hester

James A. Hester

James A. Hester

James A. Hester

James A. Hester

James A. Hester

James A. Hester

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James A. Hester

James A. Hester

James A. Hester

James A. Hester

James A. Hester

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.

3203 W. BROAD ST. COLUMBUS 4, OHIO

REGISTERED ENGINEER & SURVEYOR

ROBERT G. WALTERS

REGISTERED ENGINEER & SURVEYOR

ROBERT G. WALTERS

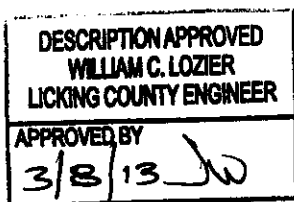
REGISTERED ENGINEER & SURVEYOR

This instrument prepared by

Robert G. Walters

Draftsman - L. J. Napier

69-69



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

01150552406089001000

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

GENERAL WARRANTY DEED

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

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

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


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

Executed this 5th day of March, 2013

Mary C. Hewitt
Mary C. Hewitt

State of Ohio
County of Licking SS:

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

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

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

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



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

TRANSFERRED
Date APR 10, 2018
<i>Michael Smith</i> Licking County Auditor
SEC. 319.202 COMPLIED WITH MICHAEL L. SMITH, AUDITOR
BY: <i>KAE</i> <i>EXM</i>

Prepared by/Return to:

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

QUIT CLAIM DEED

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

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

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

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

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

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



01150552406089004000



01150552406089003000

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

Executed on this 6 day of April, 2018.

SUB-AQUATICS, INC.




Mark E. Schuster, President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

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

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



Notary Public
My Commission Expires 08/30/21



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



CONDITIONAL APPROVAL FOR THIS TRANSFER
CORRECTION REQUIRED FOR NEXT TRANSFER
JARED N. KNERR, LICKING COUNTY ENGINEER

02/02/2024

• Poor Bearings

JK



202402020001856

Pgs:3 S0.00 T20240001780
2/2/2024 10:37 AM NDNo Disposi
Bryan A. Long Licking County Recorder

TRANSFERRED	
Date	<u>Feb. 2, 2024</u>
<u>Michael L. Smith</u> Licking County Auditor	
SEC. 319.202 COMPLIED WITH MICHAEL L. SMITH, AUDITOR	
BY:	<u>JW</u> <u>EX-A</u>

QUIT CLAIM DEED KNOW ALL MEN BY THESE PRESENTS

That Licking County (aka Licking County, Ohio; the Board of Licking County Commissioners; Commissioners, Licking County, Ohio; Board of County Commissioners of Licking County) (Grantor) a political subdivision under the laws of the State of Ohio whose tax mailing address is 20 S. Second Street, 4th Floor, Newark, Ohio, 43055, grants to 8855 E. Broad Corporation, LLC (Grantee) an Ohio corporation, whose tax mailing address is 8855 E. Broad Street, Reynoldsburg, OH 43068, the following describe property:

Situated in the State of Ohio, County of Licking and [former] Township of Lima [not the City of Pataskala], and being part of Lot No. Nine in the Summit Ridge Heights Subdivision, as shown on a plat thereof recorded in Volume 6 at Page 89 of the Plat Records of Licking County, Ohio, and being more particularly described as follows:

Beginning at a point in the northerly line of said Lot No. Nine, said point being 25 feet west from the northeast corner of said Lot No. Nine; thence in an easterly direction, 25 feet along the north line of said Lot No. Nine to the northeast corner thereof; thence in a southerly direction along the east line of said Lot No. Nine, 25 feet to a point; thence in a westerly direction, 20 feet to a point 25 feet south from the point of beginning; thence in a northerly direction, 25 feet to the place of beginning.

Prior References:

- Deed Book 743, Page 585, recorded on February 20, 1976 in the office of the Recorder of Licking County, Ohio.
- Auditor's Parcel No. 063-151194-01.000

Address:

Unaddressed real estate along E. Broad Street, Reynoldsburg, Licking County, Ohio, (formerly a portion of 8855 E. Broad Street).

Additional:

- Grantee here being a successor in title to Sub-Aquatics, Inc., an Ohio Corporation from which Licking County obtained its limited interest (See Quit Claim Deed, Instrument No. 201804100006769 filed April 10, 2018.)

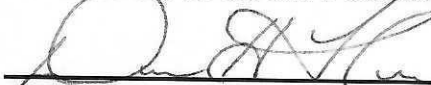


01150552400000001000

- The intent of this deed is to recognize reversionary interest kept by Sub-Aquatics, Inc. in the event that property was no longer being used for treatment facilities and to return interest to its "successors or assigns".
-

Executed the 1st day of February, 2024.

FOR LICKING COUNTY COMMISSIONERS



Signature

Duane Flowers

President, Board of Commissioners

*State of Ohio,
Licking County, ss*

Before me, a Notary Public, in and for said County and State, personally appeared **Duane Flowers**, for and on behalf of Licking County, a political subdivision under the laws of the State of Ohio, and acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and that he was properly authorized by Board of Commissioners' Resolution to sign this instrument.


In Testimony Whereof, I have hereunto set my hand and official seal at Newark, Ohio, this 1st day of February, 2024.



CHRISTEL HAMPER
Notary Public, State of Ohio
My Commission Expires
MAY 13, 2028


Notary Public

This instrument prepared by: Kenneth W. Oswalt, Attorney at Law, 20 S. Second Street, 4th Floor, Newark OH 43055, 740-6705110


Beverly Adzic, Clerk/Administrator

OnTrac Property Map



February 8, 2024



LICKING COUNTY TAX MAP