



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 6, 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, 063-151194-01.000, 063-145992-00.000)
Acreage:	+/- 1.242-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a recommendation of approval to rezone five (5) 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 five (5) lots from the R-20 – Medium Density Residential zoning district to GB – General Business.

Staff Summary:

There are a total of five (5) lots, being lots 7, 8, 9, and 10 of the Summit Ridge Heights subdivision, and Part of Lot 9, 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.

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 is currently vacant.

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.

City Engineer (Full comments attached)

1. Consider a ROW dedication along Broad Street accommodate future transportation improvements.
2. Consider reserving space for a future pedestrian pathway along the frontage of the property.
3. If site improvements are done on this property, some detention/water quality measures will need to be incorporated.

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 – See attached .
- 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.

From: [Lenhart, Tony](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); laitken@lhschools.org; kperkins@laca.org; "Chris Gilcher"; [Alan Haines](#); [Antonio Anzalone](#); [Chris Sharrock](#)
Cc: [Lisa Paxton](#); [Scott Fulton](#); [Weber, Matt](#)
Subject: RE: Pataskala PZC Review Memo for 03-06-2024
Date: Sunday, February 25, 2024 4:41:49 PM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Good Afternoon,

American Structurepoint offers the following comments:

ZON-24-001 (and companion cases):

1. Consider a ROW dedication along Broad Street to accommodate future transportation improvements.
2. Consider reserving space for a future pedestrian pathway along the frontage of the property.
3. If site improvements are done on this property, some detention/water quality measures will need to be incorporated.

REP-24-002: No comments

ZON-24-003: No comments

FP-24-001:

1. Lot 41 appears too close to the adjacent curve in the street to the west. At a minimum, restrict the driveway for this lot to be to the east side of the lot.
2. Suggest ADA ramps be installed at all corners of the proposed intersections.
3. ROW needs dedicated per an approved set of Refugee Road turn lane improvements. The plans need to be reviewed by the City and the County Engineer. Plans should consider a pedestrian pathway along the frontage of the development.
4. Verify the adequacy of the storm sewer outfall for the proposed ponds. Explain how far downstream the capacity of the roadside ditch was analyzed.

PM-24-001

1. Confirm that ROW limits at the south end of the site accommodate the planned intersection improvement at Etna Parkway and Refugee Road.
2. The area reserved for retention ponds might be too small compared to the amount of impervious area being added to the site.
3. Suggest a pedestrian pathway along the frontage of the property. Even if it's not connected it will provide some area for employees to walk.
4. Proposed turn lane geometry needs to be confirmed by a traffic impact study.



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: 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		
Current Zoning: R-20	Proposed Zoning: GB	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: ZON-24-001
Fee: \$750.00
Filing Date: 01-05-2024
Hearing Date: 03-06-2024
Receipt Number: 001443

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	

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

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	

Rezoning Information
Request (Include Section of Code):
Lot 7-10 (063-151194-00.000, 063-151194-01.000 & 063-145992-00.000) Zoning change from 1231 R-20 Medium Density Residential to 1249 GB-General Business.
Describe the Project (Include Current Use and Proposed Use):
These lots are currently occupied by commercial uses on lots 7-9 and rental property on lot 10. Replating these lots along with their rezoning will bring the existing uses up to current zoning classifications and inline 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.

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:

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. 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. 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.***

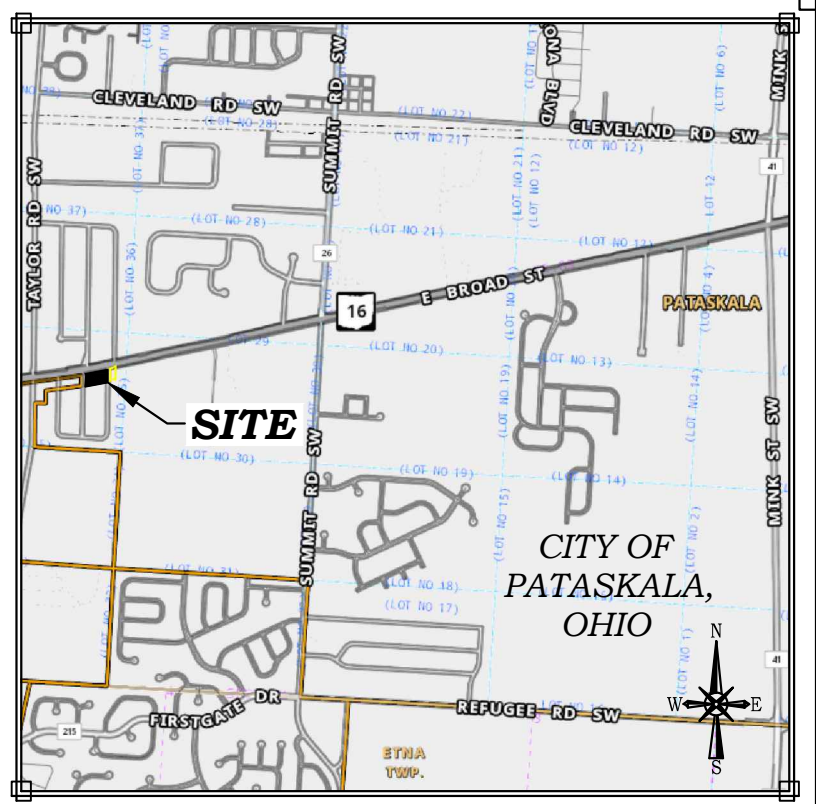
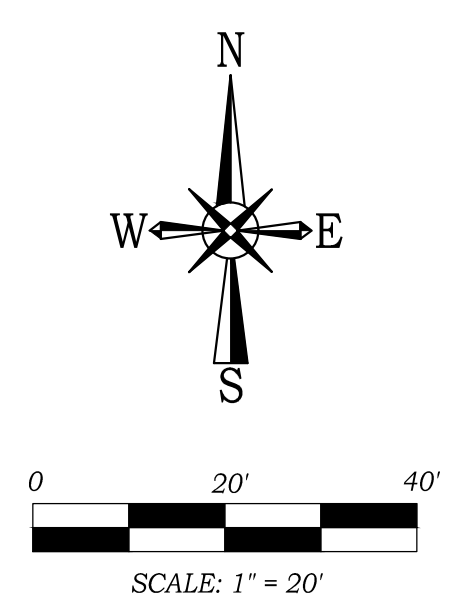
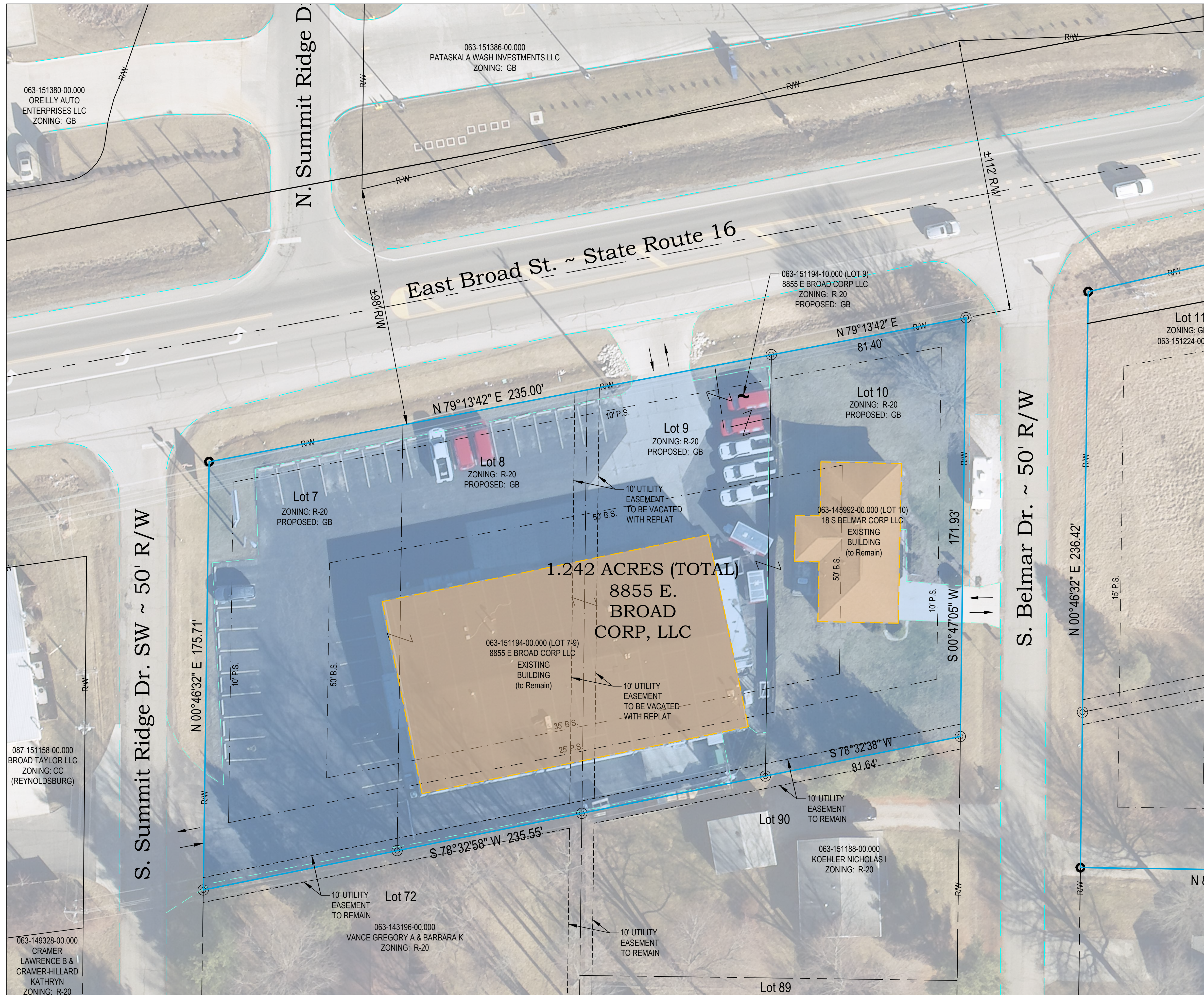
We look forward to the City's review and comment on the proposed development. If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Badger Land Concepts, LLC



R. Ryan Badger, Owner



VICINITY MAP
N.T.S.

- 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**

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 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.

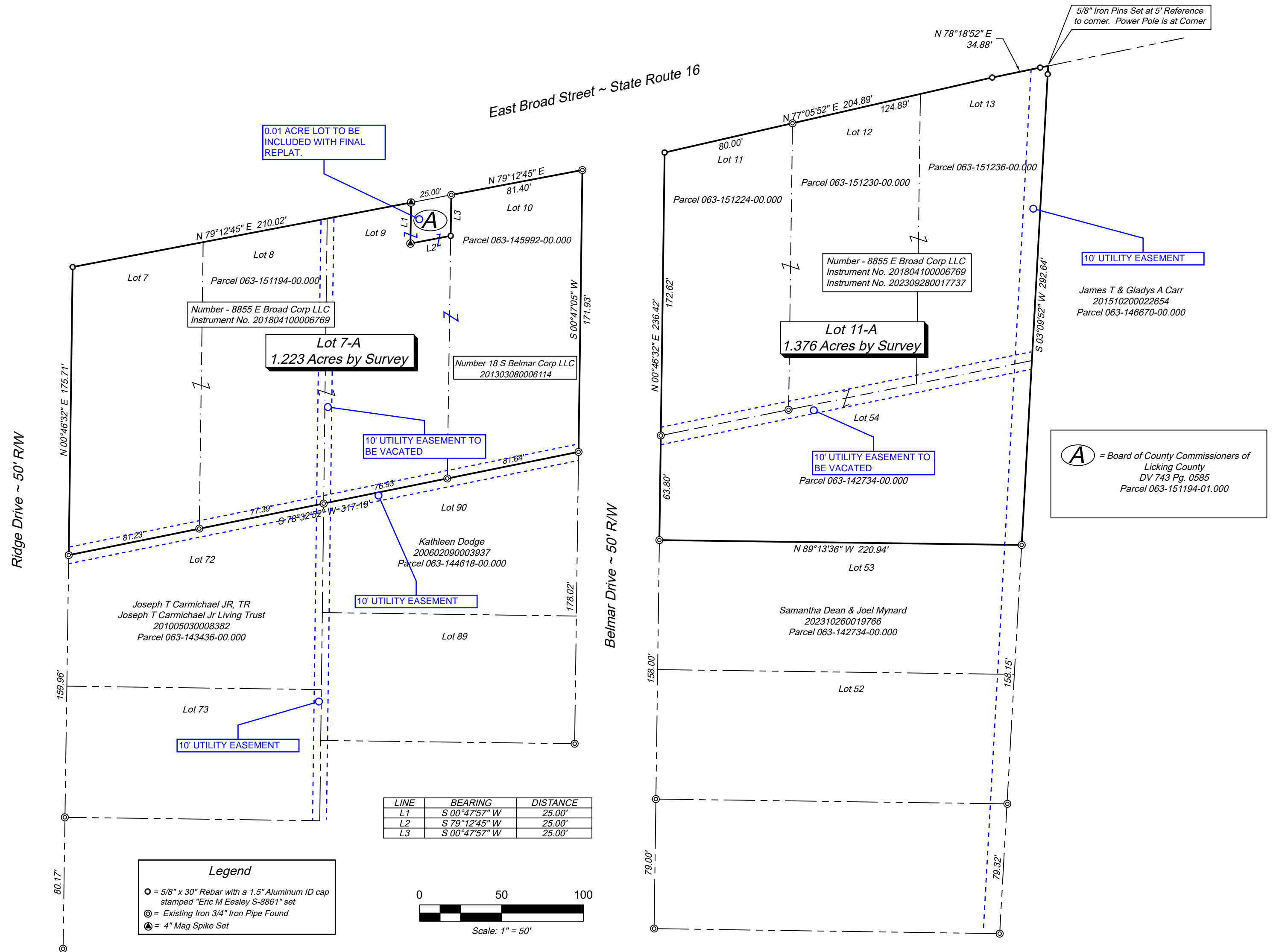
ERIC M EESLEY, P.S. # S-8861
PAUL BOESHART LAND SURVEYING
54 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pboeshart@hotmail.com

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 Static and RTK GPS Observations, and were determined by using NCS, CORS Service, and CORS Station ID# 201804100006769. All bearings and angles are used to denote angles only.



0.01 ACRE LOT TO BE INCLUDED WITH FINAL REPLAT.

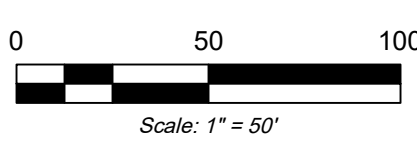
Lot 7-A
1.223 Acres by Survey

Lot 11-A
1.376 Acres by Survey

James T & Gladys A Carr
201510200022654
Parcel 063-146670-00.000

A = Board of County Commissioners of Licking County DV 743 Pg. 0585 Parcel 063-151194-01.000

LINE	BEARING	DISTANCE
L1	S 00°47'57" W	25.00'
L2	S 79°12'45" W	25.00'
L3	S 00°47'57" W	25.00'



DESCRIPTION APPROVED
WILLIAM C. LOZIER
LICKING COUNTY ENGINEER
APPROVED BY
3/8/13 JW



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 JSF \$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

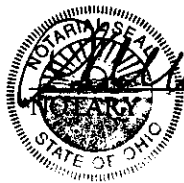
Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

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



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 JK
• Poor Bearings

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



202402020001856

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

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.)

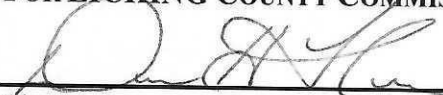


01150552400000001000

- 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

RESOLUTION

IN THE MATTER OF TERMINATING INTEREST IN REAL PROPERTY INITIALLY ACQUIRED FOR THE OPERATION OF A SEWAGE SYSTEM AND SURRENDERING INTEREST TO 8855 E. BROAD CORP., LLC., THE SUCCESSOR OF ORIGINAL GRANTOR.

WHEREAS, as part of the County's operation of public sewer systems the County has acquired various interests in parcels of real estate which, after some time, become obsolete and unneeded; and,

WHEREAS, a portion of a larger tract located near 8855 E. Broad St., Reynoldsburg, has been identified as being one such unneeded property fragment; and,

WHEREAS, the County's interests in such property had been acquired from Sub-Aquatics, Inc., by way of a deed that retained to Sub-Aquatics, Inc., or its "successors or assigns", a reversionary interest in the property in the event that the County no longer used it for purposes of maintaining a sewer system; and,

WHEREAS, the County no longer needs said property as part of its sewer system and thus the County should release its interest in the property in accordance with the reversionary interests retained by Sub-Aquatics, Inc., or its "successors or assigns"; and,

WHEREAS, Sub-Aquatics transferred its interests to "8855 E. Broad Corporation, LLC", making the latter entity a successor or assign of the original deed and now entitled to the reversionary interest; NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners, County of Licking, State of Ohio:

That we do hereby approve of the release, by way of a Quit Claim Deed, of the interest the County has in property formerly acquired from Sub-Aquatic for purposes of maintaining a sewer system; and

We further approve Board's President signing the formal "Quit Claim Deed" to accomplish this act, a copy of which will be attached to this Resolution.

Motion by BUBB seconded by BLACK

that the resolution be adopted was carried by the following vote:

YEAS: [Signatures] * [Signatures] * [Signatures]
NAYS: * *

CC: Michael L. Smith, Auditor
Jerad Knerr, Engineer

FILE

I, Beverly Adzic, duly qualified clerk of Licking County Commissioners; do hereby certify that the foregoing document is a true and exact copy.

[Signature]
Beverly Adzic, Clerk
Licking County Commissioners

Duane H. Flowers
Rick Black
Timothy E. Bubb

Adopted: February 1, 2024

[Signature]
Beverly Adzic, Clerk/Administrator

OnTrac Property Map



February 8, 2024

- Street Number Only
- Sales - 2024
- Sales - 2023



Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP