



William Biddlecombe Vice-Mayor	Joe Dike Councilmember	Sam Artino Councilmember	Monty Tapp Mayor	Mark Claus Councilmember	Tom Harris Councilmember	Joel Hagy Councilmember
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CITY COUNCIL — REGULAR COUNCIL MEETING

Tuesday, January 27, 2026 @ 6:30 PM

City Council Chambers
417 Main Street
Huron, Ohio 44839

- I. Call To Order** Moment of Silence followed by the Pledge of Allegiance to the Flag
- II. Roll Call of City Council**
- III. Oath of Office** City Manager Stuart Hamilton will administer the Oath of Office to Devin Woods as Patrol Officer for the Huron Police Department
- IV. Approval of Minutes**
 - IV.a** Minutes of the December 23, 2025 regular Council meeting.
 - IV.b** Minutes of the January 13, 2026 regular Council meeting.
- V. Audience Comments** Citizens may address their concerns to City Council. Please state your name and address for the recorded journal. (3-minute time limit)
- VI. Old Business**
 - VI.a** Resolution No. 92-2025 (**third and final reading**) (*submitted by Fire Chief/Fire Captains*)
A resolution pursuant to Section 5705.19(I) of the Revised Code submitting to the electors of the City of Huron the question of the placement of an additional tax levy on a continuing basis for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under Section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs.
- VII. New Business**
 - VII.a** Motion to set a Public Hearing on the application of Holiday Harbor Marina to rezone 1.3698 acres of real property (Erie County, Ohio Permanent Parcel No. 42-02091.000) from its current R-3 Multi-Family Residential District to B-3 General Business District for Tuesday, March 10, 2026 at 6:30pm, immediately preceding the regular Council meeting.
- VIII. City Manager's Discussion**

IX. Mayor's Discussion

X. For the Good of the Order

XI. Executive Session(s)

XI.a Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official.

XII. Adjournment



TO: Mayor Tapp and City Council
FROM: Stuart Hamilton, Service Director
RE: Resolution No. 92-2025 (**third and final reading**) (*submitted by Fire Chief/Fire Captains*)
DATE: January 27, 2026

Subject Matter/Background

History

Resolution No. 1985-12 - original 2.5 mill fire levy placed on ballot.

Resolution No. 2004-37 - 3.0 mill replacement fire levy placed on ballot.

Resolution No. 89-2025 - 1.5 mill additional fire levy resolution of necessity requesting auditor valuation

During the preparation of the 2026 budget including a forward forecast of ten years the City Fire Department shows inability to fund current operating service levels with the current revenue generated by the active property tax levy. The Fire Department has maintained its level of service with the static revenue amount generated without a ballot measure for over 20 years. With rising operational costs, increased call volume, and capital equipment in need of replacement the necessity for additional property tax revenue is apparent. The ballot measure of an additional 1.5 mills is estimated to cost taxpayers \$52.50 per year for every \$100,000 of assessed property tax value.

Financial Review

A resolution to place an additional 1.5 mill fire tax levy on the May 2026 ballot. A copy of the Erie County Auditor's Certification of valuation of the proposed levy is attached hereto as Exhibit "1."

Legal Review

The matter has been reviewed, follows normal administrative procedure and is properly before you.

Recommendation

If Council is in agreement with the request, a motion placing Resolution No. 92-2025 on its third and final reading is in order.

[Resolution No. 92-2025 Exh 1 Erie County Auditor Certification](#)

[Resolution No. 92-2025 Place Fire Levy on Ballot 1.5 Mill \(4\).docx](#)

Certificate of Estimated Property Tax Revenue

Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate.

DTE 140R
Rev. 04/25
R.C. 5705.01, 5705.03

The county auditor of Erie County, Ohio, does hereby certify the following:

1. On December 11, 2025, the taxing authority of the City of Huron (political subdivision name) certified a copy of its resolution or ordinance adopted December 9, 2025, requesting the county auditor to certify the current taxable value of the subdivision and the amount of revenue that would be produced by (1.500) mills, to levy a tax outside the 10-mill limitation for Fire and EMS purposes pursuant to Revised Code § 5705.19 (I), to be placed on the ballot at the May 5, 2026, election. The levy type is an additional levy.
2. The property tax revenue that will be produced by the stated millage, assuming the taxable value of the subdivision remains constant throughout the life of the levy, is calculated to be \$ 513,357.
3. The total taxable value of the subdivision used in calculating the estimated property tax revenue is \$ 342,237,999.
4. The millage for the requested levy is (1.500) mills per \$1 of taxable value, which amounts to \$ 53 for each \$100,000 of the county auditor's appraised value.


Auditor's signature

12.11. 2025

Date

Instructions

1. "Total taxable value" includes the taxable value of all real property in the subdivision as indicated on the tax list most recently certified for collection and estimates of the taxable value of public utility personal property for the first year the levy will be collected as set forth on the worksheets prescribed in conjunction with this form. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.
2. For purposes of this certification, "subdivision" includes any agency, board, commission or other authority authorized to request a taxing authority to submit a tax levy on its behalf. See R.C. 5705.01(A) & (C).
3. "Levy type" includes the following: (1) additional, (2) renewal, (3) renewal with an increase, (4) renewal with a decrease, (5) replacement, (6) replacement with an increase and (7) replacement with a decrease levies.
4. In completing Lines 1 and 4 of this form, mills should be identified in whole numbers or fractions thereof, i.e., 5 mills or 5.25 mills, rather than as a fraction of a dollar, i.e., \$0.005. This expression is consistent with the prior practice of identifying mills in whole numbers or fractions thereof per \$1 of valuation.
5. "The county auditor's appraised value" means the true value in money of real property. R.C. 5705.01(P).
6. For any levy or portion of a levy, an estimate of the levy's annual collections, rounded to the nearest dollar, which shall be calculated assuming that the amount of the tax list of the taxing authority remains throughout the life of the levy the same as the amount of the tax list most recently certified by the county auditor under R.C. 319.28(A). See R.C. 5705.03(B).
7. Please file this certificate with the subdivision as soon as possible, so the taxing authority can pass a resolution to proceed not later than 90 days before the election.

RESOLUTION NO. 92-2025

Introduced by: Sam Artino

A RESOLUTION PURSUANT TO SECTION 5705.19(I) OF THE REVISED CODE SUBMITTING TO THE ELECTORS OF THE CITY OF HURON THE QUESTION OF THE PLACEMENT OF AN ADDITIONAL TAX LEVY ON A CONTINUING BASIS FOR THE PURPOSE OF PROVIDING AND MAINTAINING FIRE APPARATUS, MECHANICAL RESUSCITATORS, UNDERWATER RESCUE AND RECOVERY EQUIPMENT, OR OTHER FIRE EQUIPMENT AND APPLIANCES, BUILDINGS AND SITES THEREFOR, OR SOURCES OF WATER SUPPLY AND MATERIALS THEREFOR, FOR THE ESTABLISHMENT AND MAINTENANCE OF LINES OF FIRE-ALARM COMMUNICATIONS, FOR THE PAYMENT OF FIREFIGHTING COMPANIES OR PERMANENT, PART-TIME, OR VOLUNTEER FIREFIGHTING, EMERGENCY MEDICAL SERVICE, ADMINISTRATIVE, OR COMMUNICATIONS PERSONNEL TO OPERATE THE SAME, INCLUDING THE PAYMENT OF ANY EMPLOYER CONTRIBUTIONS REQUIRED FOR SUCH PERSONNEL UNDER SECTION 145.48 OR 742.34 OF THE REVISED CODE, FOR THE PURCHASE OF AMBULANCE EQUIPMENT, FOR THE PROVISION OF AMBULANCE, PARAMEDIC, OR OTHER EMERGENCY MEDICAL SERVICES OPERATED BY A FIRE DEPARTMENT OR FIREFIGHTING COMPANY, OR FOR THE PAYMENT OF OTHER RELATED COSTS, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 5705.02 provides that the aggregate amount of taxes that may be levied on any taxable property in the City shall not in any one year exceed ten mills on each dollar of tax valuation of the City, except for taxes specifically authorized to be levied in excess thereof; and

WHEREAS, Ohio Revised Code Section 5705.19 provides that the City of Huron ("City"), by vote of two-thirds of all the members of this Council, may declare by resolution and certify the resolution to the board of elections not less than ninety days before the election upon which it will be voted that the amount of taxes that may be raised within the ten-mill limitation will be insufficient to provide for the necessary requirements of the subdivision and that it is necessary to levy a tax in excess of that limitation for certain purposes; and

WHEREAS, Ohio Revised Code Section 5705.19(I) expressly allows the City to authorize a levy in excess of the ten mills limitation for purposes of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs; and

WHEREAS, the dollar amount of revenue currently generated by the existing taxes and prior levies is insufficient to meet the financial needs of current operating and maintenance costs of the Fire Department of the City and additional funds are necessary to continue to provide fire and emergency medical services to the residents of the City of Huron; and

WHEREAS, on December 9, 2025, this Council adopted Resolution No. 89-2025 pursuant to Section 5705.03 of the Revised Code authorizing the placement of an additional 1.5 mill tax levy for a continuing period of time and requesting the Erie County Auditor to certify the total current tax valuation of the City and the dollar amount of revenue that would be generated by that additional levy; and

WHEREAS, on December 11, 2025, the County Auditor certified that the total current tax valuation of the District is \$342,237,999.00 and the dollar amount of revenue that would be generated by the additional 1.5 mill levy would be \$513,357.00 annually during the life of the levy, assuming that the total current tax valuation remains the same throughout the life of the levy;

WHEREAS, Council finds it necessary to place an additional one point five (1.5) mill levy in accordance with Sections 5705.19(I) and 742.34 of the Ohio Revised Code and the Charter of the City of Huron in order to maintain and operate the Fire Department and provide for fire and emergency medical services throughout the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
THE CITY OF HURON, OHIO:**

Section 1: That Council hereby finds, determines and declares that the amount of taxes that may be raised by the City of Huron within the ten-mill limitation by levies on the current tax list and duplicate will be insufficient to provide an adequate amount for the necessary requirements of this City, and that it is necessary to levy an additional tax in excess of that limitation at the rate of 1.5 mills for a continuing period of time for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs, and declaring an emergency.

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Resolution is hereby declared to be an emergency measure, the emergency being the necessity to authorize the Mayor and/or Council to take any and all measures to protect the public and the City's employees from contracting and/or spreading the COVID-19, thus for the public health, safety and welfare. Therefore, this Resolution shall be in full force and effect from and immediately after passage and approval by the Mayor.

Monty Tapp, Mayor

ATTEST:

Clerk of Council

ADOPTED:



TO: Mayor Tapp & Members of City Council
FROM: Christine Gibboney, Planning & Zoning Manager
RE: **PC Recommendation:** Rezoning of a portion of 42-00710.000 from R-3 to B-3
DATE: January 22, 2026

Zoning District: **R-3 Multi-Family Residential**

Parcel No.: **42-00710.000 (1.3698 Portion)**

Existing Land Use: **1.3698 Acres/Vacant Land**

Traffic Considerations: **N/A -No Frontage**

Owner:
Holiday Harbor Marina
944 South Main Street
Huron OH 44839

Project Description-Rezoning

Rezoning application for a 1.3698-acre portion of property previously owned by Zion Lutheran Church PPN 42-02091.000, which was purchased by Holiday Harbor Marina and combined into their existing parcel PPN42-00710.000. This portion is currently zoned R-3 Multi-Family Residential; the applicant is seeking to rezone this portion to B-3 General Business to conform with the existing zoning of their property.

APPLICABLE CODE SECTIONS :

1139.06 Zoning District Changes and Zoning Regulation Amendments

Planning Commission Recommendation:

At their regular meeting of 1-21-26, the Planning Commission recommended approval of the rezoning application, as submitted to rezone a 1.3698 acre portion of PPN 42-00710.000 from the current R-3 zoning to B-3 General Business.

Attachments:

Rezoning Application
Recorded Legals

**RE-ZONING PROCEDURE
OUTLINE AND APPLICATION
Codified Ordinance Section 1139.06**

This application is used to request consideration for the re-districting/re-zoning of a property. Prior to the submission of an application, a **meeting with the Planning & Zoning Department is required for review of the proposed re-districting/re-zoning.**

The completed application will be submitted to the Planning & Zoning Department along with the non-refundable application fee of \$250.00. The following is an estimated timeline of the process from Planning Commission to City Council.

1. Completed application, documentation, and fee submitted to the Planning & Zoning Department.
2. Application will be placed on the next regular meeting agenda of the Planning Commission. The Planning Commission *may* hold a Public Hearing for this application. The Public Hearing could be held at this meeting or the Planning Commission may set a date for a Public Hearing at a future meeting.
3. Public Hearings require: Legal Notice to be published at least 10 days prior to the Public Hearing Date. If the application intends to rezone/redistrict ten (10) or less parcels of land, notifications will be mailed to properties within 100', contiguous to, and directly across the street from such parcel proposed to be rezoned, at least twenty (20) days before the Planning Commission Public Hearing Date.
4. Planning Commission will hold the Public Hearing and then make their recommendation on the rezoning request.
5. Report and recommendation will be provided to City Council at their (City Council's) next regularly scheduled meeting; City Council will set a Public Hearing Date.(at least thirty (30) days from their receipt of Planning Commission's recommendation)
6. City Council will hold the Public Hearing and then take final legislative action (Ordinance).

CITY OF HURON
APPLICATION TO RE-DISTRICT PROPERTY

Date : 12/5/25

Property Owner: Holiday Harbor Marina

Address: 944 South Main Street

City, State, Zip: Huron, OH 44839

Email Address: tomj@holidayharbor.com

Address of Property to be Rezoned:

Same

Parcel Number: PPN42-00710.000,

Applicant: (Name & Address - if different from the property owner)

Tom Solberg Jr

847 Farmington Ct Huron, OH 44839

Current Zoning District of Subject Property:

R-1 R-2 R-3 B-1 B-2 B-3

I-1 I-2 Other: _____

Explain the reason that re-districting/re-zoning is being

requested: We purchased a small piece of land from Zion Lutheran Church and would like to have the zoning changed to match our current zoning

Proposed Zoning District of Subject Property:

R-1 R-2 R-3 B-1 B-2 B-3

I-1 I-2 Other: _____

Was a re-zoning request ever submitted for this property? No Yes Date _____

Is the applicant represented by legal counsel? Yes No

If Yes, Counsel's Name and Address: _____

Contact Number and Email _____

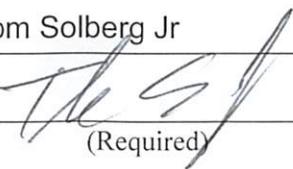
The following must be attached to this application:

1. A survey and legal description of the property.
2. A map of the subject property (maximum size 11" x17")
3. A map of the subject property in relation to the adjoining properties.(max size 11" x 17")
4. A complete list of the names and current addresses of all property owners within 100' of the exterior boundaries of the subject property.
5. A PDF of the completed application packet with all the above to be submitted via email to zoning@huronohio.us
6. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))

APPLICANT NAME(Print): Tom Solberg Jr

APPLICANT SIGNATURE: 

PROPERTY OWNER NAME (Print): Tom Solberg Jr

PROPERTY OWNER SIGNATURE: 
(Required)

DO NOT WRITE BELOW THIS LINE

Date Completed Application Received: 12-10-25

Zoning Department Representative: CMB

Date to Planning Commission: 12/21/26

City of Huron
Planning and Zoning Dept.
417 Main St., Huron, Ohio 44839
P: 419-433-5000
F: 419-433-5120



Lot Split/Combination Process Checklist

The following steps must be completed in order for a parcel of land less than five (5) acres to be subdivided or to have lots combined:

Set an appointment to meet with the City of Huron Planning & Zoning Department for preliminary review of lot size and lot width requirements of the zoning district in which your proposed lot split or combination (s) will be located. All lots must have frontage on an approved public right-of-way, not a private access easement. Application may require approval by the Planning Commission, subject to their monthly meeting schedule.

In areas without existing utilities: Check with the Erie County Health Department at 419-626-5623 to verify that a sewage system installation permit can be obtained for your proposed lot(s). Check with the City Engineering Department cityengineer@huronohio.us to verify that utilities can be installed for your proposed lot.

Have a survey prepared for the proposed lot (s) by a registered surveyor. All survey plats and legal descriptions must conform to the Ohio Administrative Code Sections 4733-37 to 4733-37-07. Further, the plat shall also show the existing lot lines, existing buildings and proposed setbacks from the existing structures to the proposed lot lines.

Submit the survey plats and legal descriptions for your proposed lot split/combination (s) to the Erie County Engineer's Office for approval. The County Engineer's Office will stamp the plats and legal descriptions. After the County Engineer's Office, submit survey plats and legal descriptions to the City of Huron Planning & Zoning Department for their approval.

Complete Box #1 of the affidavit form on the opposite side of this brochure and have the signatures notarized.

Submit the affidavit form with Box #1 completed along with processing fee, approved survey plats, legal descriptions and new original deeds for the proposed lot split/combination (s) to the City Planning & Zoning Department. The planner will check the proposed lot (s) for conformity with City zoning requirements. If approved, the planner will then sign Box #2 on the affidavit form on the opposite side of this brochure and the survey plats and legal descriptions. As prescribed by State statute, the City of Huron Planning & Zoning Department has seven (7) working days to review and process your submission. The Planning Department will notify you when your application has been processed or you may check periodically within the seven (7) working days to see if it is completed.

If your submission is approved, you must then file it within 60 days at the Erie County Tax Map Office which is located on the second floor of the Erie County Office Building, 247 Columbus Avenue, Sandusky, Ohio 44870.

Owner Information

Property Owner Name: Holiday Harbor Marina, Inc.

Full Address: 944 Main Street, Huron, Ohio 44839

Phone: 419-433-2140

Email: info@holidayharbormarina.com

Property Information

Provide address and/or Parcel Numbers of all applicable parcels involved in the application & attach Erie County Auditor aerial maps: 42-00710.000; 42-02091.000

Provide a brief description (lot split?, lot combo?):

Lot combo

Contact the Planning & Zoning Department to set an appointment for the required preliminary review.

City of Huron
Planning & Zoning Department
417 Main Street
Huron, OH 44839
(419) 433-5000 ext. 1302, 1303

AFFIDAVIT FOR CREATING A SUBDIVISION OF LAND INVOLVING FIVE (5) LOTS OR LESS

BOX #1

PROPERTY OWNER'S AFFIDAVIT

All signatures must be obtained by the property owner or property owner's agent.

Address of Property or Properties involved: 944 Main Street & 0 Main Street, Huron, OH 44839

State of Ohio, County of Erie Holiday Harbor Marina, Inc., 944 Main Street, Huron, Ohio 44839

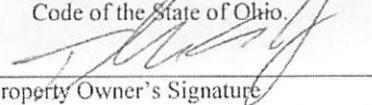
(Property Owner's Name and Address)

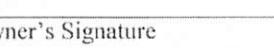
Being duly sworn, upon his _____ oath depose and say that:

419-433-2140

(Phone #)

1. The proposed division of land is along an existing public road and involves no openings, widening or extensions of any street or roads;
2. No more than five (5) lots are involved after the entire original parcel has been subdivided; and
3. The property has been surveyed by a registered surveyor and is as set forth on the accompanying plat and legal description; two (2) copies of which shall show all information required for instruments of conveyance in Erie County including those standards contained in Sections 4733-37 to 4733-37-07 of the Administrative Code of the State of Ohio.


Property Owner's Signature


Property Owner's Signature

Notary (to be obtained by the property owner or property owner's agent)

Sworn to before me and subscribed in my presence this 17 day of November 2025.

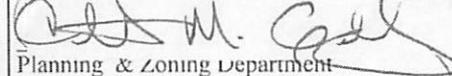


Caroline L. Cottrell
Notary Public, State of Ohio
My Commission Expires:
April 11, 2026

BOX #2

CITY OF HURON PLANNING & ZONING DEPARTMENT

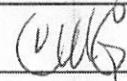
I, hereby certify, that the lot or lots being created meet all requirements of the City of Huron Zoning Code.


Planning & Zoning Department

11/20/25
Date of Signature

To be completed by the City of Huron Planning & Zoning Department

The Planning & Zoning Department hereby certifies that the lot or lots being created are not contrary to applicable platting, subdividing, or zoning regulations.

Approval Signature:	
Date of Approval:	<u>11-20-25</u>
Floodplain Determination:	
Flood Zone:	
Date of Map:	
Field Determination Required:	YES NO

Parcel "A"
1.3698 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lot 28 now in the City of Huron and being more definitely described as follows:

Commencing at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267); Thence South 88°50'33" East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set and the point of beginning;

- (1) Thence North 02°50'03" West a distance of 401.42 feet to a 1/2" iron pin, set;
- (2) Thence North 51°53'22" East a distance of 166.65 feet to a 1/2" iron pin, set on the West line of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);
- (3) Thence South 01°52'54" East along the West line of said Holiday Harbor parcel, a distance of 506.64 feet to a railroad spike found on the North line of said Holiday Harbor parcel;
- (4) Thence North 88°50'33" West along the North line of said Holiday Harbor parcel, a distance of 127.94 feet to the point of beginning, containing 1.3698 acres, more or less, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in July 2025. The bearings were based on ODOT VRS.

Daniel E. Hartung Jr., PE, PS

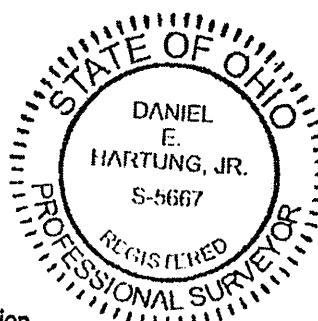
CERTIFIED TO CONFORM WITH
ERIE COUNTY SURVEY REQUIREMENTS

Erie B. Rodell, C.S.P., L.S.
Erie County Engineer/Surveyor Date

APPROVED BY Huron City Planning Commission

Alex Koenig
Zoning Inspector

11-20-25
Date



Parcel "B"
Combined Acreage
32.8404 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lots 27 & 28 now in the City of Huron and being more definitely described as follows:

Beginning at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);

- (1) Thence South $88^{\circ}50'33''$ East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set;
- (2) Thence North $02^{\circ}50'03''$ West a distance of 401.42 feet to a 1/2" iron pin, set;
- (3) Thence North $51^{\circ}53'22''$ East a distance of 166.65 feet to a 1/2" iron pin, set on the East line of a parcel owned by Zion Evangelical Luthern Church (DV 498 PG 939);
- (4) Thence North $01^{\circ}52'54''$ West along the East line of said Zion Evangelical Church parcel, a distance of 354.54 feet to a 3" iron pipe post, found, marking the Southwest corner of a parcel owned by Curtis & Mary Mackiewicz (RN 202011137);
- (5) Thence South $88^{\circ}13'40''$ East along the South line of said Mackiewicz parcel, a distance of 1430.00 feet to a point on the approximate centerline of Mudbrook;
- (6) Thence South $37^{\circ}36'41''$ West along the approximate centerline of Mudbrook, a distance of 232.10 feet to a point;
- (7) Thence South $46^{\circ}24'57''$ West continuing along said centerline, a distance of 932.46 feet to a point;
- (8) Thence South $48^{\circ}38'31''$ West continuing along said centerline, a distance of 738.77 feet to a point;
- (9) Thence South $57^{\circ}10'20''$ West continuing along said centerline, a distance of 707.20 feet to a point;
- (10) Thence North $02^{\circ}44'32''$ West along the East line of a parcel owned by Rivers Edge Condominium (PV 27 PG 91) and a parcel owned by Rivers Edge Condo 6th Amendment (PV 21 PG 1), a distance of 627.60 feet to a point, marking the Northeast corner of said Rivers Edge Condo 6th Amendment;
- (11) Thence North $88^{\circ}42'07''$ West along the North line of parcels owned by Rivers Edge Condo 6th Amendment (PV 21 PG 1), Rivers Edge Condo 9th Amendment (PV 29 PG 33), Rivers Edge Condo 10th Amendment (PV 29 PG 50), Rivers Edge Condo 11th Amendment (PV 29 PG 96) and a parcel owned by Russell Brennan & Kimberly Chase (RN 201910647), a distance of 966.38 feet to a point, marking the Northeast corner of a parcel owned by Randall & Sherri Mesenburg (RN 201401151);
- (12) Thence North $50^{\circ}26'22''$ West along the North line of said Mesenburg parcel, a distance of 145.46 feet to a point on the centerline of Main Street (66 FT);

(13) Thence North $39^{\circ}48'04''$ East along the centerline of Main Street (66 FT), a distance of 24.00 feet to a point;

(14) Thence South $50^{\circ}26'22''$ East along the South line of said North Port Subdivision, a distance of 137.08 feet to a point;

(15) Thence South $88^{\circ}42'07''$ East continuing along said South line, a distance of 1374.80 feet to a point, marking the Southeast corner of said North Port Subdivision;

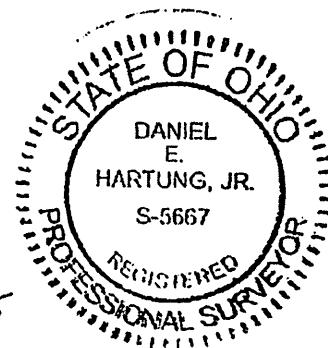
(16) Thence North $01^{\circ}10'24''$ West along the East line of said North Port Subdivision, a distance of 244.10 feet to the point of beginning, containing 32.8404 acres, more or less, of which 1.3698 acres are in PP # 42-02091.000 and 0.9000 acre is in PP # 42-01604.000 and 2.2610 acre is in PP # 42-00709.000 and 4.5700 acres are in PP # 42-00708.000 and 0.4400 acre is in PP # 42-02025.000 and 8.2100 acres are in PP # 42-02026.000 and 15.0896 acres are in PP # 42-00710.000 but being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in July 2025, taken from existing deed and survey records and does not indicate an actual survey made by me. The bearings were based on ODOT VRS.

Daniel E. Hartung Jr., 7/22/25
Daniel E. Hartung Jr., PE, PS

CERTIFIED TO CONFORM WITH
ERIE COUNTY SURVEY REQUIREMENTS

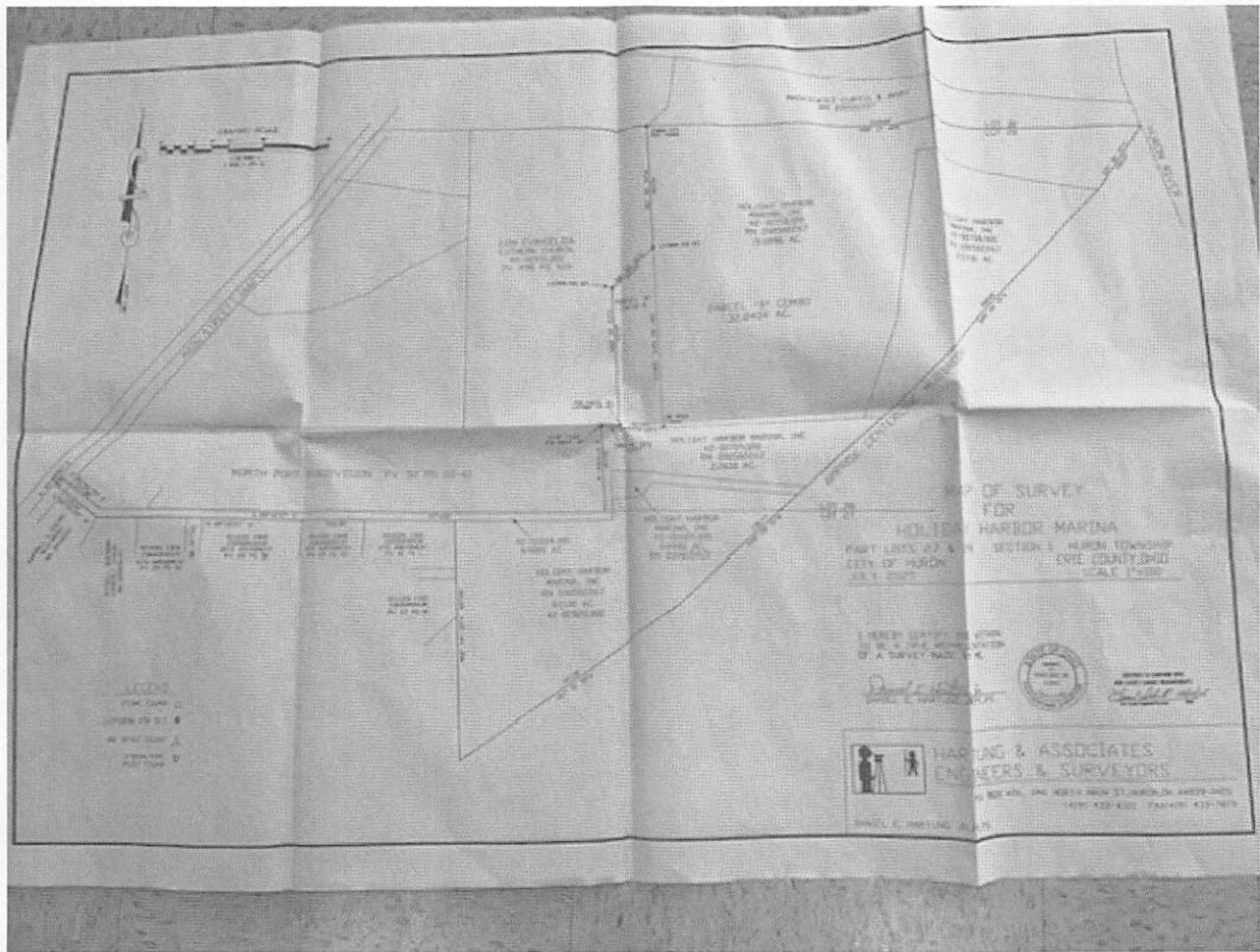
Erie B. Babbil 08/01/25
Erie County Engineer/Surveyor Date



Approved by Huron City Planning Commission

Alex Rausch
Zoning Inspector

11-20-25
Date



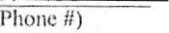
AFFIDAVIT FOR CREATING A SUBDIVISION OF LAND INVOLVING FIVE (5) LOTS OR LESS

BOX #1

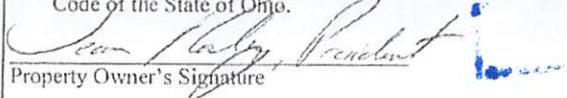
PROPERTY OWNER'S AFFIDAVIT

All signatures must be obtained by the property owner or property owner's agent.
Address of Property or Properties involved: 930 Main Street

State of Ohio, County of Erie Zion Evangelical Lutheran Church, by Sean Resley
(Property Owner's Name and Address) President 

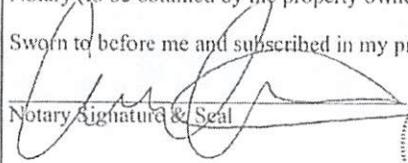
Being duly sworn, upon his oath depose and say that: 

1. The proposed division of land is along an existing public road and involves no openings, widening or extensions of any street or roads;
2. No more than five (5) lots are involved after the entire original parcel has been subdivided; and
3. The property has been surveyed by a registered surveyor and is as set forth on the accompanying plat and legal description; two (2) copies of which shall show all information required for instruments of conveyance in Erie County including those standards contained in Sections 4733-37 to 4733-37-07 of the Administrative Code of the State of Ohio.

 
Property Owner's Signature

Property Owner's Signature

Notary (to be obtained by the property owner or property owner's agent)

 
Sworn to before me and subscribed in my presence this 8 day of August 2025

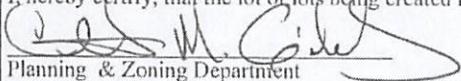
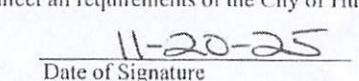
Notary Signature & Seal

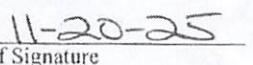
Caroline L. Cottrell
Notary Public, State of Ohio
My Commission Expires:
April 11, 2026

BOX #2

CITY OF HURON PLANNING & ZONING DEPARTMENT

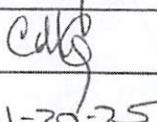
I hereby certify, that the lot or lots being created meet all requirements of the City of Huron Zoning Code.

 
Planning & Zoning Department


Date of Signature

To be completed by the City of Huron Planning & Zoning Department

The Planning & Zoning Department hereby certifies that the lot or lots being created are not contrary to applicable platting, subdividing, or zoning regulations.

Approval Signature:	
Date of Approval:	<u>11-20-25</u>
Floodplain Determination	
Flood Zone:	
Date of Map:	
Field Determination Required:	YES NO

LEGAL DESCRIPTION
Zion Evangelical Lutheran Church
Job No. 25-105

16.7538 Acres
Retracement Survey

Situated in the City of Huron, County of Erie, State of Ohio and being part Sublots 4, 5 & 6 in the Original Lot 28, in Section 1 of Huron Township, T6N, R22W, also being part of a 10.63 acre tract of land conveyed to Zion Evangelical Lutheran Church, as described in Volume 498, Page 939 of the Erie County Deed Records and part of an 8.11 acre tract of land conveyed to Zion Evangelical Lutheran Church of Huron, Ohio, as described in Volume 319, Page 128 of the Erie county Deed Records, a tract of land bounded and described as follows;

Beginning at a stone found marking the northeast corner of the North Port Condominiums Amendment 1, as recorded in Plat Volume 47, Page 81 of the Erie County Plat Records;

- 1) thence along the north line of said North Port Condominiums Amendment 1, and the North Port Subdivision, as recorded in Plat Volume 51, Page 60 & 61 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 2, as recorded in Plat Volume 47, Page 83 of the Erie County Plat Records, and the north line of the North Port Condominiums, as recorded in Plat Volume 47, Page 36 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 3, as recorded in Plat Volume 49, Page 48 of the Erie County Plat Records and the north line of a 0.5187 acre tract of land conveyed to Eldon J. Zimmer and Janet E. Zimmer, as described in RN:200510645 of the Erie County Deed Records, N88°52'36"W, a distance of 1348.33 feet to a mag nail set on the centerline of South Main Street (66'R/W), passing a capped 1/2" iron pin found in concrete at 1306.09 feet and a 5/8" iron pin found with CDE cap at 933.62 feet;
- 2) thence along the centerline of said South Main Street, N39°45'18"E, a distance of 462.70 feet to a mag nail set marking a west corner of a 0.4435 acre tract of land conveyed to Marianne Socha, as described in RN:201810149 of the Erie County Deed Records;
- 3) thence along a south line of said 0.4435 acre Marianne Socha tract, S58°44'48"E, a distance of 96.00 feet to a 1/2" iron pin found marking a south corner of said 0.4435 acre Marianne Socha tract, passing a bent 1/2" iron pin found at 33.37 feet;
- 4) thence along a south line of said 0.4435 acre Marianne Socha tract, N82°09'32"E, a distance of 192.42 feet to a 1" iron pipe found marking a south corner of a 0.723 acre tract of land conveyed to Socha Investments, LTD, as described in RN: 120097 of the Erie County Deed Records;
- 5) thence along a south line of said 0.723 acre Socha Investments, LTD tract, N70°45'51"E, a distance of 124.63 feet to a 1" iron pipe found marking a south corner of a 0.7005 acre tract of land conveyed to 910MAINHURON, LLC, as described in RN:202303924 of the Erie County Deed Records;
- 6) thence along a south line of said 0.7005 acre 910MAINHURON, LLC tract, N57°42'51"E, a distance of 105.11 feet to a 1" iron pipe found marking a south corner of a 1.7539 acre tract of land conveyed to Sandpiper Investments, LTD, as described in RN:201611008 of the Erie County Deed Records;
- 7) thence along a south line of said 1.7539 acre Sandpiper Investments, LTD tract, N64°12'27"E, a distance of 221.25 feet to a 1" iron pipe found marking an east corner of said 1.7539 acre Sandpiper Investments, LTD tract;

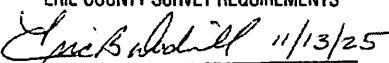
- 8) thence along the east line of said 1.7539 acre Sandpiper Investments, LTD tract, N01°46'06"E, a distance of 122.26 feet to a 4" square concrete post found marking the southeast corner of the Huron Cemetery;
- 9) thence along the east line of said Huron Cemetery, N00°07'59"W, a distance of 200.00 feet to a 1/2" iron pin found on the north line of said Lot 28, also being the south line of a 0.3234 acre tract of land conveyed to LLLL Investments, Ltd., as described in RN:200310615;
- 10) thence along the north line of said Lot 28, also being the south line of said 0.3234 acre LLLL Investments, Ltd. tract, the south line of a 0.3937 acre tract and a 1.8145 acre tract of land conveyed to Erie Asset Acquisition Group LLC, as described in RN:202101561, S88°16'34"E, a distance of 524.29 feet to a 2-1/2" iron pipe post found marking the northwest corner of a 15.0896 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 11) thence along the west line of said 15.0896 acre Holiday Harbor Marina, Inc. tract, S01°55'51"E, a distance of 354.45 feet to the northeast corner of a proposed 1.3698 acre tract, referenced by a 1/2" iron pin found with Hartung cap found 0.26 feet east thereof;
- 12) thence along a north line of said 1.3698 acre tract, S51°25'22"W, a distance of 167.43 feet to an iron pin set marking the northwest corner of said 1.3698 acre tract;
- 13) thence, S02°52'05"E, a distance of 401.42 feet to an iron pin set on the north line of a 2.2610 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 14) thence along the north line of said 2.2610 acre Holiday Harbor Marina, Inc. tract, N88°52'36"W, a distance of 54.76 feet to the Point of Beginning, containing 16.7538 acres of land, more or less, of which 0.3424 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

The above legal description is based upon a field survey performed by Gregory G. Burks, P.S. 8824, on September 20, 2025. The bearings in this legal description are based upon the Ohio County Coordinate System, Erie County Low Distortion Projection. All iron pins described as set are 5/8" diameter rebar, 30" long, with caps stamped "Burks PS 8824".

Date: October 3, 2025




 Gregory G. Burks, P.S.
 Professional Surveyor #8824
 Burks Engineering & Surveying, LLC

CERTIFIED TO CONFORM WITH
 ERIE COUNTY SURVEY REQUIREMENTS

 Eric B. Shabill 11/13/25
 Erie County Engineer/Surveyor Date

Approved by Huron City Planning Commission


 Alex Konice
 Zoning Inspector
 11-20-25
 Date

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Transferred	
In Compliance with sections 319.202 and 323-02 of the Ohio Revised Code.	
FEES \$	
Exempt:	
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	3.50
Date: 12/04/2025	



GENERAL WARRANTY DEED

Holiday Harbor Marina, Inc., an Ohio corporation, the **GRANTOR**, for valuable consideration paid, grants with general warranty covenants to **Holiday Harbor Marina, Inc.**, an Ohio corporation, the **GRANTEE**, whose tax mailing address is 944 Main Street, Huron, Ohio 44839, the following real property bounded and described as set forth on the attached Exhibit A.

Subject to easements, restrictions, conditions of record, real estate taxes, assessments and zoning.

Prior Instrument Reference: Deed Volume 382, Page 494, Deed Volume 387, Page 148, RN200502267, RN 200615915, & RN2025, Erie County, Ohio, Official Records

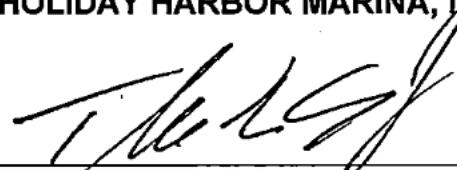
Permanent Parcel Number: 42-00708.000, 42-00709.000, 42-00710.000, 42-01604.000, 42-02025.000, 42-02026.000, & 42-02091.000

Property Address: 944 Main Street, Huron, Ohio 44839

IN WITNESS WHEREOF the said **GRANTOR**, **Holiday Harbor Marina, Inc.**, has hereunto caused the execution thereof this 1st day of December, 2025.

HOLIDAY HARBOR MARINA, INC.

By:


 Thomas R. Solberg, Jr., President

STATE OF OHIO)
)
) ss:
COUNTY OF ERIE)

BE IT REMEMBERED, that on this 1st day of December, 2025, before me, the subscriber, a Notary Public in and for said state, personally came Thomas R. Solberg, Jr., President of **Holiday Harbor Marina, Inc.**, the **GRANTOR** in the foregoing General Warranty Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

KERRY L. ARBOGAST
Notary Public - State of Ohio
My Commission Expires May 31st, 2024

Kerry L. Arbogast
Notary Public
Commission Expires: May 31st, 2024

This instrument was prepared by Mark P. Smith, Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.



Parcel "B"
 Combined Acreage
 32.8404 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lots 27 & 28 now in the City of Huron and being more definitely described as follows:

Beginning at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);

- (1) Thence South $88^{\circ}50'33''$ East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set;
- (2) Thence North $02^{\circ}50'03''$ West a distance of 401.42 feet to a 1/2" iron pin, set;
- (3) Thence North $51^{\circ}53'22''$ East a distance of 166.65 feet to a 1/2" iron pin, set on the East line of a parcel owned by Zion Evangelical Luthern Church (DV 498 PG 939);
- (4) Thence North $01^{\circ}52'54''$ West along the East line of said Zion Evangelical Church parcel, a distance of 354.54 feet to a 3" iron pipe post, found, marking the Southwest corner of a parcel owned by Curtis & Mary Mackiewicz (RN 202011137);
- (5) Thence South $88^{\circ}13'40''$ East along the South line of said Mackiewicz parcel, a distance of 1430.00 feet to a point on the approximate centerline of Mudbrook;
- (6) Thence South $37^{\circ}36'41''$ West along the approximate centerline of Mudbrook, a distance of 232.10 feet to a point;
- (7) Thence South $46^{\circ}24'57''$ West continuing along said centerline, a distance of 932.46 feet to a point;
- (8) Thence South $48^{\circ}38'31''$ West continuing along said centerline, a distance of 738.77 feet to a point;
- (9) Thence South $57^{\circ}10'20''$ West continuing along said centerline, a distance of 707.20 feet to a point;
- (10) Thence North $02^{\circ}44'32''$ West along the East line of a parcel owned by Rivers Edge Condominium (PV 27 PG 91) and a parcel owned by Rivers Edge Condo 6th Amendment (PV 21 PG 1), a distance of 627.60 feet to a point, marking the Northeast corner of said Rivers Edge Condo 6th Amendment;
- (11) Thence North $88^{\circ}42'07''$ West along the North line of parcels owned by Rivers Edge Condo 6th Amendment (PV 21 PG 1), Rivers Edge Condo 9th Amendment (PV 29 PG 33), Rivers Edge Condo 10th Amendment (PV 29 PG 50), Rivers Edge Condo 11th Amendment (PV 29 PG 96) and a parcel owned by Russell Brennan & Kimberly Chase (RN 201910647), a distance of 966.38 feet to a point, marking the Northeast corner of a parcel owned by Randall & Sherri Mesenburg (RN 201401151);
- (12) Thence North $50^{\circ}26'22''$ West along the North line of said Mesenburg parcel, a distance of 145.46 feet to a point on the centerline of Main Street (66 FT);

(13) Thence North $39^{\circ}48'04''$ East along the centerline of Main Street (66 FT), a distance of 24.00 feet to a point;

(14) Thence South $50^{\circ}26'22''$ East along the South line of said North Port Subdivision, a distance of 137.08 feet to a point;

(15) Thence South $88^{\circ}42'07''$ East continuing along said South line, a distance of 1374.80 feet to a point, marking the Southeast corner of said North Port Subdivision;

(16) Thence North $01^{\circ}10'24''$ West along the East line of said North Port Subdivision, a distance of 244.10 feet to the point of beginning, containing 32.8404 acres, more or less, of which 1.3698 acres are in PP # 42-02091.000 and 0.9000 acre is in PP # 42-01604.000 and 2.2610 acre is in PP # 42-00709.000 and 4.5700 acres are in PP # 42-00708.000 and 0.4400 acre is in PP # 42-02025.000 and 8.2100 acres are in PP # 42-02026.000 and 15.0896 acres are in PP # 42-00710.000 but being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in July 2025, taken from existing deed and survey records and does not indicate an actual survey made by me. The bearings were based on ODOT VRS.

Daniel E. Hartung Jr., 7/22/25
Daniel E. Hartung Jr., PE, PS

CERTIFIED TO CONFORM WITH
ERIE COUNTY SURVEY REQUIREMENTS

Erie County Engineer/Surveyor Date



Approved by Huron City Planning Commission

Alex Ramey
Zoning Inspector

11-20-25
Date

Transferred	In Compliance With Section:
	319-202 and 522-02 of the
	Ohio Revised Code.
FEE \$ <u>12.50</u>	
Exempt: _____	
R.E. TRANSFER:	
\$ <u>37.50</u>	
Richard H. Jeffrey	
Erie County Auditor	
Trans. Fees: \$ <u>.50</u>	
Date <u>12-4-2025</u>	



GENERAL WARRANTY DEED

Zion Evangelical Lutheran Church, the GRANTOR, for valuable consideration paid, grants with general warranty covenants to Holiday Harbor Marina; Inc., an Ohio Corporation, the GRANTEE, whose tax mailing address is 944 Main Street, Huron, Ohio 44839, the following real property bounded and described as set forth on the attached Exhibit A.

Subject to easements, restrictions, conditions of record, real estate taxes, assessments and zoning.

Prior Instrument Reference: Deed Volume 498, Page 939, Erie County, Ohio, Official Records

Permanent Parcel Number: 42-02091.000

Property Address: 930 Main Street, Huron, Ohio 44839

IN WITNESS WHEREOF the said GRANTOR, Zion Evangelical Lutheran Church, has hereunto caused the execution thereof this 3rd day of December, 2025.

ZION EVANGELICAL LUTHERAN CHURCH

By:


 Sean Resley, President

STATE OF OHIO)
) ss:
COUNTY OF ERIE)

BE IT REMEMBERED, that on this 3rd day of December, 2025, before me, the subscriber, a Notary Public in and for said state, personally came Sean Resley, President of Zion Evangelical Lutheran Church, the GRANTOR in the foregoing General Warranty Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Caroline L. Cottrell
Notary Public, State of Ohio
My Commission Expires:
April 11, 2026

A handwritten signature of Caroline L. Cottrell in black ink.
Notary Public
Commission Expires: 4/11/26

This instrument was prepared by Mark P. Smith, Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.

Parcel "A"
1.3698 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lot 28 now in the City of Huron and being more definitely described as follows:

Commencing at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267); Thence South 88°50'33" East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set and the point of beginning;

- (1) Thence North 02°50'03" West a distance of 401.42 feet to a 1/2" iron pin, set;
- (2) Thence North 51°53'22" East a distance of 166.65 feet to a 1/2" iron pin, set on the West line of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);
- (3) Thence South 01°52'54" East along the West line of said Holiday Harbor parcel, a distance of 506.64 feet to a railroad spike found on the North line of said Holiday Harbor parcel;
- (4) Thence North 88°50'33" West along the North line of said Holiday Harbor parcel, a distance of 127.94 feet to the point of beginning, containing 1.3698 acres, more or less, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in July 2025. The bearings were based on ODOT VRS.

Daniel E. Hartung Jr., PE, PS.

CERTIFIED TO CONFORM WITH
ERIE COUNTY SURVEY REQUIREMENTS

Eric B. Abdill 08/01/25
Erie County Engineer/Surveyor Date

Approved by Huron City Planning Commission

Alex Roman
Zoning Inspector

11-20-25
Date



Transferred	
In Compliance With Sections	
319-202 and 322-02 of the	
Ohio Revised Code.	
FEE \$ <u>50</u>	
Exempt: <input checked="" type="checkbox"/>	
R.E. TRANSFER:	
\$ <u>50</u>	
Richard H. Jeffrey	
Erie County Auditor	
Trans. Fees: \$ <u>50</u>	
Date <u>24-2025</u>	

GENERAL WARRANTY DEED

Zion Evangelical Lutheran Church, the **GRANTOR**, for valuable consideration paid, grants with general warranty covenants to Zion Evangelical Lutheran Church, the **GRANTEE**, whose tax mailing address is 930 Main Street, Huron, Ohio 44839, the following real property bounded and described as set forth on the attached Exhibit A.

Subject to easements, restrictions, conditions of record, real estate taxes, assessments and zoning.

Prior Instrument Reference: RN2025 _____, Deed Volume 498, Page 939, Erie County, Ohio, Official Records

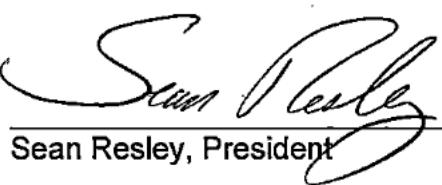
Permanent Parcel Number: 42-02091.000

Property Address: 930 Main Street, Huron, Ohio 44839

IN WITNESS WHEREOF the said **GRANTOR**, Zion Evangelical Lutheran Church, has hereunto caused the execution thereof this 3rd day of December, 2025.

ZION EVANGELICAL LUTHERAN CHURCH

By:


 Sean Resley, President

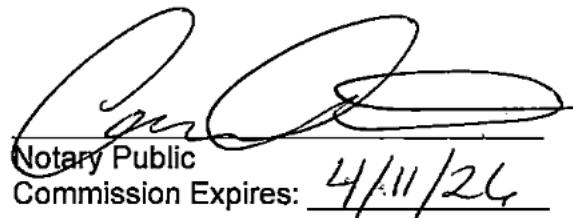
STATE OF OHIO)
) ss:
COUNTY OF ERIE)

BE IT REMEMBERED, that on this 3 day of December, 2025, before me, the subscriber, a Notary Public in and for said state, personally came Sean Resley, President of **Zion Evangelical Lutheran Church**, the **GRANTOR** in the foregoing General Warranty Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Caroline L Cottrell
Notary Public, State of Ohio
My Commission Expires:
April 11, 2026


Notary Public
Commission Expires: 4/11/26

This instrument was prepared by Mark P. Smith, Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.

BURKS
 ENGINEERING &
 SURVEYING, LLC

8153 MAIN STREET • PO Box 191 • OLD FORT, OH 44861 • 419.721.7799

LEGAL DESCRIPTION
 Zion Evangelical Lutheran Church
 Job No. 25-105

16.7538 Acres
 Retracement Survey

Situated in the City of Huron, County of Erie, State of Ohio and being part Sublots 4, 5 & 6 in the Original Lot 28, in Section 1 of Huron Township, T6N, R22W, also being part of a 10.63 acre tract of land conveyed to Zion Evangelical Lutheran Church, as described in Volume 498, Page 939 of the Erie County Deed Records and part of an 8.11 acre tract of land conveyed to Zion Evangelical Lutheran Church of Huron, Ohio, as described in Volume 319, Page 128 of the Erie county Deed Records, a tract of land bounded and described as follows;

Beginning at a stone found marking the northeast corner of the North Port Condominiums Amendment 1, as recorded in Plat Volume 47, Page 81 of the Erie County Plat Records;

- 1) thence along the north line of said North Port Condominiums Amendment 1, and the North Port Subdivision, as recorded in Plat Volume 51, Page 60 & 61 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 2, as recorded in Plat Volume 47, Page 83 of the Erie County Plat Records, and the north line of the North Port Condominiums, as recorded in Plat Volume 47, Page 36 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 3, as recorded in Plat Volume 49, Page 48 of the Erie County Plat Records and the north line of a 0.5187 acre tract of land conveyed to Eldon J. Zimmer and Janet E. Zimmer, as described in RN:200510645 of the Erie County Deed Records, N88°52'36"W, a distance of 1348.33 feet to a mag nail set on the centerline of South Main Street (66'R/W), passing a capped 1/2" iron pin found in concrete at 1306.09 feet and a 5/8" iron pin found with CDE cap at 933.62 feet;
- 2) thence along the centerline of said South Main Street, N39°45'18"E, a distance of 462.70 feet to a mag nail set marking a west corner of a 0.4435 acre tract of land conveyed to Marianne Socha, as described in RN:201810149 of the Erie County Deed Records;
- 3) thence along a south line of said 0.4435 acre Marianne Socha tract, S58°44'48"E, a distance of 96.00 feet to a 1/2" iron pin found marking a south corner of said 0.4435 acre Marianne Socha tract, passing a bent 1/2" iron pin found at 33.37 feet;
- 4) thence along a south line of said 0.4435 acre Marianne Socha tract, N82°09'32"E, a distance of 192.42 feet to a 1" iron pipe found marking a south corner of a 0.723 acre tract of land conveyed to Socha Investments, LTD, as described in RN: 120097 of the Erie County Deed Records;
- 5) thence along a south line of said 0.723 acre Socha Investments, LTD tract, N70°45'51"E, a distance of 124.63 feet to a 1" iron pipe found marking a south corner of a 0.7005 acre tract of land conveyed to 910MAINHURON, LLC, as described in RN:202303924 of the Erie County Deed Records;
- 6) thence along a south line of said 0.7005 acre 910MAINHURON, LLC tract, N57°42'51"E, a

- 8) thence along the east line of said 1.7539 acre Sandpiper Investments, LTD tract, N01°46'06"E, a distance of 122.26 feet to a 4" square concrete post found marking the southeast corner of the Huron Cemetery;
- 9) thence along the east line of said Huron Cemetery, N00°07'59"W, a distance of 200.00 feet to a 1/2" iron pin found on the north line of said Lot 28, also being the south line of a 0.3234 acre tract of land conveyed to LLLL Investments, Ltd., as described in RN:200310615;
- 10) thence along the north line of said Lot 28, also being the south line of said 0.3234 acre LLLL Investments, Ltd. tract, the south line of a 0.3937 acre tract and a 1.8145 acre tract of land conveyed to Erie Asset Acquisition Group LLC, as described in RN:202101561, S88°16'34"E, a distance of 524.29 feet to a 2-1/2" iron pipe post found marking the northwest corner of a 15.0896 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 11) thence along the west line of said 15.0896 acre Holiday Harbor Marina, Inc. tract, S01°55'51"E, a distance of 354.45 feet to the northeast corner of a proposed 1.3698 acre tract, referenced by a 1/2" iron pin found with Hartung cap found 0.26 feet east thereof;
- 12) thence along a north line of said 1.3698 acre tract, S51°25'22"W, a distance of 167.43 feet to an iron pin set marking the northwest corner of said 1.3698 acre tract;
- 13) thence, S02°52'05"E, a distance of 401.42 feet to an iron pin set on the north line of a 2.2610 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 14) thence along the north line of said 2.2610 acre Holiday Harbor Marina, Inc. tract, N88°52'36"W, a distance of 54.76 feet to the Point of Beginning, containing 16.7538 acres of land, more or less, of which 0.3424 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

The above legal description is based upon a field survey performed by Gregory G. Burks, P.S. 8824, on September 20, 2025. The bearings in this legal description are based upon the Ohio County Coordinate System, Erie County Low Distortion Projection. All iron pins described as set are 5/8" diameter rebar, 30" long, with caps stamped "Burks PS 8824".

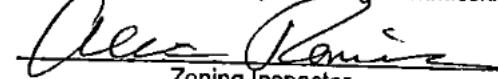
Date: October 3, 2025





 Gregory G. Burks, P.S.
 Professional Surveyor #8824
 Burks Engineering & Surveying, LLC

Approved by Huron City Planning Commission



 Zoning Inspector

CERTIFIED TO CONFORM WITH
 ERIE COUNTY SURVEY REQUIREMENTS