

**ORDINANCE NO. 2026-1**

Introduced by Sam Artino

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 1.3698 +/- ACRES OF VACANT LAND OWNED BY HOLIDAY HARBOR MARINA INC. LOCATED IN THE CITY OF HURON, ERIE COUNTY, OHIO (FORMERLY KNOWN AS ERIE COUNTY, OHIO PERMANENT PARCEL NUMBER 42-02091.000 AND NOW PART OF ERIE COUNTY, OHIO PARCEL NO. 42-00710.000), FROM THE CURRENT R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-3 (GENERAL BUSINESS DISTRICT).**

**WHEREAS**, pursuant to Section 1121.05 (a) of the Codified Ordinances, the City is divided into nine categories of zoning districts; and

**WHEREAS**, Section 1121.05 (b) of the Codified Ordinances prescribes that all zoning districts be duly approved and recorded on an adopted Zoning Map on file in the Office of the City Clerk; and

**WHEREAS**, Holiday Harbor Marina Inc. submitted an application to rezone approximately 1.3698 +/- acres of land located in the City of Huron, Erie County, Ohio (formerly Erie County, Ohio Permanent Parcel Number 42-02091.000; now part of Erie County, Ohio PPN 42-00710.000) (hereinafter the "Property"), from R-3 (Multi-Family Residential District) to B-3 (General Business District); and

**WHEREAS**, pursuant to Section 1139.03 of the Codified Ordinances, the rezoning application has proceeded through a process of review and recommendation by the Planning Commission on January 21, 2026; and

**WHEREAS**, the Huron City Council was advised of the Planning Commission recommendation to support the rezoning request as presented; and

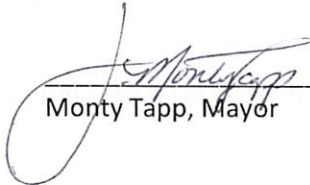
**WHEREAS**, Huron City Council, as required by Section 1139.03 of the Codified Ordinances, held a Public Hearing on the proposed rezoning request on March 10, 2026, and finds and concludes that the rezoning application should be approved because it promotes the public necessity, convenience and general welfare, and further constitutes good zoning practice.

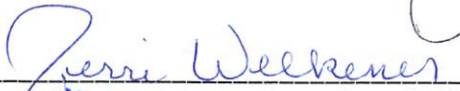
**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

**SECTION 1.** That the official Zoning Map for the City of Huron previously adopted on December 27, 2016 by Ordinance 2016-33 shall be and hereby is amended to change the zoning classification of the Property located in the City of Huron, Erie County, Ohio (formerly known as Erie County, Ohio Permanent Parcel Number 42-02091.000; now part of Erie County, Ohio Permanent Parcel Number 42-00710.000), from R-3 (Multi-Family Residential District) to B-3 (General Business District) and shall supersede all previously published zoning maps for the City.

**SECTION 2.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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 action, were in meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** In accordance with Sectio 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall take effect thirty (30) days following its adoption.

  
\_\_\_\_\_  
Monty Tapp, Mayor

ATTEST:   
\_\_\_\_\_

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

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**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

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



**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).

Planning & Zoning Department  
417 Main Street  
Huron, OH 44839  
419-433-5000



**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: [REDACTED]

Address of Property to be Rezoned:  
Same

Parcel Number: PPN42-00710.000,  
Applicant: (Name & Address - if different from the property owner)  
Tom Solberg Jr  
[REDACTED]

**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 to 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)

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**DO NOT WRITE BELOW THIS LINE**

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Date Completed Application Received: 12-10-25

Zoning Department Representative: CMB

Date to Planning Commission: 1/21/26

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](mailto: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: [REDACTED]

Email: [REDACTED]

#### 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

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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) 433-5600 ext. 1302, 1303



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  $88^{\circ}50'33''$  East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set and the point of beginning;

- (1) Thence North  $02^{\circ}50'03''$  West a distance of 401.42 feet to a 1/2" iron pin, set;
- (2) Thence North  $51^{\circ}53'22''$  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  $01^{\circ}52'54''$  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  $88^{\circ}50'33''$  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

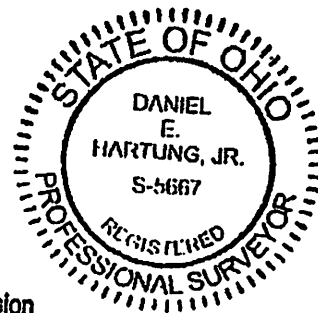
CERTIFIED TO CONFORM WITH  
ERIE COUNTY SURVEY REQUIREMENTS

*Eric B. Abdul* 08/21/25  
\_\_\_\_\_  
Erie County Engineer/Surveyor Date

APPROVED by Huron City Planning Commission

*Alex K...*  
\_\_\_\_\_  
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 6<sup>th</sup> Amendment (PV 21 PG 1), a distance of 627.60 feet to a point, marking the Northeast corner of said Rivers Edge Condo 6<sup>th</sup> Amendment;
- (11) Thence North  $88^{\circ}42'07''$  West along the North line of parcels owned by Rivers Edge Condo 6<sup>th</sup> Amendment (PV 21 PG 1), Rivers Edge Condo 9<sup>th</sup> Amendment (PV 29 PG 33), Rivers Edge Condo 10<sup>th</sup> Amendment (PV 29 PG 50), Rivers Edge Condo 11<sup>th</sup> 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°48'04" East along the centerline of Main Street (66 FT), a distance of 24.00 feet to a point;

(14) Thence South 50°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°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;

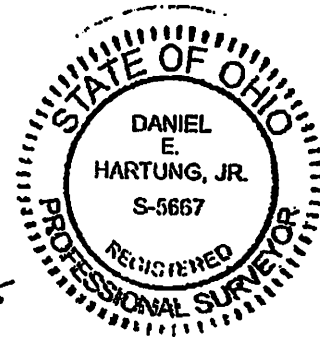
(16) Thence North 01°10'24" West along the East line of said North Port Subdivision, a distance of 244.10 feet to the point of beginning, containing 32.8404 acres, more or less, of which 1.3698 acres are in PP # 42-02091.000 and 0.9000 acre is in PP # 42-01604.000 and 2.2610 acre is in PP # 42-00709.000 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

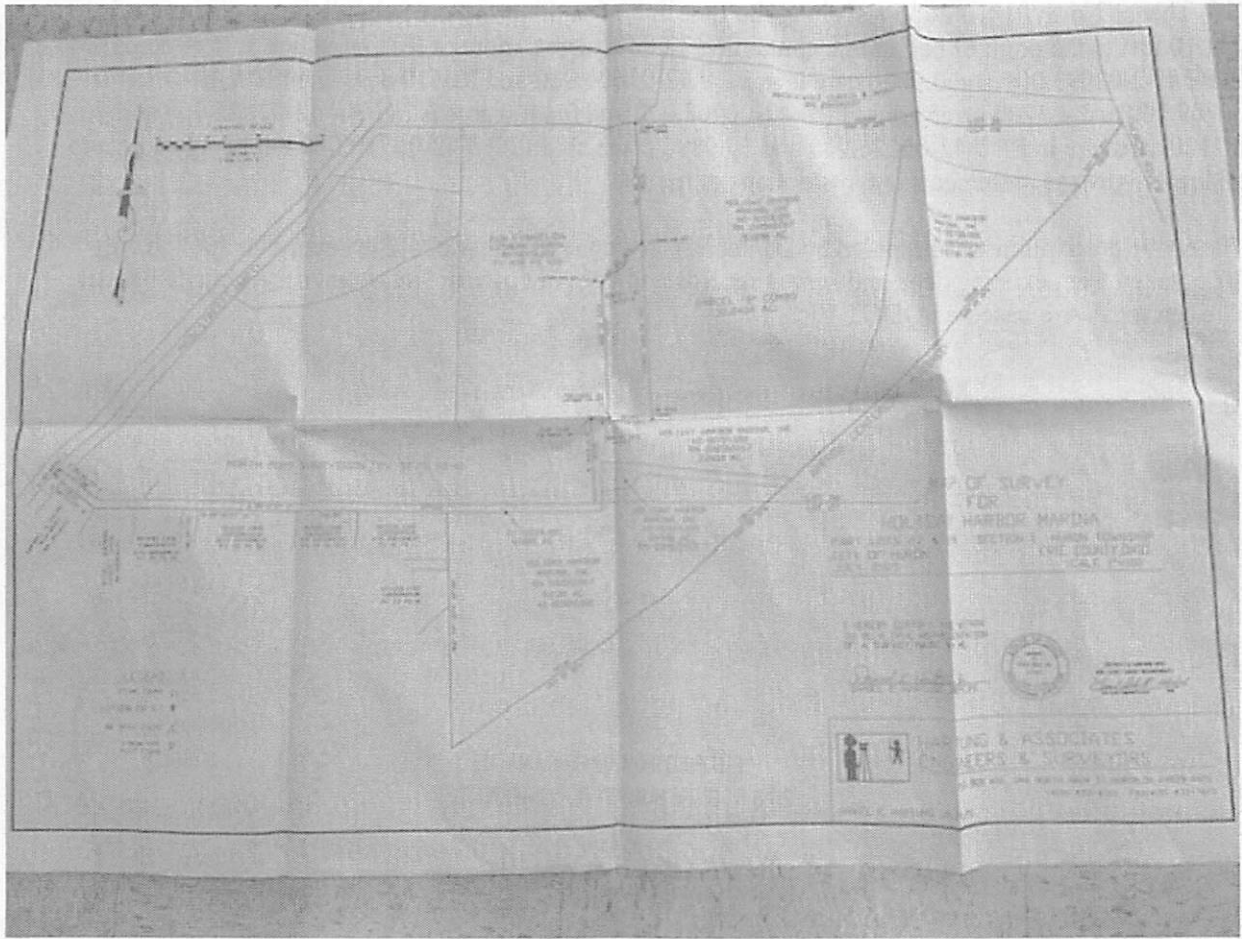
Eric B. Babbitt 08/01/25  
Eric County Engineer/Surveyor Date



Approved by Huron City Planning Commission

Alex R...  
Zoning Inspector

11-20-25  
Date



HARRIS & ASSOCIATES  
 SURVEYORS & ENGINEERS  
 1001 KALANIANA'OHU AVENUE, SUITE 1000, HONOLULU, HAWAII



**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;

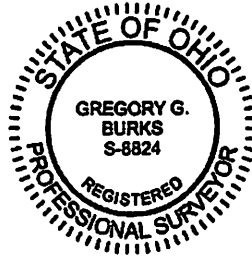
Beginning at a stone found marking the northeast corner of the North Port Condominiums Amendment 1, as recorded in Plat Volume 47, Page 81 of the Erie County Plat Records;

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

CERTIFIED TO CONFORM WITH  
 ERIE COUNTY SURVEY REQUIREMENTS

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

Approved by Huron City Planning Commission

Olivia Kania  
 Zoning Inspector

11-20-25  
 Date



**Transferred**  
 In Compliance with Sections  
 319-202 and 322-02 of the  
 Ohio Revised Code.

FEE \$ \_\_\_\_\_

Exempt:

R.E. TRANSFER:

\$ \_\_\_\_\_

Richard H. Jeffrey  
 Erie County Auditor

Trans. Fees: \$ 3.50

Date: 12/4/2025

*Richard H. Jeffrey*  
 Erie County Auditor

*12/4/25*  
 Date

**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.

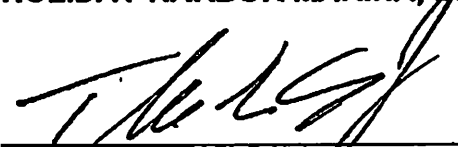
**Prior Instrument Reference:** Deed Volume 382, Page 494, Deed Volume 387, Page 148, RN200502267, RN 200615915, & RN2025\_\_\_\_\_, Erie County, Ohio, Official Records

**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 1<sup>st</sup> 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 1<sup>st</sup> 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 31<sup>st</sup>, 2026

Kerry L. Arbogast  
Notary Public  
Commission Expires: May 31<sup>st</sup>, 2026

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 6<sup>th</sup> Amendment (PV 21 PG 1), a distance of 627.60 feet to a point, marking the Northeast corner of said Rivers Edge Condo 6<sup>th</sup> Amendment;
- (11) Thence North  $88^{\circ}42'07''$  West along the North line of parcels owned by Rivers Edge Condo 6<sup>th</sup> Amendment (PV 21 PG 1), Rivers Edge Condo 9<sup>th</sup> Amendment (PV 29 PG 33), Rivers Edge Condo 10<sup>th</sup> Amendment (PV 29 PG 50), Rivers Edge Condo 11<sup>th</sup> 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°48'04" East along the centerline of Main Street (66 FT), a distance of 24.00 feet to a point;

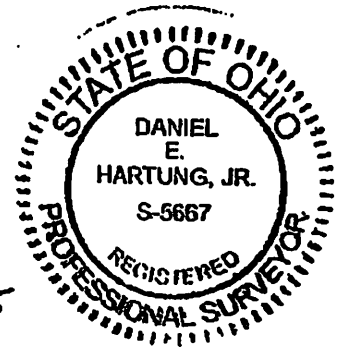
(14) Thence South 50°26'22" East along the South line of said North Port Subdivision, a distance of 137.08 feet to a point;

(15) Thence South 88°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°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

*Eric B. ...*  
Eric County Engineer/Surveyor      Date

Approved by Huron City Planning Commission

*Alvin ...*  
Zoning Inspector

11-20-25  
Date

<b>Transferred</b>
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>

*Richard H. Jeffrey*  
Erie County Auditor  
Date: 12-4-2025

**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*  
Sean Resley, President



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;

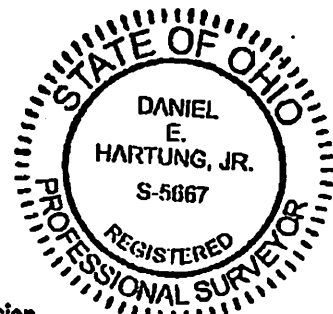
- (1) Thence North 02°50'03" West a distance of 401.42 feet to a 1/2" iron pin, set;
- (2) Thence North 51°53'22" East a distance of 166.65 feet to a 1/2" iron pin, set on the West line of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);
- (3) Thence South 01°52'54" East along the West line 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. Rodick 08/21/25  
Erie County Engineer/Surveyor Date



Approved by Huron City Planning Commission  
Alex R...  
Zoning Inspector

11-20-25  
Date

<b>Transferred</b> In Compliance with sections 319.22 and 322.02 of the Ohio Revised Code.
FEE \$ _____
Exempt: <input checked="" type="checkbox"/>
R.E. TRANSFER: \$ _____
Richard H. Jeffrey Erie County Auditor
Trans. Fees: \$ <u>50</u>
Date: <u>12/03/25</u>

*Richard H. Jeffrey*  
Erie County Auditor / Engineer  
Date 12/03/25  
*R.H. Jeffrey*

**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 3<sup>rd</sup> day of December, 2025.

**ZION EVANGELICAL LUTHERAN CHURCH**

By: *Sean Resley*  
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. Cottrill  
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.

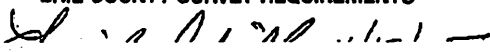
The above legal description is based upon a field survey performed by Gregory G. Burks, P.S. 8824, on September 20, 2025. The bearings in this legal description are based upon the Ohio County Coordinate System, Erie County Low Distortion Projection. All iron pins described as set are 5/8" diameter rebar,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

Date: October 3, 2025



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

CERTIFIED TO CONFORM WITH  
 ERIE COUNTY SURVEY REQUIREMENTS



Approved by Huron City Planning Commission  
  
 Zoning Inspector