

**PLANNING COMMISSION MEETING  
TUESDAY, JUNE 10, 2025 6:00 P.M.  
COUNCIL CHAMBERS  
40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE MAY 13, 2025 PLANNING COMMISSION MEETING**

**PUBLIC HEARING**

**3. ZONING CHANGE FOR 170 OBANNON AVE., NEWARK OHIO**

Application Number: PC-25-21  
Owner: Connie and Steve Westbrook  
Applicant: Kyle Michalek  
Current Zoning: LC – Limited Commercial  
Proposed Zoning: LI – Limited Industrial

**OLD BUSINESS**

**4. PC-23-03 Right-of-Way Dedication for South 11<sup>th</sup> Street at West Main Street**

Owner: Windsor Landing LLC  
71 Seldom Seen Road  
Powell, OH 43065  
[joe.circle@thewindsorcompanies.com](mailto:joe.circle@thewindsorcompanies.com)

This plat was previously approved by Planning Commission in January 2023, and subsequently the project was delayed. Currently the project is now moving forward, so we will move forward with dedication by City Council.

**5. Construction Plan Submittal for PC-25-20 – Planters Ridge Subdivision, Phase 4**

Owner: Stone Works Partners, LLC  
1239 Cherry Valley Road SE  
Newark, OH 43055  
Eriech Horvath – [ehorvath@stoneworksllc.com](mailto:ehorvath@stoneworksllc.com)

Engineer: Verdantas  
1555 West Main St  
Newark, OH 43055  
Amanda Spencer – [aspencer@verdantas.com](mailto:aspencer@verdantas.com)  
Joe Wolfe – [jwolfe@verdantas.com](mailto:jwolfe@verdantas.com)

The Preliminary Plat for this subdivision was approved in 2004, and after changes in ownership of the undeveloped land, the construction plan submittal generally conforms with the previous plat. The current submittal actually has 3 fewer lots than the Preliminary Plat showed. We are currently reviewing the construction plans for compliance, but bringing this to PC as public information at this point.

### **NEW BUSINESS**

**6. Site Plan Review for PC-25-24 – Site Plan Review for new storage unit building, West Main Warehouses LLC, 105 Builders Drive**

Owner / Applicant: West Main Warehouses LLC – Michael Correll  
1851 Cherry Valley Road  
Newark, OH 43055  
[Sheric59@hotmail.com](mailto:Sheric59@hotmail.com)

**7. PC-24-59 Right-of-Way Dedication for Waterworks Road at Mt. Vernon Road, 1110 Mt. Vernon Road**

Owners: NDP-195 Union LLC, Patrick Sullivan  
PO Box 4532  
Newark, OH 43055  
[Sullivan@newarkcic.com](mailto:Sullivan@newarkcic.com)

David & Lisa Rhodes Ltd.  
723 Granville Road  
Newark, OH 43055  
[Rhoder1@yahoo.com](mailto:Rhoder1@yahoo.com)

### **MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting.

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 8, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JUNE 16, 2025, 4:30 P.M.**

BY:

ORDINANCE NO.

25-17

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 170 OBANNON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-198390-00.000 AND PARCEL TAX ID#054-198396-00.000, FROM THAT OF LC LIMITED COMMERCIAL ZONING DISTRICT TO LI LIMITED INDUSTRIAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from LC LIMITED COMMERCIAL ZONING DISTRICT TO LI LIMITED INDUSTRIAL ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

#### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:  \_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



DESCRIPTION APPROVED  
WILLIAM C LOZIER  
LICKING COUNTY ENGINEER  
APPROVED BY  
7-14-15 JW

TRANSFERRED  
Date July 14, 2015  
Michael L. Smith  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: WAG GSE



02111201400000029100

Fiduciary Deed

201507140014633  
Pgs: 1 \$28.00 T20150016431  
07/14/2015 4:20PM BXMG8 BOX  
Bryan A Long  
Licking County Recorder

*Know all Men by these Presents*

That Connie K. Westbrook, fka Connie K. Richard, Executor of the Estate of Donna M. Stack, Deceased, for valuable consideration received, grants with fiduciary covenants to Connie K. Westbrook, whose tax mailing address is 5670 Linnville Road SE, Newark, Ohio 43056, the following described real estate:

Situated in the County of Licking in the State of Ohio and in the City of Newark and bounded and described as follows:

Being Lot Numbers Four (4) and Five (5) in Bellevista Annex, to the City of Newark, Ohio, a subdivision of land in Licking County, Ohio, according to a Plat of the same recorded in Vol. 3, pages 277 and 278 of the Plat Records in the Recorder's Office, Licking County, Ohio.

\*\*\*SEE BELOW\*\*\*

Except for real estate taxes and special assessments, if any, which shall be prorated to the date of the delivery of the deed after which the Grantor assumes and agrees to pay.

Subject to all legal highways, all limitations of access to public roads or highways, leases and rights of way, zoning regulations, easements of record and restrictive covenants.

Property Address: 170 O'Bannon Avenue, Newark, Ohio 43055

Permanent Parcel Nos.: 054-198390-00.000 and 054-198396-00.000

Prior Reference: Volume 387, Page 971, Official Record, Licking County, Ohio

SEE ESTATE OF DONNA MAE STACK AKA DONNA M STACK, 2006-0389, LICKING COUNTY PROBATE COURT

Executed this 7<sup>th</sup> day of October, 2014.

Connie K. Westbrook  
Connie K. Westbrook, fka Connie K.  
Richard, Executor of the Estate of Donna  
Mae Stack, Deceased

STATE OF OHIO  
COUNTY OF LICKING, ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Connie K. Westbrook, fka Connie K. Richard, Executor of the Estate of Donna M. Stack, Deceased, personally known by me to be the person executing the foregoing instrument who acknowledged the signing of the same to be her free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Newark, Licking County, Ohio, this 7<sup>th</sup> day of October, 2014.



James R. Cooper, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

James R. Cooper  
Notary Public

THIS INSTRUMENT PREPARED BY: MORROW, GORDON & BYRD, Ltd., Attorneys at Law, 33 West Main Street, P.O. Box 4190, Newark Ohio 43058-4190, (740) 345-9611

\*\*\*ALSO ANY AND ALL RIGHT, TITLE AND INTEREST IN THE VACATED ALLEY PER ORDINANCE 47-101 LYING EAST OF THE CAPTION REAL ESTATE.



02111201403277005000



02111201403277004000

Discretionary  
APPROVED  
By Connie K. Westbrook  
Div. of Engineering  
City of Newark, Ohio



Planning Commission  
c/o Engineering Dept.  
40 West Main St, 2<sup>nd</sup> Floor  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File #  
PC Application # PC-25-21  
Date Received: 4-16-25  
Received by: 4-16-25  
Amount Due: \$300.00  
Paid By: (circle one)  
Check # 1148 Cash  
Receipt # 832495

**CITY OF NEWARK, OHIO | PLANNING COMMISSION**

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>CONNIE K. WESTBROOK AND STEVE WESTBROOK</u>		Telephone: <u>740-258-0633</u>	
Address: <u>5670 LINNVILLE RD SE</u>		E-mail:	
City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43056</u>	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input checked="" type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>KYLE MICHALEK</u>		Same as above <input type="checkbox"/>	Telephone: <u>330-936-1101</u>
Address: <u>160 O'BANNON AVE</u>		E-mail: <u>KMICHALEK@MICHALEKMANUFACTURING.COM</u>	
City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>170 O'BANNON AVE</u>			
Parcel Tax ID #: <u>054-198390-00.000</u> <u>054-198396-00.000</u>		Number of Acres: <u>0.12 ± 0.12</u>	
Lot Number: (if applicable) <u>5 &amp; 4</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural		<input type="checkbox"/> AD Agricultural	
<input type="checkbox"/> CD Conservation		<input type="checkbox"/> CD Conservation	
<input type="checkbox"/> CSI Church School Institutional		<input type="checkbox"/> CSI Church School Institutional	
<input type="checkbox"/> DC Downtown		<input type="checkbox"/> DC Downtown	
<input type="checkbox"/> GB General Business		<input type="checkbox"/> GB General Business	
<input type="checkbox"/> GC General Commercial		<input type="checkbox"/> GC General Commercial	
<input type="checkbox"/> GI General Industrial		<input type="checkbox"/> GI General Industrial	
<input type="checkbox"/> GO General Office		<input type="checkbox"/> GO General Office	
<input type="checkbox"/> HB High Intensity Business		<input type="checkbox"/> HB High Intensity Business	
<input type="checkbox"/> LB Limited Intensity Business		<input type="checkbox"/> LB Limited Intensity Business	
<input checked="" type="checkbox"/> LC Limited Commercial		<input type="checkbox"/> LC Limited Commercial	
<input type="checkbox"/> LI Limited Industrial		<input checked="" type="checkbox"/> LI Limited Industrial	
<input type="checkbox"/> LO Limited Office		<input type="checkbox"/> LO Limited Office	
<input type="checkbox"/> MB Medium Intensity Business		<input type="checkbox"/> MB Medium Intensity Business	
<input type="checkbox"/> MFC Multi-Family Condo		<input type="checkbox"/> MFC Multi-Family Condo	
<input type="checkbox"/> MFH Multi-Family High Rise		<input type="checkbox"/> MFH Multi-Family High Rise	
<input type="checkbox"/> MFR Multi-Family Residence		<input type="checkbox"/> MFR Multi-Family Residence	
<input type="checkbox"/> Overlay Historic		<input type="checkbox"/> Overlay Historic	
<input type="checkbox"/> Planned Unit Development		<input type="checkbox"/> Planned Unit Development	
<input checked="" type="checkbox"/> RMH Single-Family Residence Manufactured Home		<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	
<input checked="" type="checkbox"/> Single-Family Residence (Circle one)		<input type="checkbox"/> Single-Family Residence (Circle one)	
RS-Suburban RL-Low Density RM-Medium Density RH-High Density		RS-Suburban RL-Low Density RM-Medium Density RH-High Density	
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line		<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	
<input type="checkbox"/> SFC Single-Family Condo		<input type="checkbox"/> SFC Single-Family Condo	
<input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	



## Property Use

## Present Use:

- UNOCCUPIED HOME.

## Proposed Use:

MANUFACTURING FACILITY EXPANSION

## Additional Comments

## Reason For Request:

WANT TO PURCHASE PROPERTY NEXT DOOR TO EXPAND MY BUSINESS

## Required Documentation and Process Overview

- ☐ **Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☐ **Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**  
*Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Obtain a Legal Description of parcels to be re-zoned.** (typically a survey description or valid deed description)  
*Note: Legal Description must be reviewed and stamped approved during the Engineering Review.*
- ☐ **Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**  
*Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Call the Newark City Engineering Department to schedule an Engineering Review**  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727**  
*Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.*
- ☐ **Submit Application and required documentation**  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor)**  
*Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".*
- ☐ **Attend the Planning Commission Meetings and Council Meetings**  
**Newark City Council Chambers, 40 W. Main Street (1st Floor).**  
*Note: be prepared to answer Planning Commission and Council Members' questions regarding your application*

## Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: Ernie K. WestbrookDate: 12/10/24Sworn and subscribed before me this 10 day of December, 2024My Commission Expires: 1.22.2029Joseph H.

Notary Public



## Engineering/Zoning Authorization – Office Use Only

Approved ☒Denied ☐Approved with Conditions ☐Engineering Signature: Ben A. MillerDate: 4/30/2025Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES

## Planning Commission Recommendation to Council – Office Use Only

Approved ☐Denied ☐Approved with Conditions ☐

Planning Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

## After Planning Commission Recommendation:

- ☐ **Contact the Clerk of Council** regarding Council Public Hearing and Final Vote dates.  
**Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.**



Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

- BOR CAUV Dog License Downloads Forms GIS Homestead Taxes Other

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- BOR
- Card
- CAUV
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054-198396-00.000  
WESTBROOK CONNIE K  
170 OBANNON AVE  
NEWARK, OH 43055

Acres: 0.12  
LOT 4 BELLEVISTA ANNEX

Land: \$10,600  
Improv: \$0  
Total: \$10,600

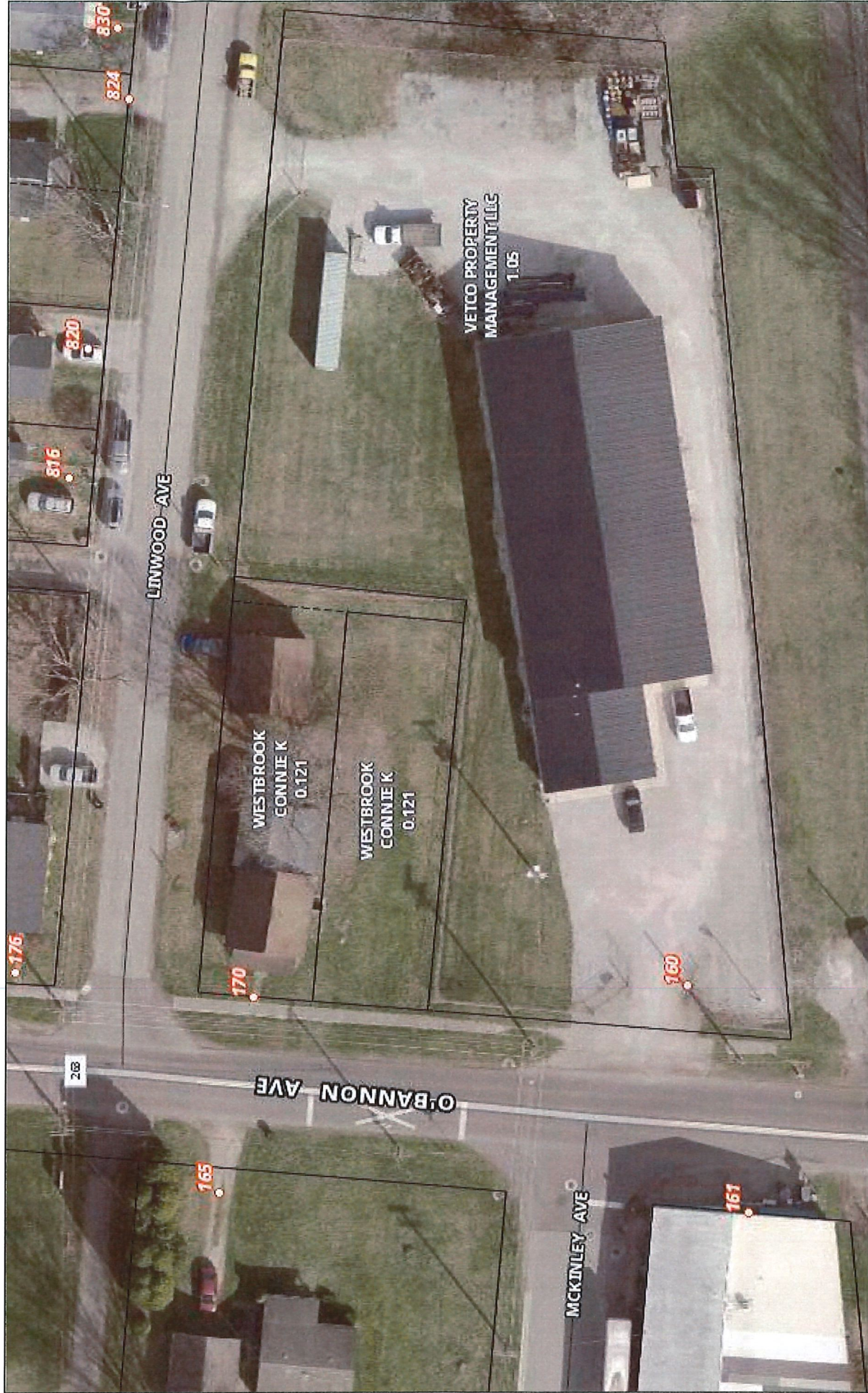
Transfer Date: 07/14/2015  
Amount: \$17,500  
Conveyance: 1903  
Valid Sale: No

Homestead: No  
Owner Occ: No

Foreclosure: No  
On Contract: No  
Bankruptcy: No  
Tax Lien: No



# 170 O'Bannon Ave



April 17, 2025

Street Number Only

Sales - 2025

Sales - 2024

Centerline Labels

Interstate/US/State Route

County Road

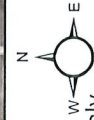
Township Road

Other Road Type

Driveway

Interstates

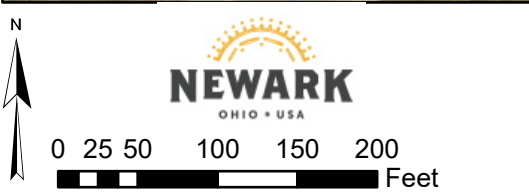
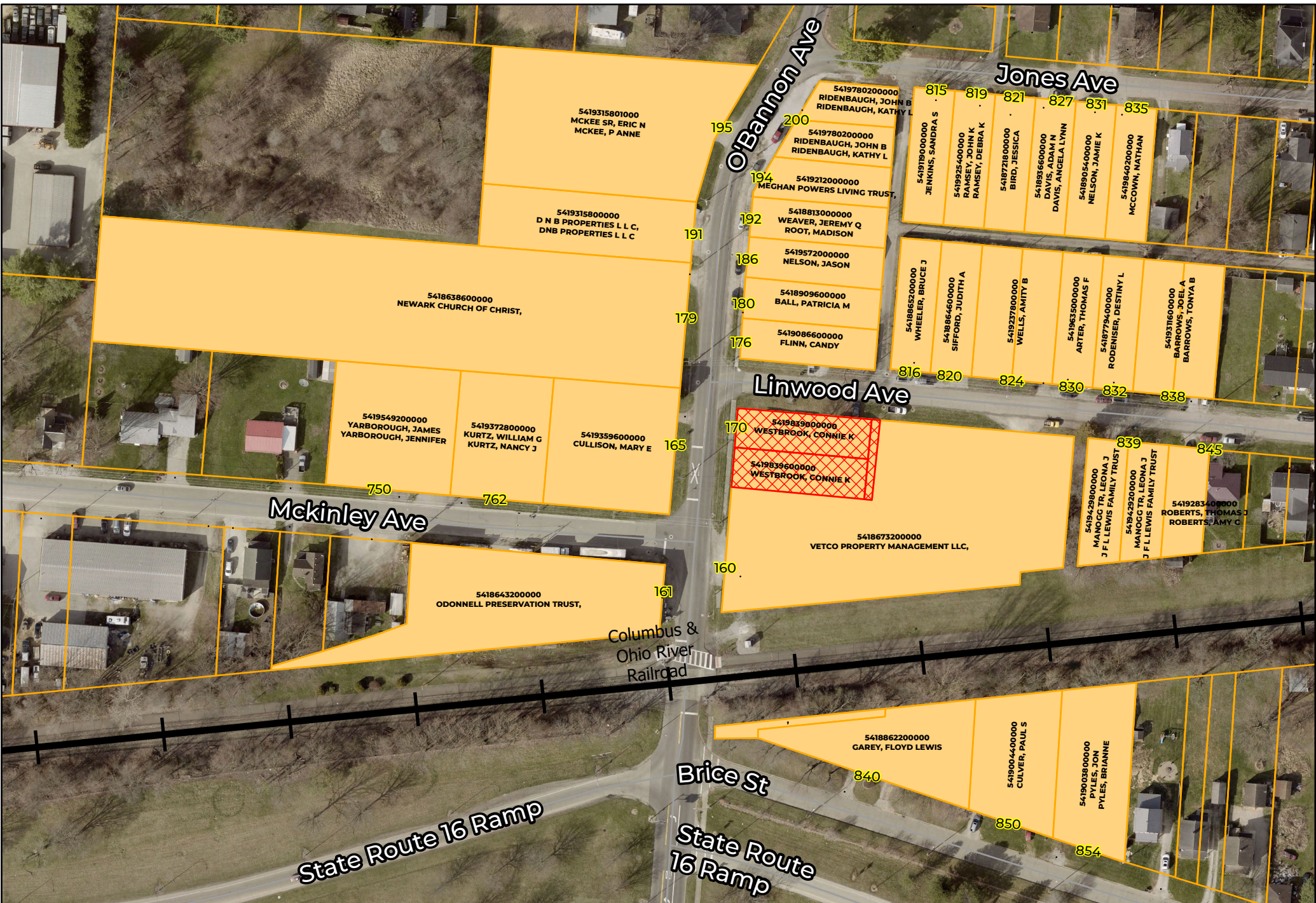
Municipal Corporations



Licking County Auditor GIS

LICKING COUNTY TAX MAP



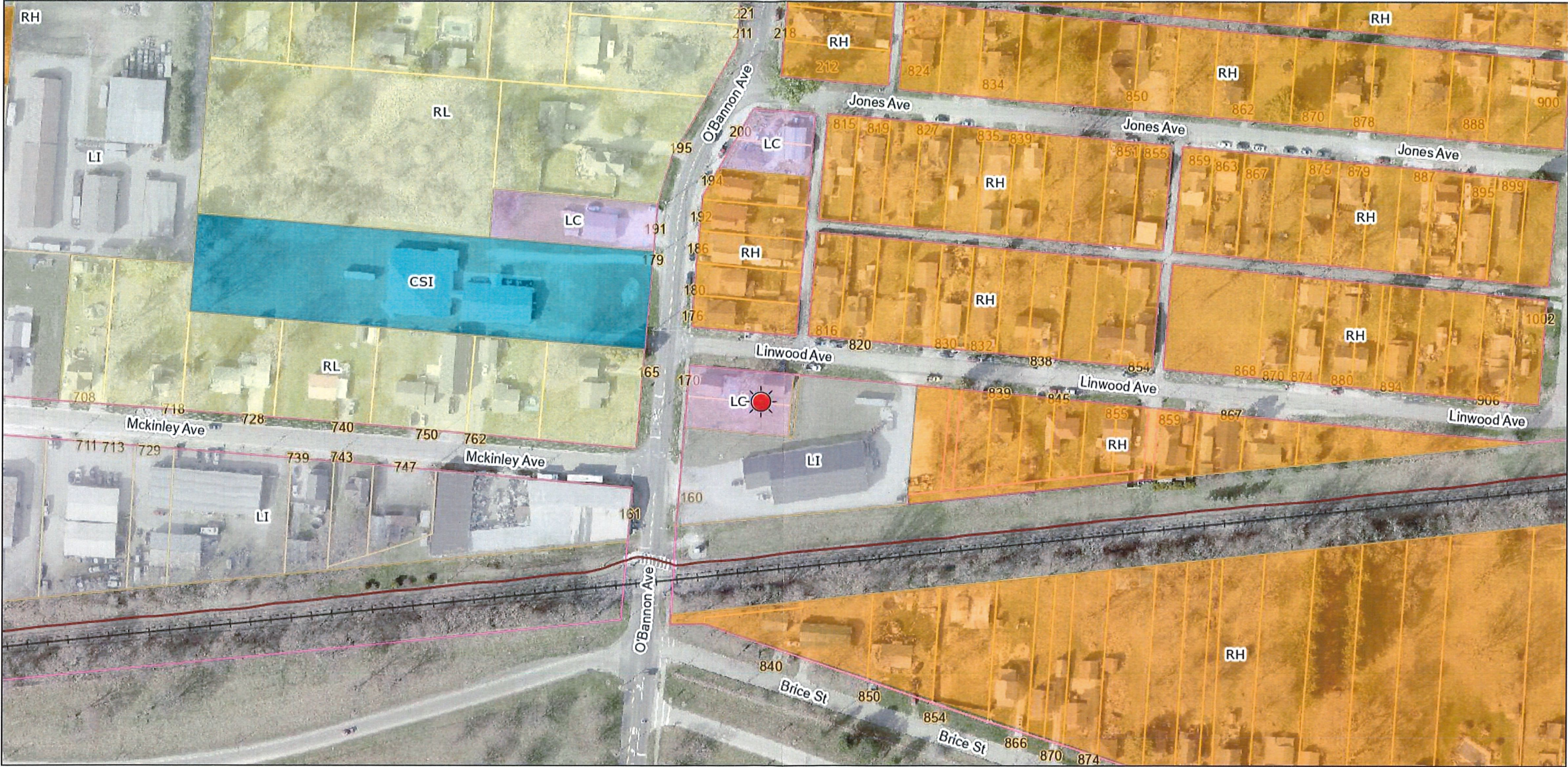


170 O'BANNON AVE  
MAY 19, 2025

- Legend**
- PROPOSED VARIANCE
  - PROPOSED VARIANCE WITHIN 300FT
  - BUILDINGS
  - PARCELS
  - RAILROAD



# Proposed Zoning Change - 170 O'Bannon Ave



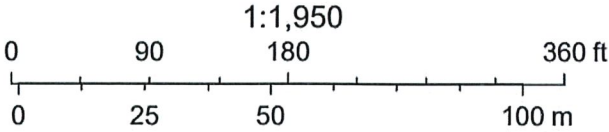
4/30/2025, 8:41:30 AM

Zoning Classification

- RH - High Density Single Family Residence District
- RL - Low Density Single Family Residence District
- LC - Limited Commercial District
- LI - Limited Industrial District
- CSI - Church, School, Institutional District

- PARK\_BIKETRAIL
- Railroad
- State Routes
- ROAD\_RIGHT\_OF\_WAY
- Local Roads
- LAND\_CITY\_LIMITS

- LAND\_PARCELS
- TIFF2024.tif
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





DESCRIPTION

Being situated in Lot 7, 4th Quarter, Township 2 North, Range 12 West, United States Military Lands, City of Newark, Ohio, the subject property is hereby dedicated to the City of Newark, Ohio, and is conveyed to the City of Newark, Ohio, by deed of record in Instrument 202408260014678 as recorded in the Licking County Recorder's Office, and further described as follows:

Beginning at an iron pin found capped "KORDA/Nemah P57802" at the intersection of the northern right of way line of Jefferson Street (50' wide) with the eastern right of way line of South 11th Street (45' wide), said point also being the southeasterly corner of the grantor's property;

Thence along the easterly right of way line of South 11th Street and the grantor's easterly line, North 10° 01' 55" West for a distance of 423.20 feet to a mag nail found at the intersection of the easterly right of way line of South 11th Street with the southerly right of way line of West Main Street (Width Varies), said point also being the northwesterly corner of the grantor's property;

Thence along the southerly right of way line of West Main Street and the grantor's northerly line the following 3 (three) courses:

- 1) North 73° 54' 28" East for a distance of 42.20 feet to a mag nail found;
- 2) North 75° 15' 01" East for a distance of 22.23 feet to a mag nail found;
- 3) North 76° 15' 25" East for a distance of 211.80 feet to an iron pin found capped "WILLIS 7196", said point also being the southeasterly corner of the grantor's property and the southeasterly corner of a 4.233-acre tract as conveyed to A4 RAGTIME BAND NEWARK, LLC by deed of record in Instrument 20210503013085;

Thence leaving the southerly right of way line of West Main Street and with the easterly line of the 4.233-acre tract, North 74° 03' 54" East for a distance of 8.82 feet to an iron pin set;

Thence across the grantor's property the following 5 (six) courses:

- 1) South 74° 03' 54" West for a distance of 10.00 feet to an iron pin set;
- 2) Parallel to and 10 feet southerly of the southerly right of way line of West Main Street, South 76° 15' 25" West for a distance of 262.22 feet to an iron pin set;
- 3) Parallel to and 10 feet southerly of the southerly right of way line of West Main Street, South 75° 15' 25" West for a distance of 28.05 feet to an iron pin set;
- 4) Parallel to and 10 feet southerly of the southerly right of way line of West Main Street, South 73° 54' 28" West for a distance of 21.16 feet to an iron pin set;
- 5) South 28° 58' 41" West for a distance of 28.20 feet to an iron pin set;
- 6) Parallel to and 7 feet easterly of the easterly right of way line of South 11th Street, South 18° 01' 15" East for a distance of 393.21 feet to an iron pin set on the northerly right of way line of Jefferson Street (50' wide) and the grantor's southerly line;

Thence with the northerly right of way line of Jefferson Street and the grantor's southerly line, South 74° 01' 58" West for a distance of 7.00 feet to the True Point of Beginning and containing 0.137 Acres, of which all 0.137 acres are within Auditor's Parcel Number 054-217812-00-002, subject however to all other legal rights of way, easements and agreements of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in 2021.

Iron pins set are 5/8"x30" rebar topped by a yellow plastic identification cap stamped "KORDA ENGINEERING".

The bearings are based on the northerly line of Jefferson Street being South 74° 01' 58" West as determined by the Ohio State Plane Coordinate System, South Zone, NAD83, with 2011 NSRS Adjustment.

OWNER'S CONSENT AND OFFER OF DEDICATION

The undersigned owner of the lands platted herein, being duly authorized in the premises, does hereby certify that the lands shown on this plat are the lands shown on the plat in "South Eleventh Street Dedication Plat in the City of Newark, Ohio" a subdivision of 0.137 Acres of land, more or less, and does hereby accept this plat of same and dedicates to public use as such all or parts of South Eleventh Street and West Main Street shown hereon and not heretofore dedicated.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

BY: Alekxus Dorsey

PRINTED: \_\_\_\_\_  
Authorized Agent  
Windor Landing, LLC an  
Ohio Limited Liability Company

PRINTED: \_\_\_\_\_

CERTIFICATE OF NOTARY PUBLIC

Before me, a Notary Public in and for said County, personally appeared Alekxus Dorsey as authorized agent of Windor Landing, LLC, an Ohio Limited Liability Company, who acknowledged the signing of the foregoing instrument and that she is the owner of the lands shown on this plat and that she is duly authorized to execute this instrument on behalf of the said company, for the purposes expressed herein.

In witness whereof, I have hereunto set my hand and affixed my official seal

this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

NOTARY PUBLIC

Notary Public Stamp

MONUMENT LEGEND

- ⊙ - 5/8"x30" Iron pin set
- - Survey nail set
- - 3/4" Iron pipe found
- - Iron pin found
- ▲ - Survey nail found

CERTIFICATE OF SURVEYOR

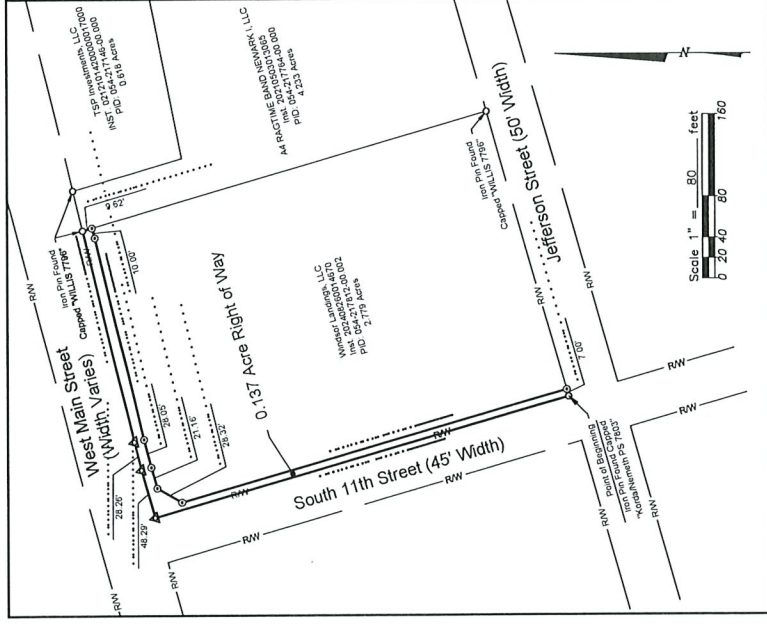
I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

REGISTERED SURVEYOR NO.7803

DATE



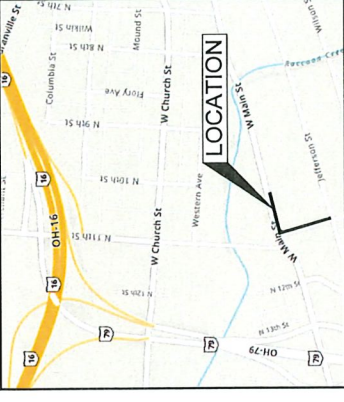
SOUTH ELEVENTH STREET & WEST MAIN STREET DEDICATION PLAT  
IN THE CITY OF NEWARK, OHIO



SURVEY DATA

1. The bearings are based on the northerly line of Jefferson Street being South 74° 01' 58" West as referenced to the Ohio State Plane Coordinate System, South Zone, NAD83, with 2011 NSRS Adjustment.
2. The source of data referenced in the compilation of this plat and text herein are the records of the Licking County Recorder's Office, Licking County Auditor's Office, and the Licking County Engineer's Office, and include: County Deed Records, County Plat Records, and County Tax Maps.
3. Iron pins set are 5/8"x30" rebar topped by a yellow plastic identification cap stamped "KORDA ENGINEERING".

Location Map NTS



Approved by the Planning Commission of the City of Newark, Ohio,  
this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

CHAIRMAN

SECRETARY

Approved and accepted this \_\_\_\_\_ Day of \_\_\_\_\_, 2025,  
By Ordinance No. \_\_\_\_\_, The public right-of-way dedicated, hereon, is hereby  
accepted as such by the City of Newark, Ohio.

In witness whereof, I hereunto set my hand and affixed my seal  
this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

CLERK OF COUNCIL, CITY OF NEWARK

Approved by \_\_\_\_\_, City Engineer on  
this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AUDITOR, LICKING COUNTY, OHIO

Filed for recording this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

At \_\_\_\_\_ Fee \_\_\_\_\_, File No. \_\_\_\_\_

Restrictions Fee \_\_\_\_\_, Day of \_\_\_\_\_, 2025.

Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_

Restrictions recorded in Official Record Volume \_\_\_\_\_, Page(s) \_\_\_\_\_

RECORDER, LICKING COUNTY, OHIO

Surveyed & Plotted by  
**KORDA**  
Korda/Nemah Engineering, Inc. - Consulting Engineers  
1650 Newmarket Drive, Suite 200 - Columbus, Ohio 43215-7010  
TEL: 614-467-1825 FAX: 614-467-1821 [www.korda.com](http://www.korda.com)

RIGHT-OF-WAY DEDICATION  
SOUTH ELEVENTH STREET  
& WEST MAIN STREET

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
DYNO	DKS	DLQ	2021-0419	03/17/2025	1" = 80'	1 OF 1

CONSTRUCTION PLANS FOR:

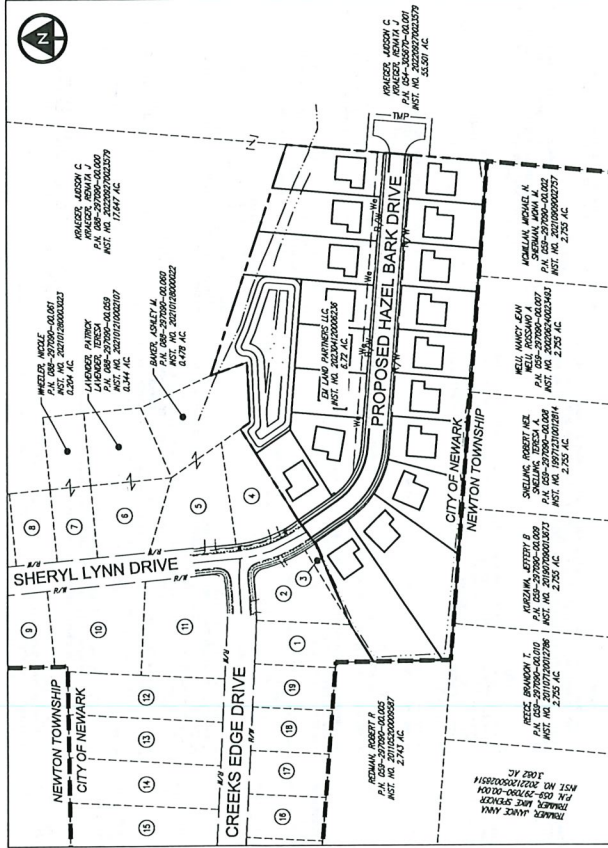
# PLANTERS RIDGE

## PHASE 4

CITY OF NEWARK, LICKING COUNTY, OHIO

PROPERTY OWNER LEGEND

- 1 WALKER, JAMES J.  
P.N. 088-237590-02.046  
INST. NO. 201906050010979  
0.307 AC.
- 2 CAMPBELL, WOODROW R.  
P.N. 088-237590-02.023  
INST. NO. 2017110002244  
0.444 AC.
- 3 CRAIGER, JUDSON C.  
P.N. 088-237590-02.022  
INST. NO. 2018120002662  
0.458 AC.
- 4 WOOD, ERIC M.  
P.N. 088-237590-02.021  
INST. NO. 2014031300454  
0.448 AC.
- 5 BAKER, ASHLEY M.  
P.N. 088-237590-02.047  
INST. NO. 2008050025440  
0.237 AC.
- 6 LAYBENDER, TERESA  
P.N. 088-237590-02.023  
INST. NO. 201106024478  
0.337 AC.
- 7 WHITEHEAD, NICOLE  
P.N. 088-237590-02.044  
INST. NO. 2019120022868  
0.234 AC.
- 8 ESMORTH, GERALD N.  
P.N. 088-237590-02.043  
INST. NO. 2008020020478  
0.239 AC.
- 9 LOGAN, COLLIERA  
P.N. 088-237590-02.038  
INST. NO. 20200500021296  
0.439 AC.
- 10 GREEN, HOLLY A.  
P.N. 088-237590-02.039  
INST. NO. 2019050022524  
0.244 AC.
- 11 KILLIAN, CHRISTINE M.  
P.N. 088-237590-02.054  
INST. NO. 20160600000987  
0.583 AC.
- 12 COOK, JUSTIN E.  
P.N. 088-237590-02.023  
INST. NO. 2017110002244  
0.444 AC.
- 13 STUMP, JASON G.  
P.N. 088-237590-02.022  
INST. NO. 2018120002662  
0.458 AC.
- 14 WOOD, ERIC M.  
P.N. 088-237590-02.021  
INST. NO. 2014031300454  
0.448 AC.
- 15 BAKER, ASHLEY M.  
P.N. 088-237590-02.047  
INST. NO. 2008050025440  
0.237 AC.
- 16 LAYBENDER, TERESA  
P.N. 088-237590-02.023  
INST. NO. 201106024478  
0.337 AC.
- 17 WHITEHEAD, NICOLE  
P.N. 088-237590-02.044  
INST. NO. 2019120022868  
0.234 AC.
- 18 ESMORTH, GERALD N.  
P.N. 088-237590-02.043  
INST. NO. 2008020020478  
0.239 AC.
- 19 LOGAN, COLLIERA  
P.N. 088-237590-02.038  
INST. NO. 20200500021296  
0.439 AC.
- 20 GREEN, HOLLY A.  
P.N. 088-237590-02.039  
INST. NO. 2019050022524  
0.244 AC.



INDEX MAP  
SCALE: 1" = 100'

THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF

OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS		CITY OF NEWARK STANDARD CONSTRUCTION DRAWINGS	
CH-2	100-1	CH-2	100-1
CH-3	100-2	CH-3	100-2
CH-4	100-3	CH-4	100-3
CH-5	100-4	CH-5	100-4
CH-6	100-5	CH-6	100-5
CH-7	100-6	CH-7	100-6
CH-8	100-7	CH-8	100-7
CH-9	100-8	CH-9	100-8
CH-10	100-9	CH-10	100-9
CH-11	100-10	CH-11	100-10
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CH-14	100-13	CH-14	100-13
CH-15	100-14	CH-15	100-14
CH-16	100-15	CH-16	100-15
CH-17	100-16	CH-17	100-16
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CH-98	100-97	CH-98	100-97
CH-99	100-98	CH-99	100-98
CH-100	100-99	CH-100	100-99

PLANS PREPARED BY:

**verdantas**

JAMES T. WATKINS, P.E. 27455

DATE

APPROVALS

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

CHIEF, DIVISION OF BUILDING & ZONING, CITY OF NEWARK	DATE	STREET SUPERINTENDENT, CITY OF NEWARK	DATE
ENGINEER, CITY OF NEWARK	DATE	UTILITIES DIRECTOR, CITY OF NEWARK	DATE
STORM WATER UTILITY, CITY OF NEWARK	DATE	MAYOR, CITY OF NEWARK	DATE

CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO

## PLANTERS RIDGE

### PHASE 4

TITLE SHEET

NO. \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

DESIGNED BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

STATE: OHIO

P.E. 27455

INDEX OF SHEETS

TITLE SHEET	CS.00
GENERAL NOTES	CS.01
TYPICAL SECTIONS	CS.02
QUANTITIES	CS.03
EXISTING CONDITIONS	CS.04
PLAN & PROFILE	CS.05
CROSS SECTIONS	CS.06 - CS.08
EROSION & SEDIMENT CONTROL PLAN	CS.09
CONSTRUCTION & MAINTENANCE CONTROL NOTES	CS.10
SAFETY PROFILE	CS.11

MAP

SCALE: 1" = 2,000'

LOCATION MAP

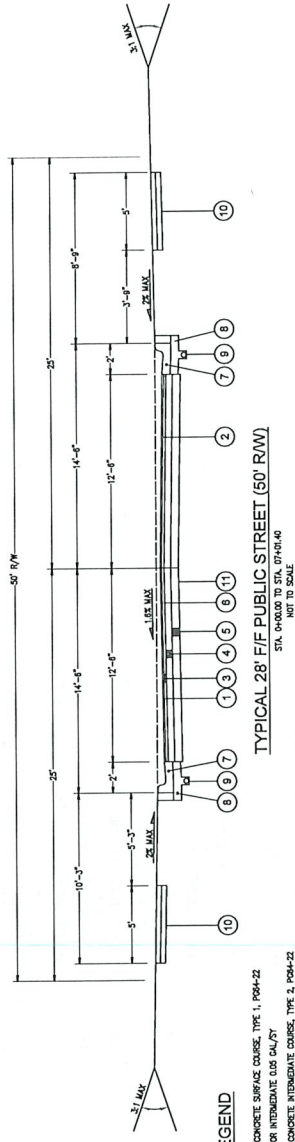
PROJECT LOCATION

1555 WEST MAIN STREET  
NEWARK, OH 43055-3939  
TEL: 740.44.5451

verdantas

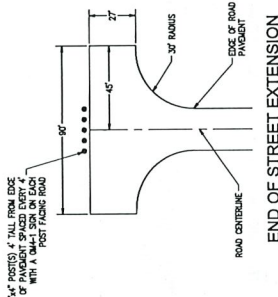


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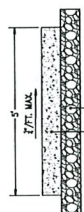


**TYPICAL 28' F/F PUBLIC STREET (50' RW)**

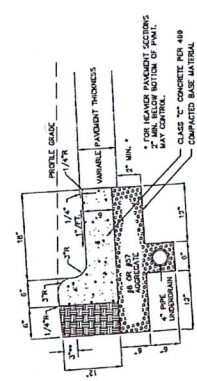
- | LEGEND |  |
|--------|--|
| ①      | ITEM 448 - 1" ASPHALT CONCRETE SURFACES, TYPE 1, PMA-22          |
| ②      | ITEM 449 - 1" HOT CANT CURB FOR INTERMEDIATE CURB CUTS           |
| ③      | ITEM 449 - 1" ASPHALT CONCRETE INTERMEDIATE CURB, TYPE 2, PMA-22 |
| ④      | ITEM 301 - 5" BITUMINOUS AGGREGATE BASE                          |
| ⑤      | ITEM 304 - 5" AGGREGATE BASE                                     |
| ⑥      | ITEM 407 - 1" HOT CANT CURTS CUTS                                |
| ⑦      | ITEM 608 - STAINLESS CONCRETE COMBINED CURB AND CUTTER           |
| ⑧      | NO. 8 OR NO. 51 ASPHALT (COST INCLUDED IN CURB AND CUTTER)       |
| ⑨      | ITEM 605 - 4" ASPHALT  |
| ⑩      | ITEM 608 - 5" CONCRETE WALK                                      |
| ⑪      | ITEM 204 - SURFACE COMPACTION                                    |



ND OF STREET EXTENSION



### SIDEWALK SECTION



### STANDARD CURB AND GUTTER DETAIL





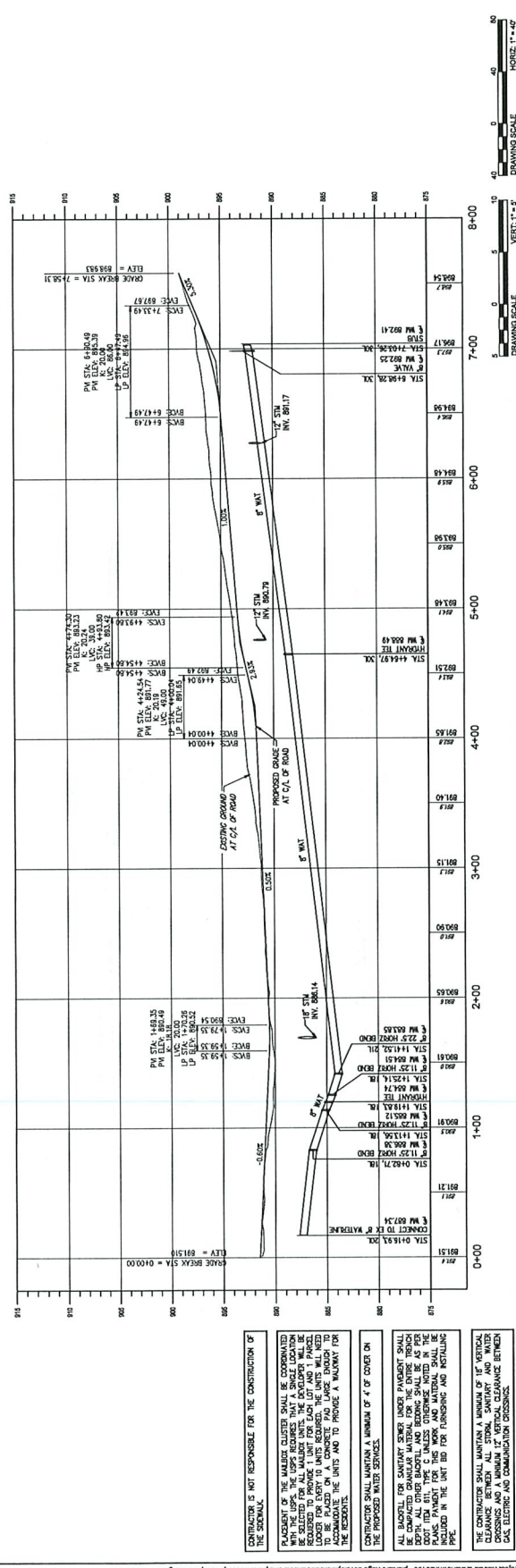
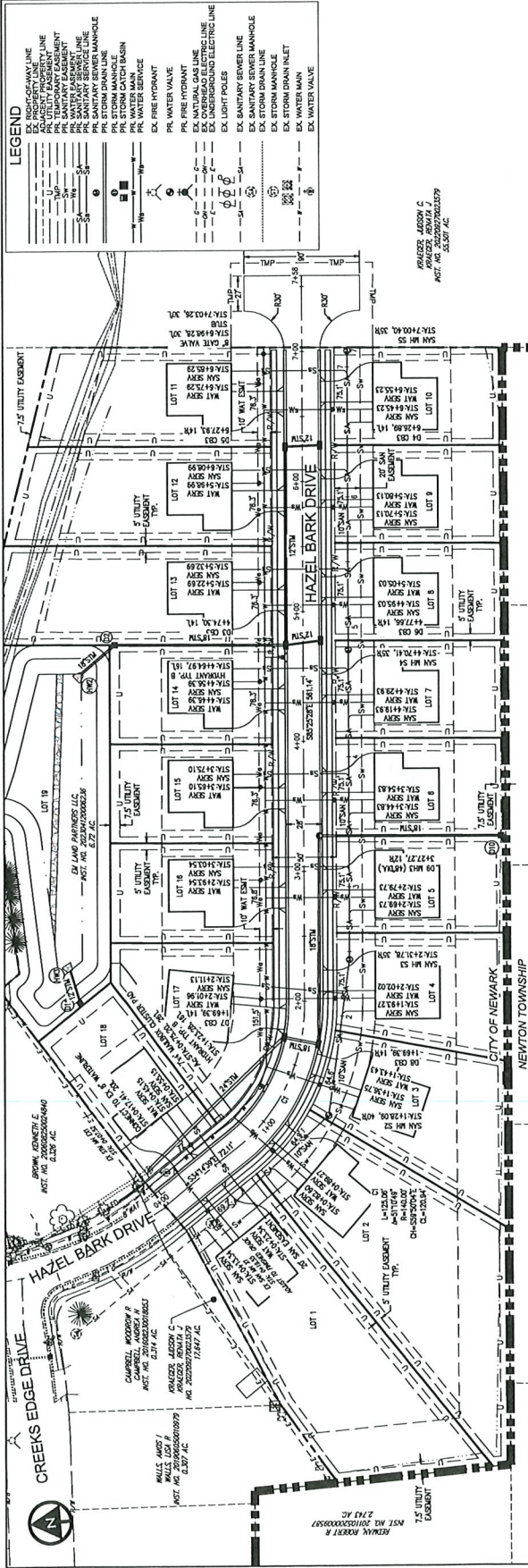




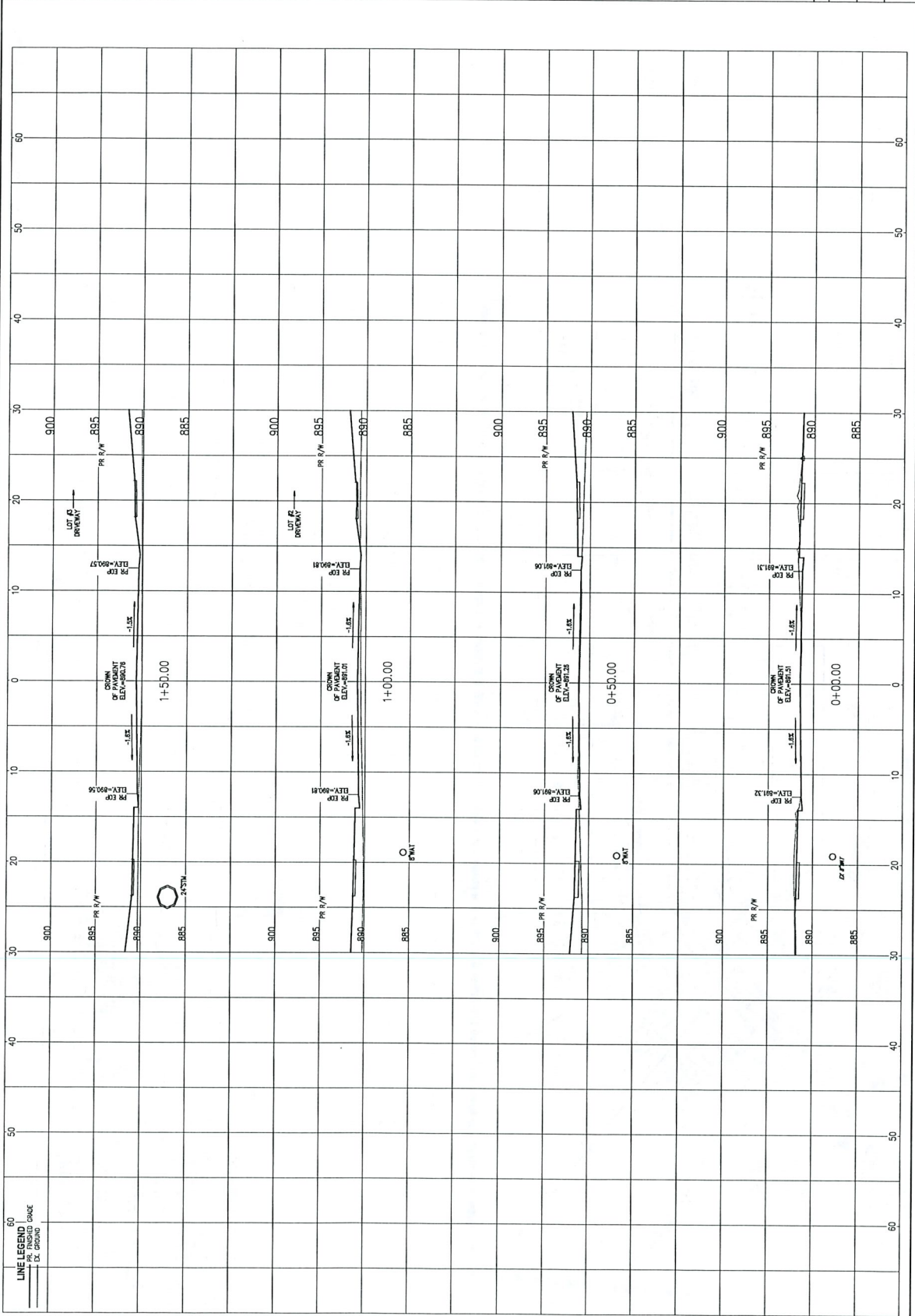


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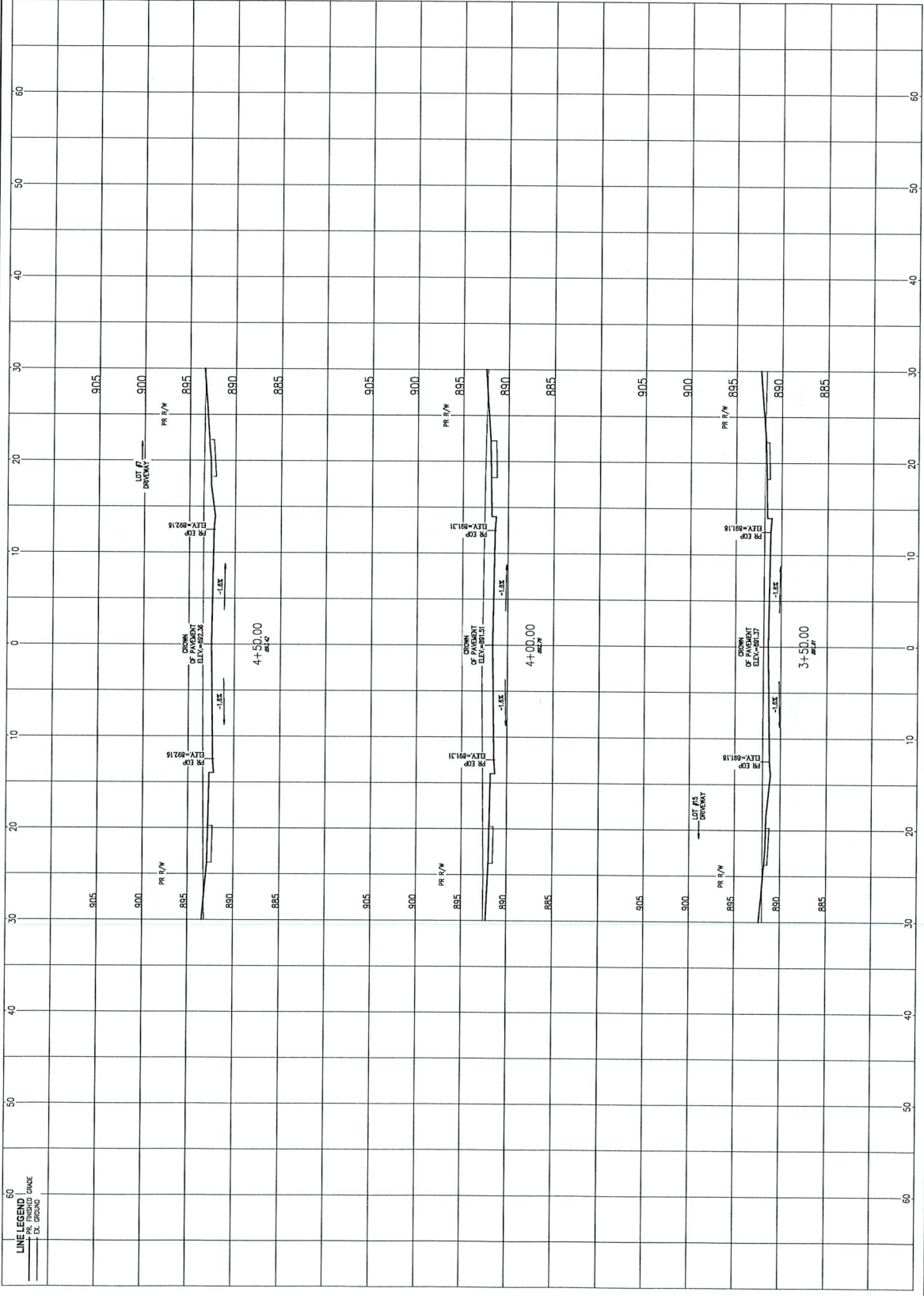
APPLICATION NO. DATE 04/09/2025 SCALE 1" = 5' SHEET C3.00		CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO <b>PLANTERS RIDGE</b> <b>PHASE 4</b> <b>CROSS SECTIONS</b>	
DESIGNED BY JAMES T. WATKINS, P.E. 57655	CHECKED BY JMW	PROJECT NO. 25160	STATE: OHIO P.E. 57655
DRAWN BY JMW		VERDANTAS 1555 WEST MAIN STREET NEWARK, OH 43055-3939 TEL. 740.344.5451	







LINE LEGEND  
— PROPOSED  
--- EXISTING



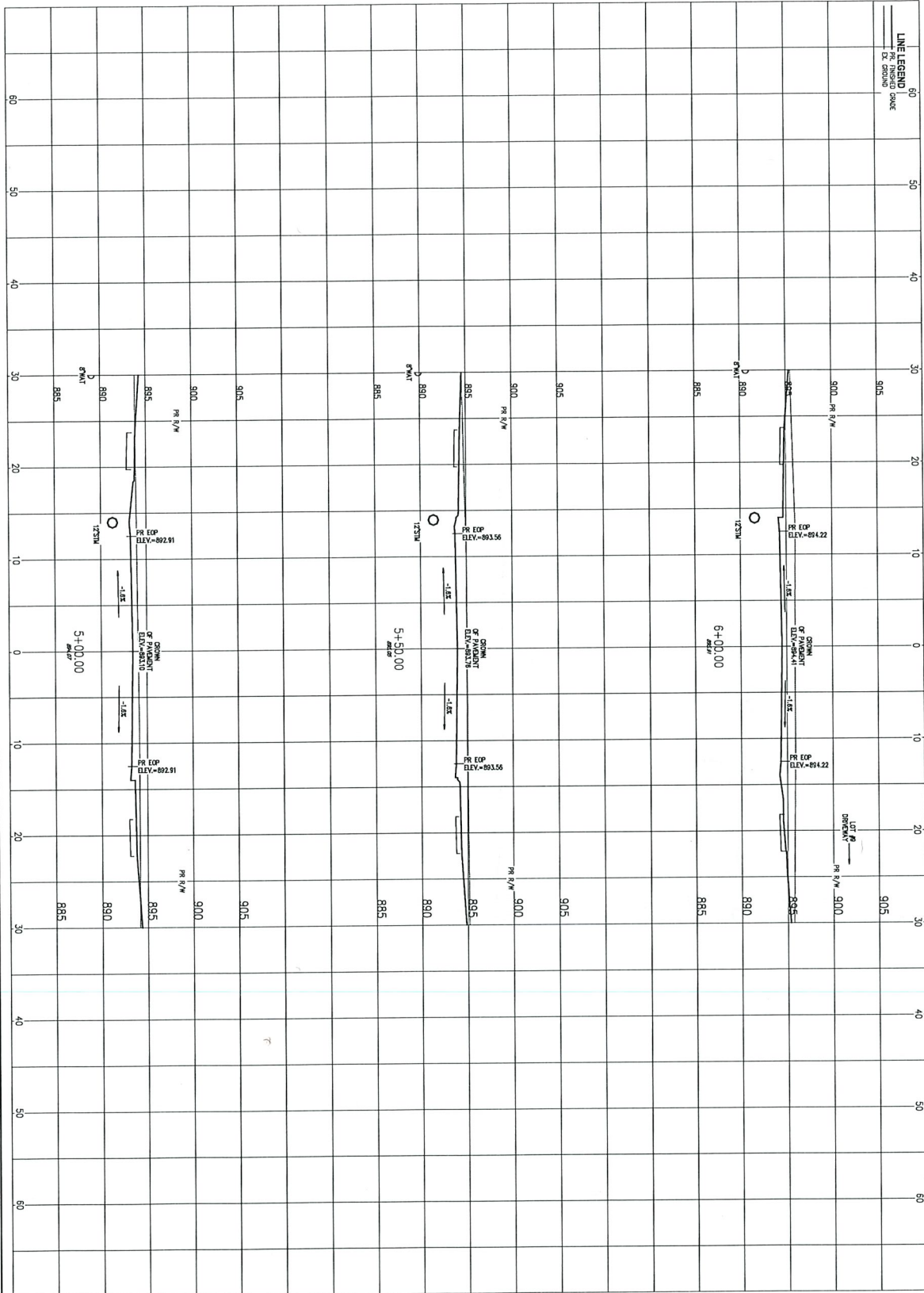
Verdantas  
1555 WEST MAIN STREET  
NEWARK, OH 43055-3933  
TEL: 403.341.5451


DESIGNED BY	JAMES T. WATKINS, P.E. 57655
CHECKED BY	AKS
PROJECT NO.	25180
STATE	OHIO
P.E. 57655	
DATE	JUN
REVISION	
NO.	
PRELIMINARY	
NOT FOR	
CONSTRUCTION	

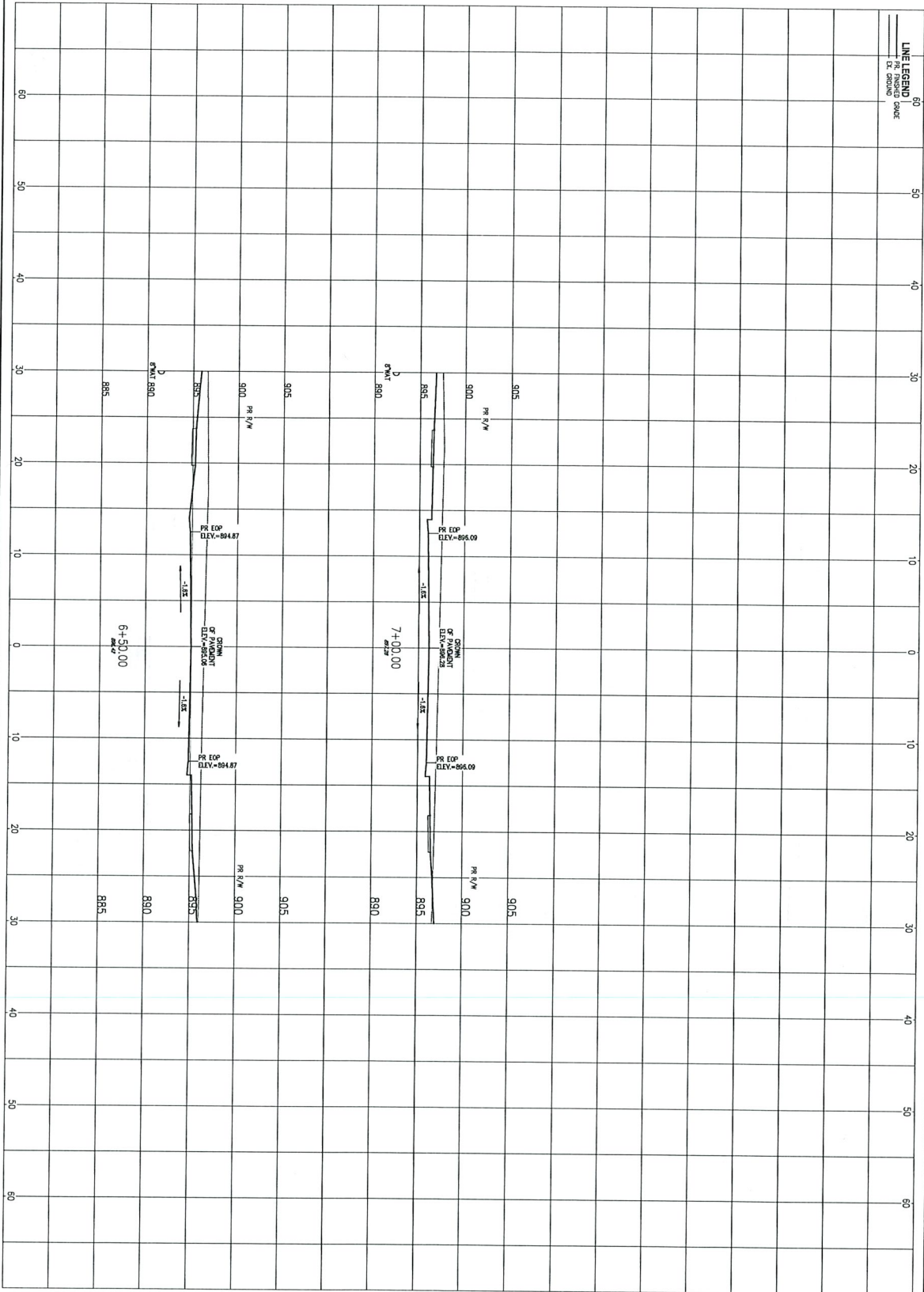
CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO  
PLANTERS RIDGE  
PHASE 4  
CROSS SECTIONS

APPLICATION NO.  
DATE 04/09/2025  
SCALE 1" = 5'  
SHEET C3.02





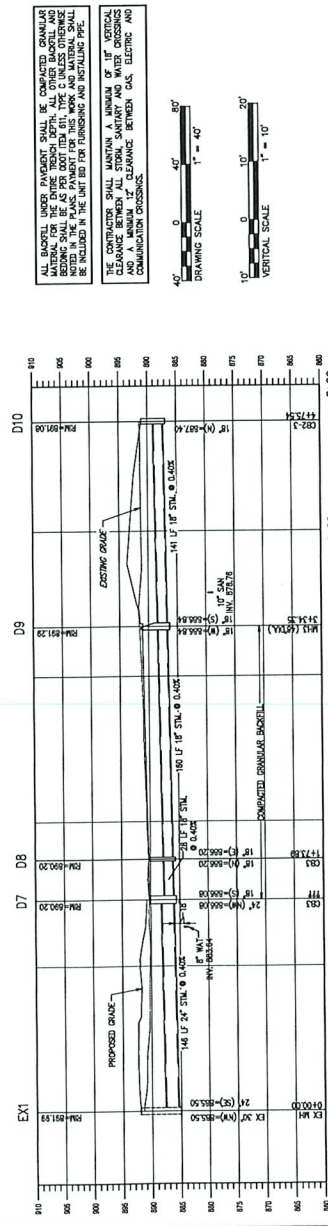
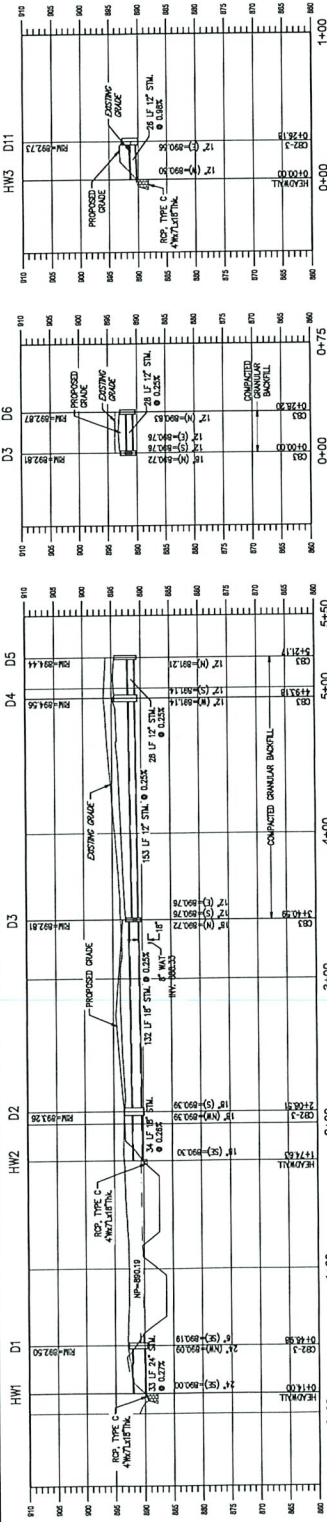
SHEET <b>C3.03</b>	SCALE 1" = 5'	DATE 04/09/2025	APPLICATION NO.	CITY OF NEWARK ~ FRANKLIN COUNTY ~ OHIO <b>PLANTERS RIDGE PHASE 4</b> CROSS SECTIONS	NO. REVISION <b>PRELIMINARY NOT FOR CONSTRUCTION</b>	CHG'D BY DATE	DESIGNED BY JFW	JAMES T. WATKINS, P.E. 57655	
							DRAWN BY VSM		
							CHECKED BY AES		
							PROJECT NO. 25160	STATE: OHIO P.E. 57655	
 1555 WEST MAIN STREET NEWARK, OH 43055-9939 TEL. 740.344.5451									



CITY OF NEWARK - FRANKLIN COUNTY - OHIO <b>PLANTERS RIDGE PHASE 4</b> CROSS SECTIONS	No.	REVISION	DESIGNED BY JPW DATE	DRAWN BY VRM CHECKED BY AES PROJECT NO. 25150	JAMES T. WATKINS, P.E. 57855 STATE: OHIO P.E. 57855	<b>verdantas</b> 1555 WEST MAIN STREET NEWARK, OH 43055-3909 TEL 740.344.5451
APPLICATION NO.	DATE	04/09/2025	SCALE	1" = 5'	SHEET	C3.04

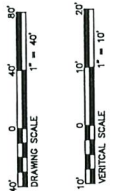
25160	PROJECT NO.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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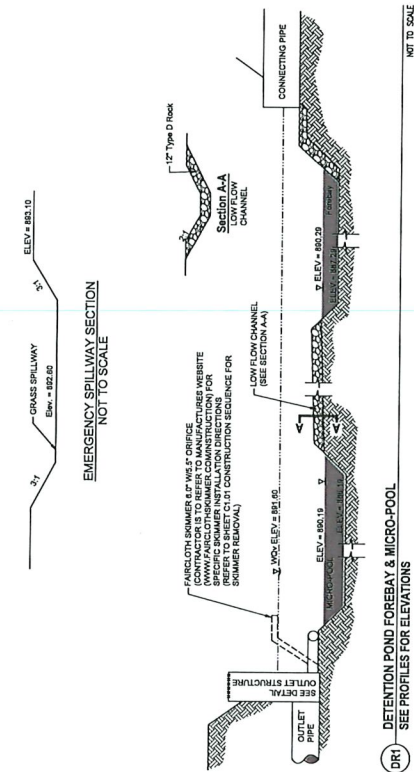
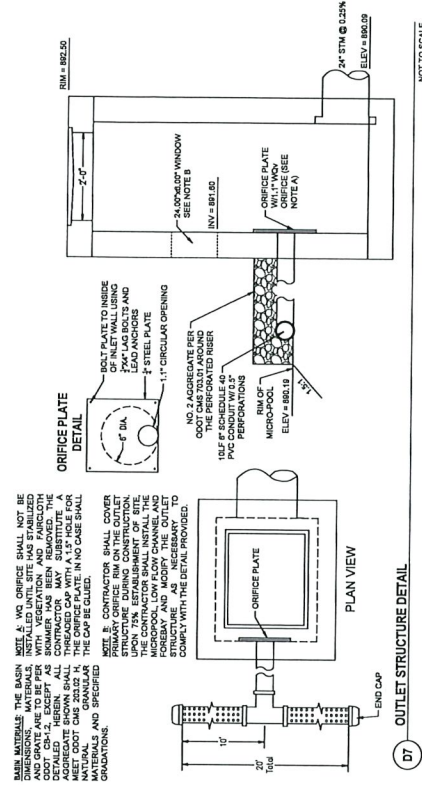
**Verdantas**  
1555 WEST MAIN STREET  
NEWARK, OH 43055-3909  
TEL. 740.344.5451



ALL MATERIAL UNDER PAVEMENT SHALL BE COMPACTED GRANULAR SUBGRADE TO THE ENTIRE TRENCH DEPTH. ALL OTHER BACKFILL AND BEDDING SHALL BE AS PER COT ITEM 611, TYPE C UNLESS OTHERWISE NOTED IN THE PLANS. PAYMENT FOR THIS WORK AND MATERIAL SHALL BE INCLUDED IN THE UNIT BID FOR FURNISHING AND INSTALLING PIPEL.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY AND WATER CROSSINGS AND A MINIMUM 12" CLEARANCE BETWEEN GAS, ELECTRIC AND COMMUNICATION CROSSINGS.

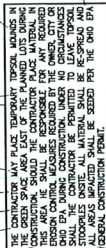




Elevation of Basin	Area	Volume Provided	Volume Provided	As-Built Area
(ft)	(Sq Ft)	(Cu Ft)	(Ac Ft)	(Sq Ft)
890.30	8,325	0	0	
890.40	8,595	846	0.02	
890.50	8,867	1,719	0.04	
891.50	11,160	11,711	0.27	
892.50	13,687	24,069	0.55	
893.50	15,108	32,677	0.75	

POND STORAGE VOLUME





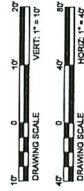
**LEGEND**

	PERIMETER FILTER FABRIC FENCE
	INLET PROTECTION (independent of sump type and location)
	PERMANENT SEEDING
	ASPHALT CONCRETE
	CONCRETE PAVEMENT
	STABILIZED CONSTRUCTION ENTRANCE
	ROCK CHANNEL PROTECTION
	DITCH CHECK
	PROPOSED FLOOD DIRECTION
	CONCRETE WASHOUT APRON
	LIMITS OF DISTURBANCE (OFFSET FOR CWA)



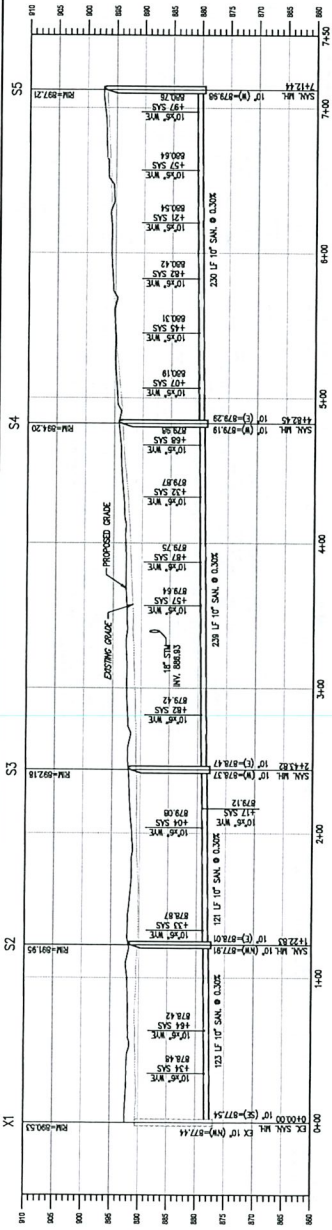


Verdantas
SITE NARRATIVE
PLAN DESIGNER: VERDANTAS, INC.
PROPERTY OWNER: STONE WORKS PARTNERS, LLC
PROJECT DESCRIPTION: THE SITE CONSISTS OF 872 ACRES OF UNDEVELOPED OPEN FIELD WITH A DRAINAGE DITCH ALONG THE WESTERN BOUNDARY...
PERMANENT SEEDING
TEMPORARY SEEDING
EROSION AND SEDIMENT CONTROL NOTES
PHASE 4
PLANTERS RIDGE
CITY OF NEWARK - FRANKLIN COUNTY - OHIO



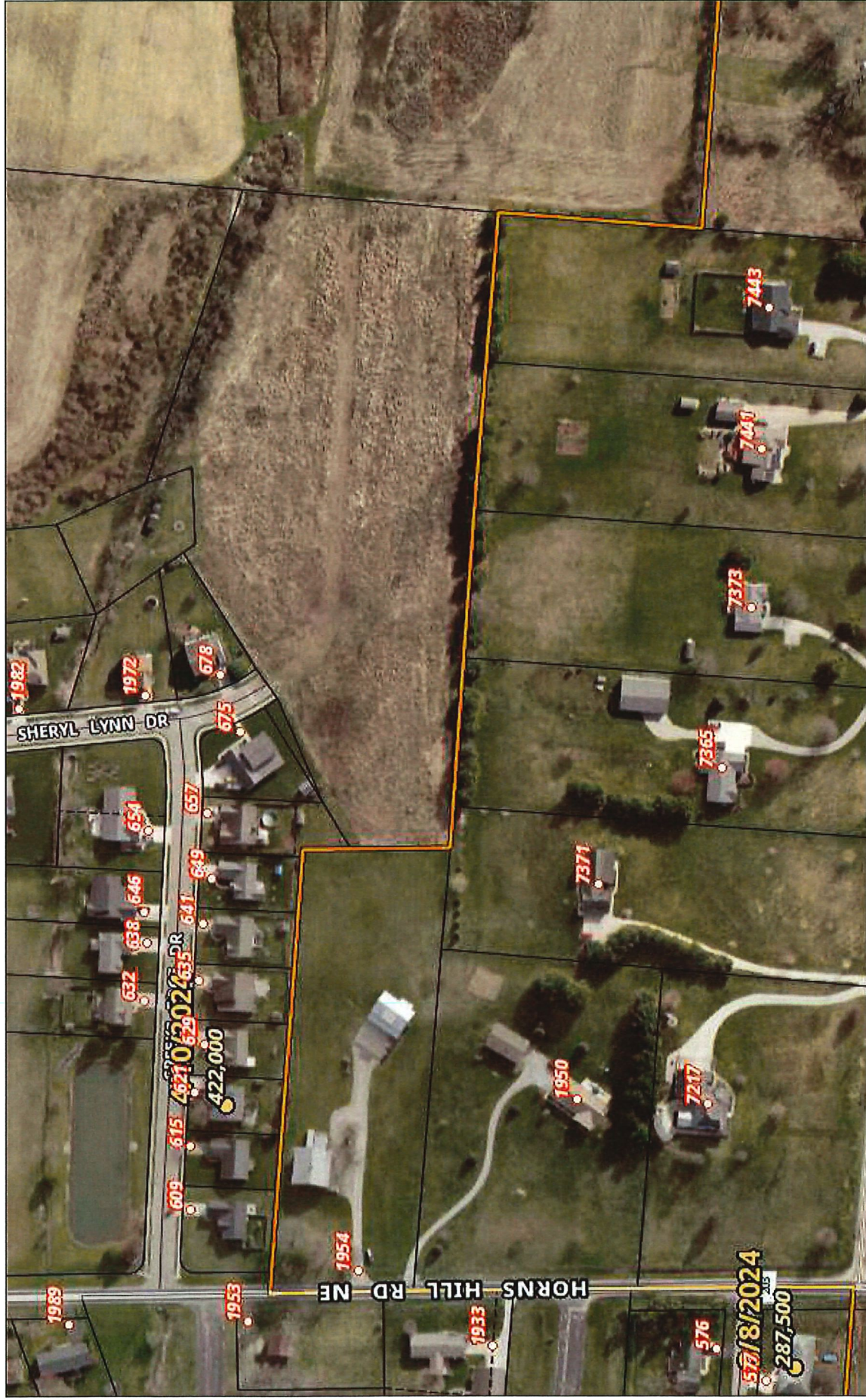
ALL BACKFILL UNDER PAVEMENT SHALL BE COMPACTED TO 95% RELATIVE DENSITY. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY AND WATER LINES. ALL LINES SHALL BE MARKED AND MAINTAINED BETWEEN 1" AND 2" CLEARANCE BETWEEN LINES AND BETWEEN LINES AND ELECTRIC AND COMMUNICATION CROSSINGS.

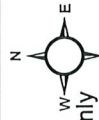




# Horns Hill Rd. / Hazel Bark Dr. ( Planters Ridge PH 4)



April 15, 2025



Street Number Only

County Road

Driveway

Interstates

Other Road Type

Municipal Corporations

LICKING COUNTY TAX MAP

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

Township Road

Other Road Type

Municipal Corporations

LICKING COUNTY TAX MAP

LICKING COUNTY TAX MAP

LICKING COUNTY TAX MAP



LOCATED IN:  
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 12  
UNITED STATES MILITARY LANDS  
CITY OF NEWARK, COUNTY OF LICKING, STATE OF OHIO



TOTAL ACREAGE:	26.1 ACRES
NUMBER OF LOTS:	253
DENSITY:	3.3 LOTS/ACRE
ZONING CLASSIFICATION:	R-2

NOTE 3: The City of Newark will provide to the site the necessary utilities, including sewer and water, in order to service these active uses.

NOTE 3: All right-of-way shall be 50' with a 25' pavement (local street) unless otherwise noted Newark.

NOTE 3: Sidewalks will be provided on both sides of the street unless otherwise noted Newark.

NOTE 3: DISTRICTS 3<sup>rd</sup> through 5<sup>th</sup> will be owned and maintained by the Rutgers-Rockaway Development Association.

[illegible]

PREPARED FOR:  
William C. Kraner Development Co.





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### JUNE 10, 2025 PLANNING COMMISSION MEETING

#### Application:

1. *PC FILE 25-24: SITE PLAN FOR NEW STORAGE UNIT BUILDING, WEST MAIN WAREHOUSES LLC, 105 BUILDERS DRIVE*

#### Staff Report & Recommendations:

##### **Overview:**

The applicant intends to build a 5,400 SF new storage unit building at the above site, which has previously been partially developed with storage buildings, south of this site.

The Site Plan Review Committee submitted comments on 6/5/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director  
Brandon Metzger, Fire Chief  
Aaron Holman, NFD  
Erik McKee, Police Chief  
Craig Riley, Deputy Police Chief  
Brandon Fox, Water Administrator

Adam Bernard, Utilities Engineer  
Lindsey Brighton, Stormwater Utility  
Nick Shultz, Street and Traffic Engineer  
Don Hiltner, Senior Engineer  
Brian Morehead, City Engineer  
George Carter, Zoning Inspector

##### A. Zoning District:

This site is zoned Limited Industrial District (LI); the proposed use is a permitted use.

**Flood Zones:** The building site is not located in a floodplain area.

##### B. Safety Division Review:

The Police Division and Fire Division has no comments with the proposed structure.

##### C. Height Restrictions:

The proposed building appears to meet the requirements. The applicant shall provide building elevation drawings for the proposed buildings to ensure conformance with the Zoning Code.

##### D. Lot Area & Setbacks:

Parcel is approximately 711,334 S.F. +/-, with 8% building coverage, which meets the area requirements of 35% maximum coverage.

The proposed building location meets the setback requirements, and the review is based on the future dedication of the adjacent portion of Builders Drive as a public street.

##### E. Off-Street Parking & Loading:

For the proposed building, the majority of the developed portion of the site is impervious area with gravel with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site. A variance by BZA was previously granted to allow gravel parking area as proposed.

##### F. Corner Lots:

There are no structures proposed in the corner lot areas.

##### G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 17,800 +/- SF of green space and greater than 4450 SF of the green space area shall be ground cover as required by the





## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

---

Zoning Code. In addition, 10 trees are required on the site. Due to this being the same parcel as previous development, this has been addressed.

H. Public & Private Roadways – Access Management:

The southern half of Builders Drive is not dedicated as a public street, and has served as a private driveway as it intersects with Faye Drive. There are plans for improvements to this portion of Builders Drive to bring it to City standards for a public street dedication, and the City is working with the property owners to accomplish this work. The property technically has frontage on Faye Drive. No new driveway approaches are planned at Faye Drive, an existing approach will be utilized.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No comments on these items.

K. Engineering / Utilities:

No specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate. There has been no stormwater management plan submitted, and this additional area may already be covered by the previous designs on the property, with minor changes.

L. Other Standards/Regulations

No other comments at this time.

**Recommendations:**

Staff recommends approval of this site plan at this time, contingent upon the resolution of the issues listed:

1. Building Elevations submitted and approved.
2. Stormwater, sanitary sewer and water construction plans are submitted and approved.
3. Any of the remaining issues listed above will be addressed on the final construction plans.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

**Planning Commission Action on Recommendation:**

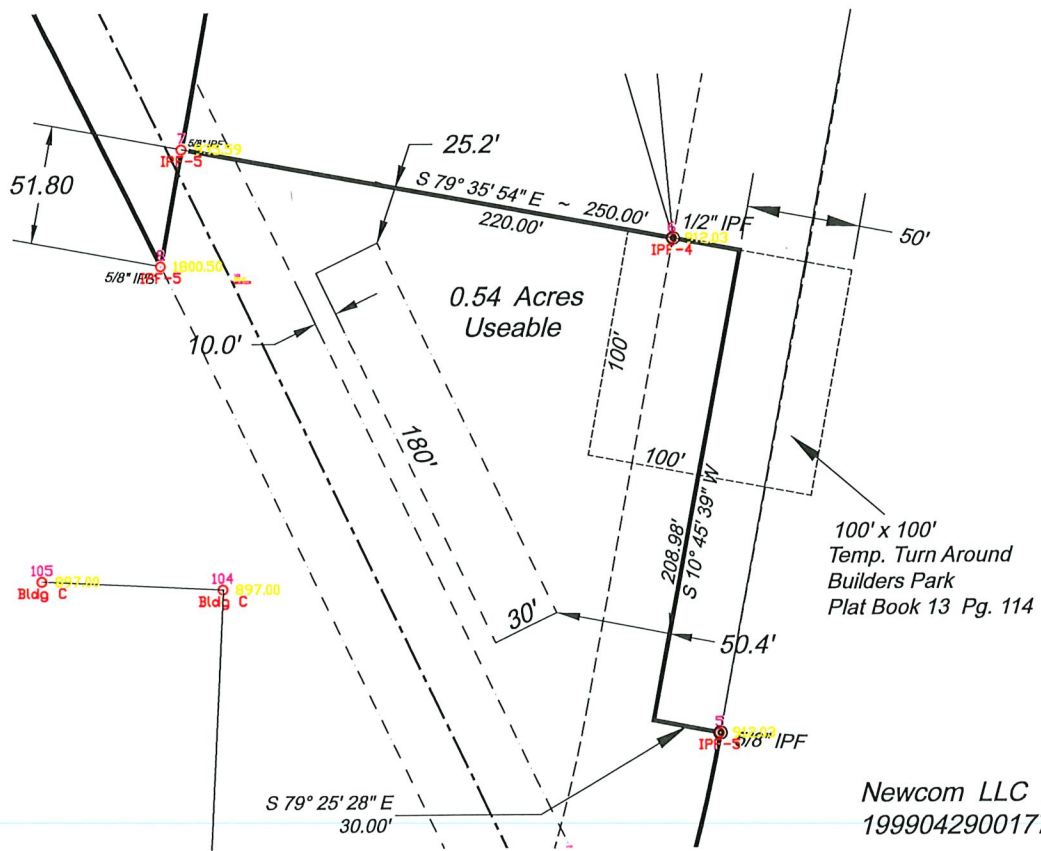
- ☐ Approved As Submitted
- ☐ Approved As Noted, With Contingencies
- ☐ Denied

---

Planning Director

Date





Newcom LLC  
199904290017738



# 125-145 Builders Drive - Proposed Building Site



5/30/2025, 1:53:04 PM

TIFF2024.tif  
PARK\_BIKETRAIL  
ROAD\_RIGHT\_OF\_WAY  
Local Roads  
Railroad  
LAND\_TWP\_CURRENT  
LAND\_MUNICIPAL\_AREA  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

1:5,417  
0 195 390 780 ft  
0 55 110 220 m



**City of Newark**  
**Division of Engineering**

**MEMORANDUM**

TO : NEWARK PLANNING COMMISSION

FROM: BRIAN R. MOREHEAD, CITY ENGINEER

DATE : 6 JUNE 2025

RE: DEDICATION PLAT for Right-of-Way on Waterworks Road at  
Mt. Vernon Road

---

I have reviewed the dedication plat for the above right-of-way, located at the northeast corner of Waterworks Road at Mt. Vernon Road. The following comments are based on my review and compliance with the Subdivision Ordinance of The City of Newark.

This dedication is for additional right-of-way for future intersection widening at this location anticipated as northeast Newark develops in the future. The parcel on the immediate corner is being prepared for sale and transfer by Newark Development Partners, so the time was appropriate to resolve the right-of-way before the sale. The right-of-way width and access restrictions conform to our newly adopted Thoroughfare and Access Management regulations.

**SECTION 3.09**

1. No additional comments.

**SECTION 4.07**

2. No additional comments.

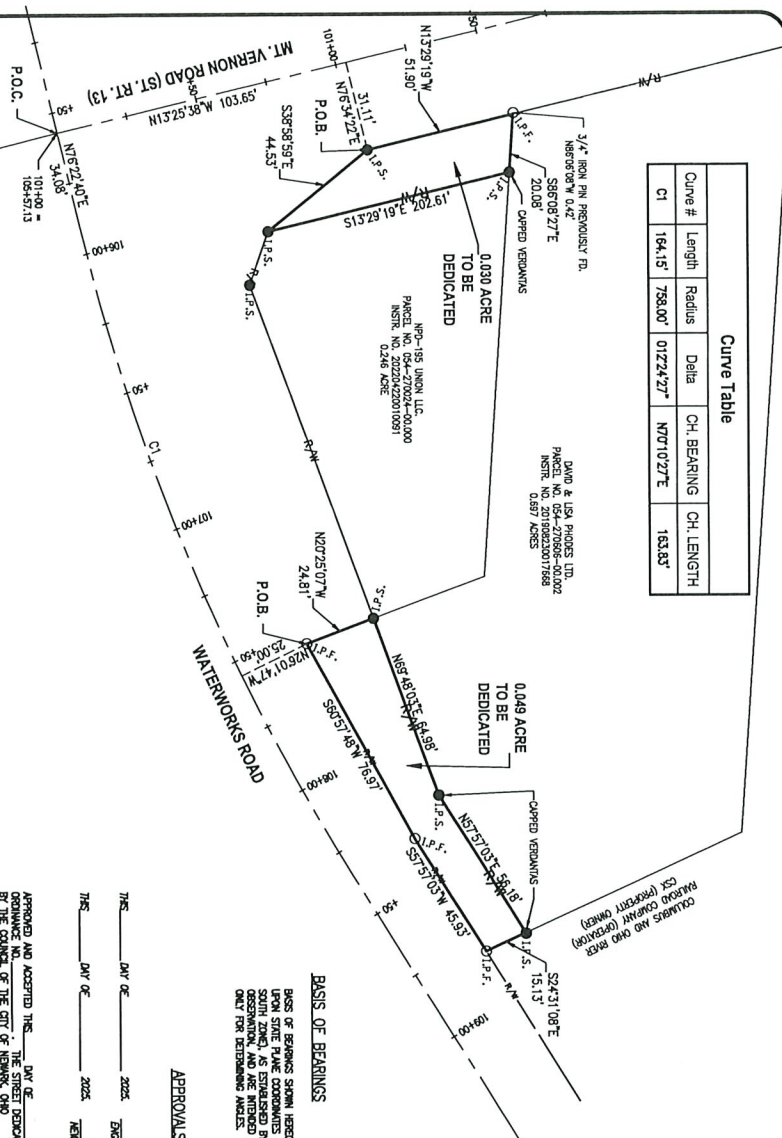
**RECOMMENDATION**

I recommend approval of this Dedication Plat. If approved by Planning Commission, I will prepare legislation for City Council to dedicate the right-of-way to public use. When legislation is passed by City Council, the Plat will be released for recording.

BRM

Cc: George Carter, Zoning Inspector  
Zoning File PC-25-25  
City Engineer

Curve Table				
Curve #	Length	Radius	Delta	CH BEARING
C1	164.15'	758.00'	0122°42'27"	0127°10'27"
				153.83'



# **RIGHT-OF-WAY DEDICATION PLAT** **0.030 ACRE FOR MT. VERNON ROAD (S.R. 13)** **AND 0.049 ACRE FOR WATERWORKS ROAD**

SITUATED IN THE STATE OF OHIO, COUNTY OF  
LICKING, CITY OF NEWARK  
BEING A PART OF THE 1ST QUARTER  
TOWNSHIP 2 NORTH, RANGE 12 WEST, UNITED STATES  
MILITARY LANDS

## **LEGEND**

- 1/2" S. IRON PIN & CAP FOUND (5/8" BEAR)
- 1/2" S. IRON PIN FOUND
- 1/2" S. IRON PIN PREVIOUSLY SET (5/8" BEAR WITH CAP "HALL MARK")
- 1/2" S. IRON PIN SET WITH NOTE (5/8" BEAR WITH CAP "VERMONT")
- PROPOSED PROPERTY TO BE DEDICATED
- RIGHT-OF-WAY LINE - EXISTING
- RIGHT-OF-WAY LINE - PROPOSED
- PROPERTY LINE - EXISTING

**ACCESS MANAGEMENT**  
THIS CHAPTER 128B-THOROUGHFARE PLAT-CITY OF NEWARK COVERED  
ORIGINALLY ACCESS FOR PARCEL 154-27004-00-000 IS RESTRICTED  
TO THE EXISTING 10' WIDE DRIVEWAY AND SHALL REMAIN OPEN TO  
OR CROSS ACCESS EASEMENT WILL BE REQUIRED FOR FUTURE DEVELOPMENT.  
ACCESS FOR PARCEL 154-27004-00-002 WILL BE PERMITTED FROM  
WATERWORKS ROAD.

## **CERTIFICATION**

THIS PLAT WAS PREPARED BY VERDANTAS, AND IS A TRUE AND ACCURATE  
REPRESENTATION OF THE SURVEY AND RECORD DATA ACQUIRED  
AND SUBMITTED TO THE CITY OF NEWARK, OHIO, FOR THE SUPERVISION OF  
KENT T. BLANE, PS 7830, IN SEPTEMBER 2022 UNDER THE SUPERVISION OF  
KENT T. BLANE, PS 7830.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UPDATED TITLE  
POLICY. ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED  
AT THE TIME OF SURVEY. NO CLAIMS ARE PLACED UPON ACTUAL  
OWNERSHIP OF ANY PROPERTY.  
EXEMPTIONS HAVE BEEN SHOWN FROM A PRIOR ALTA PREPARED BY KENT T.  
BLANE, PS 7830 IN SEPTEMBER OF 2022. AN UPDATED TITLE EXAMINATION  
IS RECOMMENDED IF NECESSARY.

**PERMIT DOCUMENTS USED**  
All recorded documents shown  
were used on source documents.

BROWN D. BUTLER REG. SURVEYOR NO. 8004



DESIGNED BY: HDK	CHECKED BY: BOB	PROJECT NO. 31488
DRAWN BY: HDK	CHECKED BY: BOB	
DATE 01/30/2025	DATE 01/30/2025	
<p><b>CITY OF NEWARK</b> CITY OF NEWARK, LICKING COUNTY, OHIO</p> <p><b>RIGHT OF WAY DEDICATION PLAT</b></p>		
<p>1 OF 1</p>		

**verdantas**  
1555 WEST MAIN STREET  
NEWARK, OH 43025-3539  
TEL 740 344 5451

**DEDICATION**  
SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK  
BEING PART PARCEL 154-27004-00-000 COVERED TO NEWARK UNION  
L.L.C. AS RECORDED IN INSTRUMENT NUMBER 2022022010091 OF THE 1st  
QUARTER, TOWNSHIP 2 NORTH, RANGE 12 WEST, UNITED STATES  
MILITARY LANDS, PARCEL 154-27004-00-000 COVERED TO NEWARK  
UNION L.L.C. HERE BY ACCEPT THIS PLAT AS THEIR FREE ACT AND  
DEED AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE ROAD SHOWN AS  
DEDICATED.

IN WITNESS WHERE OF THIS DAY OF 2025.

NEWARK UNION L.L.C.

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

**DEDICATION**  
SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK  
BEING PART PARCEL 154-27004-00-002 COVERED TO DAVIS & LISA  
ROOKES, LTD BY INSTRUMENT NO. 20190820017988 OF THE 1st  
QUARTER, TOWNSHIP 2 NORTH, RANGE 12 WEST, UNITED STATES  
MILITARY LANDS, PARCEL 154-27004-00-002 COVERED TO DAVIS &  
LISA ROOKES, LTD HERE BY ACCEPT THIS PLAT AS THEIR FREE ACT AND  
DEED AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE ROAD SHOWN AS  
DEDICATED.

IN WITNESS WHERE OF THIS DAY OF 2025.

DAVIS & LISA ROOKES, LTD

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

**APPROVALS**  
THIS DAY OF 2025, TOWNSHIP, CITY OF NEWARK  
THIS DAY OF 2025, NEWARK PLANNING COMMISSION  
APPROVED AND ACCEPTED THE DAY OF 2025, AT  
THE CITY OF NEWARK, OHIO, THE FOLLOWING PERSONS ARE ACCEPTED AS SUCH  
BY THE COUNCIL OF THE CITY OF NEWARK, OHIO  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS  
DAY OF 2025.

CLERK OF COUNCIL, NEWARK, OHIO

DATE OF THIS CERTIFICATE OF RECORD

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