

**PLANNING COMMISSION MEETING
TUESDAY, JULY 8, 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 JUNE 10, 2025 PLANNING COMMISSION MEETING**

PUBLIC HEARING

3. ZONING CHANGE FOR 2236 RIVER ROAD, NEWARK OHIO

Application Number: PC-25-08
Owner: Rocky Point Partners, LLC
Applicant: Christopher Ingram
Current Zoning: MFC – Multi-Family Condo
Proposed Zoning: MFR – Multi-Family Residence

OLD BUSINESS

4. RECOMMENDATION FOR 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

NEW BUSINESS

5. PC-25-27 Lot split at 1855 – 1857 Cherry Valley Road

Owner:

Robert L. Romine Trust
1855 Cherry Valley Road,
Newark, OH 43055
QualPac@windstream.net

Applicant:

Scott Romine
107 East Main Street
Newark OH 43055

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, AUGUST 12, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JULY 21, 2025, 4:30 P.M.

BY: *[Signature]* *[Signature]* *[Signature]* ORDINANCE NO. 25-11

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 2236 RIVER ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-225738-00.000 AND, #054-225744-00.000, FROM THAT OF MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE 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 MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE 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

EXHIBIT A

LINDSEY DESCRIPTION
18.723 ACRE PARCEL

Situated in the Lot 1, Second Range of Lots as surveyed by the Licking Land Company, 4th Quarter, Township 2N, Range 13W, USML, City of Newark, County of Licking, State of Ohio, and being part of the John R. Lindsey parcel as recorded in Instrument Number 202103090007176, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at the centerline intersection of River Road, a.k.a. Township Road 131 and Thornwood Drive, a.k.a. Township Road 134;

Thence, North 85° 53' 16" West, 891.10 feet, along the centerline of said River Road, to a point, said point being the southeast corner of the 1.5 acre, Newark Redwood Combined LLC parcel, as recorded in Instrument Number 202311080020599;

Thence, North 03° 44' 13" East, 47.14 feet, along the east line of said Newark Redwood Combined LLC parcel, passing a 3/4" O.D. iron pipe found at 29.11 feet, to an iron pin set, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 03° 21' 44" East, 483.61 feet, continuing along the east line of said Newark Redwood Combined LLC parcel, to an iron pin set at a southeast corner of the 4.653 acre, Newark Redwood Combined LLC parcel, as recorded in Instrument Number 202311080020599;

Thence, North 03° 23' 45" East, 149.97 feet, along the east line of said 4.653 acre, Newark Redwood Combined LLC parcel, to the southeast corner of the Newark Redwood Combined LLC parcel, as recorded in Instrument Number 202311080020598, witnessed by a 5/8" dia. Iron pin found, South 25° 15' 16" East, 0.22 feet from said corner;

Thence, North 03° 59' 31" East, 911.24 feet, along the east line of said Newark Redwood Combined LLC parcel, to an iron pin set at the southeast corner of the Licking Land Trust parcel, as recorded in Instrument Number 200802010002322;

Thence, North 03° 59' 31" East, 257.78 feet, along the east line of said Licking Land Trust parcel, to an iron pin set on the south line of the Thomas J. Evans Foundation parcel, as recorded in Deed Book 809 at Page 1018;

Thence, South 37° 55' 48" East, 1134.33 feet, along the south line of said Thomas J. Evans Foundation parcel, to an iron pin set on the west Right of Way line of Thornwood Crossing, (Width Varies);

Thence, along the west Right of Way line of said Thornwood Crossing the following nine (9) courses;

South 45° 09' 31" West, 132.66 feet, to an iron pin set;

South 24° 53' 03" West, 141.20 feet, to an iron pin set;

South 02° 08' 08" West, 281.99 feet, to a 5/8" dia. iron pin found;

South 67° 49' 01" West, 70.45 feet, to a 5/8" dia. iron pin found;

DESCRIPTION
APPROVED FOR ZONING PURPOSES
By [Signature]
Div. of Engineering
City of Newark, Ohio
18.723 ACRES = 1.30/ACRES
3 PARCELS

South 52° 30' 12" West, 170.79 feet, to a 5/8" dia. iron pin found;

South 44° 53' 22" West, 201.20 feet, to an iron pin set;

South 44° 07' 22" West, 57.72 feet, to an iron pin set;

South 04° 02' 46" West, 18.48 feet, to an iron pin set;

Continuing and along a non-tangent curve to the right, having a Delta of 33° 43' 34", a Radius of 475.87 feet, an arc length of 280.11 feet, a chord length of 276.08 feet which bears South 75° 50' 16" West, to the **True Point of Beginning**.

Containing 18.723 Acres, of which 4.694 acres are in PN 54-225738-00.000 and 14.029 acres are in PN 54-225744-00.000, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Subject To a Perpetual Easement for a Channel, ODOT Parcel 11-CH, as recorded in Instrument Number 202306300011547;

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap.

Bearings are based on Centerline of River Road Avenue, being North 85° 53' 16" West, Ohio State Plane Grid, South Zone NAD83(2011).

PN 54-225738-00.000 and Part of PN 54-225744-00.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in July 2024, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis
7-15-2024

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	<i>[Signature]</i>
DATE:	7/16/24



EXHIBIT A

LINDSEY DESCRIPTION
1.301 ACRE REMAINDER

Situated in the Lot 1, Second Range of Lots as surveyed by the Licking Land Company, so called, 4th Quarter, Township 2N, Range 13W, USML, City of Newark, County of Licking, State of Ohio, and being part of the John R. Lindsey parcel as recorded in Instrument Number 202103090007176, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at the centerline intersection of River Road, a.k.a. Township Road 131 and Thornwood Drive, a.k.a. Township Road 134;

Thence, North 02° 08' 17" East, 214.69 feet, along the centerline of said Thornwood Drive, to a point;

Thence, South 60° 13' 34" West, 146.53 feet, to an iron pin set, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, along the Public Right of Way line of Thornwood Crossing, the following six (6) courses;

South 51° 53' 04" West, 135.20 feet, to an iron pin set;

North 85° 59' 16" West, 232.64 feet, to an iron pin set;

North 27° 14' 50" West, 58.34 feet, to an iron pin set;

North 44° 08' 56" East, 264.51 feet, to an iron pin set;

South 55° 29' 50" East, 155.60 feet, to an iron pin set;

South 31° 23' 22" East, 101.15 feet, to the **True Point of Beginning**.

Containing 1.301 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap.

Bearings are based on Centerline of River Road Avenue, being North 85° 53' 16" West, Ohio State Plane Grid, South Zone NAD83(2011).

Part of PN 54-225744-00.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in July 2024, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd Willis
7-15-2024



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY: <i>[Signature]</i>	
DATE: 7/16/24	



Planning Commission
c/o Engineering Dept.
40 West Main St, 2nd 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-25-09
Date Received: 2-4-25
Received by: P. Kemp/CC
Amount Due: \$300.00
Paid By: (circle one)
Check # Credit Cash _____
Receipt # emailed

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

☒ District Change		☐ District Establishment (Newly Annexed)	
<i>Owner</i>			
Property Owner: Rocky Point Partners, LLC		Telephone: _____	
Address: 2726 Kent Rd.		E-mail: Tom@Rockypointpartners.us	
City: Columbus	State: OH	Zip: 43221	Fax: _____
I would prefer to have agendas mailed rather than e-mailed ☐			
<i>Applicant/Representative</i>			
Representative: Christopher Ingram		Same as above ☐	Telephone: 614-464-5480
Address: 52 E. Gay Street		E-mail: CLIngram@vorys.com	
City: Columbus	State: Ohio	Zip: 43215	Fax: _____
I would prefer to have agendas mailed rather than e-mailed ☐			
<i>Property Location</i>			
Street Address: 2236 River Rd.			
Parcel Tax ID #: 054-225738-00, 054-225744-00, 000		Number of Acres: 20.535	
Lot Number: (if applicable)		Property Platted? Yes ☐ No ☒	
<i>District Classification</i> (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
☐ AD Agricultural		☐ AD Agricultural	
☐ CD Conservation		☐ CD Conservation	
☐ CSI Church School Institutional		☐ CSI Church School Institutional	
☐ DC Downtown		☐ DC Downtown	
☐ GB General Business		☐ GB General Business	
☐ GC General Commercial		☐ GC General Commercial	
☐ GI General Industrial		☐ GI General Industrial	
☐ GO General Office		☐ GO General Office	
☐ HB High Intensity Business		☐ HB High Intensity Business	
☐ LB Limited Intensity Business		☐ LB Limited Intensity Business	
☐ LC Limited Commercial		☐ LC Limited Commercial	
☐ LI Limited Industrial		☐ LI Limited Industrial	
☐ LO Limited Office		☐ LO Limited Office	
☐ MB Medium Intensity Business		☐ MB Medium Intensity Business	
☒ MFC Multi-Family Condo		☐ MFC Multi-Family Condo	
☐ MFH Multi-Family High Rise		☐ MFH Multi-Family High Rise	
☐ MFR Multi-Family Residence		☒ MFR Multi-Family Residence	
☐ Overlay Historic		☐ Overlay Historic	
☐ Planned Unit Development		☐ Planned Unit Development	
☐ RMH Single-Family Residence Manufactured Home		☐ RMH Single-Family Residence Manufactured Home	
☐ Single-Family Residence (Circle one)		☐ 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	
☐ RZL Single-Family Residence Zero Lot Line		☐ RZL Single-Family Residence Zero Lot Line	
☐ SFC Single-Family Condo		☐ SFC Single-Family Condo	
☐ TFR Two-Family Residence		☐ TFR Two-Family Residence	

Zoning File #

PC 25-08
PC Application #

Property Use

Present Use:

Vacant

Proposed Use:

Multifamily

Additional Comments

Reason For Request:

See attached project description

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: [Signature]

Date:

2/3/25

Sworn and subscribed before me this 3 day of February, 2025

My Commission Expires: 2/22/2026

[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved ☒

Denied ☐

Approved with Conditions ☐

Engineering Signature: [Signature]

Date:

2/28/2025

Comments/Conditions:

DISCRETIONS APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved ☐

Denied ☐

Approved with Conditions ☐

Planning Director Signature: _____

Date: _____

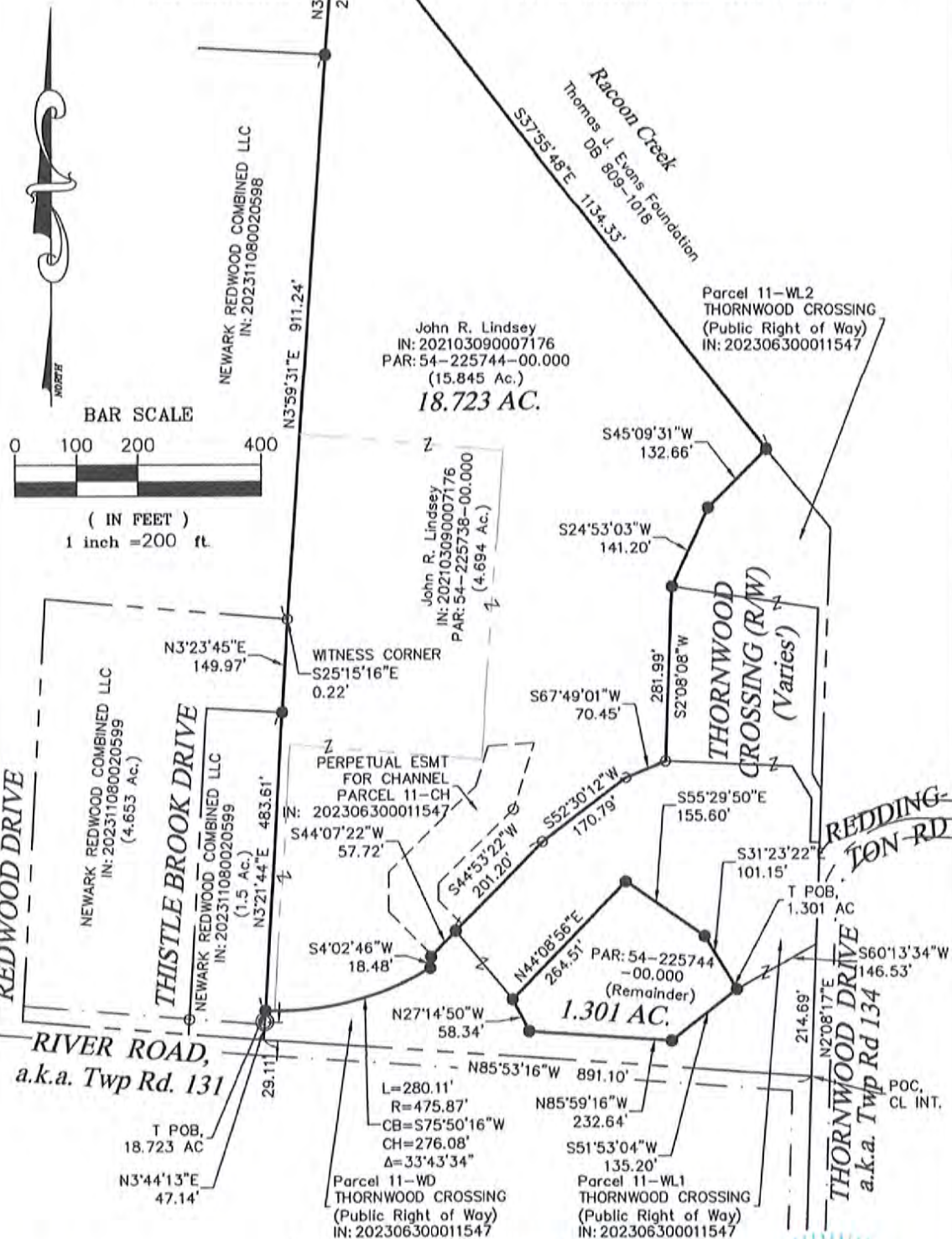
Conditions: _____

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) 670-7616.

PLAT OF SURVEY LINDSEY PARCELS

SITUATED IN LOT 1, SECOND RANGE OF LOTS, BY THE LICKING LAND COMPANY, 4TH QTR., TWP 2, RNG 13, U.S.M.L., CITY OF NEWARK, LICKING COUNTY, OHIO



PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- Stamped Willis S-7996

BASIS OF BEARINGS

Centerline of River Road, being N 85° 53' 16" W,
Ohio State Plane Grid, South Zone, NAD83(2011)

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



7-15-2024

WES
WILLIS ENGINEERING & SURVEYING
12512 West Bank Dr
Millersport, OH 43046

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

PROJ. NO. 24079





0 110 220 440 660 880 Feet



NEWARK
OHIO • USA

2236 RIVER RD
APRIL 15, 2025

Legend

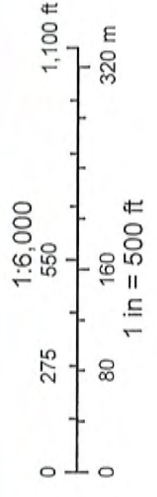
	BUILDING OUTLINES		PROPOSED VARIANCE
	RAILROAD		PROPOSED VARIANCE WITHIN 300FT
	PARCELS		CITY LIMITS
	RIVERS		

Existing Zoning - 2236 River Rd



7/5/2024

 Planned Unit Developments



THE RETREAT AT NEWARK

ORIGINALLY PROPOSED AS 234 UNIT & NOW REDUCED TO 192-UNIT MULTI-FAMILY DEVELOPMENT



EXECUTIVE SUMMARY

THE OPPORTUNITY



Rocky Point Partners is pleased to present a new opportunity, the development of *The Retreat at Newark* ("Project"), a 192-unit multi-family development proposed on a 20-acre site strategically located in the growing Granville Newark Region and near the new \$20 billion Intel chip manufacturing facility. The sponsorship team has extensive experience developing thousands of units in Columbus, OH. The project will provide affordable, workforce housing to the growing Granville Newark area and benefit from a 15-year 100% tax abatement on the improvements. The property will also benefit from recent roadway improvements providing easy access to State Route 161, Downtown Granville and Downtown Newark.



1. Front Elevation 1
10' x 10'

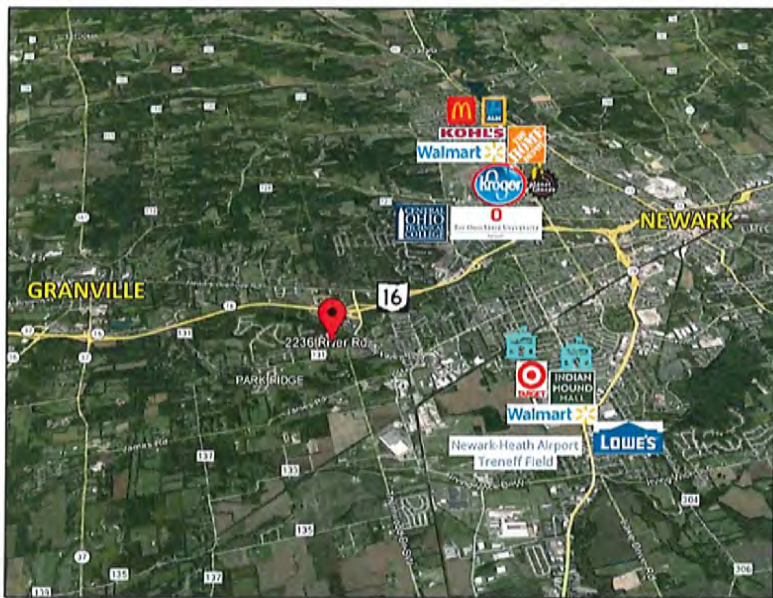


Sources: One Columbus Region; U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

LOCATION

LOCATION

ROCKY POINT PARTNERS



LOCATION

ROCKY POINT PARTNERS



AERIAL VIEW OF SITE

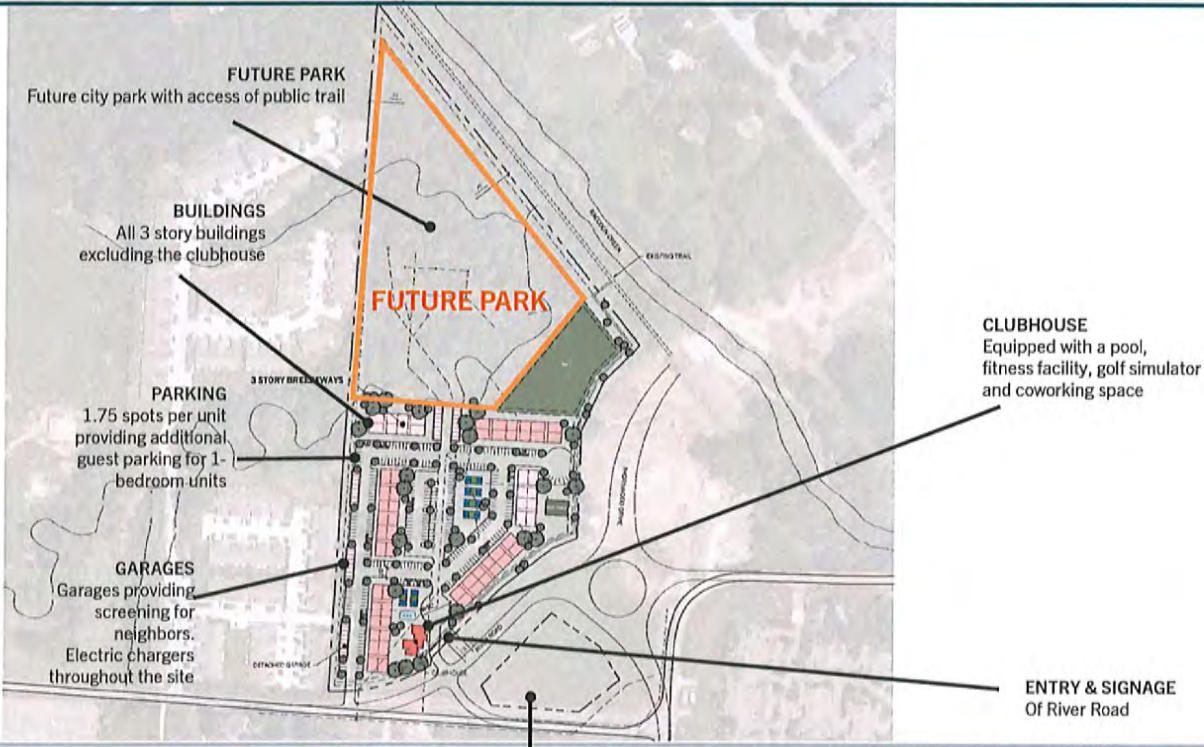
ROCKY POINT PARTNERS



UNDEVELOPED SITE – EXCLUDED FROM DEVELOPMENT
Developer to landscape and maintain the grass

SITE PLAN

ROCKY POINT PARTNERS



UNDEVELOPED SITE - EXCLUDED FROM DEVELOPMENT
Developer to landscape and maintain the grass

BUILDING (REPRESENTATIVE BUILDING)

 ROCKY POINT PARTNERS



Front Perspective



Side Perspective

CLUBHOUSE (REPRESENTATIVE BUILDING)

ROCKY POINT PARTNERS



(A) North Elevation
3/16" = 1'-0"



(B) East Elevation
3/16" = 1'-0"

CLUBHOUSE REPRESENTATIVE BUILDING

ROCKY POINT PARTNERS



PROJECT AMENITIES

ROCKY POINT PARTNERS

- Resort style pool
- Walking paths
- Bike storage
- Luxury clubhouse
- Electric car parking
- Package delivery room
- Coworking space
- Golf Simulator
- Dog Park
- Grilling stations
- Fitness center
- Starbucks coffee station
- Business center
- On site management and maintenance



INTEL TO INVEST \$20+ BILLION IN OHIO

ROCKY POINT PARTNERS

THE WALL STREET JOURNAL.

Intel to Invest at Least \$20 Billion in Ohio Chip-Making Facility

Company will make cutting-edge processors at new site near Columbus, creating around 3,000 permanent jobs



Intel has made more than \$100 billion in investment pledges over the past year, an Intel chip-making factory in Arizona. PHOTO: INTEL CORPORATION

By [Mehmet Bolukbasi](#) [Follow](#)
Updated Jan 21, 2022 5:07 pm ET

SAVE SHARE AA TEXT

Listen to article (7 minutes)

Intel Corp. said it plans to invest at least \$20 billion in new chip-making capacity as semiconductor production ambitions as

the need for more manufacturing.

Intel said Friday it would invest in two new chip factories just outside Columbus, Ohio, to add to Intel's effort to expand its chip-making business. The company has made more than \$100 billion in investment pledges over the past year. Intel Chief Executive Pat Gelsinger said the site could eventually grow to accommodate eight chip factories, also known as FABs, with spending potentially reaching around \$100 billion over the next decade.

Intel will make some of its most cutting-edge processors at the new site, Mr. Gelsinger said in an interview. Planning for the first two factories will start immediately, with construction expected to begin late in 2022, he said, and production is expected to come online in 2025. The company also pledged \$100 million toward partnerships with educational institutions to build a pipeline of talent and bolster research programs in the region.



WHAT'S NEWS

Intel Pours Billions Into U.S. Chip Production

Mr. Gelsinger said the semiconductor industry, which just topped \$500 billion in combined annual sales, is expected to double by the end of the decade. "My intention as CEO is to grow our share of that growing market. So I have to be investing and expanding our capacity faster than doubling," he said.

Mr. Gelsinger said supply gaps could

unchanged at \$52.04 in Friday trading amid a broader market

said early Friday that Intel's investment plan augmented U.S. domestic chip-making. Governments, particularly in the have become concerned with securing their semiconductor in which manufacturing has gravitated to lower-cost. The [chip drought during the pandemic](#) has only amplified

pandemic shined a spotlight on the fragility in the global supply chain," the White House said.



Chips Are Difficult to Make, and It's Even Harder During a Supply Crunch

global chip shortage is affecting how quickly we can drive a car off the lot or buy a new laptop. WSJ's a fabrication plant in Singapore to see the complex process of chip making and how one manufacturer is trying to overcome the shortage. Photo: Edwin Chung for The Wall Street Journal

For Mr. Gelsinger, the move is the latest step in his push to revive the company's fortunes by [restoring its position](#) as a cutting-edge chip designer and becoming a leading chip manufacturer, including for other companies. In 2020, graphics chip maker [Nvidia Corp.](#) overtook Intel as the U.S.'s most valuable semiconductor company. [Samsung Electronics Co.](#) last year overtook Intel as the biggest chip maker by quarterly revenue. Analysts expect the South Korean company to hold on to that position when both report earnings next week.

[Investments in chip-making in Arizona and](#)

TEAM



EXPERTISE

- Office, industrial, retail, multi-family, and land real estate transactions and developments
- Private equity investments and ground-up construction projects

EXPERIENCE

- Co-founder/President, Rocky Point Partners (2017-present), focusing on multi-family development and self-storage facilities throughout Columbus MSA
- Vice President, The Robert Weiler Company (2013-present), providing national, regional, and local clients expert knowledge on Ohio commercial real estate market

EDUCATION

- B.A., Business/Entrepreneurship, The Ohio State University

AFFILIATIONS/ACCOLADES

- The National Association of Realtors
- Ohio Association of Realtors
- The Columbus Realtors
- Top sales volume transactional producer in Columbus market for multiple, consecutive years
- Board Member, Bexley Education Foundation
- Resident, Central Ohio for 30+ years



EXPERTISE

- Extensive development and management of real estate in Columbus market
- Entitlement and development of wide range of property types in Central Ohio, including residential, mixed-use, and self-storage
- Short-term and long-term rental management

EXPERIENCE

- Co-founder/Managing Partner, Rocky Point Partners (2017-present), focusing on multi-family development and self-storage facilities throughout Columbus MSA
- Manager, largest boutique short-term management company in Columbus market

EDUCATION

- The Ohio State University
- Wolstein Scholars Entrepreneurship program, Fisher College of Business, The Ohio State University

AFFILIATIONS/ACCOLADES

- Resident, Columbus, Ohio for 30+ years



ABOUT

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that they are much more than that. So, what do they believe in? They embrace the value of relationships. They are committed to understanding clients' unique needs. They are keen on getting clients what they want. Their 85 years in the business give them a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio or beyond.

REPRESENTATIVE WORK

- Development of tens of thousands of acres in the Central Ohio Region
- Creation of Huntington Park, a 200,000 square foot, Triple-A baseball stadium that is home to the Columbus Clippers
- Owner and developer of 12,000+ apartment units in Central Ohio for over 85 years

RETREAT AT A CANAL – RECENT CASE STUDY

ROCKY POINT PARTNERS

SPONSORSHIP CASE STUDY

Retreat at Canal is 140 units that was recently completed in Columbus. The same sponsorship team completed the project on time (15-month construction) and in early 2024.

This project is surrounded by single family homes and was buffered with mounding and landscaping.

Retreat at Canal is located off Gender Road in the City of Columbus and near the suburb of Canal Winchester.

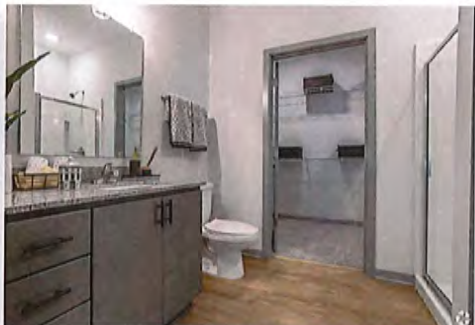
Rocky Point will utilize the same 3-story buildings with brick materials and high-end finishes including stainless steel and granite countertops for their Newark project. The project will feature a luxurious clubhouse with a pool, coworking space, fitness facility and package room. Only 1- and 2-bedroom units will be built as we anticipate demand from young professional working on new jobs in the nearby vicinity.



Note: photos not of subject project, but of project completed by members of the project team

REPRESENTATIVE WORK BY TEAM

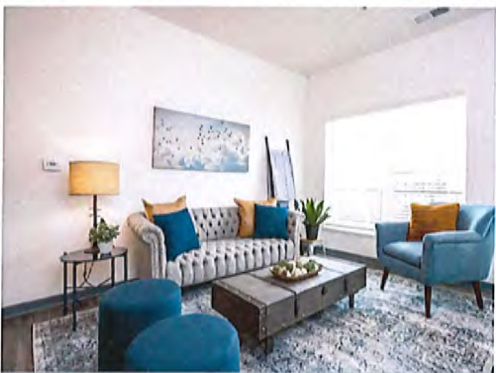
ROCKY POINT PARTNERS



Note: photos not of subject project, but of project completed by members of the project team

REPRESENTATIVE WORK BY TEAM

ROCKY POINT PARTNERS



Note: photos not of subject project, but of project completed by members of the project team

FINANCIAL REFERENCE



September 23, 2024

Rocky Point Partners
Alex Marsh & Tom O'Brien

Re: The Retreat at Newark
Newark, OH
Multifamily Development

Bellwether Enterprise Real Estate Capital ("BWE") has been engaged to arrange financing for The Retreat at Newark ("Property") on behalf of Rocky Point Partners and/or its assigns ("Applicant"). At this point we have underwritten both the property and the sponsors and feel confident the project will be desirable to debt and equity capital sources that provide capital for multifamily development in Central Ohio.

BWE is a national, full-service commercial and multifamily mortgage banking company, providing flexible financing solutions for clients covering the entire spectrum of commercial and multifamily real estate. Putting clients' goals first, our experienced and trusted advisors offer comprehensive capital solutions by combining enduring debt and equity relationships with unparalleled local market insights across our 40+ offices and national servicing platform.

Rocky Point Partners have created a strong track record of developing similar product in Columbus and the capital sources view them as strong and appealing partners. The development project underwrites to attractive metrics which will be well received in the market.

Sincerely,



A.J. Mangan
Senior Vice President

Rocky Point Partners has secured financing on projects as large as \$40,000,000 with multiple, similar apartments projects financed.

Included in this presentation is a letter from the mortgage banking company Bellwether Enterprises (BWE) in response to a question at our last public meeting.



Jeff Hall, Mayor



Division of Water & Wastewater
34 S. 5th Street P.O. Box 4100
Newark, Ohio 43058-4100

April 29, 2025

Rocky Point Partners, LLC
Alex Marsh
Rocky Point Partners,
81 S. 4th St. Suite 305 Columbus, OH 43215

RE: River Road Apartments - Water/Sanitary Sewer Service

Dear Alex:

I am in receipt of your request for water and sanitary sewer service at the River Road Apartments being proposed on River Road, Newark, Ohio Parcels 054-225738-00.000 and 054-225744-00.000.

The City agrees to provide water and sanitary sewer to said properties pending approved construction plans, final development service agreement between the City of Newark and Rocky Point Partners, payment of all required water and sanitary sewer fees and any required extensions of water and/or sewer infrastructure by the developer. Please note, these parcels do not currently have direct access to a gravity sanitary sewer. The City currently has a project starting construction to install a gravity sewer on River Road that should be completed by 2026.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "D. Rhodes".

David Rhodes
Service Director
740-670-7705, drhodes@newarkohio.net

c. Water Administrator
Engineer
Law Director
file

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 Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: Kyle G. G. G.



02111201400000029100

Fiduciary Deed

201507140014633
Pg: 1 \$28.00 T20150016431
07/14/2015 4:20PM BXMG8 R0X
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 7th 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 7th 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

Donna Mae Stack
APPROVED
By Donna Mae Stack
Div. of Engineering
City of Newark, Ohio



Planning Commission
c/o Engineering Dept.
40 West Main St, 2nd 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

☒ District Change		☐ District Establishment (Newly Annexed)	
Owner			
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> ☒			
Applicant/Representative			
Representative: <u>KYLE MICHALEK</u>		Same as above ☐	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> ☐			
Property Location			
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 & 4</u>		Property Platted? Yes ☒ No ☐	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
☐ AD Agricultural		☐ AD Agricultural	
☐ CD Conservation		☐ CD Conservation	
☐ CSI Church School Institutional		☐ CSI Church School Institutional	
☐ DC Downtown		☐ DC Downtown	
☐ GB General Business		☐ GB General Business	
☐ GC General Commercial		☐ GC General Commercial	
☐ GI General Industrial		☐ GI General Industrial	
☐ GO General Office		☐ GO General Office	
☐ HB High Intensity Business		☐ HB High Intensity Business	
☐ LB Limited Intensity Business		☐ LB Limited Intensity Business	
☒ LC Limited Commercial		☐ LC Limited Commercial	
☐ LI Limited Industrial		☒ LI Limited Industrial	
☐ LO Limited Office		☐ LO Limited Office	
☐ MB Medium Intensity Business		☐ MB Medium Intensity Business	
☐ MFC Multi-Family Condo		☐ MFC Multi-Family Condo	
☐ MFH Multi-Family High Rise		☐ MFH Multi-Family High Rise	
☐ MFR Multi-Family Residence		☐ MFR Multi-Family Residence	
☐ Overlay Historic		☐ Overlay Historic	
☐ Planned Unit Development		☐ Planned Unit Development	
☒ RMH Single-Family Residence Manufactured Home		☐ RMH Single-Family Residence Manufactured Home	
☒ Single-Family Residence (Circle one)		☐ 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	
☐ RZL Single-Family Residence Zero Lot Line		☐ RZL Single-Family Residence Zero Lot Line	
☐ SFC Single-Family Condo		☐ SFC Single-Family Condo	
☐ TFR Two-Family Residence		☐ 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 December20 24My 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.

BOR	CAUV	Dog License	Downloads	Forms	GIS	Homestead	Taxes	Other



 FIND YOUR PARCEL

Address 

Search

Trouble Searching?



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

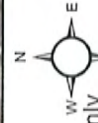
Foreclosure: No
On Contract: No
Bankruptcy: No
Tax Lien: No

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking here. By accessing or using this web site, you agree to be bound by these Terms and Conditions. Using a low screen resolution? Try our Mobile Version.

170 O'Bannon Ave



April 17, 2025



Street Number Only

Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Municipal Corporations

Driveway

Interstates

Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP



170 O'BANNON AVE
MAY 19, 2025



Proposed Zoning Change - 170 O'Bannon Ave



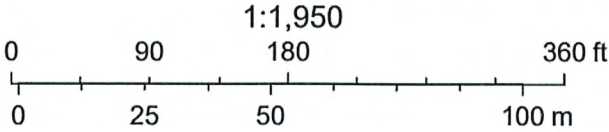
4/30/2025, 8:41:30 AM

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





Planning Commission
40 West Main St
Newark, Ohio 43055
(740) 670-7516

City of Newark Planning Commission Lot Split/Combination/Replat Application

Office Use Only
Zoning File #
PC Application# PC-25-27
Date Received 6-9-25
Received By P.K.
Amount Due: \$50.00 ☒
Paid By: (Circle One)
Check # 153 Cash

Rev 2/13

www.newarkohio.net/government/boards/commissions/planning-commission

Application Type				
☒ Lot Split	☐ Lot Combination	☐ Replat		
Owner				
Property Owner: <u>Robert L Romine Trust</u>		Telephone: <u>(740) 334-9585</u>		
Address: <u>1855 Cherry Valley</u>		E-mail: <u>QUALPAC@WINSTREAH.NET</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> ☐				
Applicant/Representative				
Representative: <u>SCOTT ROMINE</u>		Same as above ☒		Telephone:
Address: <u>107 E MAIN ST</u>		E-mail: <u>SAME AS ABOVE</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> ☐				
Property Location (P1 is Parcel #1, etc.)				
Street Address: <u>1857 CHERRY VALLEY</u>		Current Zone: (P1) <u>GC</u> (P2) (P3) (abbreviated Zoning Classification from Zoning Code 08-33)		
Parcel Tax ID(s) #: (P1) <u>054-219936-00.002</u> (P2)		(P3)		
Lot Number(s): (if applicable) (P1) <u>N/A</u> (P2) (P3)		# of acres: <u>35</u>	Property Platted? Yes ☒ No ☐	
Property Use (P1 is Parcel #1, etc.)				
Present Use: (Please indicate which property).				
Property Type	P1	P2	P3	Structure?
Vacant Land	☐	☐	☐	☐
Commercial	☒	☐	☐	☒ Yes
Residential	☒	☐	☐	☒ Yes
Industrial	☐	☐	☐	☐ Yes
Proposed Use: (Please indicate which property).				
Property Type	P1	P2	P3	Structure?
Vacant Land	☐	☐	☐	☐
Commercial	☒	☐	☐	☒ Yes
Residential	☒	☐	☐	☒ Yes
Industrial	☐	☐	☐	☐ Yes
Additional Comments				
Reason for Request: <u>LOT SPLIT 1857 CHERRY VALLEY RD from</u> <u>1855 CHERRY VALLEY RD</u> <u>PROPERTY ZONED COMMERCIAL however being</u> <u>UTILIZED AS RESIDENTIAL.</u>				

Required Documentation and Process Overview

- ☐ Obtain a Tax Map and Auditor's Parcel Numbers. Contact the Licking County Engineer's Office or visit <http://www.lcounty.com/Treasurer> to printout Real Estate Tax parcel information and a parcel map. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
- ☒ Contact a Registered Surveyor to obtain a Survey Drawing with Legal Description for the proposed new parcels.
Note: the survey should show the property as if the proposed split/combo were approved.
- ☒ Call the Newark City Engineering/Zoning Department to schedule a Zoning Review. (740) 670-7727.
The Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055
Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.
- ☒ Submit all application materials and fee to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
Note: a \$50.00 fee must accompany this application. Make checks payable to "City of Newark."
- ☐ Attend the Planning Commission Meeting held in Newark City Council Chambers, 40 W. Main Street (1st Floor) to request approval of the split/combination/replat. (If approved, a signed copy of this application will be e-mailed to you unless you indicated you prefer mailed correspondence.)
Note: be prepared to answer Planning Commission Member's 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.

X Property Owner Signature: *Don R. Brown* TTEE / *Scott D. Korman* TTEE Date: 6/9/2025

X Representative Signature: _____ Date: _____

Engineering/Zoning Authorization – Office Use OnlyApproved ☐Denied ☐Approved with Conditions ☐

Engineering Signature: _____ Date: _____

Comments/Conditions: _____

Planning Commission Authorization – Office Use OnlyApproved ☐Denied ☐Approved with Conditions ☐

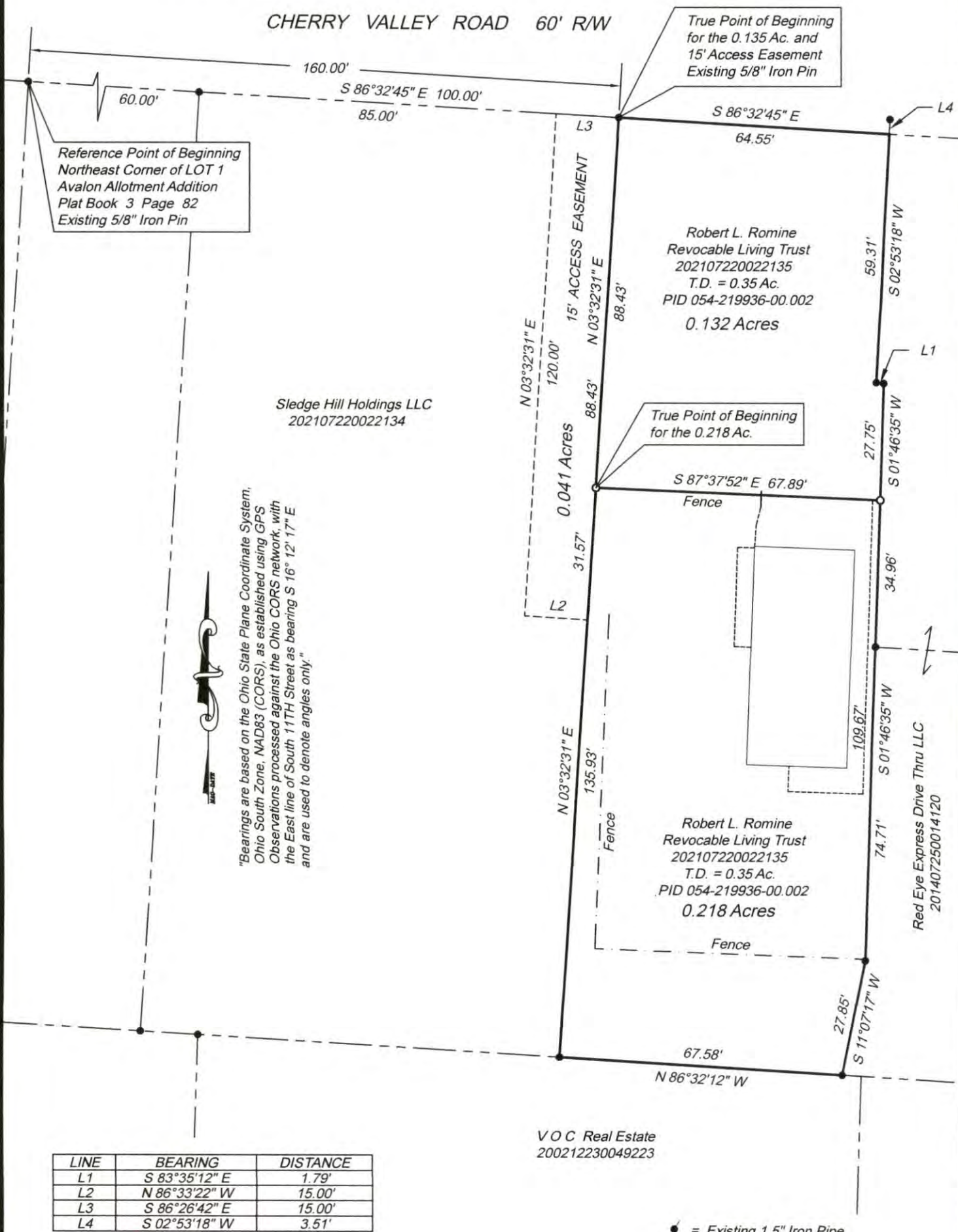
Planning Director Signature: _____ Date: _____

Comments/Conditions: _____

After Planning Commission Approval:

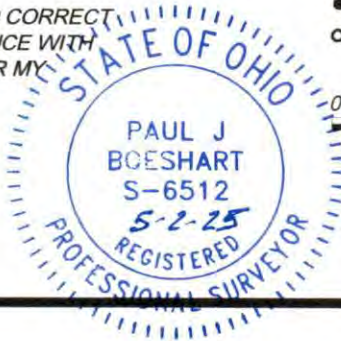
- ☐ Contact a Title Company or Attorney to draw up new deed(s) for the new or changed parcels.
- ☐ Visit the Licking County Engineer's Office to begin the instrument recording process. The Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.

STATE of OHIO
LICKING COUNTY
CITY of NEWARK
TOWNSHIP 2 NORTH
RANGE 12 WEST
U.S. MILITARY LANDS
PART of QUARTER 3



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT
SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH
CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY
DIRECT SUPERVISION IN MAY, 2025

PAUL J. BOESHART, PLS ~ REG. NO. S-6512
Eesley Land Surveying
P.O. Box 102, Mt Vernon, OH 43050
PHONE: 740-501-0190 CELL: 740-616-0812



● = Existing 1.5" Iron Pipe
● = Existing 5/8" Iron Pin
○ = 5/8" x 30" Rebar with a 2" Aluminum ID
cap stamped "Boeshart S-6512" set

0 15 30 60
Scale: 1" = 30'

Date: May 1, 2025
Dwg. No. 25 - 0447

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	<i>[Signature]</i>
DATE:	5-2-25

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

Date: May 1, 2025

Job No. 25 - 0447

Surveyor's Description – Part of Parcel No. 054-219936-00.002 ~ 0.132 Acres

The parcel herein described is known as being part of the same lands conveyed to **Robert L. Romine Revocable Living Trust** as described in Instrument No. 202107220022135 found recorded in the Licking County Recorder's Office in Newark, Ohio and is situated in and being a part of the Third Quarter of Township 2 North in Range 12 West in the City of Newark in the U.S. Military Lands of Licking County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the Northeast Corner of Lot 1 in the Avalon Allotment Addition (Plat Book 3 Page 82) on the south line of Cherry Valley Road (60' R/W);

Thence, with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 160.00 feet** to an existing 5/8" iron pin and the **True Point of Beginning** for the herein described parcel;

Thence, continuing with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 64.55 feet** to a point referenced by an existing 5/8" iron pin bearing North 2 degrees 53 minutes 18 seconds East, 3.46 feet therefrom;

Thence, leaving the said road and with the lines Red Eye Express Drive Thru LLC (Instr. No. 201407250014120), the following (3) three courses:

- 1.) **South 2 degrees 53 minutes 18 seconds West, 59.31 feet** to an existing 5/8" iron pin;
- 2.) **Thence, South 83 degrees 35 minutes 12 seconds East, 1.79 feet** to an existing 5/8" iron pin;
- 3.) **Thence, South 1 degree 46 minutes 35 seconds West, 27.75 feet** to a set 5/8" iron pin;

Thence, on a new line through the Romine parcel, **North 87 degrees 37 minutes 52 seconds West, 67.89 feet** to a set 5/8" iron pin;

Thence, with the east line of Sledge Hill Holdings LLC (Instr. No. 202107220022134), **North 3 degrees 32 minutes 31 seconds East, 88.43 feet** to the **True Point of Beginning**.

Containing **0.132 Acres** and being subject to all legal roads, easements and restrictions of record.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Cherry Valley Road as bearing South 86 degrees 32 minutes 45 seconds East, and are used to denote angles only". All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in May, 2025.

[Signature]

Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

Date: May 1, 2025

Job No. 25 - 0447

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Thence, continuing with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 64.55 feet** to a point referenced by an existing 5/8" iron pin bearing North 2 degrees 53 minutes 18 seconds East, 3.46 feet therefrom;

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- 2.) **Thence, South 83 degrees 35 minutes 12 seconds East, 1.79 feet** to an existing 5/8" iron pin;
- 3.) **Thence, South 1 degree 46 minutes 35 seconds West, 27.75 feet** to a set 5/8" iron pin;

Thence, on a new line through the Romine parcel, **North 87 degrees 37 minutes 52 seconds West, 67.89 feet** to a set 5/8" iron pin;

Thence, with the east line of Sledge Hill Holdings LLC (Instr. No. 202107220022134), **North 3 degrees 32 minutes 31 seconds East, 88.43 feet** to the **True Point of Beginning**.

Containing **0.132 Acres** and being subject to all legal roads, easements and restrictions of record.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Cherry Valley Road as bearing South 86 degrees 32 minutes 45 seconds East, and are used to denote angles only". All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in May, 2025.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



STATE of OHIO
LICKING COUNTY
CITY of NEWARK
TOWNSHIP 2 NORTH
RANGE 12 WEST
U.S. MILITARY LANDS
PART of QUARTER 3

CHERRY VALLEY ROAD 60' R/W

Reference Point of Beginning
Northeast Corner of LOT 1
Avalon Allotment Addition
Plat Book 3 Page 82
Existing 5/8" Iron Pin

True Point of Beginning
for the 0.135 Ac. and
15' Access Easement
Existing 5/8" Iron Pin

Sledge Hill Holdings LLC
202107220022134

"Bearings are based on the Ohio State Plane Coordinate System,
Ohio South Zone, NAD83 (CORS), as established using GPS
Observations processed against the Ohio CORS network, with
the South line of Cherry Valley Road as bearing S 86° 32' 45" E
and are used to denote angles only."

Robert L. Romine
Revocable Living Trust
202107220022135
T.D. = 0.35 Ac.
PID 054-219936-00.002
0.132 Acres

True Point of Beginning
for the 0.218 Ac.

Robert L. Romine
Revocable Living Trust
202107220022135
T.D. = 0.35 Ac.
PID 054-219936-00.002
0.218 Acres

Red Eye Express Drive Thru LLC
201407250014120

VOC Real Estate
200212230049223

LINE	BEARING	DISTANCE
L1	S 83°35'12" E	1.79'
L2	N 86°33'22" W	15.00'
L3	S 86°26'42" E	15.00'
L4	S 02°53'18" W	3.51'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT
SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH
CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY
DIRECT SUPERVISION IN MAY, 2025

PAUL J. BOESHART, PLS ~ REG. NO. S-6512
Eesley Land Surveying
P.O. Box 102, Mt Vernon, OH 43050
PHONE: 740-501-0190 CELL: 740-616-0812



- = Existing 1.5" Iron Pipe
- = Existing 5/8" Iron Pin
- = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set

0 15 30 60
Scale: 1" = 30'

Date: May 1, 2025
Dwg. No. 25 - 0447

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
☒	☐
APPROVED BY:	<i>[Signature]</i>
DATE:	5-2-25

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

Date: May 1, 2025

Job No. 25 - 0447

Surveyor's Description – **Part of Parcel No. 054-219936-00.002 ~ 0.218 Acres**

The parcel herein described is known as being part of the same lands conveyed to **Robert L. Romine Revocable Living Trust** as described in Instrument No. 202107220022135 found recorded in the Licking County Recorder's Office in Newark, Ohio and is situated in and being a part of the Third Quarter of Township 2 North in Range 12 West in the City of Newark in the U.S. Military Lands of Licking County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the Northeast Corner of Lot 1 in the Avalon Allotment Addition (Plat Book 3 Page 82) on the south line of Cherry Valley Road (60' R/W);

Thence, with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 160.00 feet** to an existing 5/8" iron pin;

Thence, leaving the said road and with the east line of Sledge Hill Holdings LLC (Instr. No. 202107220022134), **South 3 degrees 32 minutes 31 seconds West, 88.43 feet** to a set 5/8" iron pin and the **True Point of Beginning** for the herein described parcel;

Thence, through the Romine parcel on a new line, **South 87 degrees 37 minutes 52 seconds East, 67.89 feet** to a set 5/8" iron pin on the west line of Red Eye Express Drive Thru LLC (Instr. No. 201407250014120);

Thence, with the lines Red Eye Express Drive Thru LLC (Instr. No. 201407250014120), the following (2) two courses:

- 1.) **South 1 degree 46 minutes 35 seconds West**, passing an existing 5/8" iron pin at 34.96 feet, a total distance of **109.67 feet** to an existing 5/8" iron pin;
- 2.) **Thence, South 11 degrees 07 minutes 17 seconds West, 27.85 feet** to an existing 5/8" iron pin;

Thence, with the north line of V O C Real Estate (Instr. No. 200212230049223), **North 86 degrees 32 minutes 12 seconds West, 67.58 feet** to an existing 5/8" iron pin;

Thence, with the east line of Sledge Hill Holdings LLC (Instr. No. 202107220022134), **North 3 degrees 32 minutes 31 seconds East, 135.93 feet** to the **True Point of Beginning**.

Containing **0.218 Acres** and being subject to all legal roads, easements and restrictions of record.

ALSO, this new parcel has access to an Access Easement 15 feet in width and 120 feet in depth better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the Northeast Corner of Lot 1 in the Avalon Allotment Addition (Plat Book 3 Page 82) on the south line of Cherry Valley Road (60' R/W);

Thence, with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 145.00 feet** to the **True Point of Beginning** for the herein described easement;

Thence, continuing with the south line of the said road, **South 86 degrees 32 minutes 45 seconds East, 15.00 feet** to a set 5/8" iron pin;

Thence, leaving the said road and with the east line of Sledge Hill Holdings LLC parcel (Instr. No. 202107220022134), **South 3 degrees 32 minutes 31 seconds West, passing a set 5/8" iron pin at 88.43 feet, a total distance of 120.00 feet** to a point;

Thence, through the said Sledge Hill Holdings LLC parcel, **North 86 degrees 32 minutes 45 seconds West, 15.00 feet** to a point;

Thence, through the said Sledge Hill Holdings LLC parcel, **North 3 degrees 32 minutes 31 seconds East, 120.00 feet** to the **True Point of Beginning**.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Cherry Valley Road as bearing South 86 degrees 32 minutes 45 seconds East, and are used to denote angles only".

All iron pins set are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in May, 2025.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025
Ph: 740-928-4130

Date: May 1, 2025

Job No. 25 - 0447

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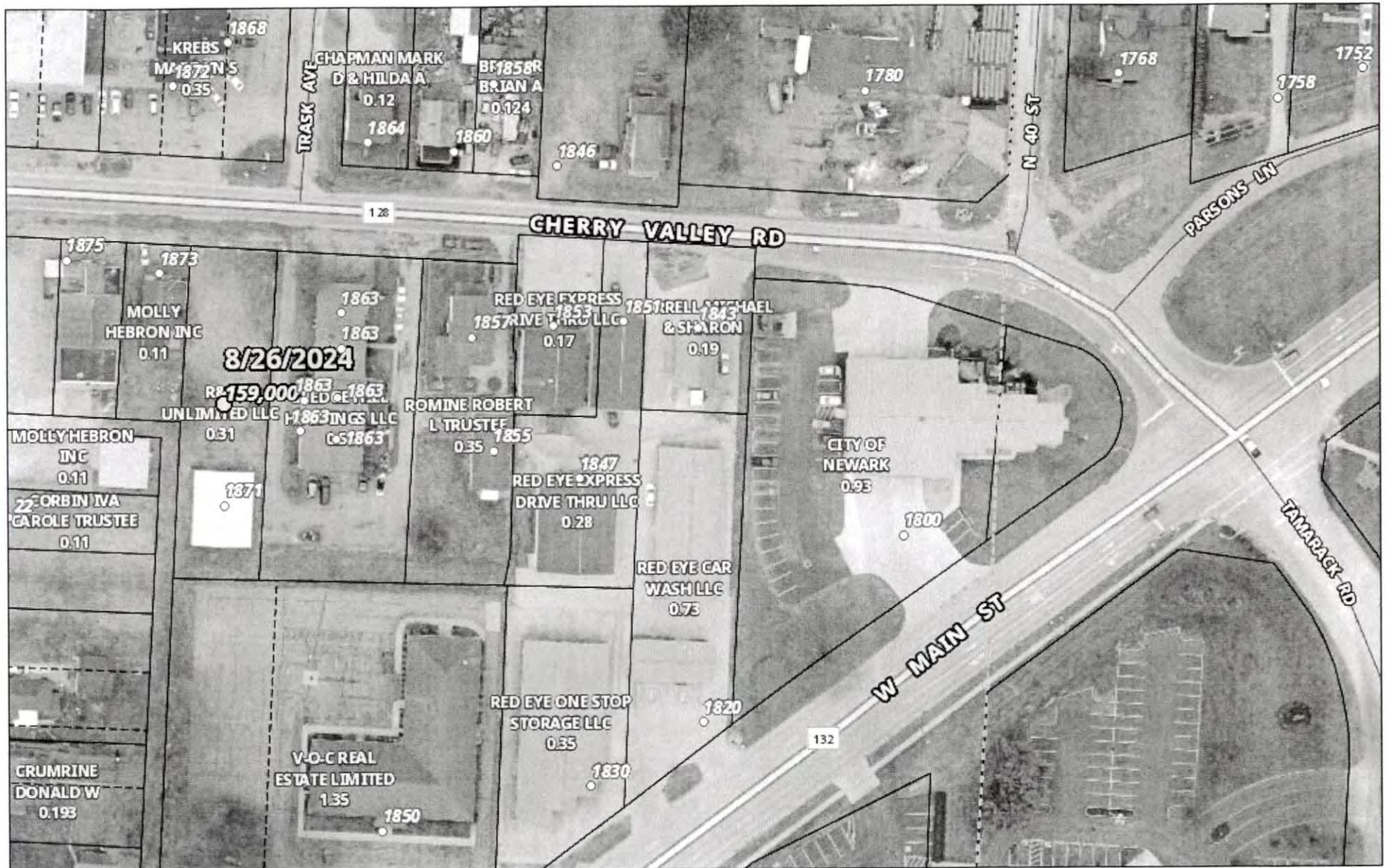
All iron pins set are 5/8” x 30” Rebar with a 2” Aluminum ID cap stamped “Paul J. Boeshart S-6512”.

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in May, 2025.


Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



OnTrac Property Map



June 5, 2025

- Street Number Only
- Sales - 2025
- Sales - 2024
- Centerline Labels
- Interstate/US/State Route
- Owner Name & Acres

0 94 Feet

County Road

0.02 Miles

Township Road

Other Road Type

- Driveway
- Interstates
- Municipal Corporations

LICKING COUNTY TAX MAP

Parcel**054-219936-00.002**ROMINE ROBERT L TRUSTEE
1855 CHERRY VALLEY RD NEWARK, OH 43055

1 of 2



054-219936-00.002

07/11/2024

Parcel: 054-219936-00.002 ([Direct Link](#))

Owner: ROMINE ROBERT L TRUSTEE

Parcel Address: 1855 CHERRY VALLEY RD
NEWARK, OH 43055

Legal Desc: 0.350 AC R12 T2 Q3

Acres: 0.3500

Tax District: 054 NEWARK CITY-NEWARK
CSD

Township:

Owner Mailing ROMINE ROBERT L
Address: TRUSTEE
107 E MAIN ST
NEWARK OH 43055Mailing Address: ROMINE ROBERT L
TRUSTEE
107 E MAIN ST
NEWARK OH 43055

Class Group: Commercial

Class: 499 Other commercial
structures

TIF:

Utilities: 6 - All

Municipality: NEWARK

School District: NEWARK CSD

Neighborhood: 00122 Newark - Commercial

Parent Parcel:

Foreclosure: No

Escrow Account: 214948

Bankruptcy: No

Tax Lien: No

Block Transfers: No

06/05/2025 02:20:27 PM