

July 17, 2025

**SERVICE COMMITTEE**

July 21, 2025

Council Chambers

Following Finance Committee

*Committee and Council Meetings can be viewed by accessing YouTube*

**AGENDA**

1. Consider **Resolution No. 25-50** A RESOLUTION OF INTENT TO APPROPRIATE REAL ESTATE BEING A PART OF OUTLOT 5 AS SHOWN ON THE PLAT OF PROPERTY OF THE SIMPSON FOUNDRY AND ENGINEERING COMPANY (1935), AND LAST CONVEYED AND RECORDED AT VOLUME 481, PAGE 57 OF DEED RECORDS, LICKING COUNTY; FOR REPLACEMENT OF A DEFICIENT BRIDGE ON RIVERSIDE DRIVE, OVER LOG POND RUN, WHICH PROVIDES ACCESS TO OWENS CORNING MANUFACTURING PLANT, WITHIN THE CITY OF NEWARK, OHIO; AUTHORIZING THE MAYOR TO GIVE NOTICE TO THE OWNER OF SUCH LANDS AS REQUIRED BY LAW; AND DECLARING AN EMERGENCY.
2. Other items at the discretion of the Chair

RESOLUTION NO. 25-50

BY: \_\_\_\_\_

A RESOLUTION OF INTENT TO APPROPRIATE REAL ESTATE BEING A PART OF OUTLOT 5 AS SHOWN ON THE PLAT OF PROPERTY OF THE SIMPSON FOUNDRY AND ENGINEERING COMPANY (1935), AND LAST CONVEYED AND RECORDED AT VOLUME 481, PAGE 57 OF DEED RECORDS, LICKING COUNTY; FOR REPLACEMENT OF A DEFICIENT BRIDGE ON RIVERSIDE DRIVE, OVER LOG POND RUN, WHICH PROVIDES ACCESS TO OWENS CORNING MANUFACTURING PLANT, WITHIN THE CITY OF NEWARK, OHIO; AUTHORIZING THE MAYOR TO GIVE NOTICE TO THE OWNER OF SUCH LANDS AS REQUIRED BY LAW; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Chapter 163 authorizes a public agency to appropriate property or a portion thereof for public use; and,

WHEREAS, Ohio Revised Code Chapter 719 authorizes a municipal corporation to appropriate property for bridges, aqueducts, viaducts, and approaches thereto; and,

WHEREAS, Ohio Revised Code Section 719.04 requires the legislative authority of a municipal corporation when it is deemed necessary to appropriate property to pass a resolution declaring such intent, defining the purpose of the appropriation, and setting forth a property description of the land and the estate or interest desired to be appropriated; and,

WHEREAS, Ohio Revised Code 719.05 only requires one reading of the Resolution required by Ohio Revised Code Section 719.04; and,

WHEREAS, Ohio Revised Code Section 719.05 further requires the Mayor, upon passage of the Resolution to cause written notice to be given to the owner or agent of, person in possession of or person having an interest of record in, every piece of property sought to be appropriated, or if such owner, person, or agent cannot be found, notice shall be given by publication once a week for three consecutive weeks in a newspaper of general circulation in the municipal corporation; and,

WHEREAS, this Council recognizes the necessity for replacement of the deficient bridge on Riverside Drive, over Log Pond Run; and,

WHEREAS, this Council also recognizes the necessity for the appropriation of the Right of Way described as in Exhibit A attached hereto for the purposes of replacement of the deficient bridge on Riverside Drive, last known owner of such property being The Capitol Corporation, successor to North Fork Realty, Inc.; and

WHEREAS, it is immediately necessary to provide for the health, safety and welfare of the citizens of the City of Newark, Ohio, to commence appropriation of the real estate described in Exhibit A; and,

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

SECTION ONE: This Council, considering it a necessity, hereby declares its intention to appropriate for the replacement of the deficient bridge on Riverside Drive within the City of Newark, Ohio, a fee simple interest in and to the Right of Way as fully described in the attached Exhibit A, the last known owner of the property being The Capitol Corporation, successor to North Fork Realty, Inc.

SECTION TWO: The Mayor, by and through his designee, is authorized and directed to cause written notice of the passage of this Resolution to be given to the last known owners of the property and/or the structures thereon and occupants with a possessory interest in the same to be served and returned or if such owners cannot be found, notice shall be given by publication once a week for three consecutive weeks in a newspaper of general circulation in the municipal corporation in accordance with the applicable provisions of the Ohio Revised Code.

SECTION THREE: An emergency is declared to exist to preserve the health, safety and welfare of the City of Newark inhabitants. Therefore, this Resolution shall be immediately effective upon passage as provided in City of Newark Charter, Article 4.07.

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

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

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

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

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

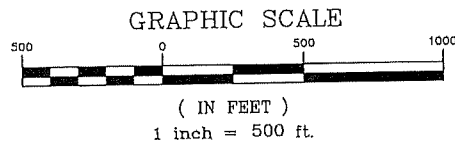
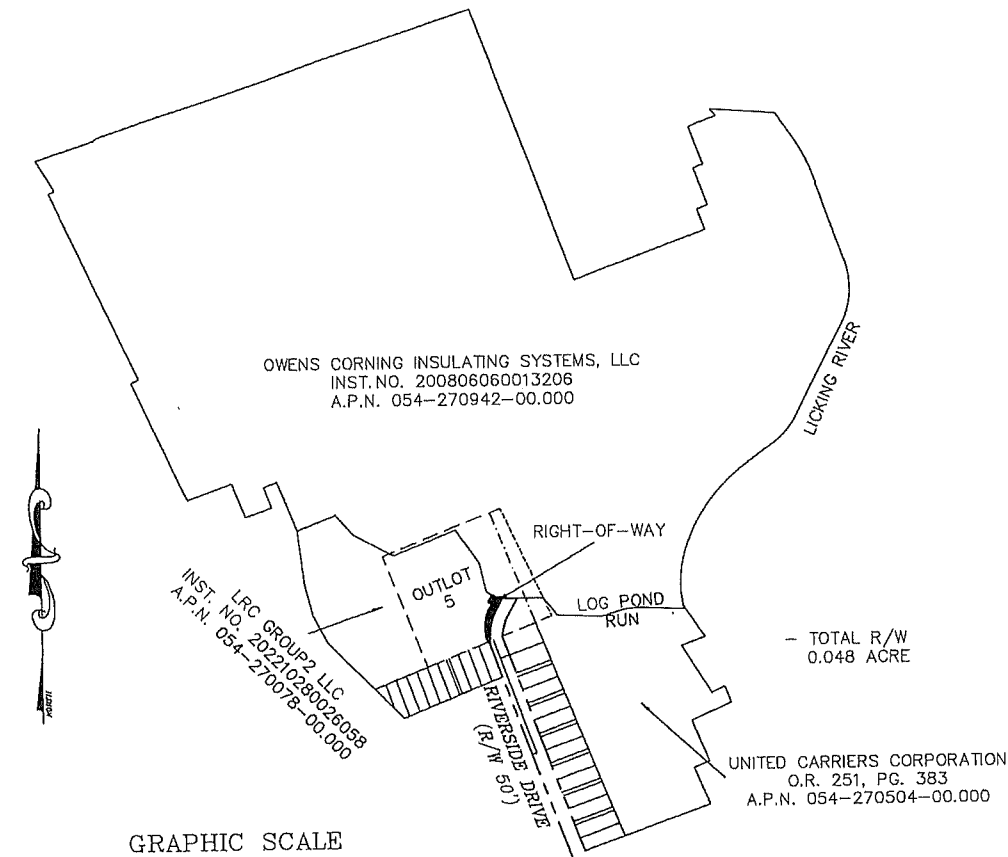
\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_  
DIRECTOR OF LAW

Prepared by the Office of the Director of Law at the request of the Division of Engineering.

# ACQUISITION OF RIGHT-OF-WAY

PART OF OUTLOT 5, CITY OF NEWARK, LICKING COUNTY, OHIO



## LEGEND

- OUTLOT 5
- CALCULATED EAST LINE OF OUTLOT 5 PER RECORD DEEDS
- EAST LINE OF OUTLOT 5 PER PLAT OF SIMPSON'S FOUNDRY

## PERTINENT DOCUMENTS:

- DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES AS SHOWN.
- SUBDIVISION PLATS AS SHOWN.
- SURVEYS, BY OTHERS, FOUND AT COUNTY ENGINEER'S OFFICE.
- ORIGINAL RIGHT-OF-WAY OF RIVERSIDE DRIVE PER D.B. 313, PG. 11, DATED MAY, 1935.
- 50' RIGHT-OF-WAY OF RIVERSIDE DRIVE PER D.B. 384, PG. 493, DATED JULY, 1946.
- SIMPSON FOUNDRY & ENGINEERING CO. DATED APRIL, 1935 OF THE COUNTY ENGINEERS.
- OLD TAX MAP LINEN CITY DRAWING 00000251 OF THE COUNTY ENGINEERS.
- CITY OF NEWARK ORDINANCE NO. 76-13.

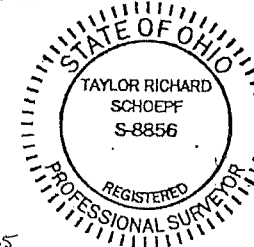
**BASIS OF BEARING:** BEARINGS SHOWN HEREON ARE BASE UPON STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE NAD83(2011) AS OBSERVED IN AUGUST, 2024, AND ARE INTENDED TO BE USED ONLY TO DETERMINE ANGLES.

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN AUGUST 2024.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

*Taylor R. Schoeff* 6/25/25  
TAYLOR R. SCHOEFF



OHIO REG. SURVEYOR NO. 8856

DRAWN BY: TRS	DATE: 6/25/2025
CHECKED BY: TRS	DRAWING NO.: 863402 Title Sheet
JOB NO.: 863402	SHEET 1 OF 4



PREPARED BY:  
**SMART**  
SURVEYING • ENGINEERING • ENVIRONMENTAL  
SERVICES  
88 W. CHURCH STREET, NEWARK, OHIO 43055  
PHONE: (740) 345-4700 FAX: (740) 522-4706

# ACQUISITION OF RIGHT-OF-WAY

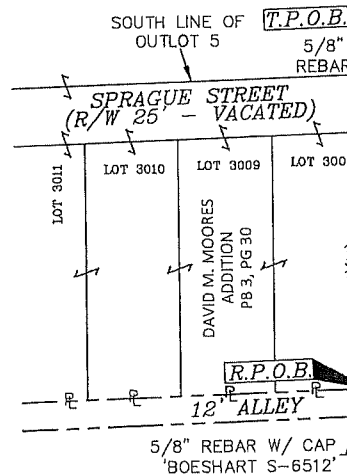
PART OF OUTLOT 5, CITY OF NEWARK, LICKING COUNTY, OHIO

## LEGEND

- 50' RIGHT-OF-WAY PER DB 384, PG 493
- ORIGINAL RIGHT-OF-WAY PER DB 313, PG. 11
- EXISTING PROPERTY LINES PER '(NOTED DEED)'
- OUTLOT 5 PER PLAT OF SIMPSON FOUNDRY
- R ESTABLISHED PROPERTY LINES PER THIS SURVEY
- CL CENTERLINE OF PAVEMENT
- EP EDGE OF PAVEMENT
- MONUMENT FOUND AS NOTED
- 3/4" x 30" REBAR W/ 2" ALUMINUM DISK
- STAMPED 'CITY OF NEWARK - RIGHT OF WAY - P.S. NO. 8856'
- CALCULATED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (C) CALCULATED DISTANCE

LRC GROUP 2 LLC  
INST. NO. 202210280026058  
A.P.N. 054-270078-00.000  
TOTAL R/W: 0.048 ACRES  
N83°34'00"W 17.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°10'43"E	13.16'
L2	N89°47'22"E	18.62'



## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	C.B.
C1	57°16'59"	147.29'	147.53'	141.44'	N08°44'03"E
C2	07°07'36"	178.64'	22.22'	22.21'	N28°33'32"E
C3	33°59'58"	197.63'	117.27'	115.56'	S11°06'53"W

OWENS CORNING INSULATING SYSTEMS, LLC  
INST. NO. 200806080013206  
A.P.N. 054-270942-00.000

RIVERSIDE DRIVE R/W NORTH OF LONG POND RUN  
VACATED PER ORDINANCE NO. 76-13

EAST LINE OF OUTLOT 5 PER PLAT OF SIMPSON FOUNDRY

EAST LINE OF OUTLOT 5 PER DEEDS

CALCULATED SE CORNER OF OUTLOT 5 PER DEEDS

SE CORNER OF OUTLOT 5 PER PLAT OF SIMPSON FOUNDRY

UNITED CARRIERS CORPORATION  
O.R. 251, PG. 383  
A.P.N. 054-270504-00.000



Taylor R. Schoepf 6/25/25  
TAYLOR R. SCHOEPF OHIO REG. SURVEYOR NO. 8856

DRAWN BY: TRS	DATE: 6/25/2025
CHECKED BY: TRS	DRAWING NO.: 863402
JOB NO.: 863402	SHEET 2 OF 4

PREPARED BY:

**SMART**  
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES  
88 W. CHURCH STREET, NEWARK, OHIO 43055  
PHONE: (740) 345-4700 FAX: (740) 522-4706



**Acquisition of Right-of-Way**

**0.048 Acre**

**June 25, 2025**

**Page 3 of 4**

Situate in the State of Ohio, County of Licking, City of Newark, being part of Outlot 5 of said City of Newark, Outlot 5 being as shown on the Plat of Simpson Foundry & Engineering Co., drawing 2307-1 of the Licking County Engineers, to be conveyed to the City of Newark to be used as a public right-of-way being an extension of the right-of-way of Riverside Drive (50 foot right-of-way width) by Deed Book 384, Page 493 of the Licking County Recorder's Office, said parcel being bound by the following four (4) properties: property conveyed to LRC Group 2 LLC by Inst. No. 202210280026058, the original right-of-way of Riverside Drive established by Deed Book 313, Page 11, property conveyed to Owens Corning Insulating Systems, LLC by Inst. No. 200806060013206, and said 50' right-of-way of Riverside Drive, and being particularly described as follows:

Beginning for reference at a 5/8" Rebar w/Cap 'BOESHART S-6512' Found at the southeast corner of Lot 3008 of David M. Moore's Addition as recorded in Plat Book 3, Page 30, said point being in the westerly right-of-way line of Riverside Drive, said corner being a southeasterly corner of said LRC Group property;

Thence along said westerly right-of-way of Riverside Drive, said right-of-way being an easterly line of said LRC property, *North 19 degrees 57 minutes 46 seconds West, 134.94 feet* to a 5/8" Rebar Found at the intersection of said westerly right-of-way of Riverside Drive and the southerly line of said Outlot 5, said point being the **True Place of Beginning** of the right-of-way parcel herein described:

Thence continuing along said easterly line of LRC property being a curve to the right, having a delta angle of 57 degrees 16 minutes 59 seconds, a radius of 147.29 feet, an arc length of 147.53 feet, and a chord which bears *North 08 degrees 44 seconds 03 minutes East, 141.44 feet* to an Iron Pin Set;

Thence along an easterly line of said LRC property, *North 83 degrees 34 minutes 00 seconds West, 17.58 feet* to an Iron Pin Set, said point being the intersection of said easterly line of LRC property with said original right-of-way of Riverside Drive, said point being referenced by a 5/8" Rebar Found with cap stamped 'BOESHART S-6512' found continuing along said line *North 83 degrees 34 minutes 00 seconds West, 9.83 feet* from said Iron Pin Set;

Thence along said original right-of-way of Riverside Drive being a curve to the right, having a delta angle of 07 degrees 07 seconds 36 minutes, a radius of 178.64 feet, an arc length of 22.22 feet, and a chord which bears *North 28 degrees 33 minutes 32 seconds East, 22.21 feet* to a point in the centerline of Log Pond Run, said centerline being the westerly line of said Owens Corning LLC property;

Thence along said centerline of Log Pond Run, *South 51 degrees 10 minutes 43 seconds East, 13.16 feet* to a 3/4" Iron Pipe Found;

Thence continuing along said centerline of Log Pond Run, *North 89 degrees 47 minutes 22 seconds East, 18.62 feet* to a point, said point being the intersection of said centerline of Log Pond Run with the northerly line of said 50' right-of-way of Riverside Drive, said point being referenced by a 3/4" Pipe Found continuing along said centerline of Log Pond Run *North 89 degrees 47 minutes 22 seconds East, 150.95 feet* from said Iron Pin Set;

Thence leaving said centerline of Log Pond Run, along said northerly 50' right-of-way line of Riverside Drive, *South 28 degrees 06 minutes 52 seconds West, 45.01 feet* to an Iron Pin Set;



Acquisition of Right-of-Way

0.048 Acre

June 25, 2025

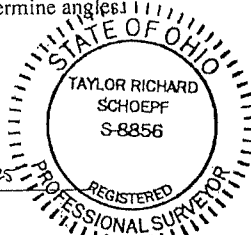
Page 4 of 4

Thence continuing along said 50' right-of-way of Riverside Drive following a curve to the left tangent to the previous course, having a delta angle of 33 degrees 59 minutes 58 seconds, a radius of 197.63 feet, an arc length of 117.27 feet, and a chord which bears **South 11 degrees 06 minutes 53 seconds West**, 115.56 feet to the **True Place of Beginning**, containing 0.048 acres; more or less. Subject to all legal, easements, rights-of-way, conditions, and restrictions.

All Iron Pin Set are 3/4" x 30" Iron Rebar with a 2" Aluminum Cap stamped "City of Newark - Right-of-Way - P.S. NO. 8856"

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) and are intended to be used only to determine angles.

*Taylor R. Schoepf* 6/25/25  
Taylor R. Schoepf, S-8856



This description was prepared by Taylor R. Schoepf, Registered Surveyor No. 8856, of Smart Services, Inc., in May of 2025, and is based on existing records and an actual field survey under the direct supervision of the same.

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>GR</i>
DATE:	06/26/2025

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

**MEMORANDUM**

TO : Service Committee  
FROM : Brian Morehead, City Engineer  
DATE : 16 July 2025  
RE : Committee Agenda for 7/21/2025

---

Please allow time on your next agenda to discuss submitting legislation to Council for the following items:

- 1) A Resolution of Intent to appropriate property necessary for the replacement of the Riverside Drive bridge over Log Pond Run. Through the course of the surveys and review of the deeds of the adjacent properties, there is a portion of a parcel with ownership last documented in 1956, and that owner has not been able to be contacted to negotiate a purchase of the needed real estate.

This property is needed as right-of-way in order to replace the bridge, and to relocate the other utilities in that area.

This real estate issue has created a delay in the replacement of the bridge, which we have a cooperative agreement and funding from Owens Corning to bring to completion.

cc: David Rhodes, Service Director  
City Engineer