

August 28, 2025

SERVICE COMMITTEE

September 2, 2025

Council Chambers

Following Finance Committee

Committee and Council Meetings can be viewed by accessing YouTube

AGENDA

1. Consider **Ordinance No. 25-27** AN ORDINANCE PERMITTING THE PUBLIC BUILDING LOCATED AT 33 WEST MAIN STREET, NEWARK, OHIO, (“PROPERTY”) CURRENTLY OWNED BY THE CITY OF NEWARK (“CITY”), TO BE LEASED TO PRIVATE BUISNESSES PURSUANT TO OHIO REVISED CODE 721.23 UNTIL SUCH TIME AS THE CITY COMPLETES AND IMPLEMENTS PLANS FOR THE EXPANSION OF THE CITY ADMINISTRATION OFFICES AND SUCH OTHER PUBLIC PURPOSES AS DEEMED SUITABLE
2. Consider **Resolution No. 25-59** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO A NEW MANAGEMENT AGREEMENT WITH 33 WEST MAIN, LLC TO OPERATE THE PROPERTY LOCATED AT 33 WEST MAINS STREET, NEWARK, OHIO, (“PROPERTY”) SUBJECT TO THE APPROPRIATION OF FUNDS
3. Consider **Ordinance No. 25-28** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 77 NORTH FULTON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-242388-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE, RH – HIGH DENSITY ZONING DISTRICT TO MFR MULTI – FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.
4. Consider **Ordinance No. 25-29** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 2249 CHERRY VALLEY ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #056-042864-00.001, FROM THAT OF CSI CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT TO GB GENERAL BUSINESS ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.
5. Consider **Ordinance No. 25-30** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 60 PROSPECT STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-201204-00.000, FROM THAT OF

SINGLE-FAMILY RESIDENCE RH – HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

6. Consider **Ordinance No. 25-31** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 274 NORTH CEDAR STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-193848-00.000, FROM THAT OF LC LIMITED COMMERCIAL ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.
7. Consider **Ordinance No. 25-32** AN ORDINANCE APPROPRIATING THE 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, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY.
8. Other items at the discretion of the Chair

ORDINANCE NO. 25-27

BY: _____

AN ORDINANCE PERMITTING THE PUBLIC BUILDING LOCATED AT 33 WEST MAIN STREET, NEWARK, OHIO, (“PROPERTY”) CURRENTLY OWNED BY THE CITY OF NEWARK (“CITY”), TO BE LEASED TO PRIVATE BUISNESSES PURSUANT TO OHIO REVISED CODE 721.23 UNTIL SUCH TIME AS THE CITY COMPLETES AND IMPLEMENTS PLANS FOR THE EXPANSION OF THE CITY ADMINISTRATION OFFICES AND SUCH OTHER PUBLIC PURPOSES AS DEEMED SUITABLE

WHEREAS, the Ohio Revised Code allows the legislative authority of a municipal corporation to permit the use of a public building under its control upon terms as provided by ordinance; and

WHEREAS, the City purchased the Property from 33 West Main, LLC for the purpose of future expansion of the City administration building located at 40 West Main Street; and,

WHEREAS, prior to the purchase of the property, Property consisted of leased office space for private business; and

WHEREAS, the City wishes to allow the current lease holders to continue with their leases/rental agreements until such time as the City moves forward with expansion plans and occupation of the Property; and

WHEREAS, the City will be requesting by resolution to enter into a management agreement with 33 West Main, LLC for the continued leasing, maintenance, operation and repair of the Property according to terms to be negotiated; and

WHEREAS, this matter came before the Public Service Committee on September 2, 2025, which recommended consideration of the same by full Council.

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

SECTION ONE: Pursuant to Ohio Revised Code section 721.23, the Property, a public building owned by the City, may be used for lease to private businesses until such time as the City implements plans for the expansion of the City Administration Building and wishes to occupy said premises.

SECTION TWO: This Ordinance shall be effective at the first date permitted as provided in Article 4.07 of the Charter of the City of Newark.

Adopted this _____ day of _____, _____.

PRESIDENT OF COUNCIL

Attest: _____
Clerk of Council

Date Filed with Mayor: _____

Date Approved by Mayor: _____

Mayor

Form Approved: _____
Director of Law

Resolution Prepared by The Office of The Director of Law

RESOLUTION NO. 25-59

BY: _____

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO A NEW MANAGEMENT AGREEMENT WITH 33 WEST MAIN, LLC TO OPERATE THE PROPERTY LOCATED AT 33 WEST MAINS STREET, NEWARK, OHIO, (“PROPERTY”) SUBJECT TO THE APPROPRIATION OF FUNDS

WHEREAS, the City of Newark, Ohio (“City”) purchased the Property from 33 West Main, LLC for the purpose of future expansion of the City administration building in the anticipation of the addition of a third courtroom for the Municipal Court which is housed in the current City Hall at 40 West Main Street, Newark, Ohio and the need for additional space for the City due to anticipated growth; and,

WHEREAS, prior to the purchase of the Property by the City, 33 West Main LLC, owned, operated, and maintained the building and its grounds as well as collected rents from current lease holders; and

WHEREAS, the City wishes to allow the current residents to continue with their leases/rental agreements until such time as the City moves forward with expansion plans and occupation of the Property; and

WHEREAS, the Council for the City, pursuant to R.C. 721.23 has permitted the use of the public building by way of Ordinance _____, for continued use by the residents under current lease agreements until such time as the City is ready to expand and occupy the Property; and,

WHEREAS, the City desires to negotiate and enter into a management agreement with 33 West Main, LLC for the continued leasing, maintenance, operation and repair of the Property; and

WHEREAS, this matter came before the Public Service Committee on September 2, 2025, which recommended consideration of the same by full Council.

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

SECTION ONE: The Director of Public Service is hereby authorized and directed to negotiate and enter into a management agreement with 33 West Main, LLC for the maintenance and operation of the Property, subject to the appropriation of funds.

SECTION TWO: This Resolution shall be effective at the first date permitted as provided in Article 4.07 of the Charter of the City of Newark.

Adopted this _____ day of _____, _____.

PRESIDENT OF COUNCIL

Attest: _____
Clerk of Council

Date Filed with Mayor: _____

Date Approved by Mayor: _____

Mayor

Form Approved: _____
Director of Law

Resolution Prepared by The Office of The Director of Law

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 77 NORTH FULTON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-242388-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY 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 SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY 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

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

TRANSFERRED

Dec 01, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 225.00

Approved By JW Dec 01, 2022

~~02121014104047019000 02121014104047019100~~
~~02121014104047021000 02121014104047020000~~

InstrID:202212010028216	12/1/2022
Pages:2	F: \$34.00 9:49 AM
Bryan A. Long	T20220030765
Licking County Recorder	

WARRANTY DEED

File # 100110

KNOW ALL MEN BY THE PRESENTS THAT; Christopher S Roberts and Tina M Roberts, Husband and Wife, Grantor(s) for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Angus & Mac Property Solutions LLC, Grantee, whose Tax Mailing Address will be PO Box 4460 Newark OH 43058.

The following described real property:

Situated in the State of Ohio, County of Licking, and in the City of Newark:

Being Lot Number ~~6652, 6653 and 6654~~, of Martha E. Taylor's First Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 47, Recorder's Office, Licking County, Ohio, ~~including vacated alley to the south of Lot No. 6652 as per Ordinance No. 2886.~~

FIRST OHIO TITLE INSURANCE BOX (.)

Parcel Number: ~~054-242376-00.000, 054-242388-00.000 & 054-242382-00.000~~
Known as: 77 North Fulton Ave
Newark, OH 43055

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: Instrument Number 201812060027194, of the Records of the office of the Recorder, Licking County, Ohio

DESCRIPTION

APPROVED

FOR ZONING PURPOSES,
AS EDITED, BRM

By

[Signature]

Dir. of Engineering
City of Newark, Ohio

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 2249 CHERRY VALLEY ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #056-042864-00.001, FROM THAT OF CSI CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT TO GB GENERAL BUSINESS 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 CSI CHURCH SCHOOL INSTITUTIONAL ZONING DISTRICT TO GB GENERAL BUSINESS 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

May 16, 2025

**REZONING DESCRIPTION
AT THE NORTHEAST CORNER OF THORNWOOD CROSSING
AND CHERRY VALLEY ROAD
CITY OF NEWARK, LICKING CO., OHIO**

Situated in the State of Ohio, County of Licking, City of Newark, in Quarter Township 3, Township 2 North, Range 12 West, United State Military Lands and being a 6.570 acre portion of an original 34.85 acre tract of land conveyed to Cherry Valley Family Life Center, by deed of record in Official Record 39, Page 241, all records referenced to the Recorder's Office, Licking County, Ohio, said tract to be rezoned bounded and described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Thornwood Crossing (variable width) with the northeasterly right-of-way line of Cherry Valley Road (variable width), at a corner of a 3.236 acre tract of land conveyed, as Parcel 4-WLV for Thornwood Crossing roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, at the north corner a 0.725 acre tract of land conveyed, as Parcel 4-WDV for Cherry Valley Road roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, said point being 146.99 feet right of centerline Station 63+60.59 of Thornwood Crossing, as shown upon Sheet 20 of 38 of the Ohio Department of Transportation Right-of-Way Plans for LIC-THORNWOOD CROSSING;

thence N 22° 15' 05" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 129.29 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 42° 24' 28" E crossing a portion of said original 34.85 acre tract, along a southeasterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 510.93 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 37° 46' 46" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 171.76 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing, at a corner of said original 34.85 tract, and in the west line of a 23.9 acre tract of land conveyed to the State of Ohio, by deed of record in Official Record 685, Page 360;

thence S 03° 55' 17" W along an east line of said original 34.85 acre tract and along a portion of the west line of said 23.9 acre tract a distance of 198.09 feet to a point at a corner of said original 34.85 acre tract, at the southwest corner of said 23.9 acre tract, and at a corner of a 5.780 acre tract of land conveyed to The Thomas J. Evans Foundation, by deed of record in Official Record 923, Page 593;

thence along common easterly lines of said original 34.85 acre tract and westerly lines of said 5.780 acre tract the following five (5) courses and distances;

1. S 45° 33' 39" W a distance of 137.49 feet to a point;
2. S 00° 24' 40" E a distance of 139.00 feet to a point;
3. S 46° 22' 58" E a distance of 266.19 feet to a point;
4. S 16° 27' 37" W a distance of 339.96 feet to a point;
5. S 47° 27' 37" W a distance of 198.68 feet to a point in the northeasterly right-of-way line of Cherry Valley Road;

thence N 43° 31' 52" W crossing a portion of said original 34.85 acre tract and along the northeasterly right-of-way line of Cherry Valley Road a distance of 156.59 feet to a point at a corner of said 0.725 acre Parcel 4-WDV;

thence N 01° 32' 38" W crossing a portion of said original 34.85 acre tract, along the northeasterly right-of-way line of Cherry Valley Road, and along the east line of said 0.725 acre Parcel 4-WDV a distance of 67.27 feet to a point at the northeast corner of said 0.725 acre Parcel 4-WDV;

May 16, 2025

thence N 40° 55' 19" W crossing a portion of said original 34.85 acre tract, along the northeasterly right-of-way line of Cherry Valley Road, and along the northeasterly line of said 0.725 acre Parcel 4-WDV a distance of 348.64 feet to the place of beginning;

containing 6.570 acres of land, more or less, and subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd. (formerly Bird + Bull, Inc.), Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in May, 2025. Basis of bearings is the centerline Thornwood Crossing for Cherry Valley Road north, being N 41° 17' 1" E, as shown on Sheet 7 of 17 of the Ohio Department of Transportation Right-of-Way Plans for LIC-16-16.80, and all other bearings are based upon this meridian.


Kevin L. Baxter ~ Ohio Surveyor No. 7697



DESCRIPTION
APPROVED FOR ZONING PURPOSES
By 
Dtv. of Engineering
City of Newark, Ohio

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 60 PROSPECT STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-201204-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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 SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO HB HIGH INTENSITY BUSINESS 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__.

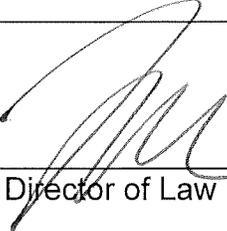
PRESIDENT OF COUNCIL

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

InstrID:20250116000859	1/16/2025
Pages:2	F: 539.00 3:04 PM
Bryan A. Long	T2025000865
Licking County Recorder	

GENERAL WARRANTY DEED

(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Ann M. Reese, unmarried**, of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Lenka Fucikova**

whose tax mailing address is 60 Prospect St, Newark, OH 43055

the following real property situated in the City of Newark, County of Licking, State of Ohio:

Situated in the 4th Quarter, Township 2N, Range 12W, USML, City of Newark, County of Licking, State of Ohio, and being part of Lot 20 of the George McMullens Farm as recorded in Plat Book 1, Page 128 of the Plat Records, and being all of the Ann M. Reese parcel, as recorded in Instrument Number 201811090023959, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 1/2" dia. iron pin found at the Southwest corner of Lot 21 of said George McMullens Farm, said point being on the North line of Prospect Street, 49.50 feet wide,

Thence, South 84° 27' 47" East, 136.42 feet, along the North line of Prospect Street, to a 1/2" dia. Iron pin found at the Southeast corner of the Martha Reyes Palomino parcel, as recorded in Instrument Number 202210140024899, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 05° 18' 50" East, 545.28 feet, along the East line of said Palomino parcel, passing an iron pin set at 446.90 feet, to a point, inaccessible, on the South line of the Newark Lodge No 499 Loyal Order of Moose parcel, as recorded in Volume 553, Page 627 of the Deed Records;

Thence, South 65° 36' 40" East, 82.56 feet, along the South line of said Newark Lodge parcel, to a point, inaccessible, at the Northwest corner of the St. John's Evangelical and Reformed Church, Inc. parcel, as recorded in Volume 560, Page 253, of the Deed Records;

Thence, South 05° 18' 50" West, 518.60 feet, along the West line of said St. John's Evangelical parcel, and West line of the Matthew D. & Ashley C. Canfield parcel, as recorded in Instrument Number 201403050003955, passing an iron pin set at 112.73 feet, to an iron pin set on the North line of Prospect Street;

Thence, North 84° 27' 47" West, 78.03 feet, along the North line of Prospect Street, to the True Point of Beginning.

Containing 0.953 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. rebar x 30" long with Orange ID cap stamped "Willis 57996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 054-201204-00.000

This Description is based on a survey made under the supervision of Todd D. Willis in October 2023, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Parcel No.: 054-201204-00.000

DESCRIPTION
APPROVED FOR ZONING
By [Signature] DURASS?
Div. of Engineering
City of Newark, Ohio

ORDINANCE NO. 25-31

BY: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 274 NORTH CEDAR STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-193848-00.000, FROM THAT OF LC LIMITED COMMERCIAL 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 LC LIMITED COMMERCIAL 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

**LEGAL DESCRIPTION FOR ZONING DISTRICT CHANGE
IN THE CITY OF NEWARK**

Situated in the State of Ohio, County of Licking, City of Newark and being generally described as follows:

Being all of Lots 3741 and 3742 and part of Lot 3743 in the Augustus H. Heisey's Addition as shown in Plat Book 3A, Page 254 in the U.S. Military Lands of Licking County, Ohio, and being all of the same lands conveyed to Brother's Masonry, LLC as recorded in Instrument Number 201912260028759 in the Recorder's Office, Licking County, Ohio;

The above parcels were replatted into Lot 3741-A (0.317 acres) by plat recorded in Instrument Number 202009180024438 in the Recorder's Office, Licking County, Ohio.

Auditor's Parcel Number: 054-193848-00.000
Street Address: 274 North Cedar Street, Newark, Ohio 43055.

BRM
8/19/2025

DESCRIPTION
APPROVED *FOR ZONING PURPOSES*
By *Ben Mihal*
Dtr. of Engineering
City of Newark, Ohio

BY: _____

AN ORDINANCE APPROPRIATING THE 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, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; 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, the Newark City Council recognizes the necessity of the Appropriation more specifically described in this Ordinance and in Exhibit "A" attached hereto to conduct the maintenance and improvements necessary to complete the replacement of a bridge on Riverside Drive over Log Pond Run; and,

WHEREAS, it is necessary to appropriate the Property described in Exhibit "A" attached hereto for the purpose of replacement of a bridge on Riverside Drive over Log Pond Run, the last known owner of said property being The Capitol Corporation, successor to North Fork Realty, Inc.: and,

WHEREAS, it is immediately necessary to proceed with this improvement project due to the fact that the replacement of the bridge on Riverside Drive over Log Pond Run enhances the health, safety, and welfare of the citizens of the City of Newark, Ohio and there is a significant and essential interest to complete the project within the present construction time table.

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

SECTION ONE: Fee simple title in and to the respective portions of the Property described in attached Exhibit "A" is hereby appropriated for the public purpose of the bridge replacement on Riverside Drive over Log Pond Run project pursuant to Federal, State, and Local Laws and Regulations.

SECTION TWO: The City of Newark Council finds the appropriation to be necessary to carry out the public purpose of the maintenance and improvements to the bridge on Riverside Drive

over Log Pond Run, that the Property Owner has been unable to agree with the City as to the fair market value of the land to be appropriated and that it is necessary to take immediate possession of the Property to be appropriated to achieve the public purpose set forth herein.

SECTION THREE: The Director of Law or her designee is hereby authorized to file a Complaint for Appropriation in the Licking County Court of Common Pleas and to have a jury impaneled to assess the compensation to be paid for the real estate described in the attached Exhibit "A."

SECTION FOUR: The City of Newark Council hereby fixes the value of the fee simple interest in the portions of the Property specified herein and specifically delineated in Exhibit "A" as \$300.00 and authorizes the depositing of the same with the Clerk of the Licking County Court of Common Pleas for the use and benefit of the Owners of the portions of the Property appropriated. Upon such deposit, the City of Newark shall be authorized to enter upon the Property and take possession of the same in accordance with the law.

SECTION FIVE: 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

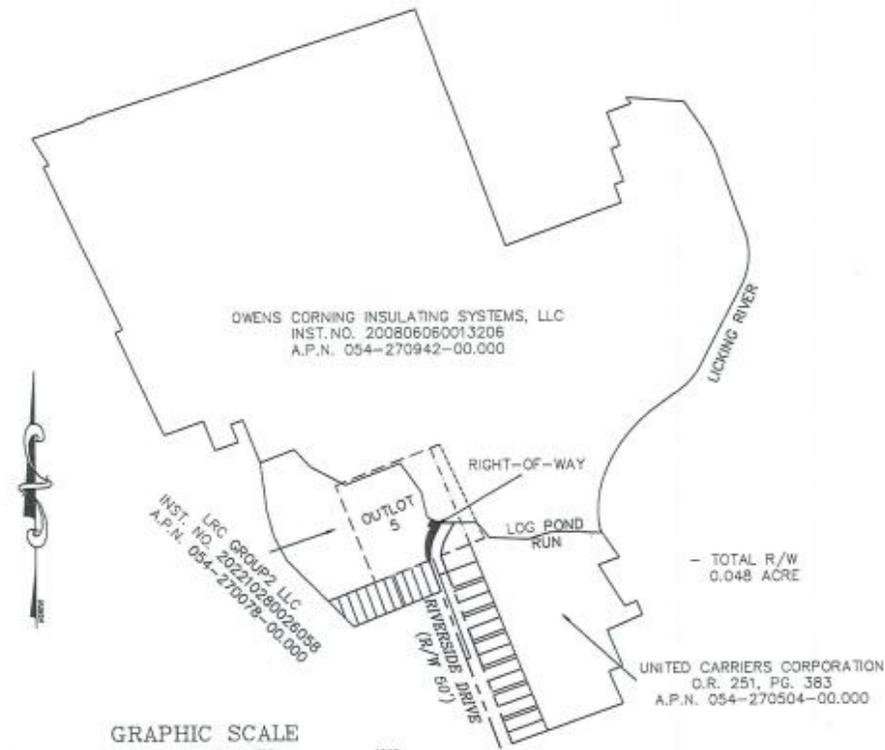
FORM APPROVED: _____
DIRECTOR OF LAW

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

Exhibit "A"

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 SIMPSONS FOUNDRY

PERTINENT DOCUMENTS:

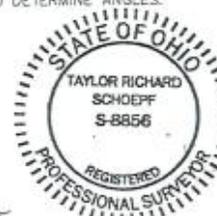
1. DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES AS SHOWN.
2. SUBDIVISION PLATS AS SHOWN.
3. SURVEYS, BY OTHERS, FOUND AT COUNTY ENGINEER'S OFFICE.
4. ORIGINAL RIGHT-OF-WAY OF RIVERSIDE DRIVE PER D.B. 313, PG. 11, DATED MAY, 1935.
5. 50' RIGHT-OF-WAY OF RIVERSIDE DRIVE PER D.B. 384, PG. 493, DATED JULY, 1946.
6. SIMPSON FOUNDRY & ENGINEERING CO. DATED APRIL, 1935 OF THE COUNTY ENGINEERS.
7. OLD TAX MAP LINEN CITY DRAWING 00000251 OF THE COUNTY ENGINEERS.
8. 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

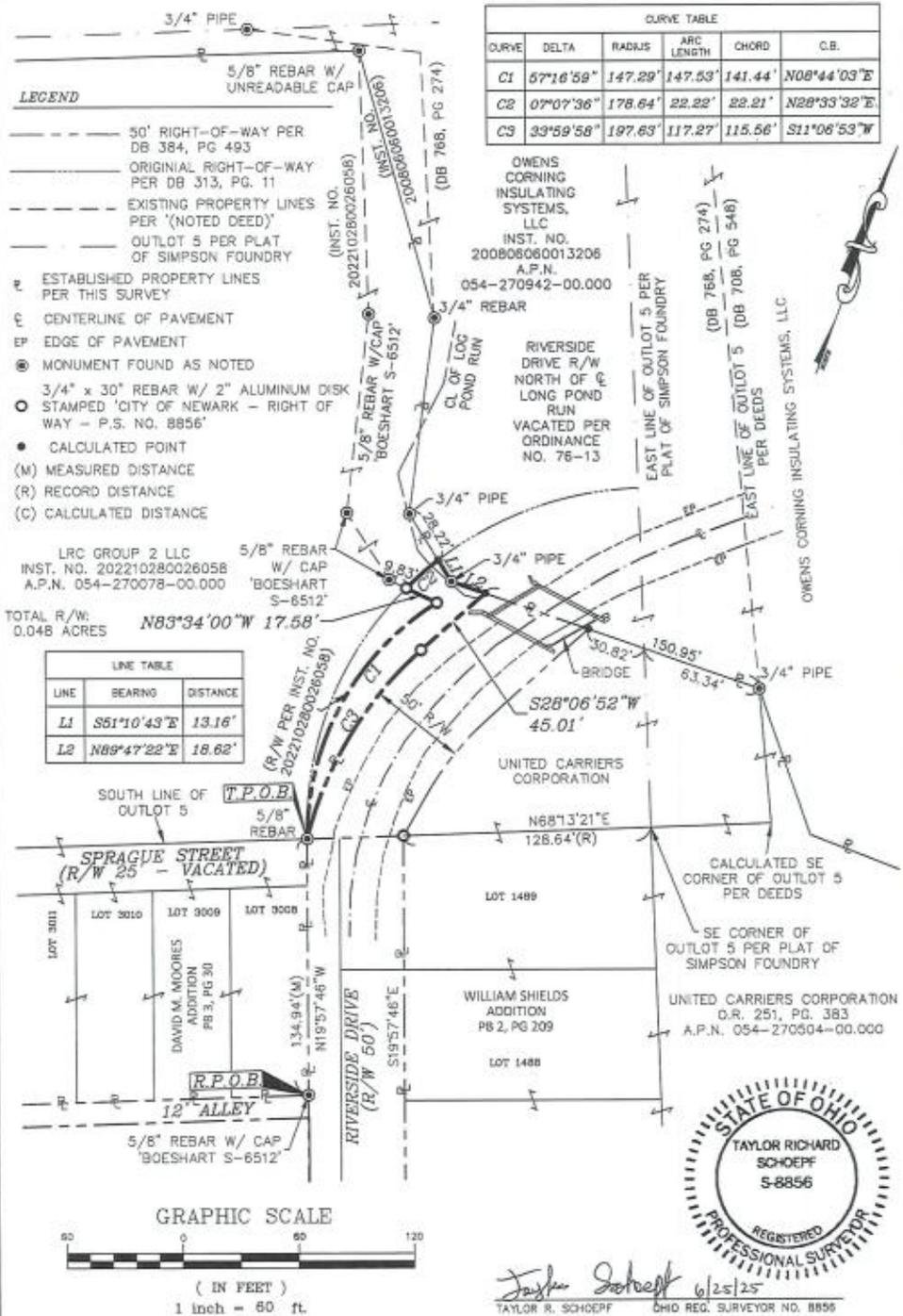
DRAWN BY:	TRS	DATE:	6/25/2025
CHECKED BY:	TRS	DRAWING NO.:	863402 Title Sheet
JOB NO.:	863402	SHEET	1 of 4

PREPARED BY:

SMART
SURVEYING-ENGINEERING-ENVIRONMENTAL
SERVICES
68 N. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4300 FAX: (740) 321-4305

ACQUISITION OF RIGHT-OF-WAY

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



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	C.B.
C1	67°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

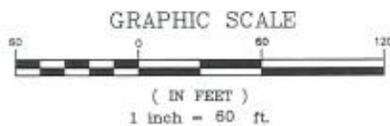
- LEGEND**
- 50' RIGHT-OF-WAY PER DB 384, PG 493
 - ORIGINAL RIGHT-OF-WAY PER DB 313, PG. 11
 - EXISTING PROPERTY LINES PER '(NOTED DEED)'
 - OUTLOT 5 PER PLAT OF SIMPSON FOUNDRY
 - ⊕ ESTABLISHED PROPERTY LINES PER THIS SURVEY
 - ⊕ CENTERLINE OF PAVEMENT
 - ⊕ EDGE OF PAVEMENT
 - ⊕ MONUMENT FOUND AS NOTED
 - ⊕ 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

5/8" REBAR W/ CAP 'BOESHART S-6512'

TOTAL R/W: 0.048 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°10'49"E	13.16'
L2	N89°47'22"E	18.62'



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
DWG. NO.: 863402	SHEET 2 OF 4

PREPARED BY:

SMART
 SURVEYING - ENGINEERING - ENVIRONMENTAL SERVICES
 88 N. CHURCH STREET, NEWARK, OHIO 43025
 PHONE: (614) 345-1700 FAX: (614) 325-0728



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;

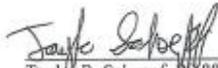


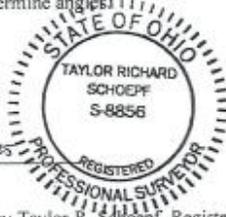
Acquisition of Right-of-Way
0.048 Acre
June 25, 2025
Page 4 of 4

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, 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: 	
DATE: 06/25/2025	

VA
REV. 04-2020

**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

Unknown Ownership

COUNTY Licking
ROUTE Riverside Dr
SECTION N/A
PARCEL NO. 1-WD
PROJECT I.D. NO. N/A

Subject		Address/Location	Zoning	Utilities	APN(S)		
West side of Riverside Drive north of Valley Street, adjacent to 171 Riverside Dr., Newark, OH 43055			GI - General Industrial Min. Site Size - 5 Ac	All Public	No Parcel Number Referenced		
					Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
					0.048 Net Acres	Acre(s)	See Comments
Comments							
The subject property consists of one tract of land, which does not have an identifiable auditor's parcel number as a remnant parcel. The subject is located on the west side of Riverside Drive north of Valley Street adjacent to the parcel at 171 Riverside Drive, Newark, OH 43055. Current ownership of the remnant parcel is unknown. With consideration given to the definition of the "larger parcel", the subject property does not have any unity of use or unity of title with any other adjacent or nearby properties. The larger parcel consists of 0.048 gross/net acres per the attached legal description and exhibit. The subject property is currently a vacant sliver piece of land that was left over from a previous transaction. The remnant is located within the Fema Floodway Zone AE per panel number 39089C0334J effective 3/16/2015. The subject property is below the minimum size and is non-conforming. The highest and best use, as vacant, is for assemblage.							

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
458	South side of Township Road 232 (Kaufman Road) just east of State Route 61 (Lincoln Twp.)	See Comments	MLS	3/9/2020
APN(s)		Zoning	Utilities	Sale Price
J24-001-RR-332-03 (Morrow County)		Not Zoned	None	\$1,950.00
				Parcel Size
				1.935 Net Ac
				Unit Value Indication
				\$1,008 / Ac
Comments				
The property was an abandoned rail corridor that was sold off in segments. The highest and best use is for assemblage.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
459	South side of the Irwin Road (Not constructed) east of State Route 23 (Troy Twp.)	See Comments	Broker/Agent	9/23/2021
APN(s)		Zoning	Utilities	Sale Price
619-400-05-021-000 (Delaware County)		FR1 - Farm Residential	All Public Close Proximity	\$1,800.00
				Parcel Size
				0.17 Net Ac
				Unit Value Indication
				\$10,588 / Ac
Comments				
The sale was of a small piece of land on the south side of a platted Irwin Road that had not been constructed and did not have access. The property has since been assembled to three other tracts of land that have been sold together. The highest and best use is for assemblage.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
460	South side of Mariemont Drive N. across from Russel St. behind 95 Mariemont Dr. N. (Westerville)	See Comments	Broker/Agent	6/1/2021
APN(s)		Zoning	Utilities	Sale Price
080-001310-00 (Franklin County)		R2 - One Family Residential	All Public	\$6,000.00
				Parcel Size
				0.15 Net Acres
				Unit Value Indication
				\$40,000 / Ac
Comments				
The rear land sale did not have access and was assembled to 95 Mariemont Dr. The highest and best use is for assemblage.				

Overall Comments / Reconciliation

Comments	
<p>Land valuation is based on sales numbered VL-458, VL-459, and VL-460, which are referenced in this analysis. Because of the limited number of competitive property sales in the subject's market area, the search parameter for time and location were expanded. Though these sales were not the only ones inspected, they are the most relevant cross section of available data for valuation of the subject site. The subject has a site size of 0.048 net acres which is outside the range of the comparables of 0.15 acres to 1.935 acres and range in unit value from \$1,008/Ac to \$40,000/Ac. When correlating a unit value, location, availability to public utilities, size, shape, utility, topography, encumbrances, sale date and zoning are taken into consideration. All the above sales are given consideration with most weight given to sale 458 and a unit value of \$5,000 / Ac seems reasonable and supported within the subject's market area.</p>	
Reconciled Value:	\$5,000.00 / Ac

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-WD	0.048 (2,091 SF)	Full Fee		\$5,000.00 / Ac	= \$240	\$240.00
Total:						\$240.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
			Choose			
			Choose			
			Choose			
			Choose			
			Choose			
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments	
<p>The concrete bollards connected with chains, metal posts, and fence do not appear to be in the acquisition area. If the site improvements are disturbed and not restored as part of the project, this report may need to be revised.</p>	
<p>The project will acquire a remnant piece of land to complete the road improvements of Riverside Drive. Parcel 1-WD will acquire 0.048 acres across the west side of Riverside Drive just east of the property owned by LRC Group 2, LLC. This acquisition will be paid at full fee. See the attached sketches for information on location, shape, and dimensions of the area to be acquired.</p>	
Total Estimated Compensation:	\$240.00

FMVE Conclusion

Comments	
<p>The total compensation has been adjusted to reflect the ODOT Minimum Award Policy; P&P, Sec. 4000.07 (D).</p>	
Total FMVE:	\$300.00

Signatures	
Preparer Signature	
	
Typed Name:	Bill Helfrich
Title:	Realty Specialist
Date:	7/18/2025

Agency Signature	
	
Typed Name:	Brian Morehead
Title:	City Engineer - City of Newark
Date:	Click to enter date. 7/22/2025

Administration Settlement			
Agency Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement:	

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

REQUIRED ATTACHMENTS
Photographs & Sketch of the Subject Property Map of Comparable Sales Scoping Checklist

SUBJECT PHOTOGRAPHS



View of the acquisition area looking north (Taken by Bill Helfrich 7/14/25)



View of the acquisition area looking south (Taken by Bill Helfrich 7/14/25)

SUBJECT PHOTOGRAPHS



View of the acquisition area looking north (Taken by Bill Helfrich 7/14/25)



View of the acquisition area looking south (Taken by Bill Helfrich 7/14/25)

LARGER PARCEL SKETCH



North is up

The property location is approximate and for reference purposes only

**NOTICE OF INTENT TO ACQUIRE
AND
GOOD FAITH OFFER**

The Capitol Corporation,
Successor to North Fork Realty, Inc.
Last Known Owner

Re: 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

Interest to be Acquired: A fee simple interest in and to the Right of Way

THE NOTICE OF INTENT TO ACQUIRE

TO: The Capitol Corporation, Successor to North Fork Realty, Inc.

The Newark City Council passed a Resolution on August 4, 2025 in accordance with Ohio Revised Code Section 719.04 declaring the necessity and intent to appropriate the 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 of Licking County, Ohio, located at Riverside Drive, Newark, Ohio 43055 for the purpose of replacement of the deficient bridge on Riverside Drive, over Log Pond Run. The City will need to acquire the following from you:

A fee simple interest in and to the Right of Way in 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.

Ohio law authorizes the City of Newark to obtain a fee simple interest in and to the Right of Way in real estate being a part of Outlot 5 as shown on the plat of property of the Simpson Foundry and Engineering Company for the public purpose of the bridge replacement project. The legal description of your property that the City of Newark needs for the bridge replacement project is set out in the Good Faith Offer that is included with this Notice of Intent to Acquire, that legal description is referred to as **Exhibit "A"** in the Good Faith Offer.

The Good Faith Offer included with this Notice of Intent to Acquire is the City of Newark's determination of the fair market value (FMV) of your property. This FMV is what a willing buyer who is under no compulsion to buy and a willing seller who is under no compulsion to sell would value your property on the open market.

You will have 14 days from the time you receive the Good Faith Offer included with this Notice of Intent to Acquire to accept or reject the offer. We are available to discuss the offer with you at any time. You are not required to accept that offer. If you reject the offer or we are unable to come to an agreement, we may have to exercise our eminent domain authority to appropriate your property, which requires a court procedure. In a court proceeding, you may disagree with whether our offer reflects the FMV of the property.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the City of Newark, is required to make a good faith effort to purchase the Right of Way in real estate being a part of Outlot 5 as shown on the plat of property of the Simpson Foundry and Engineering Company.
2. The City of Newark is to provide you with a written offer and the appraisal or valuation upon which we base that offer. The amount offered to you will not be less than the approved FMV estimate of the property needed for the project. This compensation is based on the valuation of your property by qualified real estate personnel who have analyzed current market data. Their valuation work has been reviewed by a preapproved review appraiser prior to the City of Newark establishing its FMV estimate for your property needed for the project.
3. You do not have to accept this offer and the City of Newark is not required to agree to your demands.
4. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter.
5. You have a right to object to the City of Newark's decision to acquire your property by writing within ten business days of receiving this notice to:

Jeff Hall
Mayor of the City of Newark
40 West Main Street
Newark, Ohio 43055

The Mayor has the discretion to veto this project, and if he does, it will not proceed.

6. If you do not accept this offer, and we cannot come to an agreement on the acquisition of the Right of Way in real estate being a part of Outlot 5 as shown on the plat of property of the Simpson Foundry and Engineering Company, the City of Newark has the right to file suit to acquire the Right of Way in real estate being a part of Outlot 5 as shown on the plat of property of the Simpson Foundry and Engineering Company by eminent domain in the county in which the property is located.
7. When filing the appropriation, the City of Newark will deposit the value of the property sought to be acquired with the court. At that time, the City of Newark gains the right to enter upon and use the property acquired subject to Section 163.06(B) of the Ohio Revised Code. If you agree to accept the deposited money as full payment, the appropriation case will be closed.
8. If you are not satisfied with the amount of the deposit, you must file an answer with the court in the manner and within the time specified in the summons which is served upon you by the court. Once the answer is filed, you may apply to the court to withdraw the deposited money, subject to the rights of any other parties having an interest in the property. Withdrawing your share of the deposit does not interfere with your right to have a jury determine the FMV of your property. Interest will not accrue on any money deposited under this procedure. If the money withdrawn under this procedure should exceed the final award, the owner will be required to return the excess payment.
9. As part of your answer you may request a trial by jury. After a trial, a jury will decide the amount you are to be awarded for your property that is acquired, for damage that is caused by the acquisition, if applicable, and for other damages permitted by law, which could either exceed or be less than our offer. At the trial you may testify and present evidence as to the value of your property.
10. You may employ, at your own expense, appraisers and attorneys to represent you at this time or at any time during the proceedings described in this notice.
11. If we go to court to determine the amount we pay for your property and the jury awards you an amount that is significantly in excess of the good faith offer, revised offer, or offer made after an

exchange of appraisals, as provided by law, you may be entitled to recover attorney fees, costs, and expenses, subject to certain statutory limits.

12. You also have the right to request that the issue of the value of your property be submitted to nonbinding mediation. You must submit your written request for mediation within ten business days after you file your answer. If a settlement is not reached at mediation, the matter will proceed to a jury valuation trial.

THE GOOD FAITH OFFER

The amount offered to you in good faith as just compensation for the acquisition of a fee simple interest in and to the Right of Way in 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 (more specifically described in **Exhibit "A"**):

Real Property To Be Acquired	\$240.00
Adjustment to Reflect ODOT Minimum Award Policy	\$60.00
Total Good Faith Offer	\$300.00

Tenant-owned improvements, if any, are to be identified in this Good Faith Offer, and if there are any such improvements, the amount offered to you does not include compensation for these improvements. There are no tenant-owned improvements.

Your property may be encumbered with a mortgage lien as security for a loan. It is possible that the City of Newark may conclude this acquisition of property without obtaining a partial release of such mortgage lien from your lender. In that event, you as the borrower and grantor of the mortgage lien should consult your loan and mortgage documents concerning possible requirements to apply proceeds from a public acquisition to your outstanding loan balance, or contact your lender about responsibilities and obligations when your part of the property is acquired for public use.

While the City of Newark may not provide legal advice, we will make all efforts to answer questions you have concerning this process and provide any copies of the law or our records that you may need to fully understand your rights, the project, and the process. If you have any questions concerning this matter, you may contact us at:

Jeff Hall
Mayor of the City of Newark
40 West Main Street
Newark, Ohio 43055
740-670-7510

Exhibit "A"



**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;

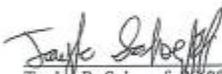
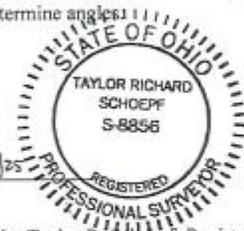


Acquisition of Right-of-Way
0.048 Acre
June 25, 2025
Page 4 of 4

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.

 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: 	
DATE: 06/25/2025	

Abbreviated Notice of Intent to Acquire and Good Faith Offer pursuant to ORC 7.16

The following party, namely: Last Known Owner: The Capitol Corporation, successor to North Fork Realty, Inc. is hereby notified that on August 4, 2025, the Newark City Council passed a Resolution in accordance with Ohio Revised Code Section 719.04 declaring the necessity and intent to appropriate the 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 of Licking County, Ohio, located at Riverside Drive, Newark, Ohio 43055 for the purpose of replacement of the deficient bridge on Riverside Drive, over Log Pond Run, said property more fully described in Exhibit "A" attached to the Notice of Intent to Acquire and Good Faith Offer published in its entirety. The Licking County Public Records indicate that The Capitol Corporation, successor to North Fork Realty, Inc. is the last known owner, and has an interest in the property in question. The Notice of Intent to Acquire and Good Faith Offer was posted in its entirety on the official public notice website at: [Public Notices Ohio | Ohio News Media Association](#)

If you have any questions concerning this matter, you may contact:

Jeff Hall
Mayor of the City of Newark
40 West Main Street
Newark, Ohio 43055
740-670-7510
jbubb@newarkohio.net