

**PLANNING COMMISSION MEETING
TUESDAY, June 11, 2024 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE May 14, 2024 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR 417 GARFIELD AVE., Newark, Ohio**
Application Number : PC-24-13
Owner: MID OHIO PROPERTY MANAGEMENT LLC
Applicant: JAMES R. HOEKSTRA
Current Zoning: SINGLE-FAMILY RESIDENCE, RH – HIGH DENSITY
Proposed Zoning: TFR – TWO-FAMILY RESIDENCE
- 4. ZONING CHANGE FOR 842 JEWETT AVE., Newark, Ohio**
Application Number : PC-24-19
Owner: KEVIN R. HALL
Applicant: KEVIN R. HALL
Current Zoning: Single-Family Residence, RH – HIGH DENSITY
Proposed Zoning: GC – GENERAL COMMERCIAL

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 9, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, JUNE 17, 2024 4:30 P.M.

ORDINANCE NO. 24-15

BY: _____



AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 417 GARFIELD AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID# 054-196872-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH – HIGH DENSITY DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for change of zoning classification has been filed with the Office of the Engineer and with the Clerk of this 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 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, which hearing shall constitute a second reading 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 DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

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



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-24-13
 Date Received: 2/27/24
 Received by: SCC
 Amount Due: \$300.00
 Paid By: (circle one)
 Check # 3830 Cash
 Receipt # _____

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

District Change District Establishment (Newly Annexed)

Owner

Property Owner: MIP OHIO PROPERTY MANAGEMENT Telephone: 740-403-7162
 Address: P.O. BOX 4547 E-mail: MIPITLLC@GMAIL.COM
 City: NEWARK State: OH Zip: 43058 Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Applicant/Representative

Representative: JAMES R. HOEKSTRA Same as above Telephone: 740-403-7162
 Address: _____ E-mail: _____
 City: _____ State: _____ Zip: _____ Fax: _____

I would prefer to have agendas mailed rather than e-mailed

Property Location

Street Address: 417 GARFIELD AVE, NEWARK OH 43055
 Parcel Tax ID #: 054-190872-00,000 Number of Acres: 0.2290
 Lot Number: (if applicable) 3864 / 3865 Property Platted? Yes No

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

Present Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Proposed Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JW Sep 22, 2022

0212120123A254108000

0212120123A254109000

TRANSFERRED

Sep 22, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: TG 240.00

InstrID:202209220023090	9/22/2022
Pages:2	F: \$34.00
Bryan A. Long	T20220024596
Licking County Recorder	

AMBASSADOR TITLE MAILBOX
19782

GENERAL WARRANTY DEED*
(See Sections 5302.05 and 5302.06 of Ohio Revised Code)

C.J.W. Limited, an Ohio Limited Liability Company, organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Mid Ohio Property Management, LLC, an Ohio Limited Liability Company**, the following REAL PROPERTY:

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

PARCEL NO. 1: Being Inlot Thirty-Eight Hundred Sixty-Four (3864) in Augustus H. Heisey's Addition tot he City of Newark, Ohio, according to a plat thereof recorded in Volume 3, page 254, of the Records of Plat in the Recorder's Office of said County.

PARCEL NO. 2: Being Inlot Thirty-Eight Hundred Sixty-Five (3865) in Augustus H. Heisey's Addition tot he City of Newark, Ohio, according to a plat thereof recorded in Volume 3, page 254, of the Records of Plat in the Recorder's Office of said County.

Parcel No: 054-196872-00.000
Property Address: 417 Garfield Avenue, Newark, OH 43055

EXCEPT real estate taxes and special assessments, if any, which grantors and grantees respectively shall pay pro-rata, as estimated to and from the date of closing and SUBJECT to restrictions, easements, rights of way and leases of record.

Prior Instrument Reference: Instrument #200207230027116 of the Records of Licking County, Ohio.

C.J.W. Limited, an Ohio Limited Liability Company, grantor has caused its name to be subscribed hereto by William E. Hoekstra, Member, thereunto duly authorized by its Members.

DESCRIPTION
APPROVED *For zoning*
By *Ben White 9/5/24*
Diy. of Engineering
City of Newark, Ohio

Executed on this 20th day of September, 2022.

C.J.W. Limited,
an Ohio Limited Liability Company


by: William E. Hoekstra, Member

State of Ohio, County of Licking, ss:

This is an acknowledgement clause. No oath or affirmation was administered to the signer:

Before me, a Notary Public in and for said County and State, personally appeared William E. Hoekstra, Member of C.J.W. Limited, an Ohio Limited Liability Company, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledge the signing hereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal at Newark, Ohio, this 20th day of September, 2022.


Notary Public

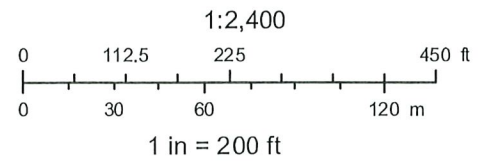


KONNIE C WARTH
Notary Public, State of Ohio
My Commission Expires 09-09-2028

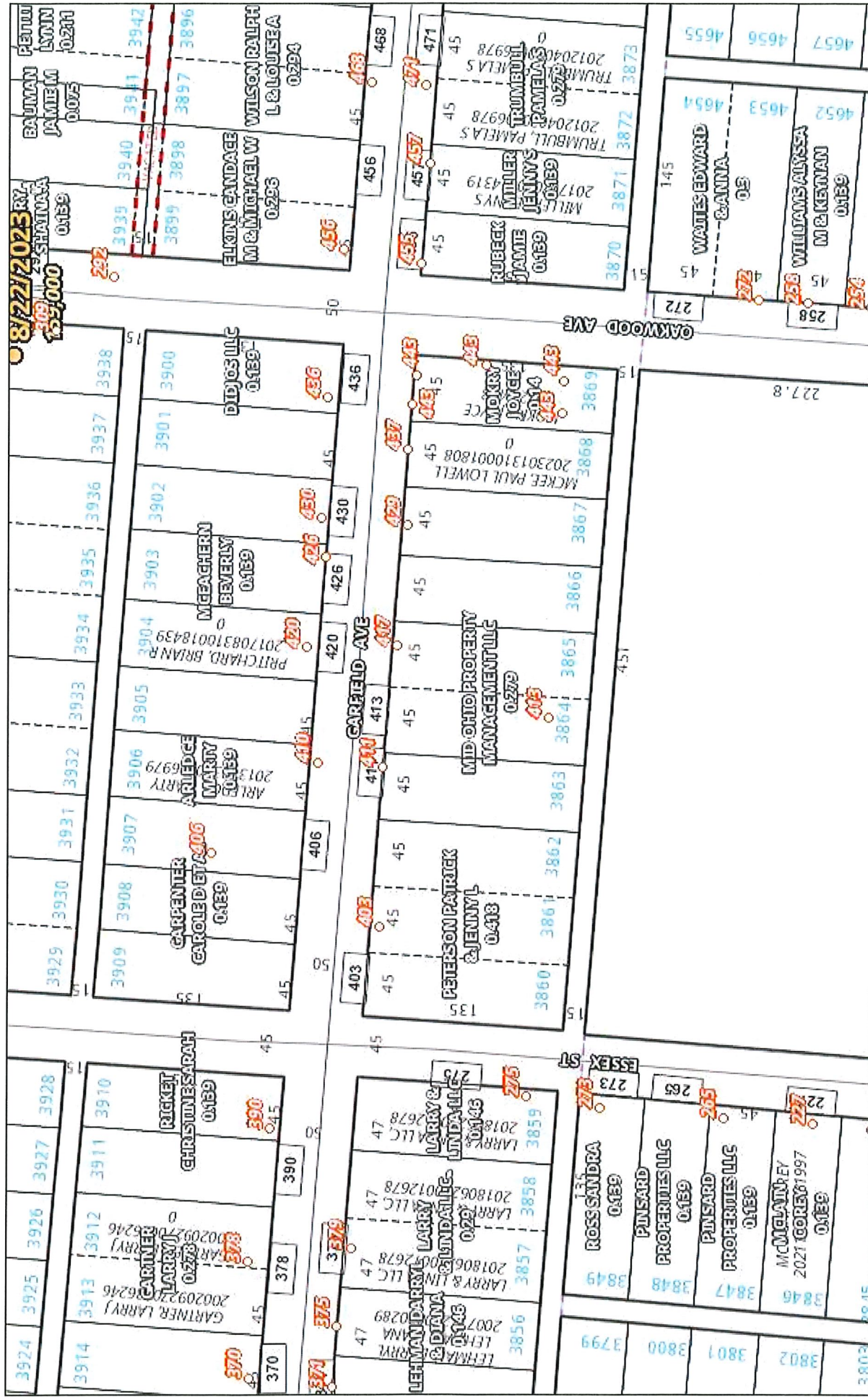
This instrument prepared by: Robin Lyn Green, Attorney at Law



April 5, 2024



OnTrac Property Map




February 28, 2024

- Street Number Only
- Owner Name & Acres
- Centerline Labels
- Sales - 2024
- Sales - 2023
- County Road
- Township Road
- Other Road Type
- Interstate/US/State Route
- 94 Feet Driveway
- 0.02 Miles
- Other Road Type
- Municipal Corporations

LICKING COUNTY TAX MAP

ORDINANCE NO. 24-17

BY: 

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 842 JEWETT AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-219432-00.000, 054-219468-00.000, 054-219486-00.000, 054-219402-00.000 AND 054-219408-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH-HIGH DENSITY ZONING DISTRICT TO GC – GENERAL COMMERCIAL 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 GC – GENERAL COMMERCIAL DISTRICT, Zoning Code of the City of Newark.

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



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-24-19
 Date Received: 4-12-24
 Received by: P. Kump
 Amount Due: \$300.00 ✓
 Paid By: (circle one)
 Check # 1495 Cash
 Receipt # 162909

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Kevin R HALL</u>		Telephone: <u>740-403-6610</u>	
Address: <u>P.O. Box 805</u>		E-mail: <u>Canalrents@gmail.com</u>	
City: <u>Newark</u>	State: <u>Oh</u>	Zip: <u>43058</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: _____		Same as above <input checked="" type="checkbox"/>	
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/> Flood: X			
Property Location			
Street Address: <u>842 Jewett ave Newark Oh 43055</u>			
Parcel Tax ID #: <u>054219432</u> ^{90.000} <u>(468)(486)(402)</u>		Number of Acres: <u>0.76</u>	
Lot Number: (if applicable) <u>300-296</u> <u>(408)</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input checked="" type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input checked="" type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use: STORAGE

Proposed Use: 54.2, 10

Contracting Building trades business

Additional Comments

Reason For Request:

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
Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Call the Newark City Engineering Department to schedule an Engineering Review
Submit Application and required documentation
Attend the Planning Commission Meetings and Council Meetings

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: 4-12-24

Sworn and subscribed before me this 12th day of April

My Commission Expires: Jan 30 2028

[Notary Signature] JADE DEBOLT Notary Public State of Ohio My Comm. Exp: January 30, 2028

Engineering/Zoning Authorization - Office Use Only

Approved [checked] Denied [] Approved with Conditions []

Engineering Signature: [Signature] Date: 4/30/2024

Comments/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.

GENERAL WARRANTY DEED
(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Evelyn L. Winegardner, unmarried** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Kevin R. Hall**

whose tax mailing address is 4721 North Bend, Buckeye Lake, OH 43008

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

Being Lots 296, 297, 298, 299 and 300, in Wells and Miller Park Addition to the City of Newark, as recorded in Volume 4, page 29, of the Plat Records of Licking County, Ohio. Each of the previous five lots are further described as including any and all right, title and interest in the following vacated alleys: The North half of the Vacated Alley, Ord #72-42 lying South of said lots. Also, the East half of the Vacated Alley, Ord. #81-12, lying West of Lot 300.

Parcel No.: 054-219432-00.000 and 054-219468-00.000 and 054-219486-00.000 and 054-219402-00.000 and 054-219408-00.000

Property Address: 842 Jewett Avenue, Newark, OH 43055

Prior Instrument Reference: Recorded in Instrument No. 202108270026080 and Instrument No. 201511120024605 Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Executed this 3rd day of March, 2023.

Description For Zoning Purposes
APPROVED
By [Signature]
Div. of Engineering
City of Newark, Ohio

Grantor(s): Evelyn L. Winegardner
A. J. Winegardner ATTORNEY IN FACT
Evelyn L. Winegardner by Alan J. Winegardner
as Attorney In Fact

State of Ohio
County of Licking

The foregoing instrument was acknowledged before me freely this March 3rd 2023 by **Alan J. Winegardner as attorney-in-fact for Evelyn L. Winegardner.**

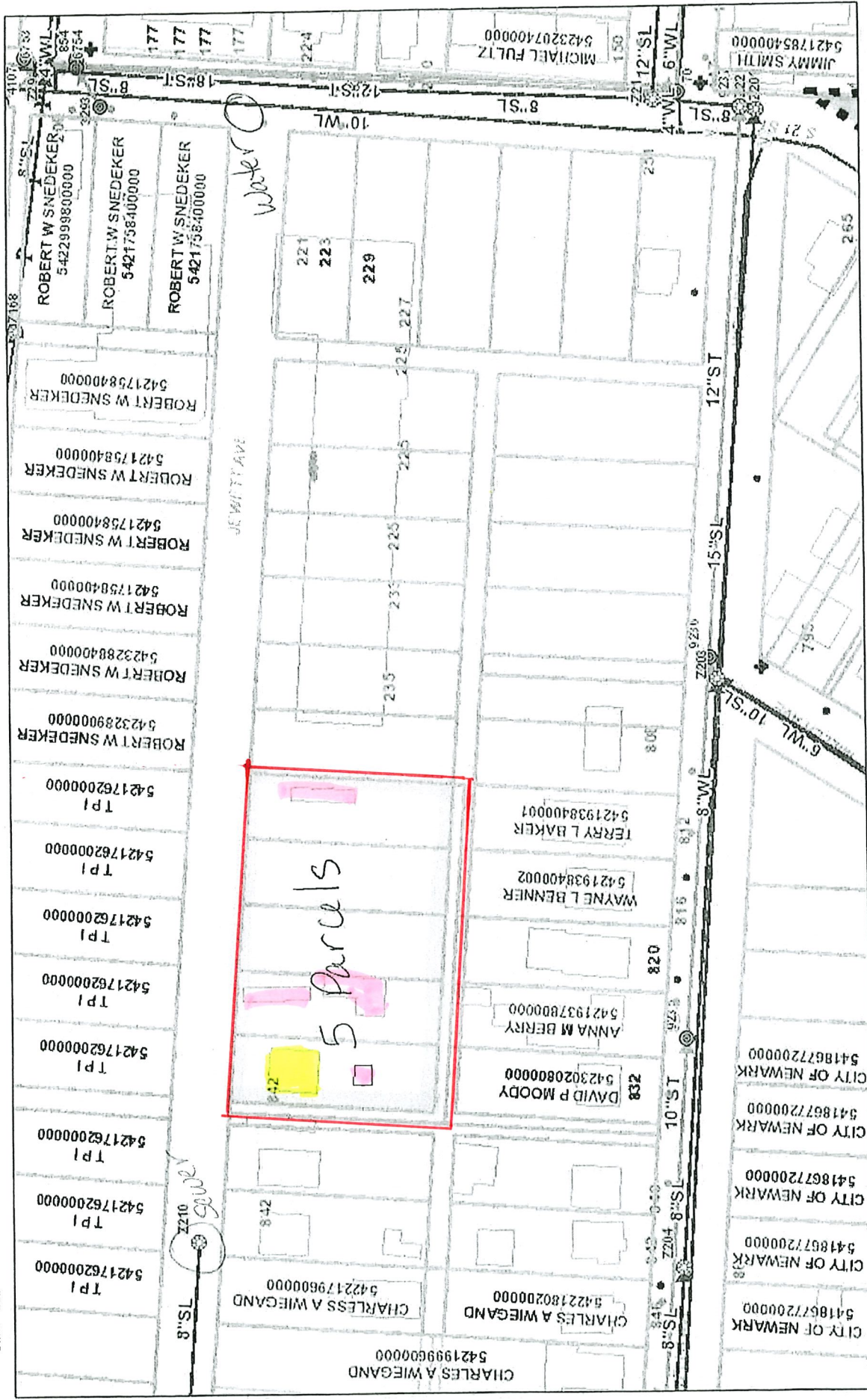


KRISTA A. PAUL
Notary Public, State of Ohio
My Commission Expires
February 4, 2025

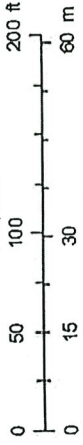
[Signature]
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

This instrument was prepared by:
Theodore J. Bush, Esq.
809 White Pond Drive, Suite C
Akron, OH 44320

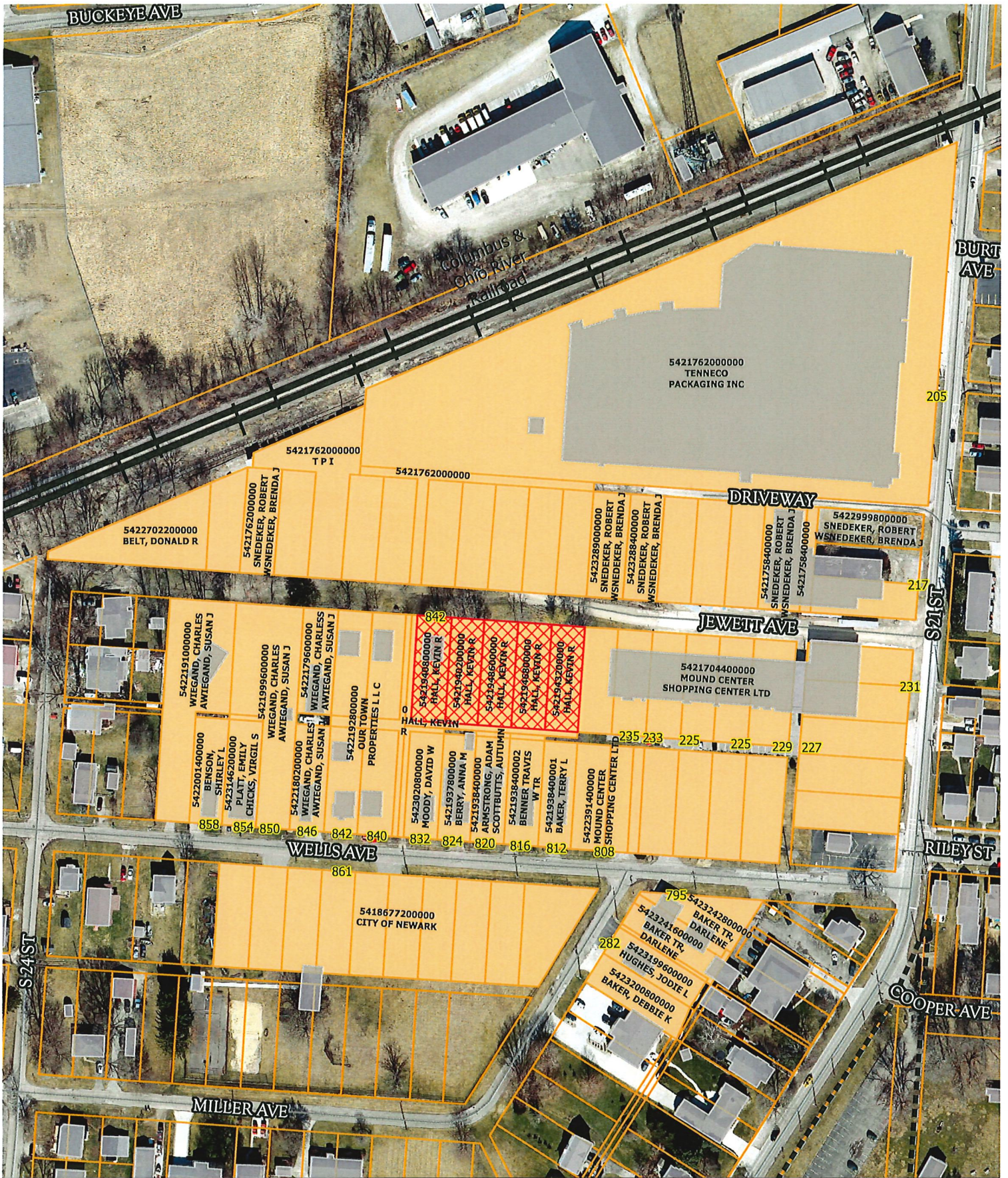
File Number: 2772383NE



1:1,128



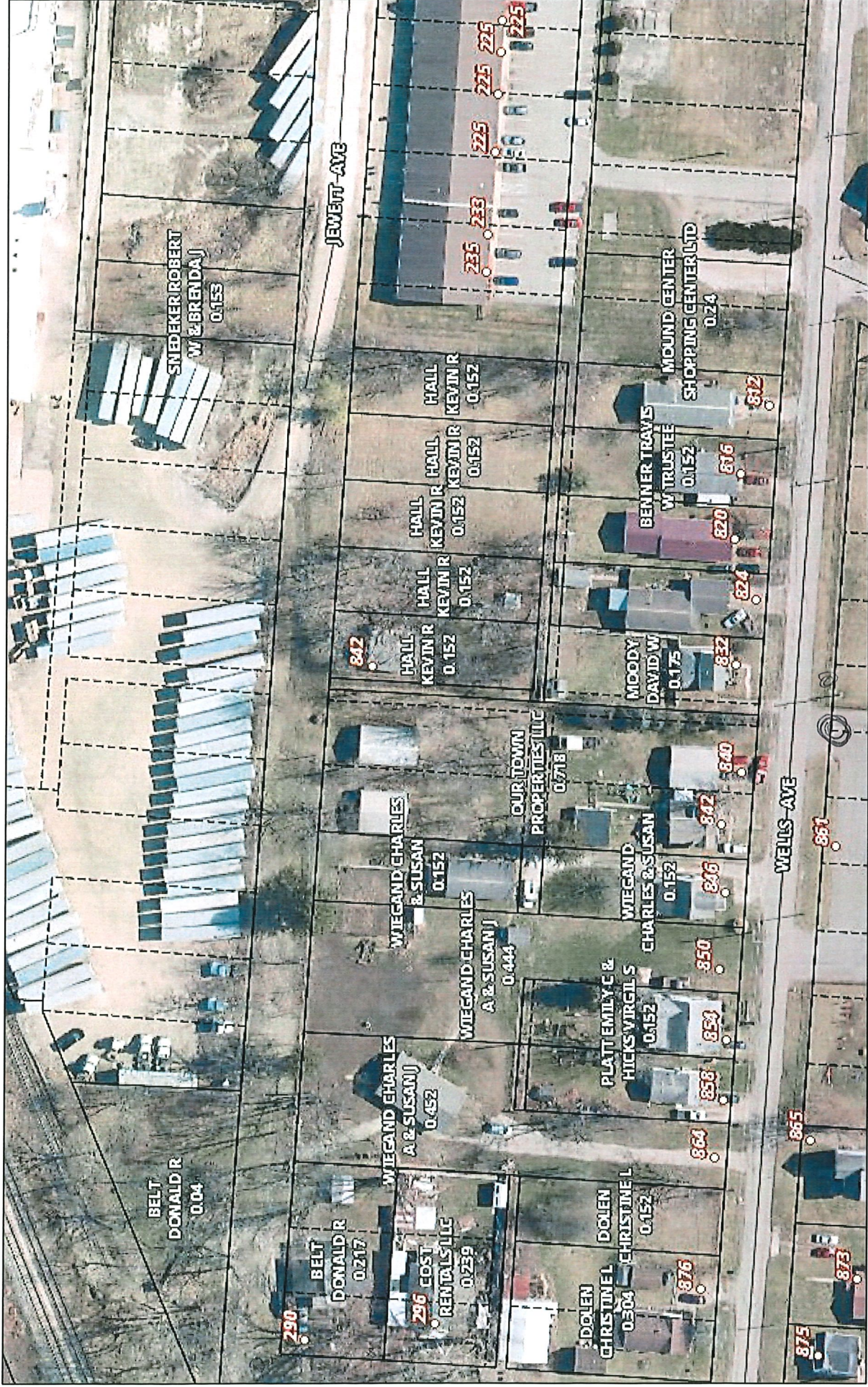
January 4, 2023



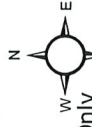
842 JEWETT AVE
MAY 24, 2024

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

OnTrac Property Map



April 4, 2024



Street Number Only Owner Name & Acres

94 Feet
County Road
0.02 Miles
Township Road

Driveway
Interstates

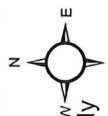
LICKING COUNTY TAX MAP

- Sales - 2024
- Sales - 2023
- Interstate/US/State Route
- Other Road Type
- Municipal Corporations

OnTrac Property Map



April 12, 2024



Street Number Only Owner Name & Acres

- Sales - 2024
- Sales - 2023

Centerline Labels

- Interstate/US/State Route
- Other Road Type

County Road 47 Feet

- Township road
- Interstates

- Municipal Corporations

Licking County Auditor GIS

Proposed Zoning Change - 842 Jewett Ave



4/30/2024

GENERAL WARRANTY DEED
(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Evelyn L. Winegardner, unmarried** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Kevin R. Hall**

whose tax mailing address is 4721 North Beach, Buckeye Lake, OH 43008

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

Being Lots 296, 297, 298, 299 and 300, in Wells and Miller Park Addition to the City of Newark, as recorded in Volume 4, page 29, of the Plat Records of Licking County, Ohio. Each of the previous five lots are further described as including any and all right, title and interest in the following vacated alleys: The North half of the Vacated Alley, Ord #72-42 lying South of said lots. Also, the East half of the Vacated Alley, Ord. #81-12, lying West of Lot 300.

Parcel No.: 054-219432-00.000 and 054-219468-00.000 and 054-219486-00.000 and 054-219402-00.000 and 054-219408-00.000

Property Address: 842 Jewett Avenue, Newark, OH 43055

Prior Instrument Reference: Recorded in Instrument No. 202108270026080 and Instrument No. 201511120024605 Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Executed this 3rd day of March, 2023.

Description for Zoning Purposes
APPROVED
By [Signature]
Div. of Engineering
City of Newark, Ohio

Grantor(s): Evelyn L. Winegardner
A. J. Winegardner Attorney In Fact
Evelyn L. Winegardner by Alan J. Winegardner
as Attorney In Fact

State of Ohio
County of Licking

The foregoing instrument was acknowledged before me freely this March 3rd 2023 by **Alan J. Winegardner as attorney-in-fact for Evelyn L. Winegardner.**



KRISTA A. PAUL
Notary Public, State of Ohio
My Commission Expires
February 4, 2025

[Signature]
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

This instrument was prepared by:
Theodore J. Bush, Esq.
809 White Pond Drive, Suite C
Akron, OH 44320

File Number: 2772383NE

GENERAL WARRANTY DEED

(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Evelyn L. Winegardner, unmarried** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Kevin R. Hall**

whose tax mailing address is 4721 North Bank, Buckeye Lake, OH 43008

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Executed this 3rd day of March, 2023.

Grantor(s): Evelyn L. Winegardner
A. J. Winegardner **ATTORNEY IN FACT**
Evelyn L. Winegardner by Alan J. Winegardner
as Attorney In Fact

State of Ohio
County of Licking

The foregoing instrument was acknowledged before me freely this March 3rd 2023 by **Alan J. Winegardner as attorney-in-fact for Evelyn L. Winegardner.**



KRISTA A. PAUL
Notary Public, State of Ohio
My Commission Expires
February 4, 2025

Krista A. Paul
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

This instrument was prepared by:
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809 White Pond Drive, Suite C
Akron, OH 44320

File Number: 2772383NE