

June 30, 2022

SERVICE COMMITTEE

July 5, 2022

Committee and Council Meetings can be viewed by accessing YouTube or Facebook

Council Chambers

Following Finance Committee

AGENDA

1. Consider **Resolution No. 22-59** District wide bridge painting on the following structures: COS-36-24.42L (SFN 1600516), LIC-79-13.71 (SFN 4505026), MUS-70-18.45R (SFN 6003214), MUS-70-18.45L (SFN 6003249), MUS-70-19.58 (SFN 6003338). Repair and paint beam 5 at forward abutment on Gue-7. The LIC-79-13.71 structure is located within the city of Newark and carries SR 79 SB over SR 16.
2. Consider **Resolution No. 22-63** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITHOUT COMPETITIVE BIDDING FOR THE PURCHASE AND INSTALLATION OF A POOL LINER FOR THE HOLLANDER POOL
3. Consider **Resolution No. 22-64** A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-216618-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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.
4. Consider **Resolution No. 22-65** A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-225744-00.000 AND PARCEL # 054-225738-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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.
5. Consider **Resolution No. 22-66** A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-228294-00.000 AND PARCEL # 054-228294-00.001, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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.
6. Other items at the discretion of the chair

BY: _____

PRELIMINARY LEGISLATION

Consent

Rev. 6/26/00

Resolution#: 22-59

County/Route/Section: D05 BP FY 2023

The following is a Resolution enacted by the City of Newark of Licking County, Ohio, hereinafter referred to as the Local Public Agency (LPA).

SECTION I – Project Description

WHEREAS, the Ohio Department of Transportation (ODOT) has determined the need for the described project:

District wide bridge painting on the following structures: COS-36-24.42L (SFN 1600516), LIC-79-13.71 (SFN 4505026), MUS-70-18.45R (SFN 6003214), MUS-70-18.45L (SFN 6003249), MUS-70-19.58 (SFN 6003338). Repair and paint beam 5 at forward abutment on Gue-7. The LIC-79-13.71 structure is located within the city of Newark and carries SR 79 SB over SR 16.

NOW THEREFORE, be it ordained by the City of Newark of Licking County, Ohio.

SECTION II – Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

SECTION II – Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the development and construction of the above described project as follows:

1. The LPA gives consent for the above improvement, and
2. The LPA further agrees to pay 100% of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION IV – Utilities and Right-of-Way Statement

If City owned utilities, within a corporation limit or in a private easement outside corporation limits, need to be relocated due to this ODOT project, the City will be reimbursed for any relocation work; ODOT will perform the coordination, relocation, and reimbursement which shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

If other public and private utilities need to be relocated due to this ODOT project they will not be reimbursed for relocation; with exceptions due to an easement, etc.

SECTION V – Maintenance

Upon completion of the Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the Project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VI Authority to Sign

The LPA hereby authorizes, _____ of the City of Newark is hereby empowered on behalf of the City of Newark to enter into agreements with the Director of Transportation which are necessary to complete the above described project.

SECTION VII-Emergency measure

This Resolution is hereby declared to be an emergency measure to expedite the highway project and to promote highway safety. Following appropriate legislative action, as an emergency measure, it shall take effect and be in force immediately upon its passage and approval.

Passed: _____, 20____.
(Date)

President of Council: _____

Attested: _____
(Clerk of Council)

Date filed with Mayor: _____

Date Approved by Mayor: _____

Mayor: _____

Approved as to form – Director of Law: _____

Contracting Agent – Service Director: _____

CERTIFICATE OF COPY
STATE OF OHIO

City of Newark of Licking County, Ohio

I, _____, as Clerk of the City of Newark of Licking County, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution _____ adopted by the legislative Authority of the said City of Newark on the _____ day of _____, _____.

That the publication of such Resolution has been made and certified of record according to Law; that no proceedings looking to a referendum upon such Resolution have been taken; and that such Resolution and certificate of publication thereof are of record in _____, Page _____.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this _____ day of _____ 2 _____.

(Clerk)

(SEAL)

City of Newark of Licking County, Ohio

The foregoing is accepted as a basis for proceeding with the project herein described.
For the City of Newark of Licking County, Ohio.

Attested: _____ Date _____



For the State of Ohio

Attested: _____ Date _____

(Director, Ohio Department of Transportation)



OHIO DEPARTMENT OF TRANSPORTATION
Mike DeWine, Governor

Jack Marchbanks, Ph.D., Director

District 5

9600 Jacksontown Rd., Jacksontown, OH 43030

740-323-4400

transportation.ohio.gov

June 23, 2022

City Engineer
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: Consent Legislation for D05 BP FY 2023, PID 102530

Dear City Engineer:

The Ohio Department of Transportation has determined that Consent Legislation is required for the following proposed actions:

District wide bridge painting on the following structures: COS-36-24.42L (SFN 1600516), LIC-79-13.71 (SFN 4505026), MUS-70-18.45R (SFN 6003214), MUS-70-18.45L (SFN 6003249), MUS-70-19.58 (SFN 6003338). Repair and paint beam 5 at forward abutment on Gue-7. The LIC-79-13.71 structure is located within the city of Newark and carries SR 79 SB over SR 16.

Since the proposed action will be associated with the City of Newark, attached is one (1) Consent Legislation document. Please review this document, and if it meets your approval, please submit to the City of Newark for execution.

After the Consent Legislation has been executed, please return one original signed document to this office by **8/6/2022** for completion. If further information is required, please contact Joe Broschart at (740) 323-5187 or by email at Joseph.Broschart@dot.ohio.gov.

Respectfully,

A handwritten signature in blue ink that reads "Tyrell D. Thompson".

Tyrell D. Thompson, P.E.
District 5 Planning Engineer

Attachment (1)

cc: File

RESOLUTION NO-22-63

BY: _____

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITHOUT COMPETITIVE BIDDING FOR THE PURCHASE AND INSTALLATION OF A POOL LINER FOR THE HOLLANDER POOL

WHEREAS, the City of Newark is the owner of the real property generally known as the Hollander Pool; and,

WHEREAS, the current pool liner is need of replacement and it would be advantageous to utilize RenoSys to replace the liner as they are familiar with this particular project and installed the previous liner; and,

WHEREAS, this matter was considered in regular session by the Service Committee who voted to refer the same to full Council for consideration.

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

Section 1: The Director of Public Service is hereby authorized to negotiate and enter in contract with RenoSys for the purchase and installation of a pool liner for Hollander Pool, subject to the appropriation of funds.

Section 2: It is in the best interest of the City and its residents that competitive bidding not be required and the same is hereby waived pursuant to Article 10.02 of the Charter of the City of Newark, Ohio and the Director of Public Service is hereby authorized and directed to negotiate and enter directly into contract with RenoSys for the purchase and installation of the pool liner.

Section 3: This Resolution shall be effective as a non-emergency at the earliest date pursuant to Article 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 2022

President of Council

Attest: _____
Clerk of Council

Date Filed with Mayor: _____

Date Approved by Mayor: _____

Mayor

Form Approved: _____
Director of Law

BY: _____

A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-216618-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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 opening, widening, straightening, changing the grade of, and extending streets as well as the construction or operation of streets; 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; and,

WHEREAS, this Council recognizes the necessity for maintenance and improvements to Thornwood Crossing; and,

WHEREAS, this Council also recognizes the necessity for the appropriation of the property described as in Exhibit A attached hereto for the purposes of maintenance and improvements to Thornwood Crossing, such property presently owned by Raymond and Gay Ellen Clodfelter; 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 maintenance and improvements to Thornwood Crossing within the City of Newark, Ohio, a temporary easement on the premises as fully described in the attached Exhibit A, the property now owned by Raymond and Gay Ellen Clodfelter.

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 owners of the property and/or the structures thereon and occupants with a possessory interest in the same to be served and returned 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 _____, 2022.

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

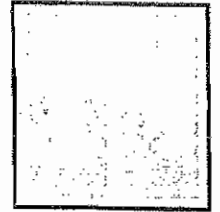
DATE FILED WITH THE MAYOR: _____

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.



NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER HERITAGE LAND SERVICES

Date 11/4/21

Gay Ellen Clodfelter
Raymond Gene Clodfelter
1700 Stonewall Drive
Newark, Ohio 43055

Re: LIC-Thornwood Crossing
Parcel Number: 4
Interest Acquired: T

THE NOTICE OF INTENT TO ACQUIRE

TO: Gay Ellen Clodfelter and Raymond Gene Clodfelter:

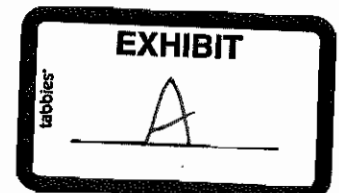
The City of Newark, Licking County, Ohio needs your property for a highway project identified as LIC-Thornwood Crossing and will need to acquire the following from you:

Parcel 4-T is a Temporary Easement for the purpose of performing the work necessary to construct a driveway, seeding, etc.

Ohio law authorizes City of Newark, Licking County, Ohio to obtain 4-T from your property for the public purpose of a highway project. The legal description of your property that City of Newark, Licking County, Ohio needs for the highway 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 City of Newark, Licking County, Ohio determination of the fair market value of your property. This fair market value (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 a minimum of 30 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. 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. This will require a court procedure. In a court proceeding, you may disagree with whether our offer reflects the fair market value of the property.



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

1. By law, City of Newark, Licking County, Ohio is required to make a good faith effort to purchase 4-T.
2. We are 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 fair market value 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 City of Newark, Licking County, Ohio establishing its fair market value estimate for your property needed for the project.
3. **You do not have to accept this offer** and City of Newark, Licking County, Ohio is not required to agree to your demands.
4. You are to be provided a copy of the valuation document during the first negotiation visit by an agent of City of Newark, Licking County, Ohio.
5. You are to be provided with pertinent parts of the highway plans which are:

Summary Sheet, Detail Sheet, Cross Section Sheet, Right of Way Plan Sheets

6. The Plan Letter Attachment included with the Good Faith Offer attached to this Notice Of Intent To Acquire describes the interest in the real property that is to be acquired from you, the description and location of the real property to be acquired, and any improvements such as buildings or structures situated on the property to be acquired, if any.
7. You will be provided with a booklet entitled "When ODOT Needs Your Property". This booklet briefly explains the acquisition process and your rights in this process.
8. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter.
9. You have the right to object to City of Newark, Licking County, Ohio decision to acquire your property by writing, within ten business days of receiving this notice, to:

David Rhodes
Director of Public Services
City of Newark, Licking County, Ohio

The Director of Public Services has the discretion to veto this project, and if he does, it will not proceed.

10. If you do not accept this offer, and we cannot come to an agreement on the acquisition of 4-T, City of Newark, Licking County, Ohio has the right to file suit to acquire 4-T by eminent domain in the county in which the property is located. This action, referred to as an "appropriation proceeding" ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.
11. When filing the appropriation, the City of Newark, Licking County, Ohio will deposit the value of the property sought to be acquired with the court. At that time, City of Newark, Licking County, Ohio 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.
12. 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.
13. 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 the 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.
14. If your property qualifies as an "Agricultural Use" as defined under ORC 163.21 (C)(2), and a jury awards you an amount that is more than 150% of City of Newark, Licking County, Ohio final offer as determined by law, you may be entitled to recover attorney fees and other litigation costs.
15. 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 to the court 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 Parcel 4, T, of Project LIC-Thornwood Crossing is:

Real Property To Be Acquired

Damages To Your Property Which Is Not Acquired

Temporary Construction Easement

\$106.00

Total Good Faith Offer

\$300.00

ODOT Minimum Award
Policy

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. None.

Your property may be encumbered with a mortgage lien as security for a loan. It is possible that City of Newark, Licking County, Ohio 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 part of your property is acquired for public use.

While City of Newark, Licking County, Ohio 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:

City of Newark, Licking County, Ohio


James R. Howard

Assistant Director of Real Estate

Heritage Land Services, Inc. for The City of Newark, Licking County, Ohio

4150 Tuller Rd. Suite 214

Dublin, Ohio 43017

614-918-2985 or jhoward@wearehls.com

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 4/12/21

PID 87642

**PARCEL 4-T
LIC-THORNWOOD CROSSING
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY
FOR 30 MONTHS FROM DATE OF ENTRY BY THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Surveyor's description of the premises follows

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, First Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to Gay Ellen Clodfelter and Raymond Gene Clodfelter by Instrument Number 201112070023784 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 054-216618-00.000), being Parcel 4-T on the right side of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning at the intersection of a westerly line of said Clodfelter property with the existing southerly Right-of-Way line of said River Road (Existing Right-of-Way 50 feet), said westerly line being an easterly line of the property conveyed to Stephen M. Klema and Joyce A. Klema by Instrument Number 201410240020949 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 054-218628-00.000), said point being 51.86 feet right of Station 92+67.61 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Clodfelter property, along the existing southerly Right-of-Way line of said River Road, **South 85 degrees 53 minutes 16 seconds East, 25.87 feet** to point, said point being 59.93 feet right of Station 92+89.80 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Clodfelter property, **South 03 degrees 34 minutes 21 seconds East, 28.00 feet** to point, said point being 87.38 feet right of Station 92+84.94 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Clodfelter property, **South 86 degrees 18 minutes 40 seconds West, 25.56 feet** to a point in the westerly line of said Clodfelter property, said point being in the

EXHIBIT A

LPA RX 887 T

easterly line of said Klema property, said point being 83.00 feet right of Station 92+63.29 of the proposed centerline of Right-of-Way of said River Road;

Thence along the westerly line of said Clodfelter property, **North 03 degrees 42 minutes 21 seconds West, 31.52 feet to the True Place of Beginning**, containing 0.017 acres, more or less.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

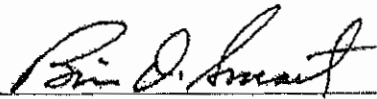
The Gross Take from Licking County Auditor's Parcel Number 054-216618-00.000 is 0.017 acres.

The P.R.O. in Take for Licking County Auditor's Parcel Number 054-216618-00.000 is 0.000 acres.

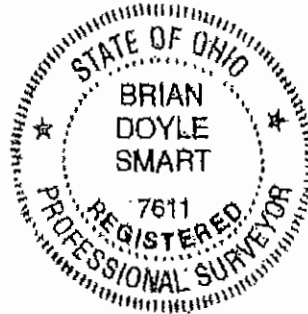
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

Address: 2229 River Road, Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/22/21</i>	



7021 0350 0000 6414 8100

FIRST-CLASS
FIRST CLASS



HERITAGE
LAND SERVICES

4150 Tuller Road, Suite 214
Dublin, OH 43017

Gaye Ellen Clodfelter
Raymond Gene Clodfelter
1700 Stonewall Drive
Newark, Ohio 43055

LD
11-5
11/6
12/1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gaye Ellen Clodfelter
Raymond Gene Clodfelter
1700 Stoverhill Drive
Newark, Ohio 43055

9590 9402 6562 1028 9001 48



2. Article Number (Transfer from service label)

7021 0350 0000 5434 8100

PS Form 3811, July 2020 PSN:7580-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee

- B. Received by (Printed Name) Date of Delivery

- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



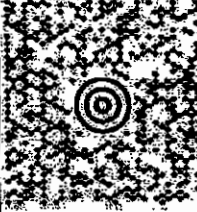
1 OF 1

LTR

SHERRY DEREFIELD
6149182999
HERITAGE LAND SERVICES
4150 TULLER RD
DUBLIN, OH 43017


SHIP TO:
614-918-2989
GAYE ELLEN CLODFELTER & RAYMOND
1700 STONEWALL DR
NEWARK OH 43055

OH 430 5-20



UPS NEXT DAY AIR 1

TRACKING #: 1Z 870 4F5 01 9156 8990



BILLING: P/P

Tax Ref No.: Shipment Reference #1
 Tax Ref No.: Shipment Reference #2
NOV 19 5 04 PM '22

1/25/22 Newer Picked up cert.
mail from PO sent ups 1/25/22



Please fold or cut in half

Print at 100% size and do NOT photocopy. Using a photocopy could delay the delivery of your package and may result in additional shipping charge.



Thank you for shipping with Unishippers.
UPS standard terms and conditions apply.

Rate Estimate: 18.65 USD
Protection: 0.00 USD

Weight (lbs): 0
Dimensions: 13x10x1
Ship Ref: Shipment Reference #1
Service Level: UPS Next Day Air®
Special Svc:

Shipment Date: 2022-01-25
Bill Shipment To: Bill My Account
Bill To Acct: 8104F5

Description:

RECEIPT

Waybill #: 1Z8104F50191568990
To (Company):

GAYE ELLEN CLODFELTER &

1700 STONEWALL DR.

NEWARK, OH, 43055
UNITED STATES

Attention To:

614-918-2989
Sent By:

Sherry Derefield
6149182999

LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Gay Ellen Clodfelter and Raymond Gene Clodfelter, the Grantor(s), in consideration of the sum of \$300.00, to be paid by The City of Newark, Licking County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 4-T

LIC-THORNWOOD CROSSING

SEE EXHIBIT A ATTACHED

Licking County Current Tax Parcel No. 054-216618-00.000

Prior Instrument Reference: Inst.# 201112070023784, Licking County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 30 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Gay Ellen Clodfelter have hereunto set her hand on the.

_____ day of _____, _____.

GAY ELLEN CLODFELTER

STATE OF OHIO, COUNTY OF LICKING SS:

BE IT REMEMBERED that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Gay Ellen Clodfelter, who acknowledged the foregoing instrument to be her voluntary act and deed. No oath or affirmation was administered to Gay Ellen Clodfelter with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

IN WITNESS WHEREOF Raymond Gene Clodfelter have hereunto set his hand on the.

_____ day of _____, _____.

RAYMOND GENE
CLODFELTER

STATE OF OHIO, COUNTY OF LICKING SS:

BE IT REMEMBERED that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Raymond Gene Clodfelter, who acknowledged the foregoing instrument to be his voluntary act and deed. No oath or affirmation was administered to Raymond Gene Clodfelter with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: Heritage Land Services Inc. for the City of Newark, Licking County Ohio, on forms approved by the Attorney General for the State of Ohio.

EXHIBIT A

Page 1 of 2

Rev. 07/09

LPA RX 887 T

Ver. Date 4/12/21

PID 87642

**PARCEL 4-T
LIC-THORNWOOD CROSSING
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY
FOR 30 MONTHS FROM DATE OF ENTRY BY THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

|Surveyor's description of the premises follows|

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, First Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to Gay Ellen Clodfelter and Raymond Gene Clodfelter by Instrument Number 201112070023784 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 054-216618-00.000), being Parcel 4-T on the right side of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning at the intersection of a westerly line of said Clodfelter property with the existing southerly Right-of-Way line of said River Road (Existing Right-of-Way 50 feet), said westerly line being an easterly line of the property conveyed to Stephen M. Klema and Joyce A. Klema by Instrument Number 201410240020949 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 054-218628-00.000), said point being 51.86 feet right of Station 92+67.61 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Clodfelter property, along the existing southerly Right-of-Way line of said River Road, **South 85 degrees 53 minutes 16 seconds East, 25.87 feet** to point, said point being 59.93 feet right of Station 92+89.80 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Clodfelter property, **South 03 degrees 34 minutes 21 seconds East, 28.00 feet** to point, said point being 87.38 feet right of Station 92+84.94 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Clodfelter property, **South 86 degrees 18 minutes 40 seconds West, 25.56 feet** to a point in the westerly line of said Clodfelter property, said point being in the

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

easterly line of said Klema property, said point being 83.00 feet right of Station 92+63.29 of the proposed centerline of Right-of-Way of said River Road;

Thence along the westerly line of said Clodfelter property, **North 03 degrees 42 minutes 21 seconds West, 31.52 feet** to the **True Place of Beginning**, containing 0.017 acres, more or less.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

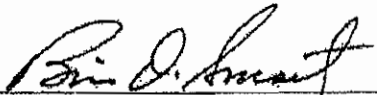
The Gross Take from Licking County Auditor's Parcel Number 054-216618-00.000 is 0.017 acres.

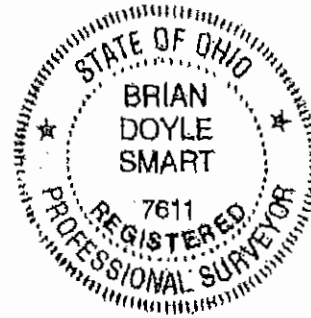
The P.R.O. in Take for Licking County Auditor's Parcel Number 054-216618-00.000 is 0.000 acres.

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

Address: 2229 River Road, Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.


BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/14/21</i>	

PLAN LETTER ATTACHMENT

LIC-Thornwood Crossing
PARCEL-4 T

Date of offer: 11/4/21

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Newark.

The project description involves the construction of a two - lane roundabout at the intersection of Thornwood Drive, Thornwood Crossing, River Road, and Reddington Road with Construction of Bridge over Racoan Creek. Additional improvements include profile adjustment, culvert, storm sewer, signals, lighting, driveways, and traffic control devices.

The real property needed for the LIC-Thornwood Crossing project requires the acquisition of only a part of your property. The agency needs to acquire from you Parcels 4 T. The acquisition is further explained as follows.

PARCEL 4T The T designation is defined as a Temporary Easement for the purposes of performing the work necessary to construct a ditch 30 months from the date of entry by The City of Newark Ohio, (or their agent). This identifier is used for an agreement to provide necessary working area for the contractor where permanent right of way is not desired for temporary detours, construction work outside permanent right of way, temporary access road, channel work not requiring a channel easement and other required work. The Temporary is outlined in yellow on Right of Way Plan Sheet 23 and 24 of 38. Parcel 4T contains a gross and net area of 0.017 acres.

Structures, Improvements and Tenant-Owned Improvements

None

Drives

The existing gravel drive as shown on Plan and Profile Sheet # 30 is reflected as Drive #4. The drive detail sheet # 106 of #128 shows the proposed drive shifting approximately 20' north of the present drive at the edge of the existing road pavement (yellow) and the proposed drive at the edge of the proposed road pavement (pink). This sheet also reflects the existing and proposed grade of the driveway.

New Pavement/Grade/Swale

Enclosed is the plan and profile sheet #30 which reflects the existing and proposed grade elevations of the ground/roadway along the proposed acquisition area. Also included are the cross-section sheets #58 and #59 which will assist in reflecting the existing and proposed grade elevations between of the acquisition areas. Yellow arrows help to indicate which side of the road your property is on along with the beginning and end of the proposed acquisition area. Dashed lines are the existing ground with the solid lines being the proposed. In general, the elevation change is nominal.

Sheet #21 of #128 reflects Phase 1 of the Maintenance of Traffic, (MOT). As noted, "The existing traffic patterns shall be maintained on the existing pavement at all times. Access must be maintained at all times to all driveways.

Drainage

The proposed roundabout will be installed along Reddington Rd. and Thornwood Dr. Appropriate slopes and ditches will be installed along the project to assist in drainage.

Fencing

N/A

Items that will have to be moved or destroyed.

None

Field Tiles

The City of Newark has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into roadside drainage systems.

Cost to Cure Items

N/A

Encroachments

N/A

Plan Letter Attachment
Lic Thornwood Crossing
Parcel Number 4 T
Page 3 of 3

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Newark.

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF NEWARK UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

PARCEL NO.	OWNER	SHEET NO.	OWNER RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO-IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	TYPE FUND	REMARKS	AS ACQUIRED BOOK PAGE
1-T	RIVER ENTERPRISES LTD	23-24	INST. NO. 2003110021436	054-216900-00.000	5.00	0.105	0.220	0.000	0.102			STATE/ FEDERAL	CONSTRUCT DITCH 0.000 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS	
2-WD	KATHLEEN F. HARTZ	23-24	INST. NO. 20101014002185	054-223865-00.000 054-223871-00.000	1.620 1.620	0.051 0.057	0.108 0.105	0.057 0.109	0.058 0.123			STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE 6 TREES TO BE REMOVED SHOUB ROOF TO BE REMOVED 0.043 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS	
3-WD	STEPHEN H. KLEMA R. JOYCE A. KLEMA PEES LAURA L. RICE R. KATHLYN D. HALBLUB (LAND CONTRACT)	23-24	INST. NO. 201010140021949 INST. NO. 20170907009818	054-210625-00.000	1.502	0.061	0.112	0.067	0.051			STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE 3 SHRUBS TO BE REMOVED 1 TREE TO BE REMOVED MAILBOX TO BE REMOVED AND REPLACED 0.028 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS CONSTRUCT DRIVEWAY	
3-T						0.04		0.000	0.04			STATE/ FEDERAL		
4-T	GAY ELLEN CLODFELTER & RAYMOND DENE CLODFELTER	21-24, 31-36	INST. NO. 2011021021704	054-210618-00.000	1.310	0.096	0.017	0.000	0.017			STATE/ FEDERAL	CONSTRUCT DRIVEWAY MAILBOX TO BE REMOVED AND REPLACED	
5	TODD E. PANGBORN & CATHERINE H. PANGBORN	21-24, 31-36	INST. NO. 2002071002557	054-216714-00.000	2.550	0.131						STATE/ FEDERAL	NO TAKE MAILBOX TO BE REMOVED AND REPLACED	
6	JEFFREY R. DELOZIER & DEBORAH A. DELOZIER	37-38	O.R. 615, PG. 850	054-216714-00.000	1.400	0.070						STATE/ FEDERAL	NO TAKE MAILBOX TO BE REMOVED AND REPLACED	
7-WD	WILLIS WENKOS	21-24, 31-36	INST. NO. 20100500002175 INST. NO. 199909170038006	054-223745-00.000 054-223752-00.000	0.690 0.570	0.122 0.000	0.033 0.000	0.010 0.000	0.085 0.023			STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE	
8	GARY L. PINE & CAROLE J. PINE	21-24	INST. NO. 201006170011003	054-230022-00.000	1.10	0.000						STATE/ FEDERAL	NO TAKE	
9	REDDINGTON VILLAGE LLC	21-24, 27-28	INST. NO. 20031022003134	NO A.P.N. ASSIGNED	17.284	0.000						STATE/ FEDERAL	NO TAKE PLATTED CONDOMINIUM P.284 DEED AGREEMENT	
9A-WL	CITY OF NEWARK, OHIO	21-24, 27-28	INST. NO. 20041010028733	NO A.P.N. ASSIGNED	1.074	1.074	0.221	0.321	0.000			STATE/ FEDERAL	SA CONVEYANCE OF EX. EET. P/W TO L.C.A. BY CITY OF NEWARK 1.074 DEED AGREEMENT 14 TREES/SHRUBS TO BE REMOVED LANDSLIPPING, LIGHTING, AND OUTLET TO BE REMOVED 0.043 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS	

LEGEND:
 WD = WARRANTY DEED
 WL = FEE SIMPLE WITH LIMITATION OF ACCESS
 SH = STANDARD HIGHWAY EASEMENT
 CH = CHANNEL EASEMENT
 T = TEMPORARY

NOTE: ALL TEMPORARY PARCELS TO BE OF 30 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR, UNLESS NOTED OTHERWISE.

NOTE: * DENOTES RIGHT OF WAY ENCROACHMENT

(cl) = CALCULATED AREA

REV. BY DATE DESCRIPTION
 FIELD REVIEW BY DATE
 OWNERSHIP VERIFIED BY DATE
 DATE COMPLETED



87642
P.D. NO.

BDS
R/S REGISTER
T/R
K/R DESIGN

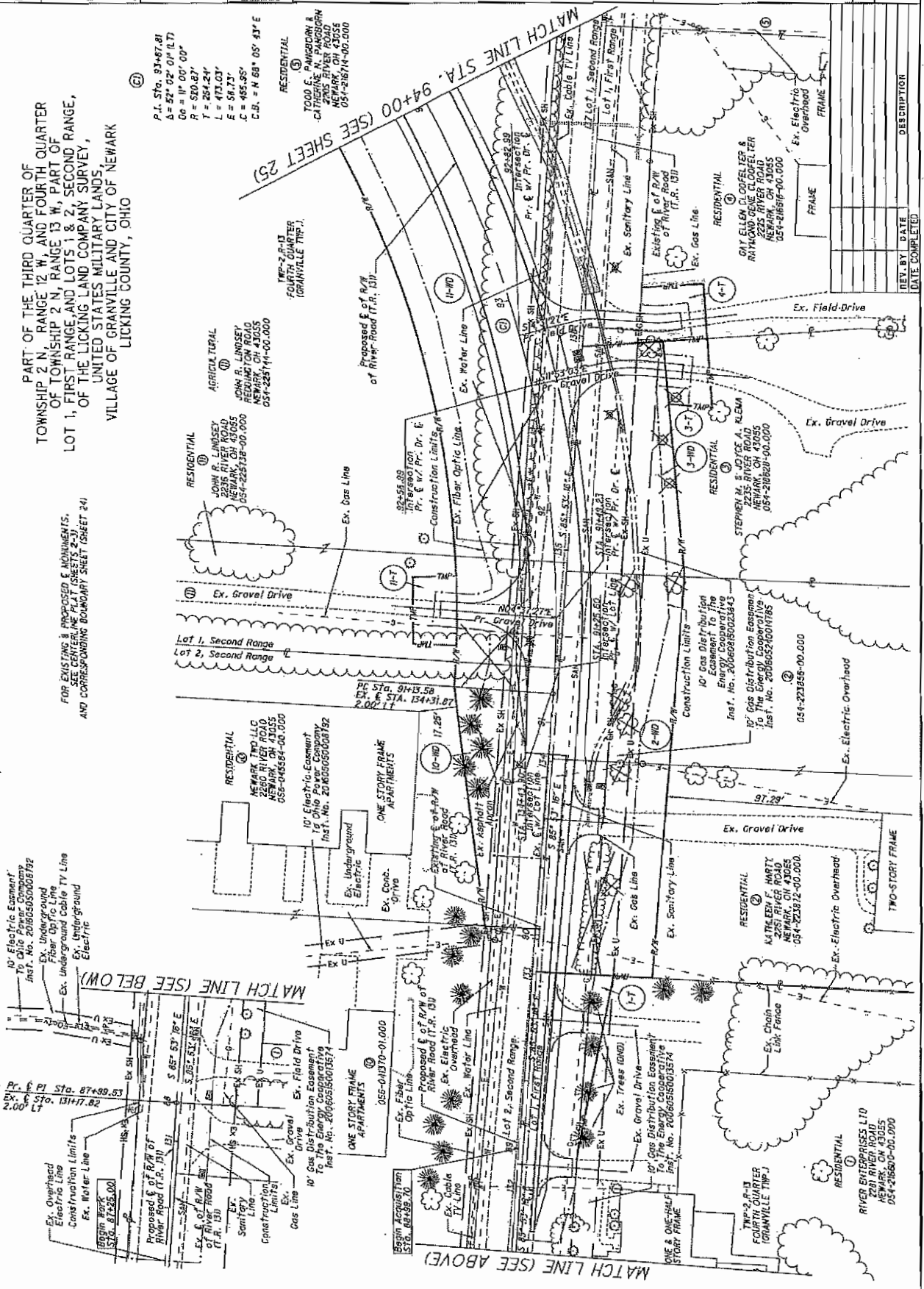
RIGHT OF WAY TOPO SHEET
STA. 88+50 TO STA. 94+00

LIC-THORNWOOD
CROSSING

23/38
REV. BY DATE DESCRIPTION
DATE COMPLETED

PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N., RANGE 12 W., AND FOURTH QUARTER
OF TOWNSHIP 2 N., RANGE 13 W., PART OF
LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS,
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

FOR EXISTING & PROPOSED Easements,
RIGHTS OF WAY, CONSTRUCTION LIMITS,
AND CORRESPONDING BOUNDARY SHEET (SHEET 24)



P.I. Sta. 93+47.81
Δ = 52° 02' 00" (LT)
D = 10' 00' 00"
R = 520.87'
T = 254.24'
L = 474.03'
E = 58.73'
C = 485.95'
C.B. = N 68° 05' 43" E

RESIDENTIAL
TODD E. PANGBORN &
CATHERINE N. PANGBORN
2205 RIVER ROAD
NEWARK, OH 43055
054-216714-00-000

AGRICULTURAL
JOHN B. LINSEY
2205 RIVER ROAD
NEWARK, OH 43055
054-225738-00-000

THP-2-P-13
FOURTH QUARTER
(GRANVILLE TWP.)

RESIDENTIAL
JOHN B. LINSEY
2205 RIVER ROAD
NEWARK, OH 43055
054-225738-00-000

RESIDENTIAL
STEPHEN M. & JOYCE A. KLEMA
2235 RIVER ROAD
NEWARK, OH 43055
054-216820-00-000

RESIDENTIAL
NEWARK TWP LLC
NEWARK TWP LLC
NEWARK, OH 43055
055-445554-00-000

10' Gas Distribution Easement
To Ohio Power Company
Inst. No. 20406505008192

ONE STORY FRAME
APARTMENTS

RESIDENTIAL
KATHY E. HARTY
2235 RIVER ROAD
NEWARK, OH 43055
054-223872-00-000

RESIDENTIAL
RIVER BRUNNEN LTD
2205 RIVER ROAD
NEWARK, OH 43055
054-216500-00-000

10' Electric Easement
To Ohio Power Company
Inst. No. 20406505008192

10' Gas Distribution Easement
To Ohio Power Company
Inst. No. 20406505008192

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To Ohio Power Company
Inst. No. 20406505008192

10' Gas Distribution Easement
To Ohio Power Company
Inst. No. 20406505008192



SCALE IN FEET
HORIZONTAL

87642
PBD NO.

BY DESIGN
TMS
DATE

RIGHT OF WAY BOUNDARY SHEET
STA. 88+50 TO STA. 94+00

LICKINGWOOD
CROSSING

24/38

REV. BY	DATE	DESCRIPTION

PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N., RANGE 12 W. AND FOURTH QUARTER
OF TOWNSHIP 2 N., RANGE 13 W., PART OF
LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS,
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

FOR EXISTING EASEMENTS, SEE
PROPERTY MAP (SHEET 7) AND
CORRESPONDING TOPO SHEET
(SHEET 23)

P.I. STA. 93+57.81
A = 52° 02' 01" (L.T.)
Dc = 11' 00' 00"
R = 520.87'
L = 471.03'
T = 254.84'
E = 59.23'
C = 459.68'
C.B. = N 86° 05' 43" E

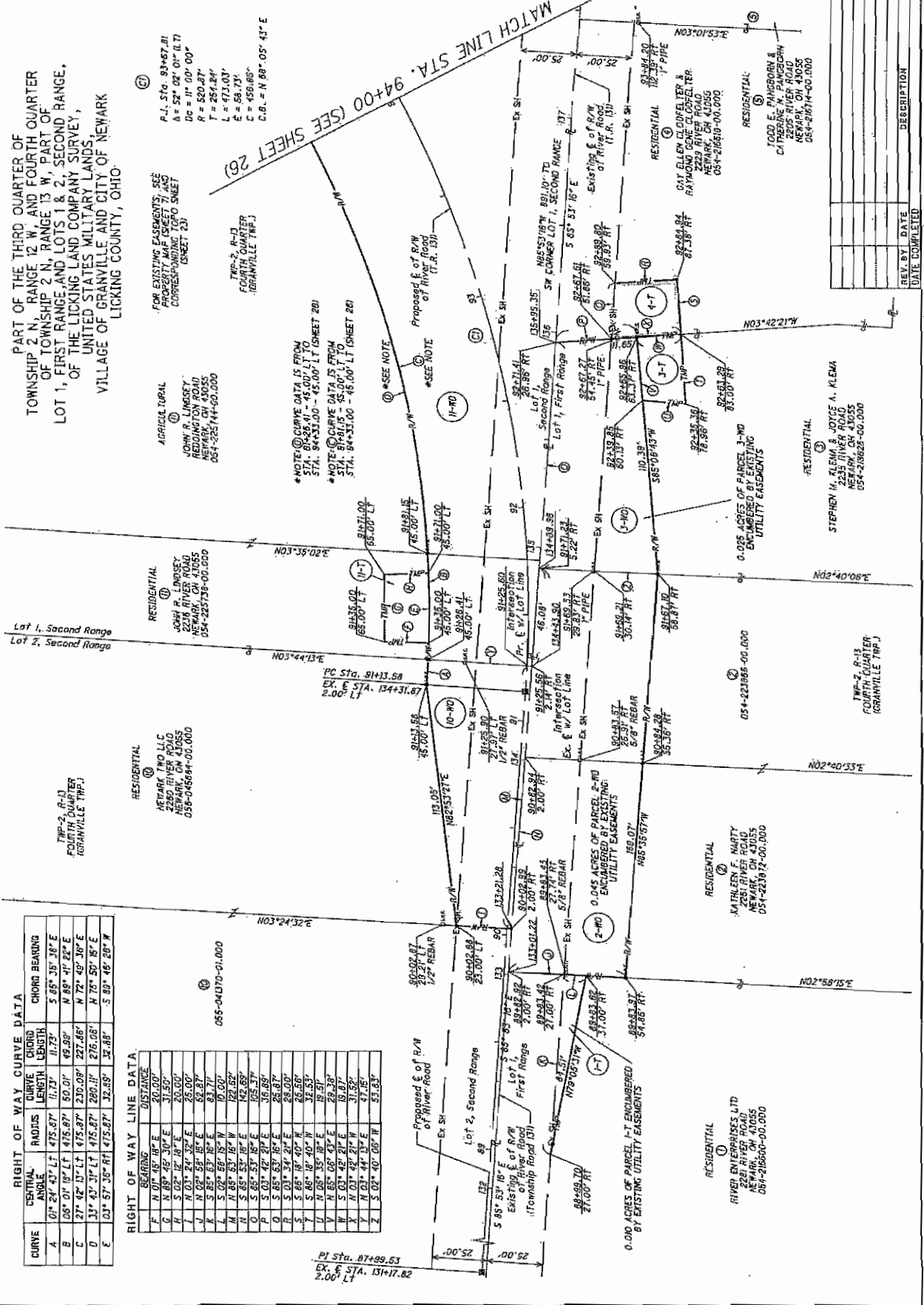
MATCH LINE STA. 94+00 (SEE SHEET 26)

Lot 1, Second Range
Lot 2, Second Range

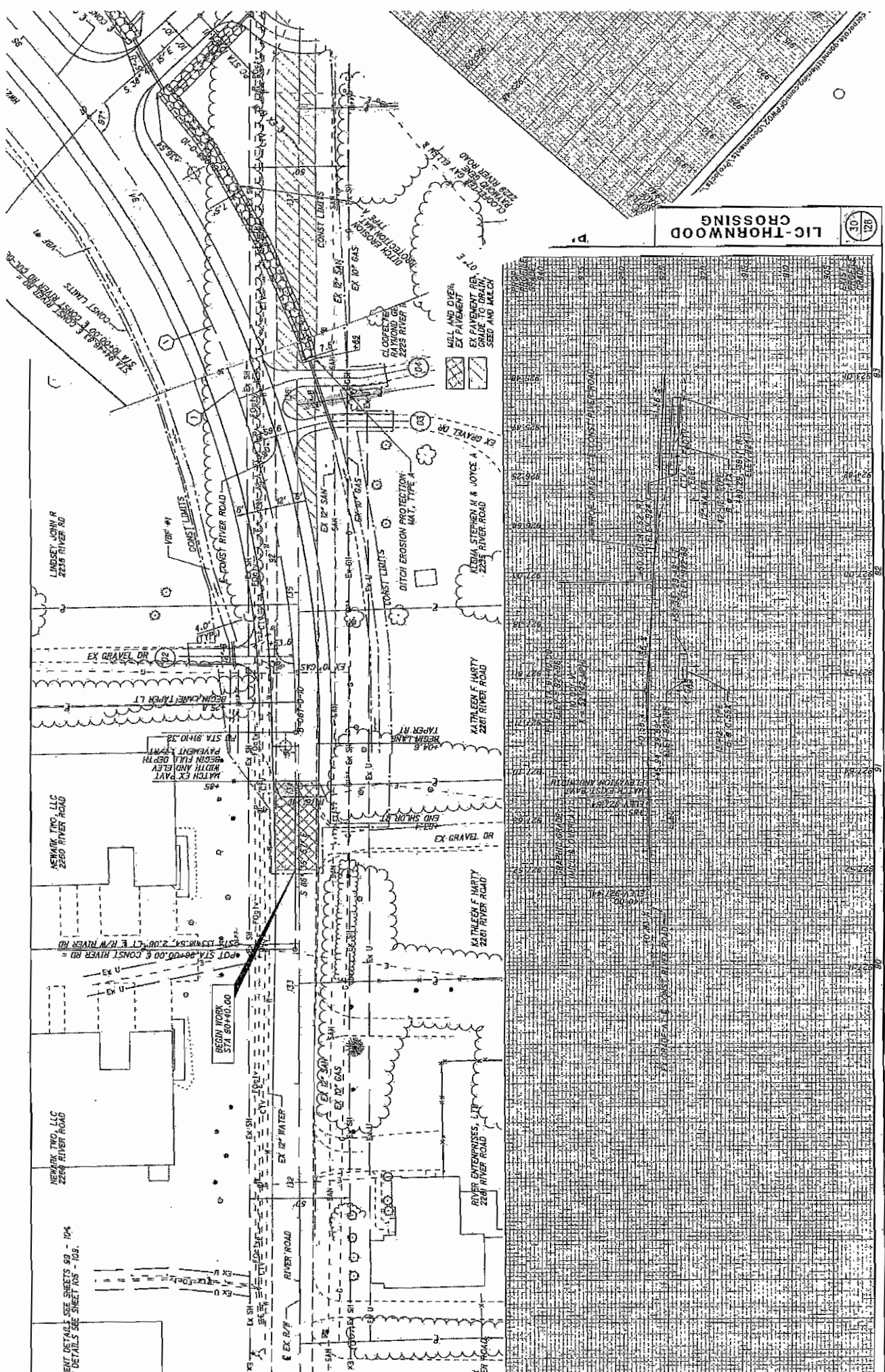
CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
A	01° 24' 43" L.T.	475.87'	11.73'	S 85° 35' 38" E	5.85' 35' 38" E
B	08° 01' 19" L.T.	475.87'	50.01'	N 89° 41' 22" E	49.99'
C	27° 42' 31" L.T.	475.87'	230.08'	N 72° 49' 30" E	227.88'
D	33° 42' 31" L.T.	475.87'	280.11'	N 75° 50' 18" E	276.08'
E	03° 57' 35" R.T.	475.87'	32.69'	S 80° 46' 20" W	32.68'

BEARINGS	DISTANCE
F N 01° 45' 18" E	40.00'
G N 89° 46' 30" E	31.50'
H S 02° 12' 18" E	20.00'
I N 03° 24' 32" E	25.00'
J N 02° 58' 15" E	62.87'
K S 85° 63' 18" E	63.71'
L S 02° 58' 15" W	10.00'
M N 85° 53' 15" W	142.62'
N S 60° 53' 15" E	105.37'
O S 03° 42' 24" E	38.89'
P S 89° 39' 15" E	28.81'
Q S 04° 18' 40" W	32.53'
R N 05° 35' 10" E	19.51'
S N 85° 06' 43" E	29.38'
T S 03° 42' 24" E	19.87'
X N 03° 42' 24" W	31.52'
Y R 03° 44' 33" E	47.18'
Z S 02° 40' 00" W	53.83'

PI Sta. 87+89.63
EX. & STA. 131+17.82
2.00' LT



R:\2017 Projects\715701 - ADR - LIC-CR128-0-97-LP087642 Field Survey\7642\Drawings\7642\DR006.dgn Sheet 4/14/2021 2:27:55 PM N/A



SEE SHEETS 99 - 104
 SEE SHEET 109 - 108

REGION WORK
 STA 50+10.00

NEWARK TWO, LLC
 2260 RIVER ROAD

LINDSET JOHN R
 2215 RIVER RD

KATHLEEN F HARTY
 2261 RIVER ROAD

ALTONA STEPHEN H & JOYCE A
 2255 RIVER ROAD

LIC-THORNWOOD

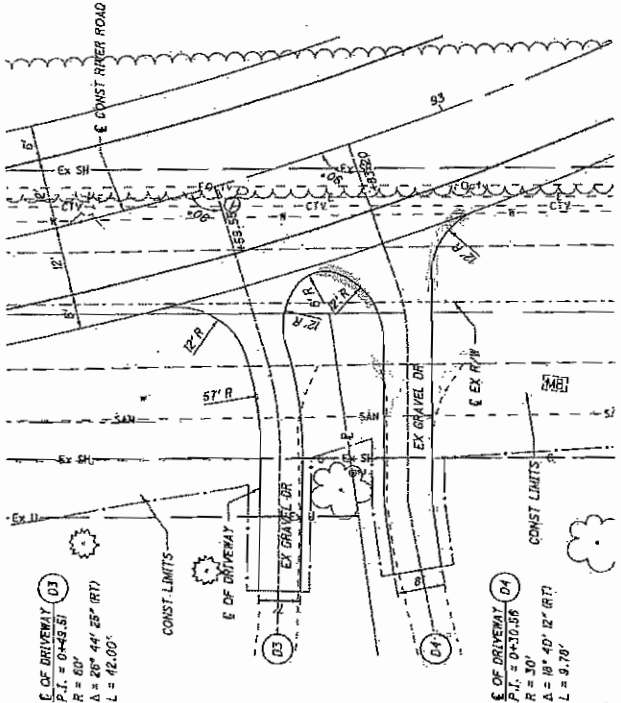
10
 11



STA 91+53.59 LT, 92+59.55 RT, 92+83.20 RT

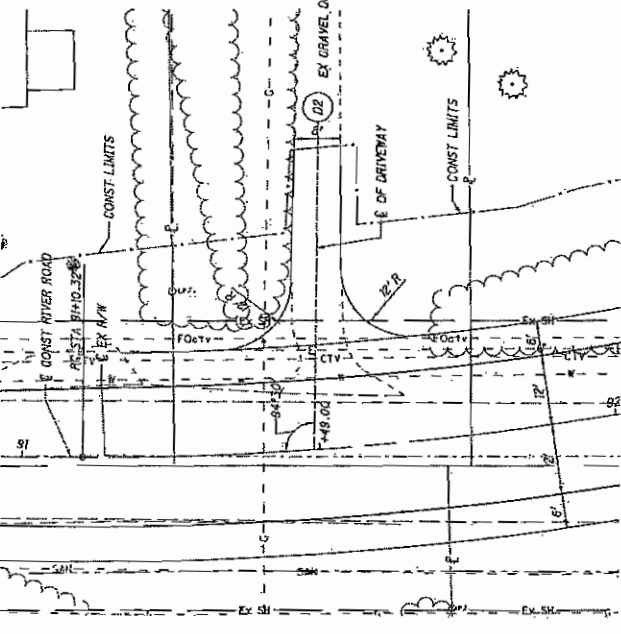
DRIVE DETAILS - RIVER ROAD
LIC-THORWOOD CROSSING

106
108



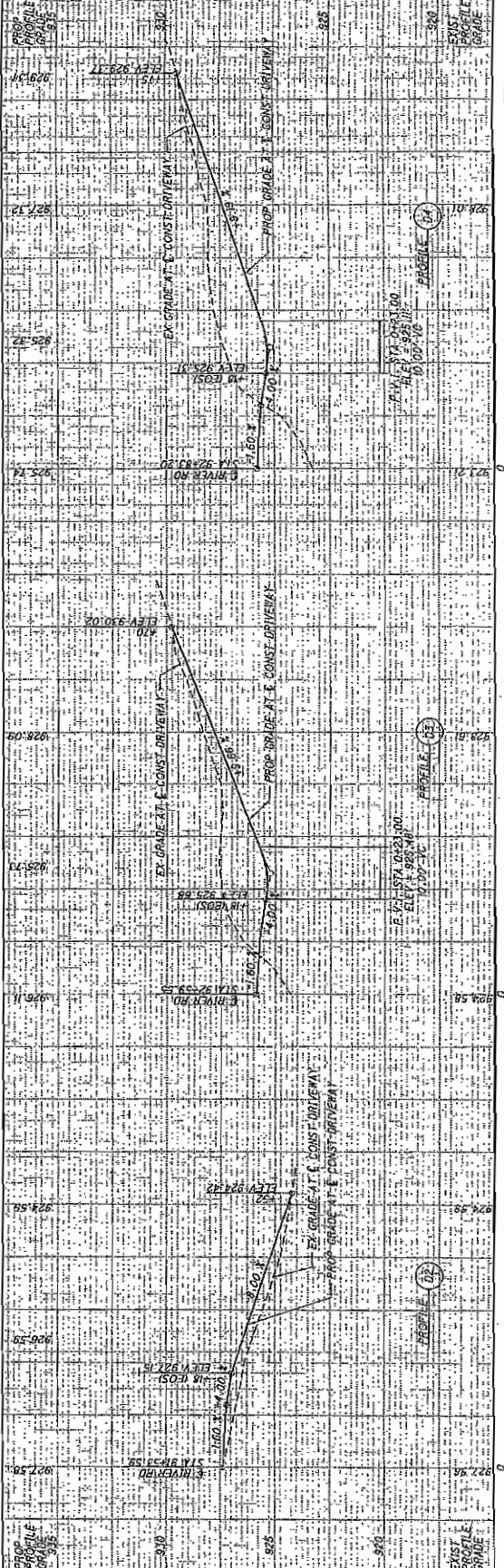
C. OF DRIVEWAY (D3)
P.I. = 0+43.51
R = 60'
Δ = 28° 44' 25" RT
L = 42.00'

C. OF DRIVEWAY (D4)
P.I. = 0+10.58
R = 30'
Δ = 89° 40' 12" RT
L = 9.70'



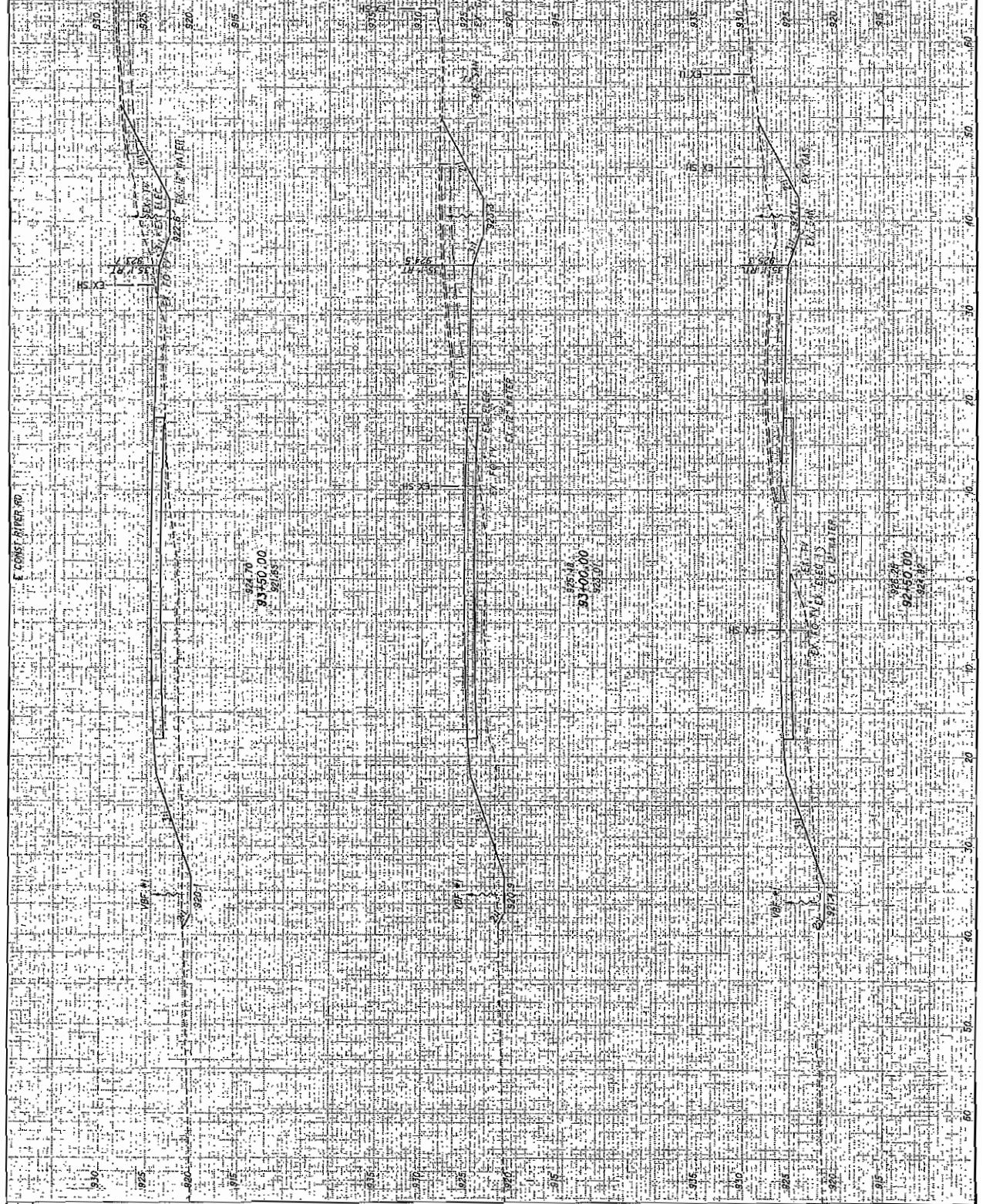
C. OF DRIVEWAY (D2)
P.I. = 0+10.58
R = 30'
Δ = 89° 40' 12" RT
L = 9.70'

□ DROPPED CURB, PER 8P-4.1
E.O.S. = EDGE OF SHOULDER
E.O.C. = BACK OF CURB



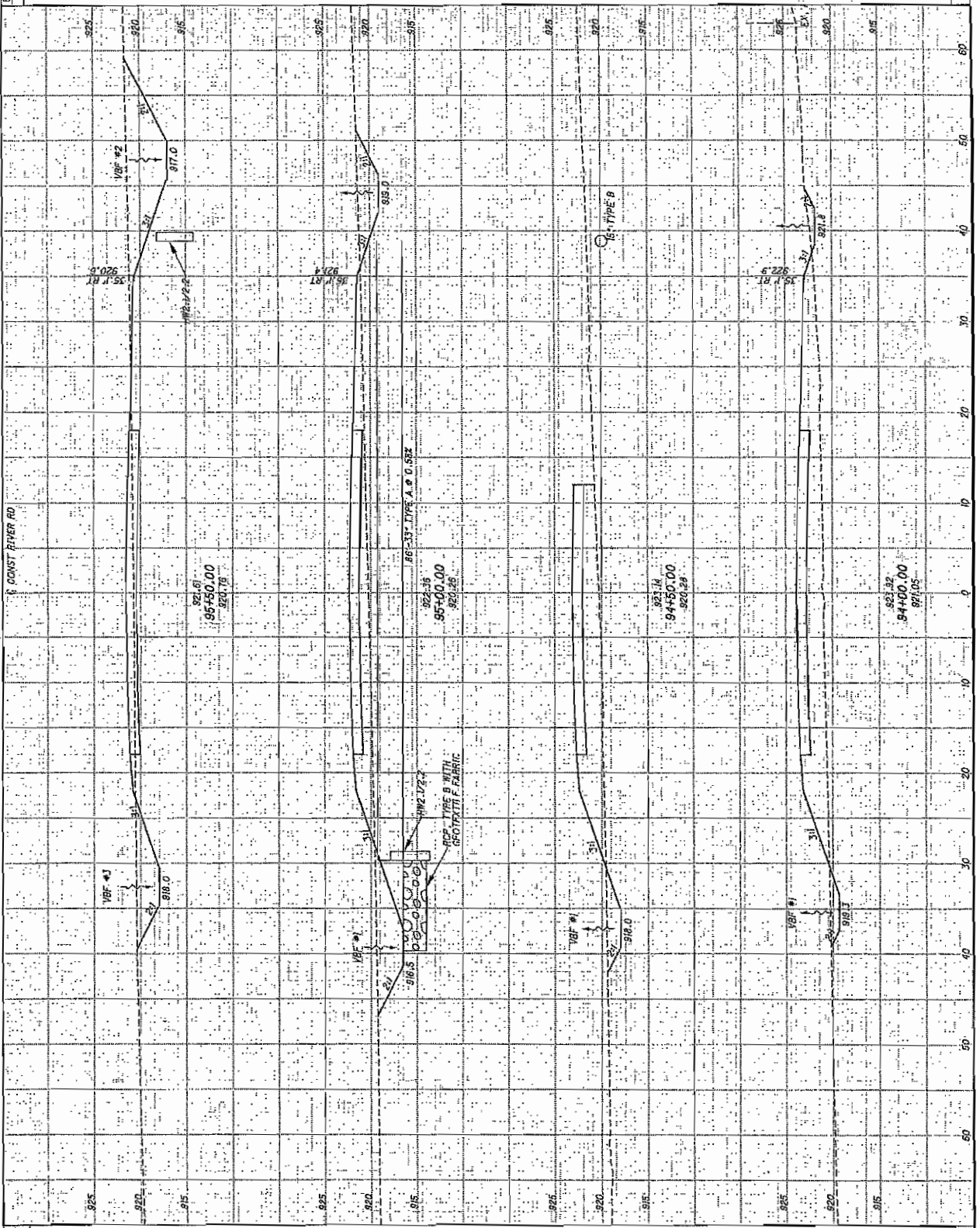
LIC-THORNWOOD CROSS SECTIONS - RIVER ROAD
 STA. 92+50.00 TO STA. 93+50.00

STA.	VOLUME	
	FILL	EXC.
92+50		
93+00		
93+50		

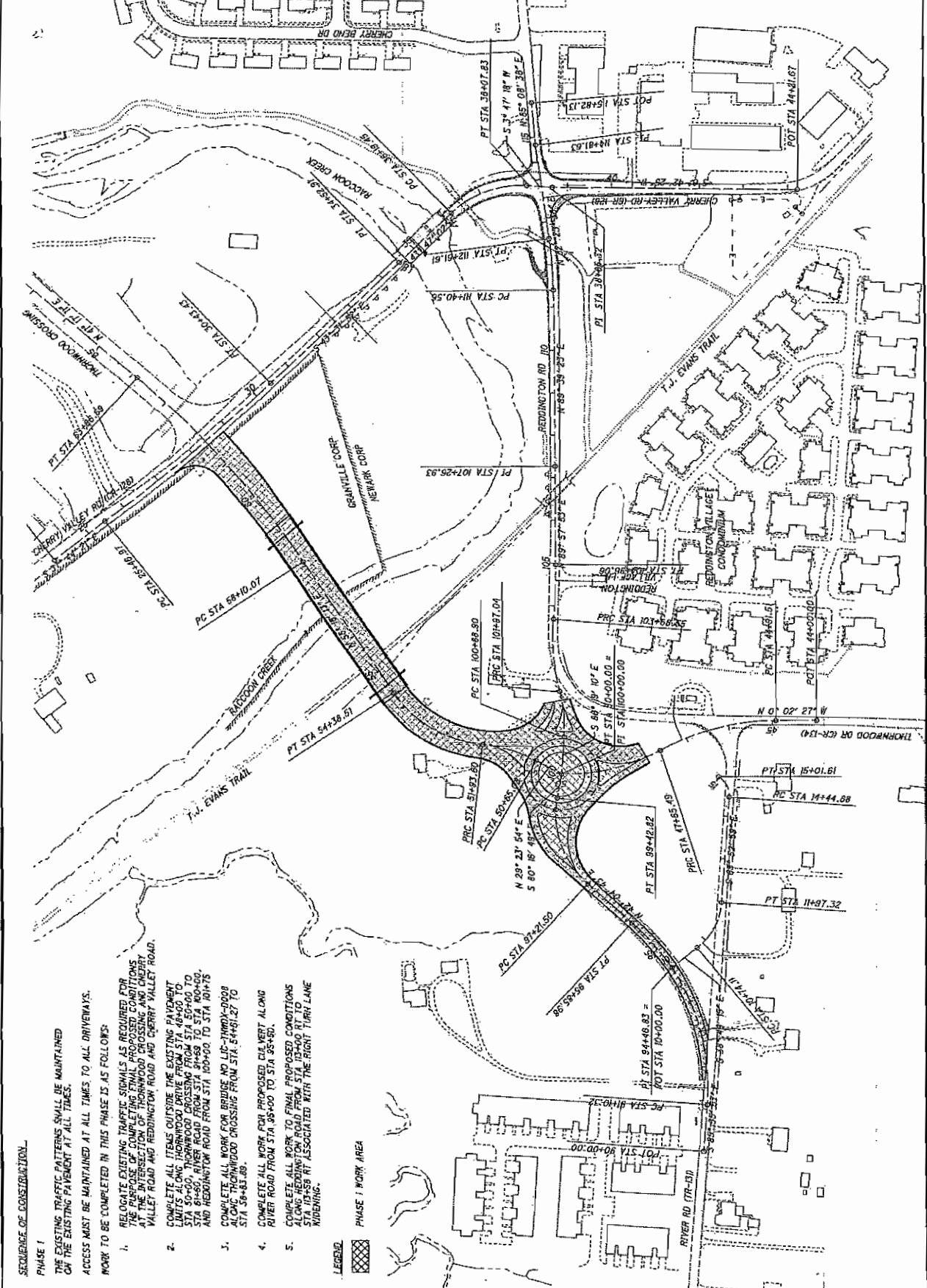


SEEDLING	QTY	UNIT
...

CROSSING	VOLUME		CUT	FILL	COT	FULL
	EST.	ACT.				
LIC-THORWOOD CROSSING	0	0	0	0	0	0
	0	0	0	0	0	0



DRAWING NO. 100
 DATE: 11/11/10
 PROJECT: LIC-THORWOOD CROSSING
 STA. 94+00.00 TO STA. 95+50.00
 9/18/2019 4:35:35 PM tdmh



- SEQUENCE OF CONSTRUCTION
- PHASE 1
- THE EXISTING TRAFFIC PATTERNS SHALL BE MAINTAINED ON THE EXISTING PAVEMENT AT ALL TIMES.
- ACCESS MUST BE MAINTAINED AT ALL TIMES TO ALL DRIVENWAYS. WORK TO BE COMPLETED IN THIS PHASE IS AS FOLLOWS:
1. RELOCATE EXISTING TRAFFIC SIGNALS AS REQUIRED FOR THE PURPOSE OF COMPLETING THE FINAL PROPOSED CONDITIONS. ALL SIGNALS TO BE MAINTAINED AT ALL TIMES. CHERRY VALLEY ROAD AND REDDINGTON ROAD AND CHERRY VALLEY ROAD.
 2. COMPLETE ALL ITEMS OUTSIDE THE EXISTING PAVEMENT LIMITS. ALONG REDDINGTON ROAD FROM STA 48+00 TO STA 81+50. RIVER ROAD FROM STA 91+50 TO STA 101+75 AND REDDINGTON ROAD FROM STA 100+00 TO STA 101+75.
 3. COMPLETE ALL WORK FOR BRIDGE NO. LIP-THORNWOOD-0008 ALONG THORNWOOD CROSSING FROM STA. 54+48.83 TO STA. 54+36.51.
 4. COMPLETE ALL WORK FOR PROPOSED CURB AND GUTTER ALONG RIVER ROAD FROM STA. 85+00 TO STA. 85+00.
 5. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS ALONG REDDINGTON ROAD FROM STA. 103+00 RT TO STA. 100+00.00. ALL WORK TO BE ASSOCIATED WITH THE RIGHT TURN LANE PAVING.

LEGEND

PHASE 1 WORK AREA

BY: _____

A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-225744-00.000 AND PARCEL # 054-225738-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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 opening, widening, straightening, changing the grade of, and extending streets as well as the construction or operation of streets; 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; and,

WHEREAS, this Council recognizes the necessity for maintenance and improvements to Thornwood Crossing; and,

WHEREAS, this Council also recognizes the necessity for the appropriation of the property described as in Exhibit A attached hereto for the purposes of maintenance and improvements to Thornwood Crossing, such property presently owned by John Lindsey, and managed by executor Kirk Lindsey; 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 maintenance and improvements to Thornwood Crossing within the City of Newark, Ohio, a fee simple interest, as well as perpetual and temporary easements, on the premises as fully described in the attached Exhibit A, the property now owned by John Lindsey, and managed by executor Kirk Lindsey.

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 owners of the property and/or the structures thereon and occupants with a possessory interest in the same to be served and returned 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 _____, 2022.

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.

LPA
Rev. 04/2020



HERITAGE
LAND SERVICES

NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER

Date 1/12/22

John R. Lindsey
Kirk Lindsey
54 E. Russell
Columbus, OH. 43215

Re: LIC-Thornwood Crossing
Parcel Number: 11
Interest Acquired: WL-1, WL-2, WD, CH, T

THE NOTICE OF INTENT TO ACQUIRE

TO: John R. Lindsey
Kirk Lindsey

The City of Newark, Licking County, Ohio needs your property for a highway project identified as LIC-Thornwood Crossing and will need to acquire the following from you:

Parcel 11WL-1, WL-2, is a Warranty Deed with Reservation of access. This means fee simple title is being acquired, with limitation of access.

Parcel 11WD is a Warranty Deed with Reservation of access. This means fee simple title is being acquired, but the residue property will retain reasonable access to the road.

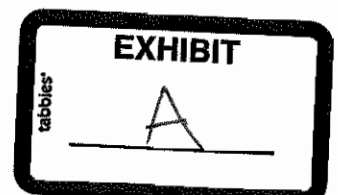
Parcel 11 CH is a perpetual easement to construct and maintain a Channel.

Parcel 11T is a Temporary Easement for the purpose of performing the work necessary to construct a driveway, seeding, etc.

Ohio law authorizes City of Newark, Licking County, Ohio to obtain Parcels 11 WL-1, WL-2, WD, CH, T from your property for the public purpose of a highway project. The legal description of your property that City of Newark, Licking County, Ohio needs for the highway 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 City of Newark, Licking County, Ohio determination of the fair market value of your property. This fair market value (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.

4150 Tuller Road • Suite 214 • Dublin, Ohio 43017
614-918-2999 • Fax 614-918-2998 • mailbox@wearehls.com



You will have a minimum of 30 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. 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. This will require a court procedure. In a court proceeding, you may disagree with whether our offer reflects the fair market value of the property.

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

1. By law, City of Newark, Licking County, Ohio is required to make a good faith effort to purchase Parcels 11 WL-1, WL-2, WD, CH, T.
2. We are 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 fair market value 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 City of Newark, Licking County, Ohio establishing its fair market value estimate for your property needed for the project.
3. **You do not have to accept this offer** and City of Newark, Licking County, Ohio is not required to agree to your demands.
4. You are to be provided a copy of the valuation document during the first negotiation visit by an agent of City of Newark, Licking County, Ohio.
5. You are to be provided with pertinent parts of the highway plans which are:

Summary Sheet, Detail Sheet, Cross Section Sheet, Right of way Plan Sheets
6. The Plan Letter Attachment included with the Good Faith Offer attached to this Notice Of Intent To Acquire describes the interest in the real property that is to be acquired from you, the description and location of the real property to be acquired, and any improvements such as buildings or structures situated on the property to be acquired, if any.
7. You will be provided with a booklet entitled "When ODOT Needs Your Property". This booklet briefly explains the acquisition process and your rights in this process.
8. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter.
9. You have the right to object to City of Newark, Licking County, Ohio decision to acquire your property by writing, within ten business days of receiving this notice, to:

David Rhodes
Director of Public Services
City of Newark, Licking County, Ohio

The Director of Public Services has the discretion to veto this project, and if he does, it will not proceed.

10. If you do not accept this offer, and we cannot come to an agreement on the acquisition of Parcels 11 WL-1, WL-2, WD, CH, T, City of Newark, Licking County, Ohio has the right to file suit to acquire Parcels 11 WL-1, WL-2, WD, CH, T by eminent domain in the county in which the property is located. This action, referred to as an "appropriation proceeding" ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.
11. When filing the appropriation, the City of Newark, Licking County, Ohio will deposit the value of the property sought to be acquired with the court. At that time, City of Newark, Licking County, Ohio 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.
12. 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.
13. 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 the 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.
14. If your property qualifies as an "Agricultural Use" as defined under ORC 163.21 (C)(2), and a jury awards you an amount that is more than 150% of City of Newark, Licking County, Ohio final offer as determined by law, you may be entitled to recover attorney fees and other litigation costs.
15. 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 to the court 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 Parcel 11 , WL-1, WL-2, WD, CH, T, of Project LIC-Thornwood Crossing is:

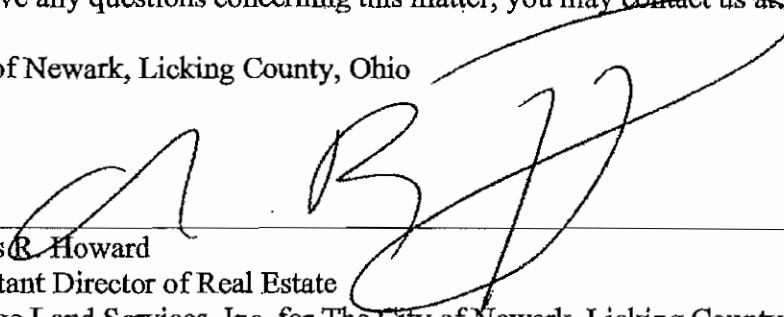
Real Property To Be Acquired	\$175,450.00
Damages To Your Property Which Is Not Acquired	\$192,200.00
Temporary Construction Easement	\$75.00
Total Good Faith Offer	\$367,725.00

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. None.

Your property may be encumbered with a mortgage lien as security for a loan. It is possible that City of Newark, Licking County, Ohio 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 part of your property is acquired for public use.

While City of Newark, Licking County, Ohio 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:

City of Newark, Licking County, Ohio



James R. Howard
Assistant Director of Real Estate
Heritage Land Services, Inc. for The City of Newark, Licking County, Ohio
4150 Tuller Rd. Suite 214
Dublin, Ohio 43017
614-918-2985 or Jhoward@wearehls.com

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

Re: LIC-Thornwood Crossing
Parcel Number: 11
Interest Acquired: WL-1, WL-2, WD, CH, T

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Newark, Licking County, Ohio. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Newark, Licking County, Ohio efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.

(Owner's signature)

(Date)

(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)

EXHIBIT A

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Rev. 06/09

Ver. Date 4/12/2021

PID 87642

**PARCEL 11-WL1
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225744-00.000), being Parcel 11-WL1 on both sides of the proposed centerline of Right-of-Way of Township Road 134 ("Thornwood Drive" Right-of-Way Variable) and both sides of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable), both sides of the proposed centerline of Right-of-Way of Township Road 131 ("Reddington Road" Right-of-Way Variable), and both sides of the proposed centerline of Right-of-Way of Thornwood Crossing (Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of said Lot 1, Second Range, said point being the northeast corner of Lot 1, First Range, of said Fourth Quarter of Granville Township, in the westerly line of the Third Quarter of Newark Township (Township 2-N, Range 12-W), a southeasterly corner of said Lindsey property, and in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 (No Auditor's Parcel Number Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134 ("Thornwood Drive" Right-of-Way 60 feet), said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing

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Ver. Date 4/12/2021

PID 87642

**PARCEL 11-WL1
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Surveyor's description of the premises follows

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Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of said Lot 1, Second Range, said point being the northeast corner of Lot 1, First Range, of said Fourth Quarter of Granville Township, in the westerly line of the Third Quarter of Newark Township (Township 2-N, Range 12-W), a southeasterly corner of said Lindsey property, and in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 (No Auditor's Parcel Number Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134 ("Thornwood Drive" Right-of-Way 60 feet), said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing

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centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence along the easterly line of Lot 1, Second Range, said easterly line also being said westerly line of the Third Quarter of Newark Township, an easterly line of said Lindsey property, the westerly line of said City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, **North 02 degrees 08 minutes 17 seconds East, 214.69 feet** to an Iron Pin Set, said point being Station 204+13.49 of the existing centerline of Right-of-Way of said Thornwood Drive and 91.53 feet right of Station 47+61.82 of the proposed centerline of Right-of-Way of said Thornwood Drive, said point also being the **True Place of Beginning** for the parcel herein described:

Thence crossing said Lindsey property, **South 60 degrees 13 minutes 34 seconds West, 146.53 feet** to an Iron Pin Set, said point being 55.00 feet left of Station 47+61.82 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence continuing crossing said Lindsey property, **North 31 degrees 23 minutes 22 seconds West, 101.15 feet** to an Iron Pin Set, said point being 68.00 feet left of Station 48+50.00 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence continuing crossing said Lindsey property, **North 55 degrees 29 minutes 50 seconds West, 155.60 feet** to an Iron Pin Set, said point being 72.00 feet right of Station 97+85.00 of the proposed centerline of Right-of-Way of River Road (Right-of-Way Variable);

Thence continuing crossing said Lindsey property, **South 44 degrees 08 minutes 56 seconds West, 264.51 feet** to an Iron Pin Set, said point being 75.00 feet right of Station 95+10.00 of the proposed centerline of Right-of-Way of said River Road and 62.92 feet left of Station 10+79.35 of the proposed centerline of Right-of-Way of River Road Cul-de-sac (Right-of-Way Variable);

Thence continuing crossing said Lindsey property, **North 39 degrees 29 minutes 42 seconds West, 145.00 feet** to an Iron Pin Set, said point being 70.00 feet left of Station 95+10.00 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property, **North 44 degrees 53 minutes 22 seconds East, 201.20 feet** to an Iron Pin Set, said point being 65.00 feet left of Station 97+21.50 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property, **North 52 degrees 30 minutes 12 seconds East, 170.79 feet** to an Iron Pin Set, said point being 84.60 feet left of Station 98+50.00 of the proposed centerline of Right-of-Way of said River Road;

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Thence continuing crossing said Lindsey property, **North 67 degrees 49 minutes 01 seconds East, 70.45 feet** to an Iron Pin Set at a corner of said Lindsey property, said point being the southwest corner of the property conveyed to David Mark Flinn and Candy C. Flinn by Instrument Number 201107280013884 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 054-232908-00.000), and being 101.73 feet left of Station 98+98.12 of the proposed centerline of Right-of-Way of said River Road and 114.23 feet left of Station 51+07.50 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along a line of said Lindsey property, and the southerly line of said Flinn property, **South 87 degrees 31 minutes 09 seconds East, 204.47 feet** to a 3/4-Inch Iron Pipe Found at a corner of said Lindsey property, said point being a southerly corner of said Flinn property, said point also being 90.22 feet right of Station 51+11.01 of the proposed centerline of Right-of-Way of said Thornwood Crossing and 111.68 feet left of Station 100+94.92 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence along an easterly line of said Lindsey property, and a westerly line of said Flinn property, **South 30 degrees 15 minutes 29 seconds East, 61.52 feet** to a 3/4-Inch Iron Pipe Found at a northerly corner of said Lindsey property, said point being a southerly corner of said Flinn property, said point also being 58.14 feet left of Station 101+35.14 of the proposed centerline of Right-of-Way of said Reddington Road and 125.79 feet right of Station 50+64.64 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along an easterly line of said Lindsey property, and a westerly line of said Flinn property, **South 02 degrees 08 minutes 11 seconds West, 70.54 feet** to a point at a corner of said Lindsey property, said point being a southerly corner of said Flinn property, said point also being 12.10 feet right of Station 101+27.98 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence along a northerly line of said Lindsey property, and a southerly line of said Flinn property, **South 87 degrees 51 minutes 49 seconds East, 15.31 feet** to a point at a corner of said Lindsey property, said point being a southerly corner of said Flinn property, said point also being in the east line of said Lot 1, Second Range, the west line of said Third Quarter of Newark Township, a westerly line of said City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, said point also being 13.71 feet right of Station 101+42.67 of the proposed centerline of Right-of-Way of said Reddington Road and Station 205+77.47 of the existing centerline of Right-of-Way of said Thornwood Drive;

Thence along said easterly line of Lot 1, Second Range, **South 02 degrees 08 minutes 17 seconds West, 163.98 feet** to the **True Place of Beginning**, containing 3.017 acres, more or less,

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of which the present road occupies 0.110 acres, more or less, all of which is contained within Licking County Auditor's Parcel Number 054-225744-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap, Stamped "CITY OF NEWARK R/W PS NO. 7611 SMART SERVICES, INC."


The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 3.017 acres.

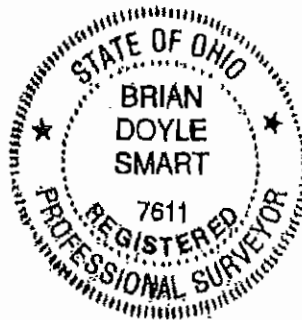
The P.R.O. in Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 0.110 acres.

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

Address: 2236 River Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.


BRIAN D. SMART
REG. SURVEYOR NO. 7611




PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: 	
DATE: 4/24/21	

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Ver. Date 4/12/21

PID 87642

**PARCEL 11-WL2
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225744-00.000), being Parcel 11-WL2 on the left side of the proposed centerline of Right-of-Way of Township Road 131 ("Reddington Road." Right-of-Way 66 feet) and both sides of the proposed centerline of Right-of-Way of Thornwood Crossing (Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of said Lot 1, Second Range, said point being the northeast corner of Lot 1, First Range, of said Fourth Quarter of Granville Township, in the westerly line of the Third Quarter of Newark Township (Township 2-N, Range 12-W), a southeasterly corner of said Lindsey property, said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134 ("Thornwood Drive" Right-of-Way 60 feet), said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

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Thence along the easterly line of said Lot 1, Second Range, said easterly line being said westerly line of Third Quarter of Newark Township, an easterly line of said Lindsey property, the westerly line of said City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, crossing through a portion of the property conveyed to David Mark Flinn and Candy C. Flinn by Instrument Number 201107280013884 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-232908-00.000), **North 02 degrees 08 minutes 17 seconds East, 464.02 feet** (passing over an Iron Pin Capped "FBA" Found in the intersection of the existing centerline of Right-of-Way of said Thornwood Drive with the existing centerline of said Reddington Road), said intersection being Station 101+64.85 of the existing centerline of Right-of-Way of said Reddington Road and Station 206+00.00 of the existing centerline of Right-of-Way of said Thornwood Drive and 8.62 feet left of Station 101+45.59 of the proposed centerline of Right-of-Way of said Reddington Road) (passing over a 5/8-Inch rebar found on the existing northerly Right-of-Way line of said Reddington Road, said point being 38.46 feet left of Station 101+50.04 of the proposed centerline of Right-of-Way of said Reddington Road) to a southerly corner of said Lindsey property, said point being in an easterly line of said Flinn property and a southwesterly corner of the property conveyed to Steven V. Cannon and Jennifer L. Posey by Official Record 280, Page 243 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.000), said point also being 70.74 feet left of Station 101+56.18 of the proposed centerline of Right-of-Way of said Reddington Road and 140.10 feet right of Station 50+79.80 of the proposed centerline of Right-of-Way of said Thornwood Crossing, said point also being the **True Place of Beginning** for the parcel herein described:

Thence along a southerly line of said Lindsey property, and a northerly line of said Flinn property, **North 28 degrees 15 minutes 19 seconds West, 30.28 feet** to 3/4-Inch Iron Pipe Found at a corner of said Lindsey property, said point being a corner of said Flinn property, said point also being 98.79 feet left of Station 101+41.12 of the proposed centerline of Right-of-Way of said Reddington Road and 123.65 feet right of Station 51+03.25 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along a westerly line of said Lindsey property, and an easterly line of said Flinn property, **North 02 degrees 08 minutes 06 seconds East, 267.52 feet** to a point, said point being a corner of said Lindsey property and the northeast corner of said Flinn property, said point being 100.49 feet right of Station 54+34.77 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along a southerly line of said Lindsey property, and a northerly line of said Flinn property, **North 81 degrees 26 minutes 17 seconds West, 238.92 feet** to an Iron Pin Set at a corner of said Lindsey property and the northwest corner of said Flinn property, said point being

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125.59 feet left of Station 53+54.30 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Lindsey property, **North 24 degrees 53 minutes 03 seconds East, 141.20 feet** to an Iron Pin Set; said point being 140.00 feet left of Station 54+50.00 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Lindsey property, **North 45 degrees 09 minutes 31 seconds East, 132.66 feet** to an Iron Pin Set on the northeasterly line of said Lindsey property, said point being in the southwesterly line of the property conveyed to The Thomas J. Evans Foundation by Deed Book 809, Page 1018 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 019-041262-02,000), said point being 150.00 feet left of Station 55+37.46 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the northerly line of said Lindsey property, and the southerly line of said Thomas J. Evans Foundation property, **South 39 degrees 05 minutes 25 seconds East, 156.20 feet** to an Iron Pin Set at a point of curvature, said point being 4.65 feet right of Station 55+57.86 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the northerly line of said Lindsey property, and the southerly line of said Thomas J. Evans Foundation property, being a curve to the left, tangent to the previous course, having the following curve elements: Radius: 4912.49 feet; Delta: 00 degrees 05 minutes 00 seconds; Chord: 7.14 feet bearing South 39 degrees 04 minutes 51 seconds East; **an arc distance of 7.14 feet** to an Iron Pin Set at a northeasterly corner of said Lindsey property, said point being on the easterly line of said Lot 1, Second Range and the westerly line of said Third Quarter of Newark Township, said point being a northerly corner of said Cannon property, said point also being 11.72 feet right of Station 55+58.87 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along said easterly line of Lindsey property, the easterly line of said Lot 1, Second Range and the westerly line of said Third Quarter of Newark Township, and the westerly line of said Cannon property, **South 02 degrees 08 minutes 17 seconds West, 424.72 feet** to the **True Place of Beginning**, containing 1.044 acres, more or less, all of which is contained within Licking County Auditor's Parcel Number 054-225744-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W . PS NO. 7611 SMART SERVICES, INC."

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The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 1.044 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 0.000 acres.

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

Address: 2236 River Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



BRIAN D. SMART
REG. SURVEYOR NO, 7611

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	4/24/21

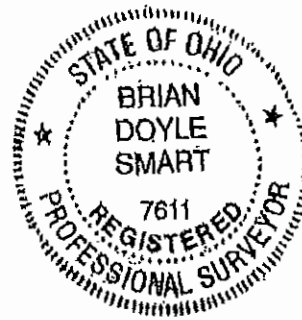


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Ver. Date 4/12/21

PID 87642

**PARCEL 11-WD
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Numbers 054-225738-00.000 and 054-225744-00.000), being Parcel 11-WD on both sides of the proposed centerline of Right-of-Way of Township Road 134 ("Thornwood Drive" Right-of-Way Variable) and both sides of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable) and both sides of the proposed centerline of Right-of-Way of the River Road Cul-de-Sac as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning at an Iron Pin Set in a Monument Box at the southeasterly corner of said Lot 1, Second Range, said point being the northeasterly corner of Lot 1, First Range, of said Fourth Quarter of Granville Township, in the westerly line of the Third Quarter of Newark Township (Township 2-N, Range 12-W), said point also being a southeasterly corner of said Lindsey property, said point also being in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number Not Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of said River Road with the existing centerline of Right-of-Way of said Thornwood Drive, said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

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Thence along the southerly line of said Lindsey property (Parcel Numbers 054-225744-00.000 and 054-225738-00.000), said southerly line being the southerly line of said Lot 1, Second Range, the north line of said Lot 1, First Range, and the existing centerline of Right-of-Way of said River Road, **North 85 degrees 53 minutes 16 seconds West, 891.10 feet** to the southwesterly corner of said Lindsey property (Parcel Number 054-225738-00.000), said point also being the southwesterly corner of said Lot 1, Second Range, the southeasterly corner of Lot 2, Second Range of said Fourth Quarter of Granville Township, and the southeast corner of the property conveyed to Newark Two LLC by Instrument Number 201711070024120 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Number 056-045684-00.000), said point being 2.14 feet right of Station 91+25.56 of the proposed centerline of Right-of-Way of said River Road and Station 134+43.90 of the existing centerline of Right-of-Way of said River Road;

Thence along the westerly line of said Lindsey property (Parcel Number 054-225738-00.000), said westerly line being the easterly line of said Newark Two LLC property (Parcel Number 056-045684-00.000), the westerly line of said Lot 1, Second Range, and the easterly line of said Lot 2, Second Range, **North 03 degrees 44 minutes 13 seconds East, 47.15 feet** (passing over a 1/2-Inch Rebar Found 27.97 feet left of Station 91+25.90 of the proposed centerline of Right-of-Way of said River Road) to an Iron Pin Set, said point being 45.00 feet left of Station 91+26.41 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Lindsey property (Parcel Numbers 054-225738-00.000 and 054-225744-00.000), along a curve to the left, non-tangent to the previous course, having the following curve elements: Radius: 475.87 feet; Delta: 33 degrees 43 minutes 31 seconds; Chord: 276.08 feet bearing North 75 degrees 50 minutes 15 seconds East; **an arc distance of 280.11 feet** (passing over an Iron Pin Set in the easterly line of said Lindsey property (Parcel No. 054-225738-00.000), said easterly line being said westerly line of Lindsey property (Parcel No. 054-225744-00.000), said point being 45.00 feet left of station 91+81.15 of the proposed centerline of Right-of-Way for said River Road) to an Iron Pin Set, said point being 45.00 feet left of Station 94+33.00 of the proposed centerline of Right-of-Way for said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 04 degrees 02 minutes 46 seconds East, 18.48 feet** to an Iron Pin Set, said point being 60.00 feet left of Station 94+45.00 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 44 degrees 07 minutes 22 seconds East, 57.72 feet** to an Iron Pin Set, said point being 70.00 feet left of Station 95+10.00 of the proposed centerline of Right-of-Way of said River Road;

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Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 39 degrees 29 minutes 42 seconds East, 145.00 feet** to an Iron Pin Set, said point being 75.00 feet right of Station 95+10.00 of the proposed centerline of Right-of-Way of said River Road and 62.92 feet left of Station 10+79.35 of the proposed centerline of Right-of-Way of said River Road Cul-de-sac;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 27 degrees 14 minutes 50 seconds East, 58.34 feet** to an Iron Pin Set, said point being 35.00 feet left of Station 11+57.00 of the proposed centerline of Right-of-Way of said River Road Cul-de-Sac;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 85 degrees 59 minutes 16 seconds East, 232.64 feet** to an Iron Pin Set, said point being 40.00 feet left of Station 14+00.00 of the proposed centerline of Right-of-Way of said River Road Cul-de-sac;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 51 degrees 53 minutes 04 seconds East, 135.20 feet** to an Iron Pin Set, said point being 55.00 feet left of Station 47+61.82 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 60 degrees 13 minutes 34 seconds East, 146.53 feet** to an Iron Pin Set in the easterly line of said Lindsey property, said easterly line also being the easterly line of said Lot 1, Second Range, the westerly line of said Third Quarter of Newark Township, the westerly line of said City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, said point being 91.53 feet right of Station 47+61.82 of the proposed centerline of Right-of-Way of said Thornwood Drive and Station 204+13.49 of the existing centerline of Right-of-Way of said Thornwood Drive;

Thence along the easterly line of Lindsey property (Parcel Number 054-225744-00.000), **South 02 degrees 08 minutes 17 seconds West, 214.69 feet** to the True Place of Beginning, containing 1.910 acres, more or less, of which the present road occupies 0.616 acres, more or less, of which 0.056 acres is contained within Licking County Auditor's Parcel Number 054-225738-00.000 and of which 1.854 acres is contained within Licking County Auditor's Parcel Number 054-225744-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

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All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W PS NO. 7611 SMART SERVICES, INC."

The Gross Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.056 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.029 acres.

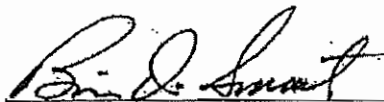
The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 1.854 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 0.587 acres.

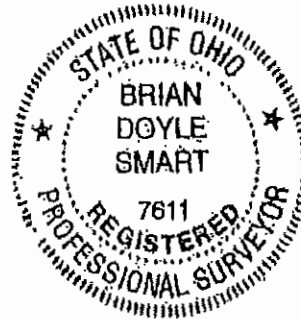
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

Address: 2236 River Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
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APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/22/21</i>	

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 4/12/21

PID 87642

**PARCEL 11-CH
LIC-THORNWOOD CROSSING
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Numbers 054-225738-00.000 and 054-225744-00.000), being Parcel 11-CH on the left side of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at the southwesterly corner of said Lot 1, Second Range, said point being the southeasterly corner of Lot 2, Second Range of said Fourth quarter of Granville Township, in the northerly line of Lot 1, First Range of said Fourth Quarter of Granville Township, the southwesterly corner of said Lindsey property (Parcel Number 054-225738-00.000), and the southeasterly corner of the property conveyed to Newark Two LLC by Instrument Number 201711070024120 of the Licking County Recorder's Office, (Licking County Auditor's Parcel Numbers 056-045684-00.000), said point also being 2.14 feet right of Station 91+25.56 of the proposed centerline of Right-of-Way of said River Road and Station 134+43.90 of the existing centerline of Right-of-Way of said River Road (Existing Right-of-Way 50 feet);

Thence along the westerly line of said Lindsey property (Parcel Number 054-225738-00.000), said westerly line being the easterly line of said Newark Two LLC property (Parcel Number 056-045684-00.000), the easterly line of said Lot 2, Second Range, and the westerly line of said Lot

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1, Second Range, **North 03 degrees 44 minutes 13 seconds East, 47.15 feet** (passing over a 1/2-Inch Rebar Found 27.97 feet left of Station 91+25.90 of the proposed centerline of Right-of-Way of said River Road) to an Iron Pin Set, said point being 45.00 feet left of Station 91+26.41 of the proposed centerline of Right-of-Way of said River Road;

Thence crossing said Lindsey property (Parcel Numbers 054-225738-00.000 and 054-225744-00.000), along a curve to the left, non-tangent to the previous course, having the following curve elements: Radius: 475.87 feet; Delta: 33 degrees 43 minutes 31 seconds; Chord: 276.08 feet bearing North 75 degrees 50 minutes 15 seconds East; **an arc distance of 280.11 feet** (passing over an Iron Pin Set in the easterly line of said Lindsey property (Parcel No. 054-225738-00.000), said easterly line being said westerly line of Lindsey property (Parcel No. 054-225744-00.000), said point being 45.00 feet left of station 91+81.15 of the proposed centerline of Right-of-Way for said River Road) to an Iron Pin Set, said point being 45.00 feet left of Station 94+33.00 of the proposed centerline of Right-of-Way for said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 04 degrees 02 minutes 46 seconds East, 18.48 feet** to an Iron Pin Set, said point being 60.00 feet left of Station 94+45.00 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 44 degrees 07 seconds 22 minutes East, 2.64 feet** to an Iron Pin Set, said point being 60.61 feet left of Station 94+47.90 of the proposed centerline of Right-of-Way of said River Road, said point also being the **True Place of Beginning** for the easement herein described;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 45 degrees 06 minutes 38 seconds West, 101.53 feet** to an Iron Pin Set, said point being 159.09 feet left of Station 94+16.38 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 00 degrees 36 minutes 29 seconds East, 63.70 feet** to an Iron Pin Set, said point being 214.74 feet left of Station 94+70.00 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **North 46 degrees 05 minutes 47 seconds East, 198.39 feet** to an Iron Pin Set, said point being 206.52 feet left of Station 97+16.09 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000 and Parcel Number 054-225738-00.000), **North 17 degrees 28 minutes 08 seconds East, 68.50 feet** to an Iron Pin Set, said point being 238.59 feet left of Station 97+48.85 of the proposed centerline of Right-of-Way of said River Road;

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Thence continuing crossing said Lindsey property (Parcel Number 054-225738-00.000 and Parcel Number 054-225744-00.000), **North 86 degrees 35 minutes 32 seconds East, 74.92 feet** to an Iron Pin Set, said point being 197.37 feet left of Station 97+80.34 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 17 degrees 28 minutes 08 seconds West, 113.06 feet** to an Iron Pin Set, said point being 135.52 feet left of Station 97+26.15 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 46 degrees 05 minutes 47 seconds West, 170.06 feet** to an Iron Pin Set, said point being 146.37 feet left of Station 95+48.69 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 00 degrees 39 minutes 59 seconds West, 28.34 feet** to an Iron Pin Set, said point being 125.63 feet left of Station 95+22.54 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), **South 45 degrees 06 minutes 38 seconds East, 54.54 feet** to an Iron Pin Set on the proposed northerly Limited Access Right-of-Way line of said River Road, said point being 71.21 feet left of Station 95+27.21 of the proposed centerline of Right-of-Way for said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), along the proposed northerly Limited Access Right-of-Way line of said River Road, **South 44 degrees 53 minutes 22 seconds West, 14.92 feet** to an Iron Pin Set, said point being 70.00 feet left of Station 95+10.00 of the proposed centerline of Right-of-Way of said River Road;

Thence continuing crossing said Lindsey property (Parcel Number 054-225744-00.000), along the proposed northerly Right-of-Way line of said River Road, **South 44 degrees 07 minutes 22 seconds West, 55.08 feet** to the **True Place of Beginning**, containing 0.654 acres, more or less, of which 0.642 acres is contained within Parcel Number 054-225744-00.000, and of which 0.012 acres is contained within Parcel Number 054-225738-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W PS NO. 7611 SMART SERVICES, INC."

EXHIBIT A

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The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 0.642 acres.

The P.R.O. in Take for Licking County Auditor's Parcel Number 054-225744-00.000 is 0.000 acres.

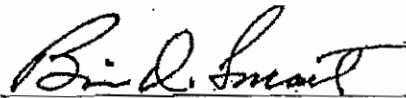
The Gross Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.012 acres.

The P.R.O. in Take for Licking County Auditor's Parcel Number 054-225738-00.000 is 0.000 acres.

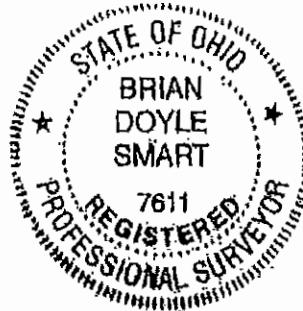
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

Address: 2236 River Road, Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	4/26/21

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 4/12/21

PID 87642

**PARCEL 11-T
LIC-THORNWOOD CROSSING
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY
FOR 30 MONTHS FROM DATE OF ENTRY BY THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), United States Military Lands, also known as being part of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225738-00.000), being Parcel 11-T on the left side of the proposed centerline of Right-of-Way of Township Road 131 ("River Road" Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning at a point within Parcel Number 054-225738-00.000 of said Lindsey property in the proposed northerly Right-of-Way line of said River Road, said point being 45.00 feet left of Station 91+35.00 of the proposed centerline of Right-of-Way for said River Road;

Thence crossing said Lindsey property, **North 01 degrees 45 minutes 18 seconds East, 20.00 feet** to point, said point being 65.00 feet left of Station 91+35.00 of the proposed centerline of Right-of-Way for said River Road;

Thence crossing said Lindsey property, **North 89 degrees 46 minutes 30 seconds East, 31.50 feet** to point, said point being 65.00 feet left of Station 91+71.00 of the proposed centerline of Right-of-Way for said River Road

Thence crossing said Lindsey property, **South 02 degrees 12 minutes 18 seconds East, 20.00 feet** to point in the proposed northerly Right-of-Way line of said River Road, said point being 45.00 feet left of Station 91+71.00 of the proposed centerline of Right-of-Way for said River Road;

Thence crossing said Lindsey property, along the proposed northerly Right-of-Way line of said River Road, being a curve to the right, non-tangent to the previous course, having the following

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

curve elements: Radius: 475.87 feet; Delta: 03 degrees 57 minutes 36 seconds; Chord: 32.88 feet bearing South 89 degrees 46 minutes 26 seconds West; an arc distance of **32.89 feet** to the **True Place of Beginning**, containing 0.015 acres, more or less, all of which is contained within Parcel Number 054-225738-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

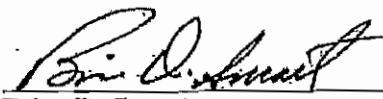
The Gross Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.015 acres.

The P.R.O. in Take for Licking County Auditor's Parcel Number 054-225738-00.000 is 0.000 acres.

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

Address: 2236 River Road, Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February, 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



Brian D. Smart
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/24/21</i>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 JOHN R. Lindsey
 Kirk Lindsey
 E. Russell
 mbus, OH. 43215



9590 9402 6562 1028 9004 76

2. Article Number (transfer from service label)
 7021 0350 0000 6414 8674

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *USPS*

B. Received by (Printed Name)
 C. Date of Delivery
 1-14-22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery 500

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Thornwood Crossing
PC1-011 Postmark Here
01-12-22

Sent to _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

7021 0350 0000 6414 8674

PLAN LETTER ATTACHMENT

LIC-Thornwood Crossing
PARCEL-11WD, WL1, WL2, CH, T

Date of offer: 1/12/22

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Newark.

The project description involves the construction of a two - lane roundabout at the intersection of Thornwood Drive, Thornwood Crossing, River Road, and Reddington Road with Construction of Bridge over Raccoon Creek, Additional improvements include profile adjustment, culvert, storm sewer, signals, lighting, driveways, and traffic control devices.

The real property needed for the LIC-Thornwood Crossing project requires the acquisition of only a part of your property. The agency needs to acquire from you Parcels **11 WD, WL1, WL2, CH, T**. The acquisition is further explained as follows.

PARCEL 11WD

WD is defined as Warranty Deed with Reservation of Access and this identifier is used to acquire title where limitation of access is of no consequence. This means that the residue property will continue to have access to the roadway. You will notice that the WD area is shaded in green on the provided Right of Way Topo & Boundary sheet numbers 13 and 14 and 23-26 of 38. The entire WD area contains 1.910 acres as shown on the Summary Sheet. This area is needed for the proposed roundabout. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

Please note that the subject property includes a Present Road Occupied (PRO) area which is already encumbered by an existing highway easement measuring 0.616 acres and is shaded in pink on the provided Right of Way Topo & Boundary sheets for your reference.

PARCEL 11WL-1

WL is defined as Warranty Deed with Limitation of Access. You will notice that the WL-1 area is shaded in green on the provided Right of Way Topo & Boundary sheet numbers 13-18 and 25 and 26 of 38. The entire WL-1 area contains 3.017 acres as shown on the Summary Sheet. This area is needed for the proposed roundabout. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

Please note that the subject property includes a Present Road Occupied (PRO) area which is already encumbered by an existing highway easement measuring 0.110 acres and is shaded in pink on the provided Right of Way Topo & Boundary sheets for your reference.

PARCEL 11WL-2

WL is defined as Warranty Deed with Limitation of Access. You will notice that the WL-2 area is shaded in green on the provided Right of Way Topo & Boundary sheet numbers 15-18 of 38. The entire WL-2 area contains 1.044 acres as shown on the Summary Sheet. This area is needed for the proposed roundabout. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

Please note that the subject property includes a Present Road Occupied (PRO) area which is already encumbered by an existing highway easement measuring 0.697 acres and is shaded in pink on the provided Right of Way Topo & Boundary sheets for your reference.

PARCEL 11 CH

CH is defined as perpetual easement to construct and maintain a channel easement. You will notice that the area is shaded in Blue on the provided Right of Way Topo & Boundary sheet numbers 25-26 of 38. The entire CH area contains acres as shown on the Summary Sheet. This area is needed for the proposed construction and maintenance of a channel. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

PARCEL 11 T The T designation is defined as a Temporary Easement for the purposes of performing the work necessary to construct a driveway 30 months from the date of entry by The City of Newark Ohio, (or their agent). This identifier is used for an agreement to provide necessary working area for the contractor where permanent right of way is not desired for temporary detours, construction work outside permanent right of way, temporary access road, channel work not requiring a channel easement and other required work. The Temporary is shaded in yellow on Right of Way Plan Sheet 23 and 24 of 38. Parcel 11 T contains a gross and net area of 0.015 acres.

Structures, Improvements and Tenant-Owned Improvements

None

Drives

The drive located on Plan and Profile Sheet #30 reflects the current drive as DR #2. Drive Detail Sheet # 106 reflects the details and profile grade of the proposed drive, being 8' in width and gravel.

New Pavement/Grade/Swale

Enclosed are the plan and profile sheets, #24-#33 which reflect the existing and proposed grade elevations of the ground/roadway along the proposed acquisition area. Also included are the cross-section sheets #46-#64 (Thornwood Dr., Thornwood Crossing, River Road, and Reddington Road) which will assist in reflecting the existing and proposed grade elevations between of the acquisition areas. Sheets #76 and #77 reflect the elevations along River Road for the Cul-De-Sac. Yellow arrows help to indicate which side of the road your property is on along with the beginning and end of the proposed acquisition area. Dashed lines are the existing ground with the solid lines being the proposed. In general, the elevation change is nominal.

Sheet #21 and #22 of #128 reflects Phase 1 and 2 of the Maintenance of Traffic, (MOT). As noted, "The existing traffic patterns shall be maintained on the existing pavement at all times. Access must be maintained at all times to all driveways.

Drainage

The proposed roundabout will be installed along Reddington Rd., and Thornwood Dr. Appropriate slopes and ditches will be installed along the project to assist in drainage.

Fencing

N/A

Items that will have to be moved or destroyed.

None

Field Tiles

The City of Newark has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into roadside drainage systems.

Cost to Cure Items

N/A

Encroachments

N/A

Miscellaneous

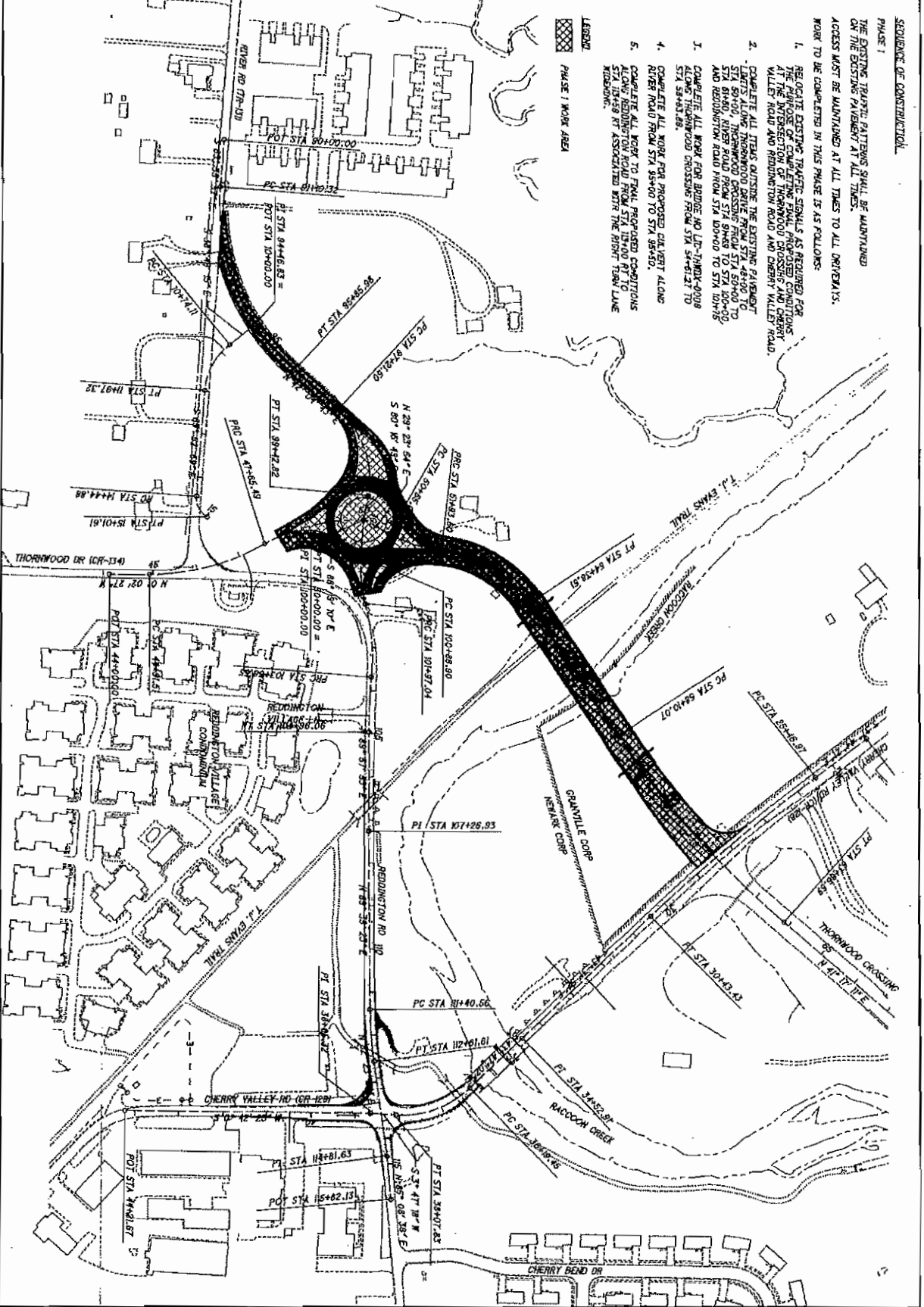
Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Newark.

SEQUENCE OF CONSTRUCTION

PHASE 1
 THE EXISTING TRAFFIC PATTERNS SHALL BE MAINTAINED ON THE EXISTING PAVEMENT AT ALL TIMES.
 ACCESS MUST BE MAINTAINED AT ALL TIMES TO ALL ORIENTALS.

1. RELOCATE EXISTING TRAFFIC SIGNALS AS REQUIRED FOR THE PURPOSE OF COMPLETING FINAL PROPOSED CONDITIONS AT THE INTERSECTION OF THORNWOOD CROSSING AND CHERRY VALLEY ROAD AND REDDINGTON ROAD AND CHERRY VALLEY ROAD.
2. COMPLETE ALL ITEMS OUTSIDE THE EXISTING PAVEMENT LIMITS ALONG THORNWOOD DRIVE FROM STA 44+00 TO STA 80+00, THORNWOOD CROSSING FROM STA 50+00 TO AND REDDINGTON ROAD FROM STA 10+00 TO STA 10+95.
3. COMPLETE ALL WORK FOR BRIDGE NO. 11C-71001X-0008 STA 54+54.88.
4. COMPLETE ALL WORK FOR PROPOSED CURB/VERT ALONG RIVER ROAD FROM STA 35+00 TO STA 35+50.
5. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS ALONG REDDINGTON ROAD FROM STA 10+00 RT TO STA 10+95 RT ASSOCIATED WITH THE RIGHT TURN LANE REDDINGTON.

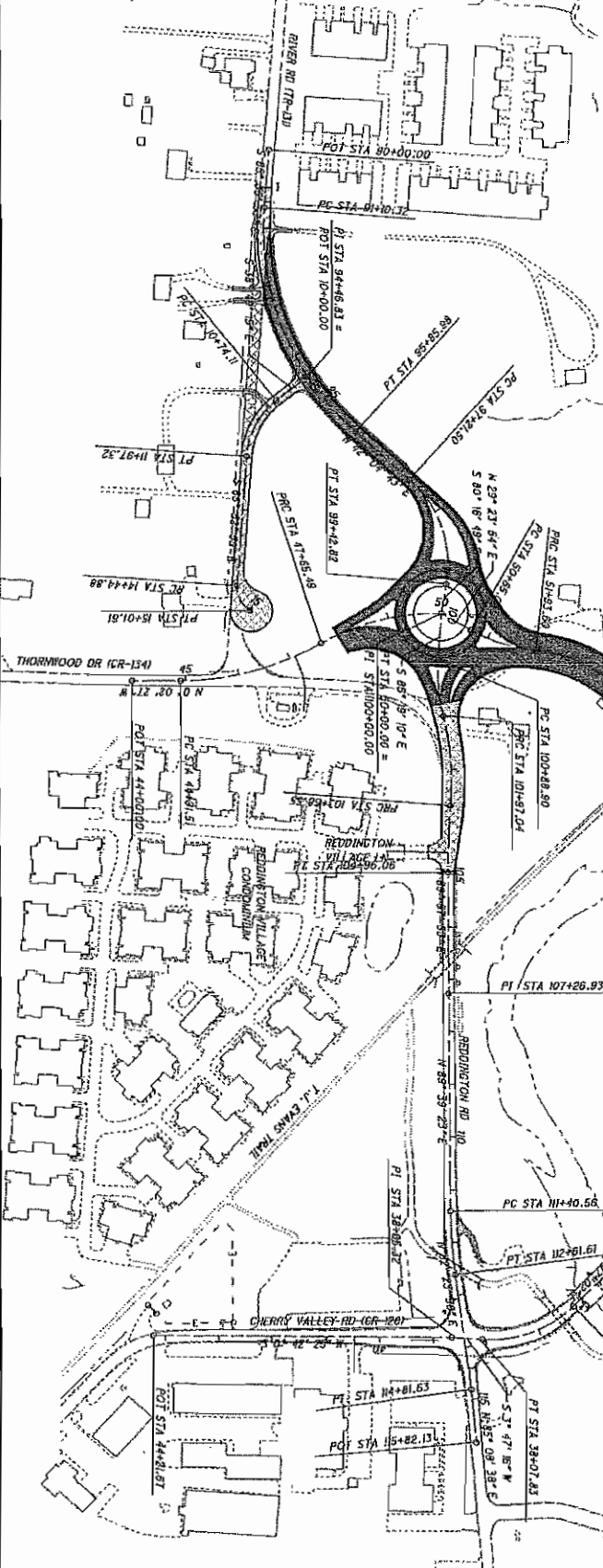
LEGEND
 PHASE 1 WORK AREA



SEQUENCE OF CONSTRUCTION

- PHASE 2
1. THROUGH TRAFFIC ON REDDINGTON ROAD MUST BE DETOURED AS SHOWN ON PLANS FOR A PERIOD OF TIME AS DEFINED BY THE PERMITS. THE PERMITS WILL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT FOR THE PERIOD OF THE CONSTRUCTION. THE USE OF A TEMPORARY SIGNAL AND TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES ON THORNWOOD CROSSING AND CHERRY VALLEY ROAD.
 2. ACCESS MUST BE MAINTAINED AT ALL TIMES TO ALL DRIVEWAYS. WORK TO BE COMPLETED IN THIS PHASE IS AS FOLLOWS:
 1. COMPLETE TIE-IN TO FINAL PROPOSED CONDITIONS ALONG RIVER ROAD FROM STA 80+48 TO STA 81+09.8 AND REDDINGTON ROAD FROM STA 107+10 TO STA 107+32.
 2. COMPLETE TIE-IN TO FINAL PROPOSED CONDITIONS ALONG THE INTERSECTION OF THORNWOOD CROSSING AND CHERRY VALLEY RD FROM STA 81+09 TO STA 81+44.8.
 3. OPEN THORNWOOD CROSSING, REDDINGTON ROAD, AND RIVER ROAD TO TRAFFIC. CLOSE CHERRY VALLEY ROAD.
 4. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS FOR RIVER ROAD FROM STA 12+00 TO STA 12+02.

AS APPROVED BY THE ENGINEER, SHORT TERM SINGLE LANE CLOSURES WILL BE PERMITTED OUTSIDE THE BOUNDS OF BANANA AND APPLE FOR THE PURPOSE OF COMPLETING THE PROPOSED PAVEMENT WORK DESCRIBED BEYOND THE EXISTING CURBS AND FENCES 350' W/ 51' D. (SEE PLAN)



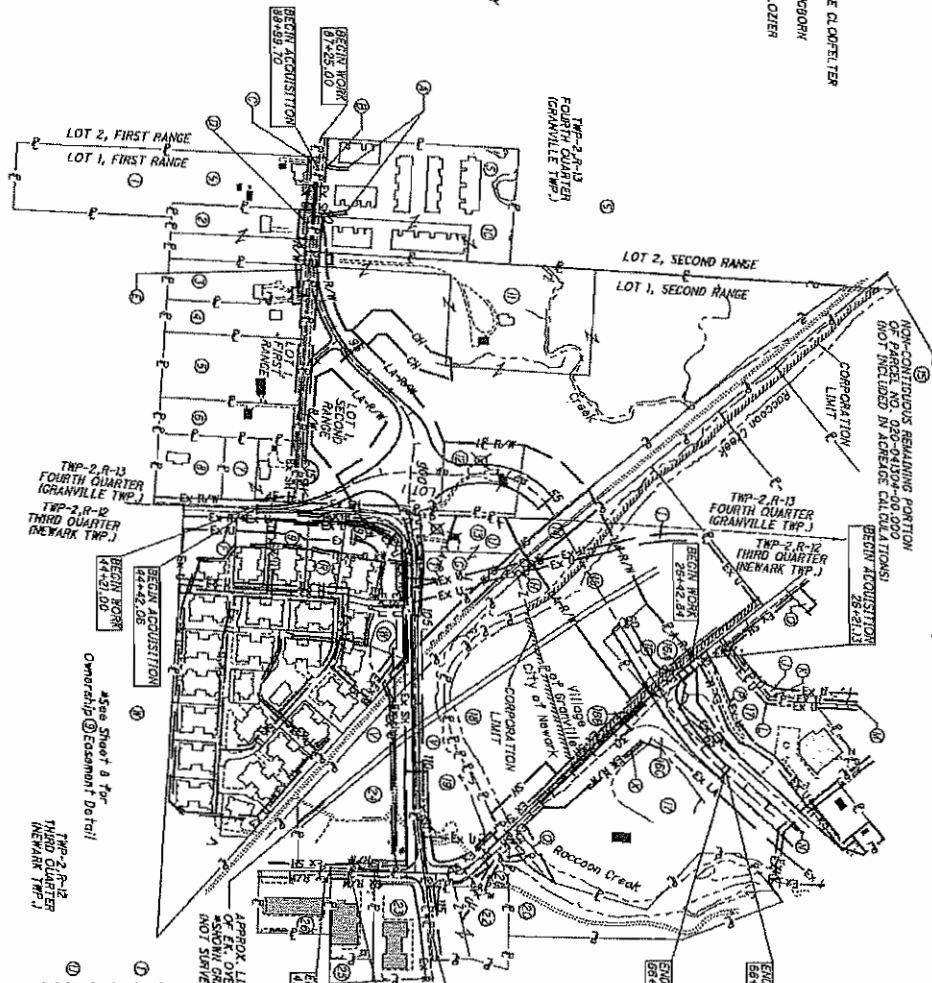
LIC-THORNWOOD CROSSING

CONCEPTUAL MOT - PHASE 2

CALCULATED	0	
CHECKED	100	
PREPARED	PRS	

PART OF THE THIRD QUARTER OF
 TOWNSHIP 2 N., RANGE 12 W., PART OF THE
 FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W.,
 AND PART OF LOT 1, FIRST RANGE, AND LOTS 1 & 2,
 SECOND RANGE OF THE LICKING LAND COMPANY SURVEY,
 UNITED STATES MILITARY LANDS,
 VILLAGE OF GRANVILLE AND CITY OF NEWARK
 LICKING COUNTY, OHIO

- OWNERSHIP NAME AND NUMBER**
- 1 RIVER ENTERPRISES LTD.
054-21850-00.000
 - 2 KATHLEEN F. HART
054-21850-00.000
 - 3 STEPHEN M. KLEMA & JOYCE A. KLEMA
054-21850-00.000
 - 4 CAY ELLEN ROOPER & RAYMOND DEWE ROOPER
054-21850-00.000
 - 5 TODD E. PANGBORN & CATHERINE N. PANGBORN
054-21850-00.000
 - 6 JEFFREY R. DELCZNER & DEBORAH A. DELCZNER
054-21850-00.000
 - 7 WILLS HEWING
054-21850-00.000
 - 8 GARY L. PINE & SARGENT J. PINE
054-21850-00.000
 - 9 RECONSTRUCTION HILLCOE LLC
NO PARCEL NUMBER ASSIGNED
 - 10 CITY OF NEWARK, OHIO
NO PARCEL NUMBER ASSIGNED
 - 11 NEWARK TWP LLC
056-04197-01.000
 - 12 JOHN R. LINDSEY
054-21850-00.000
 - 13 DAVID MARY ELLEN & CANDY C. FLANN
054-21850-00.000
 - 14 STEVEN V. CANNON & BRANIFF L. POSTY
054-21850-00.000
 - 15 THE THOMAS J. EVANS FOUNDATION
054-21850-00.000
 - 16 KIMBERLY NISER & KAROL VAN RINKLE
054-21850-00.000
 - 17 STATE OF OHIO
054-21850-00.000
 - 18 VILLAGE OF GRANVILLE, OHIO
NO PARCEL NUMBER ASSIGNED
 - 19 VILLAGE OF GRANVILLE, OHIO
NO PARCEL NUMBER ASSIGNED
 - 20 CITY OF NEWARK, OHIO
NO PARCEL NUMBER ASSIGNED
 - 21 CHERRY VALLEY FAMILY LIFE CENTER
056-04850-00.000
 - 22 THE THOMAS J. EVANS FOUNDATION
056-04850-00.000
 - 23 THE THOMAS J. EVANS FOUNDATION
054-21710-00.000
 - 24 THE THOMAS J. EVANS FOUNDATION
054-21544-00.000
 - 25 THE THOMAS J. EVANS FOUNDATION
054-21544-00.000
 - 26 C. A. KRES & SON INC
054-21544-00.000
 - 27 BHT ELECTRIC LLC
054-21074-00.000
 - 28 THE THOMAS J. EVANS FOUNDATION
054-21074-00.000
 - 29 CITY OF NEWARK, OHIO
056-23585-00.000
 - 30 PATTERSON ROAD LLC
056-23585-00.000



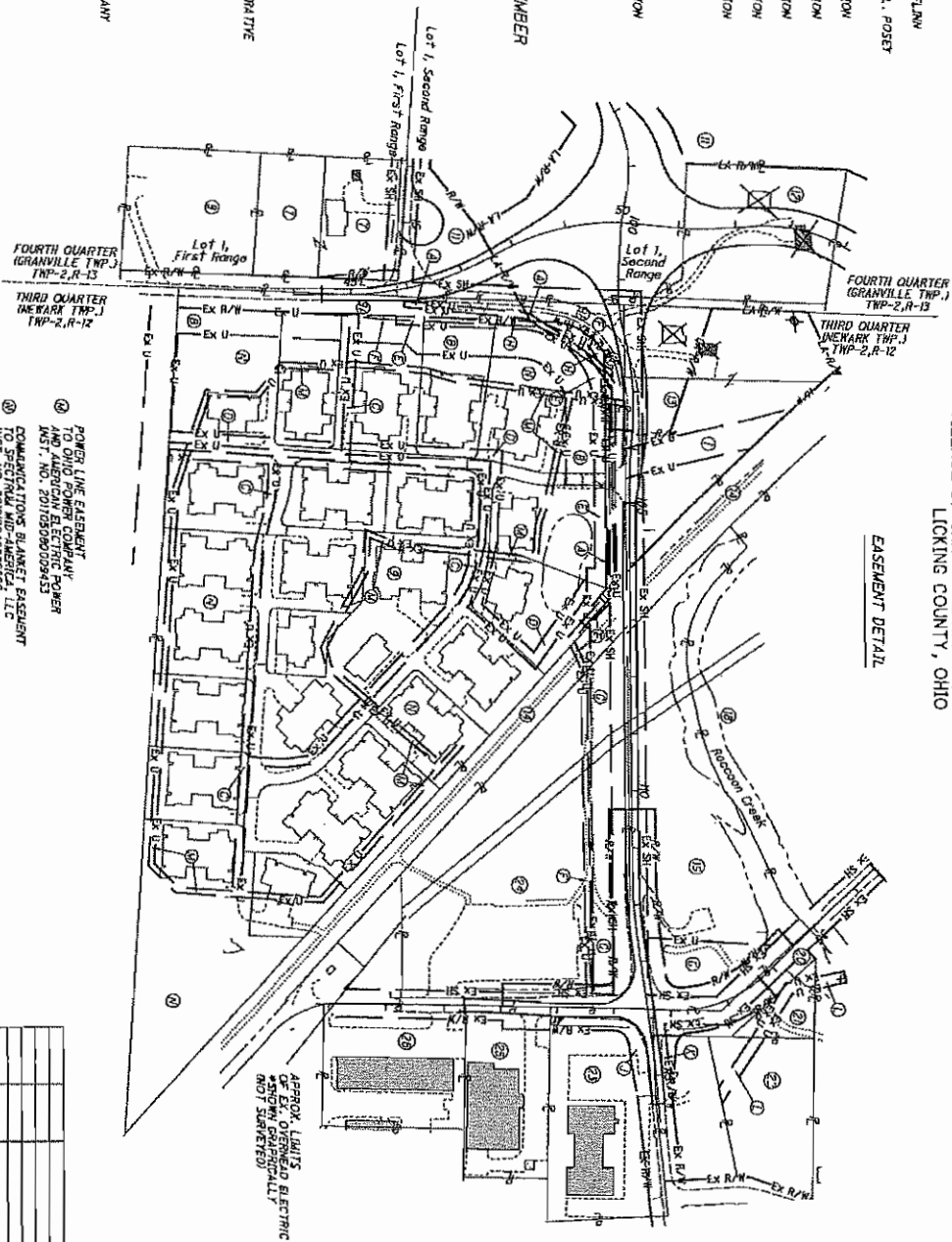
- SHEET 7 EASEMENT DESCRIPTION AND NUMBER**
- 1 TO ELECTRIC EASEMENT
INST. NO. 2008050008782
 - 2 TO OHIO POWER COMPANY
INST. NO. 2008050008782
 - 3 REPERCUSSION EASEMENT
FROM WILSON, ROBERTS AND NEWARK TWP. LLC
ACCESS AND UTILITY RIGHTS
 - 4 TO GAS DISTRIBUTION EASEMENT
INST. NO. 2008050008782
 - 5 TO THE ENERGY COOPERATIVE
INST. NO. 2008050008782
 - 6 TO GAS DISTRIBUTION EASEMENT
INST. NO. 2008050008782
 - 7 TO GAS DISTRIBUTION EASEMENT
INST. NO. 2008050008782
 - 8 TO OHIO RIVER PIPE LINE, LLC
INST. NO. 2008050008782
 - 9 TO OHIO RIVER PIPE LINE COMPANY
D.S. 822, P. 9- 818
 - 10 TO OHIO RIVER PIPE LINE COMPANY
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 - 99 TO OHIO RIVER PIPE LINE COMPANY
D.S. 822, P. 9- 818
 - 100 TO OHIO RIVER PIPE LINE COMPANY
D.S. 822, P. 9- 818

OWNERSHIP NAME AND NUMBER

- ① WILLIS SERVICE
547-229746-00.000
054-229792-00.000
- ② GARY L. PIKE & CAROLE J. PIKE
054-230022-00.000
- ③ REDDINGTON VILLAGE LLC
NO PARCEL NUMBER ASSIGNED
- ④ CITY OF NEWARK, OHIO
NO PARCEL NUMBER ASSIGNED
- ⑤ JOHN R. LINDSEY
051-225729-00.000
051-225744-00.000
- ⑥ DAVID MARK FLINN & CANDI C. FLINN
054-232908-00.000
- ⑦ STEVEN Y. GANNON & JENNIFER L. POSEY
054-232924-00.000
- ⑧ THE THOMAS J. EVANS FOUNDATION
019-041626-02.000
- ⑨ THE THOMAS J. EVANS FOUNDATION
052-045809-00.000
- ⑩ THE THOMAS J. EVANS FOUNDATION
054-217110-00.000
- ⑪ THE THOMAS J. EVANS FOUNDATION
054-232944-00.001
- ⑫ THE THOMAS J. EVANS FOUNDATION
054-232944-00.005
- ⑬ G. A. KRIGGS & SON INC
054-232944-00.007
- ⑭ BWI EQUITIES LLC
034-232974-01.000
- ⑮ THE THOMAS J. EVANS FOUNDATION
054-232944-00.000
- ⑯ CITY OF NEWARK
054-232944-00.000
- ⑰ 204 EASTBROOK ROAD LLC
054-232974-01.001

**SHEET 8
EASEMENT DESCRIPTION AND NUMBER**

- ① PIPE LINE EASEMENT
TO OHIO POWER PIPE LINE, LLC
INST. NO. 20040200004443
- ② WATER LINE EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20041010050732
- ③ SEWERY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20041010050731
- ④ SEWERY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 2000020017181
- ⑤ GAS SERVICE EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20041010050734
- ⑥ SEWERY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 2000020017182
- ⑦ POLE LINE EASEMENT
TO THE CITY OF NEWARK
D.I. 104. 9.
- ⑧ POLE LINE EASEMENT
TO OHIO POWER PIPE LINE COMPANY
D.I. 104. 9. 518
- ⑨ CITY OF NEWARK
INST. NO. 200407000024800
- ⑩ CITY OF NEWARK
INST. NO. 200408100029417
- ⑪ SEWER EASEMENT
TO THE CITY OF NEWARK
D.3. 651. Pg. 115



PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N., RANGE 12 W., PART OF THE
FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W.,
AND PART OF LOT 1, FIRST RANGE, AND LOTS 1 & 2,
SECOND RANGE OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS,
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

EASEMENT DETAIL

POWER LINE EASEMENT
TO OHIO POWER COMPANY
AND AMERICAN ELECTRIC POWER
INST. NO. 20110500059153

COMMUNICATIONS BLANKET EASEMENT
TO SPECTRUM MID-AMERICA, LLC
INST. NO. 200404000026380

APPROX LOCATIONS
OF EX. OVERHEAD ELECTRIC
SHOWN GRAPHICALLY
(NOT SURVEYED)

REV. BY	DATE	DESCRIPTION

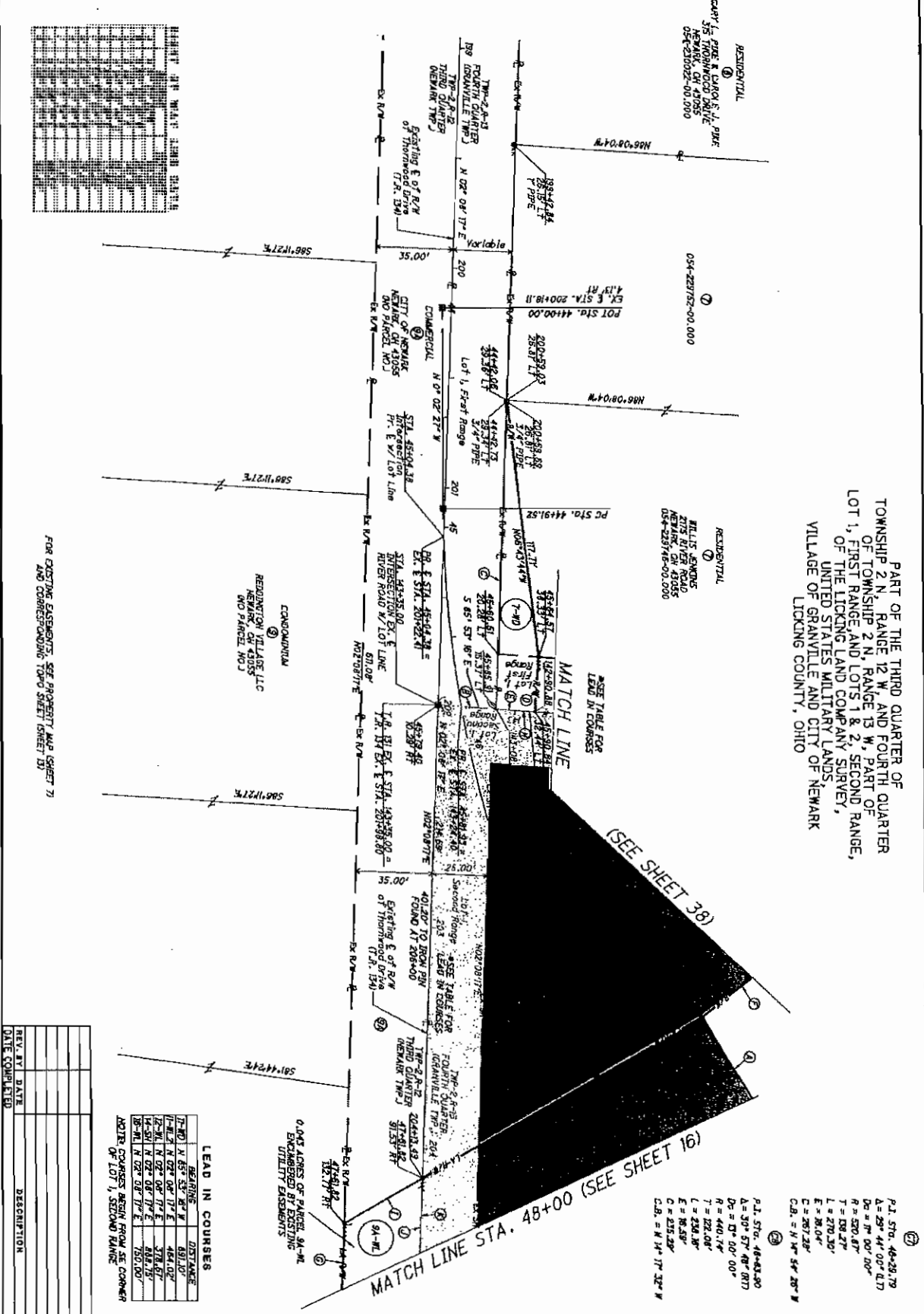
PARCEL NO.	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.A.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK PAGE
10-40	23-24	INST. NO. 201707002420	056-041120-01.000 056-045844-00.000	4.650 6.800	0.155 0.070 0.225	0.000 0.104 0.104	0.000 0.000 0.000	0.000 0.014 0.014		4.495 1.396 5.491		STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE 5 TREES TO BE REMOVED	
	TOTAL													
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12-40														
13-40														
14-40														
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LEGEND:
 NO = NEARBY DEED
 NH = FEE SIMPLE WITH LIMITATION OF ACCESS
 SH = STANDARD HIGHWAY EASEMENT
 CH = CHANNEL EASEMENT
 T = TEMPORARY

NOTE: ALL TEMPORARY PARCELS TO BE OF 30 MONTH DURATION.
 NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS OR EQUIPMENT TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: DENOTES RIGHT OF WAY ENCROACHMENT
 (A) = CALCULATED AREA

REV. BY DATE	DESCRIPTION
FIELD REVIEW BY DATE	
OWNERSHIP VERIFIED BY DATE	
DATE COMPLETED	



PART OF THE THIRD QUARTER OF TOWNSHIP 2 N., RANGE 12 W., AND FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W., PART OF LOT 1, FIRST RANGE, AND LOTS 1 & 2, SECOND RANGE, OF THE LICKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO

FOR EXISTING EASEMENTS, SEE PROPERTY MAP SHEET 71 AND CORRESPONDING TOPO SHEET (SHEET 13)

(SEE SHEET 38)

MATCH LINE STA. 48+00 (SEE SHEET 16)

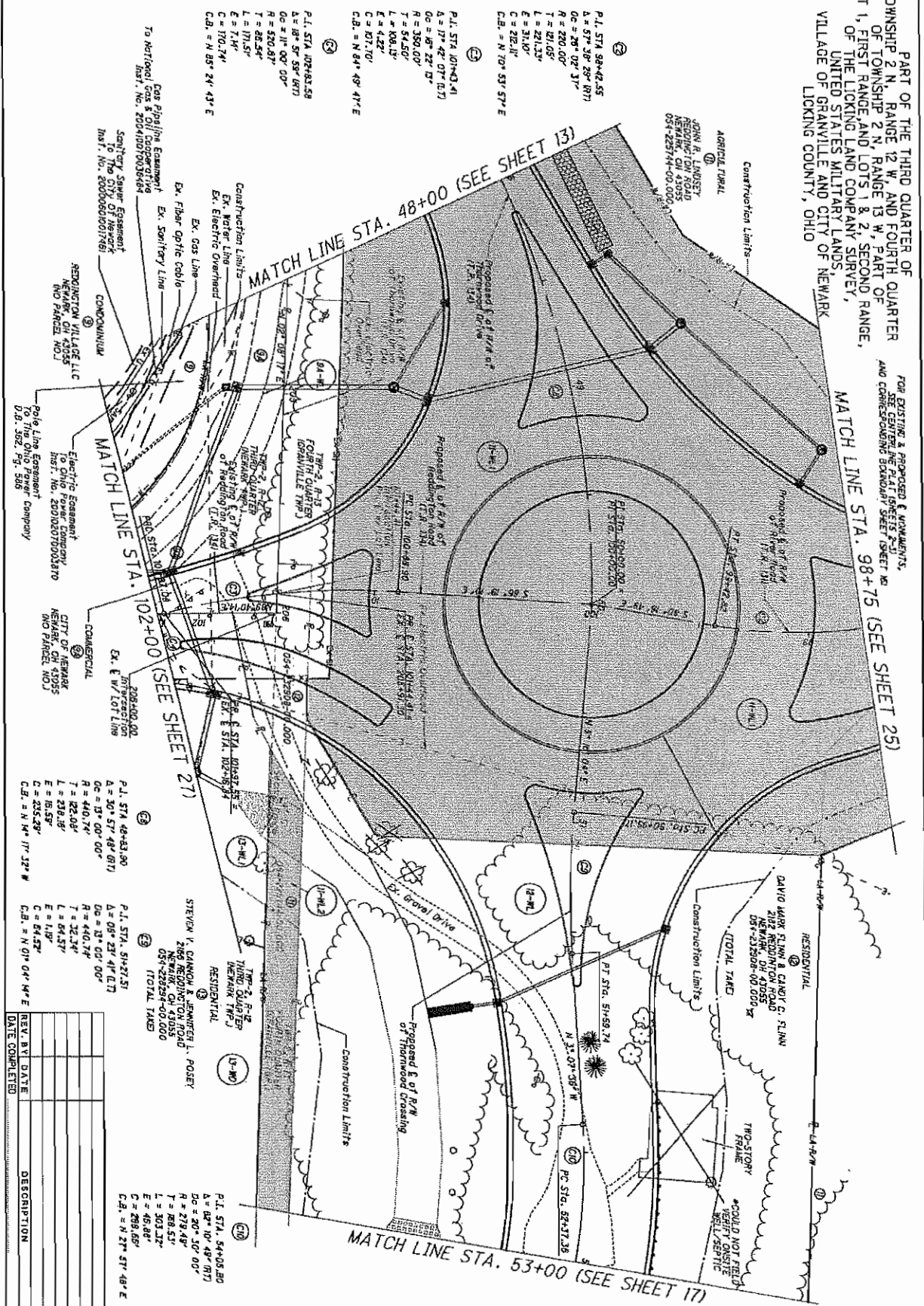
LEAD IN COURSES	BEARINGS	DISTANCES
7-M-0	N 85° 53' 37" W	491.07'
7-M-1	N 02° 08' 17" E	464.02'
12-M-1	N 02° 08' 17" E	378.87'
14-M-1	N 02° 08' 17" E	488.15'
18-M-1	N 02° 08' 17" E	752.00'

- ②
 P1 STA. 44+28.79
 A = 39° 41' 02" 00"
 B = 57° 00' 00"
 C = 520.47'
 D = 492.47'
 E = 280.20'
 F = 260.29'
 G = 230.28'
 H = 182.28'
 I = 122.08'
 J = 23.38'
 K = 18.53'
 L = 12.28'
 M = 12.28'
 N = 12.28'
 O = 12.28'

REV. BY	DATE	DESCRIPTION

PART OF THE THIRD QUARTER OF TOWNSHIP 2 N., RANGE 12 W. AND FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W., PART OF LOT 1, OF THE LICKING LAND COMPANY SURVEY, OF THE UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK, LICKING COUNTY, OHIO

FOR EXISTING & PROPOSED E. MONUMENTS, SEE CENTERLINE PLAT SHEETS 2-31 AND CORRESPONDING BOUNDARY SHEET NO. 25



P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

P.L. STA. 10+43.59
 Δ = 87° 57' 59" (R7)
 ΔC = 31' 00" 00"
 R = 520.87'
 T = 28.54'
 L = 171.57'
 E = 71.49'
 C = 170.74'
 C.B. = N 85° 24' 43" E

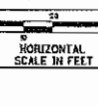
REV.	BY	DATE	DESCRIPTION
15		3/8	

LIC-THORNBOD CROSSING

RIGHT OF WAY TOPO SHEET
 STA. 48+00 TO STA. 53+00

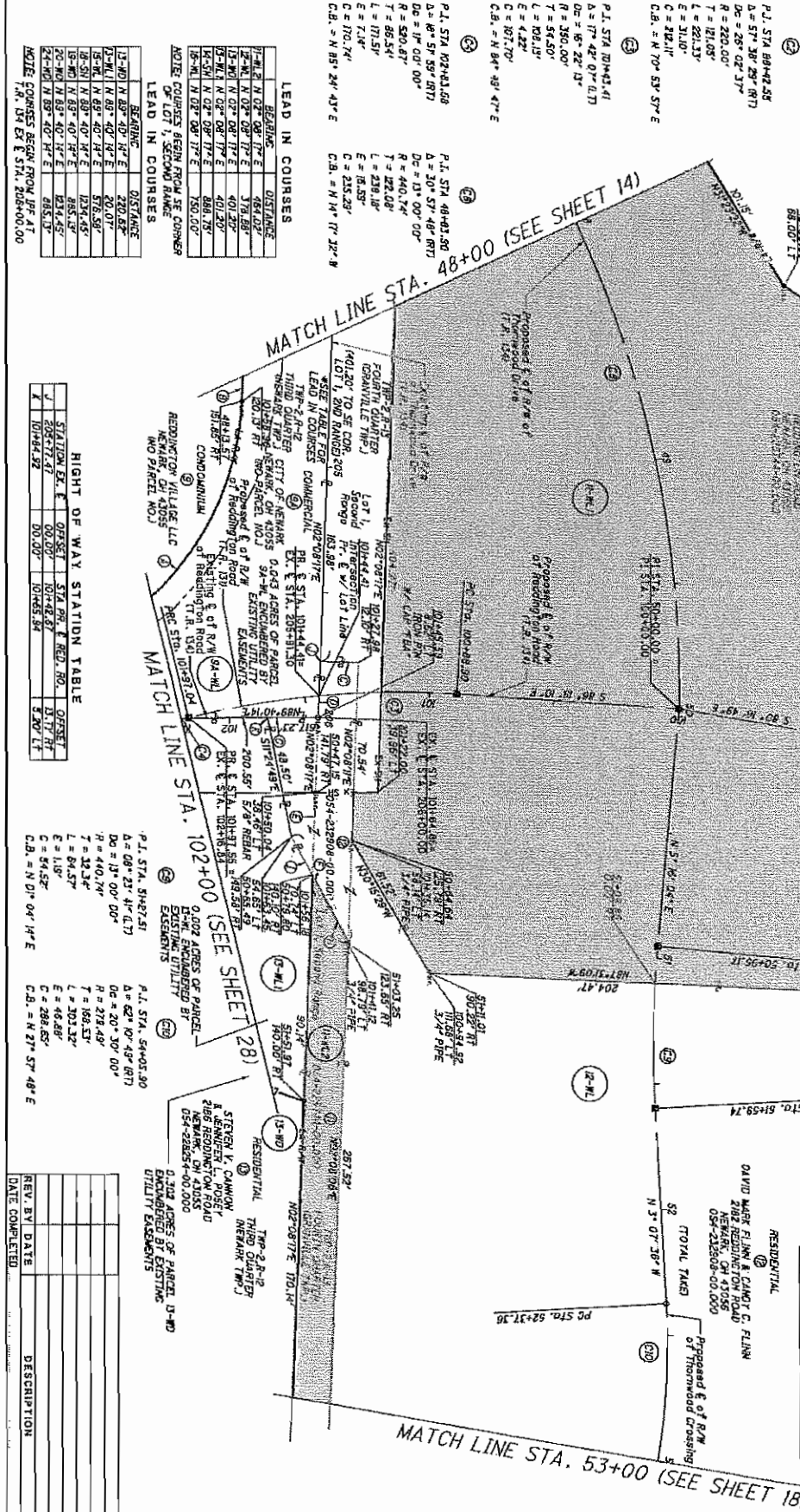
APP. DESIGNED BY: PBW
 APP. DRAWN BY: BDS

PID NO. 87642



PART OF THE THIRD QUARTER OF TOWNSHIP 2 N., RANGE 12 W., AND FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W., PART OF LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK, LICKING COUNTY, OHIO

FOR EXISTING EASEMENTS, SEE PROPERTY MAP SHEETS 7 AND CORRESPONDING 150.0 SHEET 15



RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	57° 17' 57" LT	111.20'	106.52'	S 10° 45' 00" W

RIGHT OF WAY LINE DATA

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
A	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
B	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
C	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
D	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
E	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
F	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
G	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
H	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'
I	S 02° 00' 00" W	106.52'	S 10° 45' 00" W	106.52'

LEAD IN COURSES

BEARING	DISTANCE
1-2-M N 89° 40' 14" E	220.62'
2-3-M N 89° 40' 14" E	20.07'
3-4-M N 89° 40' 14" E	576.59'
4-5-M N 89° 40' 14" E	1234.45'
5-6-M N 89° 40' 14" E	885.19'
6-7-M N 89° 40' 14" E	234.45'
7-8-M N 89° 40' 14" E	285.10'
8-9-M N 89° 40' 14" E	285.10'
9-10-M N 89° 40' 14" E	285.10'

NOTE: COURSES BEGIN FROM SE CORNER OF LOT 1, SECOND RANGE

RIGHT OF WAY STATION TABLE

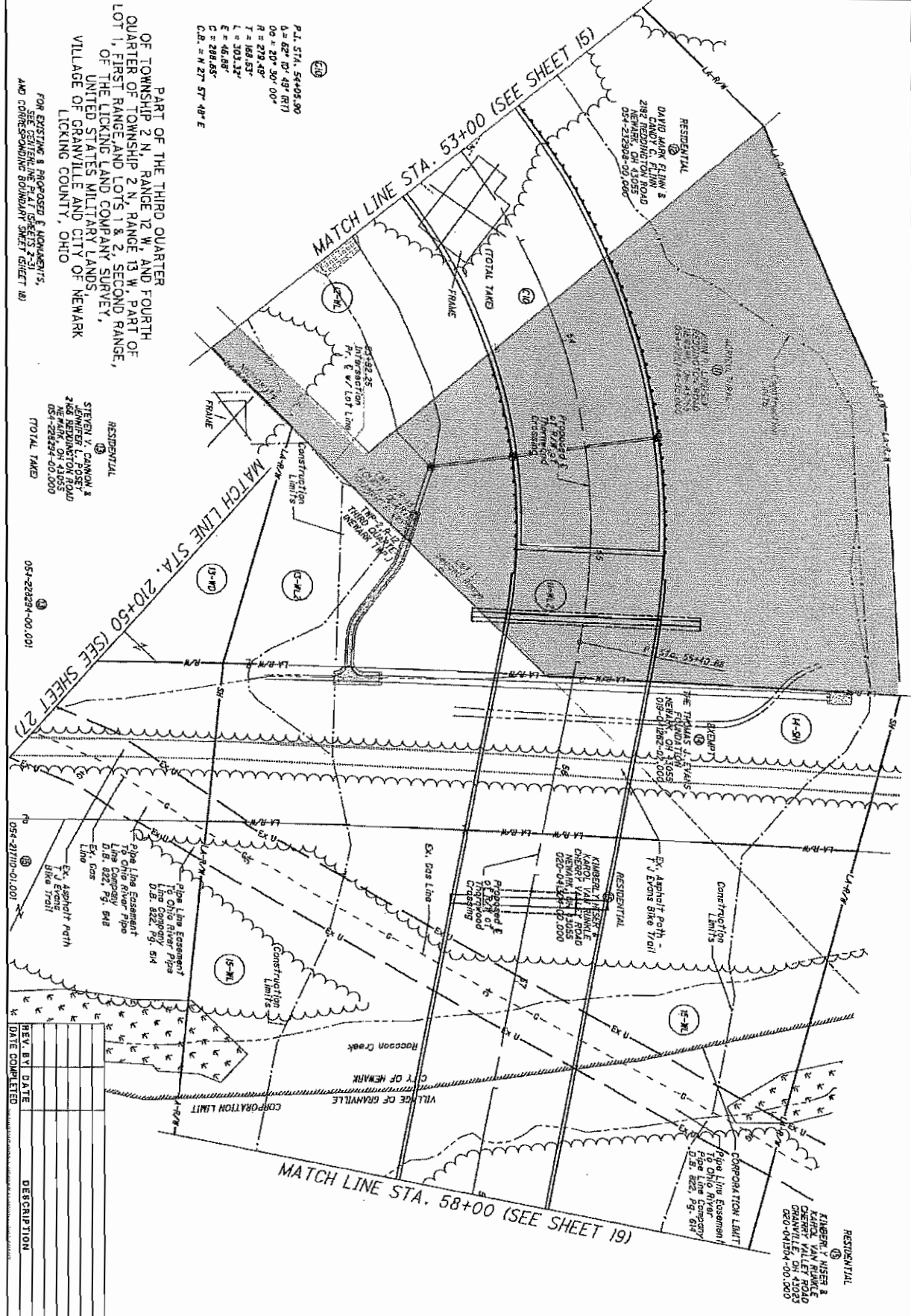
STATION	BEARING	DISTANCE	CURVE
1	S 02° 00' 00" W	106.52'	A
2	S 02° 00' 00" W	106.52'	B
3	S 02° 00' 00" W	106.52'	C
4	S 02° 00' 00" W	106.52'	D
5	S 02° 00' 00" W	106.52'	E
6	S 02° 00' 00" W	106.52'	F
7	S 02° 00' 00" W	106.52'	G
8	S 02° 00' 00" W	106.52'	H
9	S 02° 00' 00" W	106.52'	I
10	S 02° 00' 00" W	106.52'	J

RIGHT OF WAY CURVE DATA (SEE SHEET 28)

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	08° 23' 41" LT	62.40'	60.30'	S 10° 45' 00" W
B	13° 00' 00"	219.49'	219.49'	S 10° 45' 00" W
C	18.32°	168.53'	168.53'	S 10° 45' 00" W
D	84.57°	103.32'	103.32'	S 10° 45' 00" W
E	1.19°	46.88'	46.88'	S 10° 45' 00" W
F	94.52°	288.65'	288.65'	S 10° 45' 00" W
G	N 27° 57' 48" E	53.00'	53.00'	S 10° 45' 00" W

DATE COMPLETED

REV.	BY	DATE	DESCRIPTION
15	JL	3/8	



P.L. STA. 54+05.80
 Δ = 62° 07' 49" (RT)
 Δ = 326° 30' 00"
 R = 279.49'
 T = 168.45'
 L = 303.37'
 E = 46.68'
 C = 288.45'
 C.A. = N 27° 57' 48" E

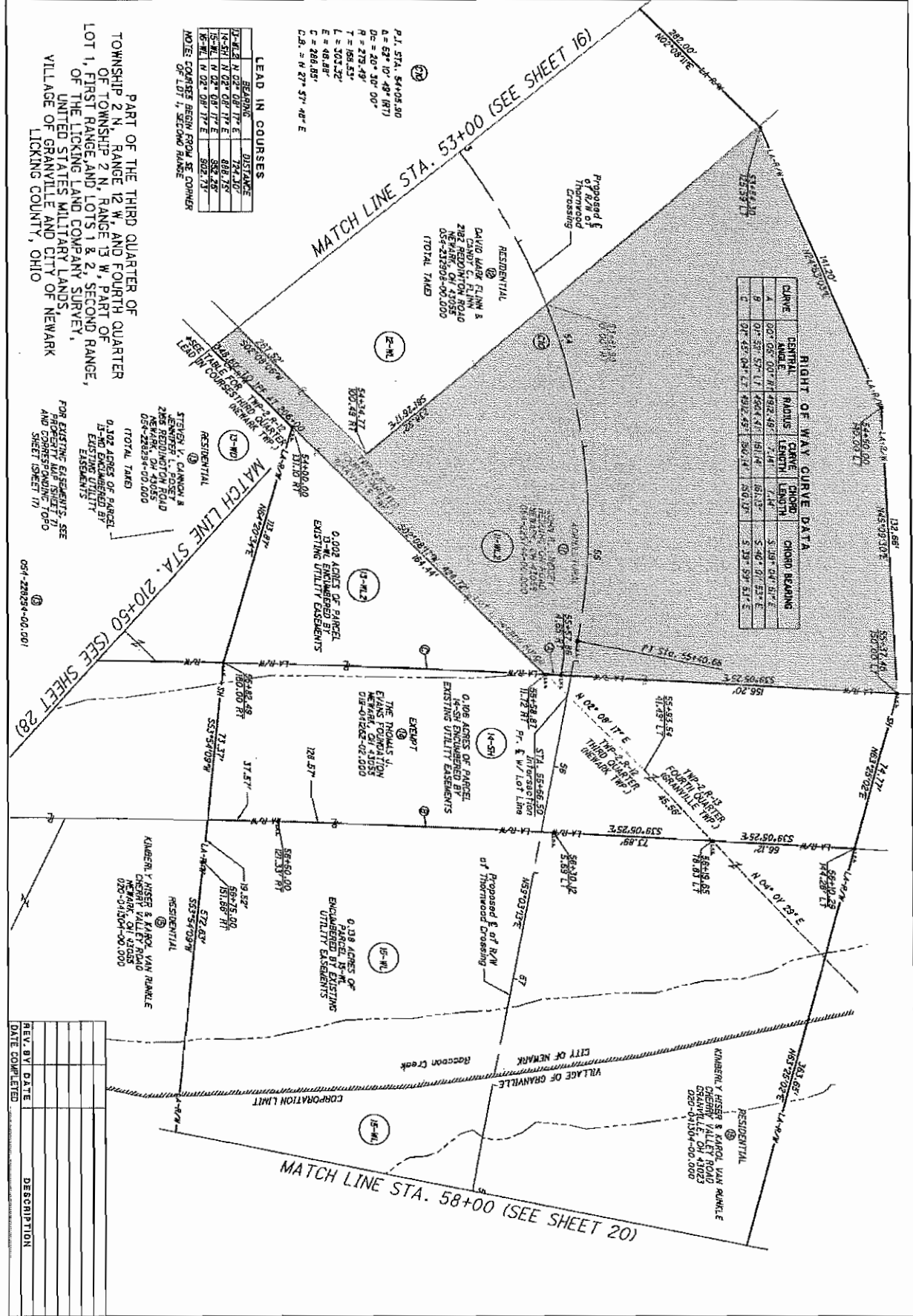
PART OF THE THIRD QUARTER
 QUARTER OF TOWNSHIP 2 N,
 RANGE 12 W, AND FOURTH
 QUARTER OF TOWNSHIP 2 N,
 RANGE 13 W, PART OF
 LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
 OF THE LICKING LAND COMPANY SURVEY,
 UNITED STATES MILITARY LANDS,
 VILLAGE OF GRANVILLE AND CITY OF NEWMARK
 LICKING COUNTY, OHIO

FOR EXISTING & PROPOSED Easements,
 SEE SEVENTH EDITION OF SURVEY SHEET M1
 AND CORRELATING SURVEY SHEET M1

STEVEN V. CANAWICK &
 JENNIFER L. CANAWICK
 246 NEWARK ROAD
 NEWARK, OH 43055
 OS-282294-00.000

TOTAL TAKE
 OS-282294-00.001

REV.	BY	DATE	DESCRIPTION
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BEARING	DISTANCE
D-12-N 02° 02' 17" E	172.00
D-12-S 89° 04' 52" E	688.75
D-12-N 02° 02' 17" E	582.25
D-12-N 02° 02' 17" E	502.75

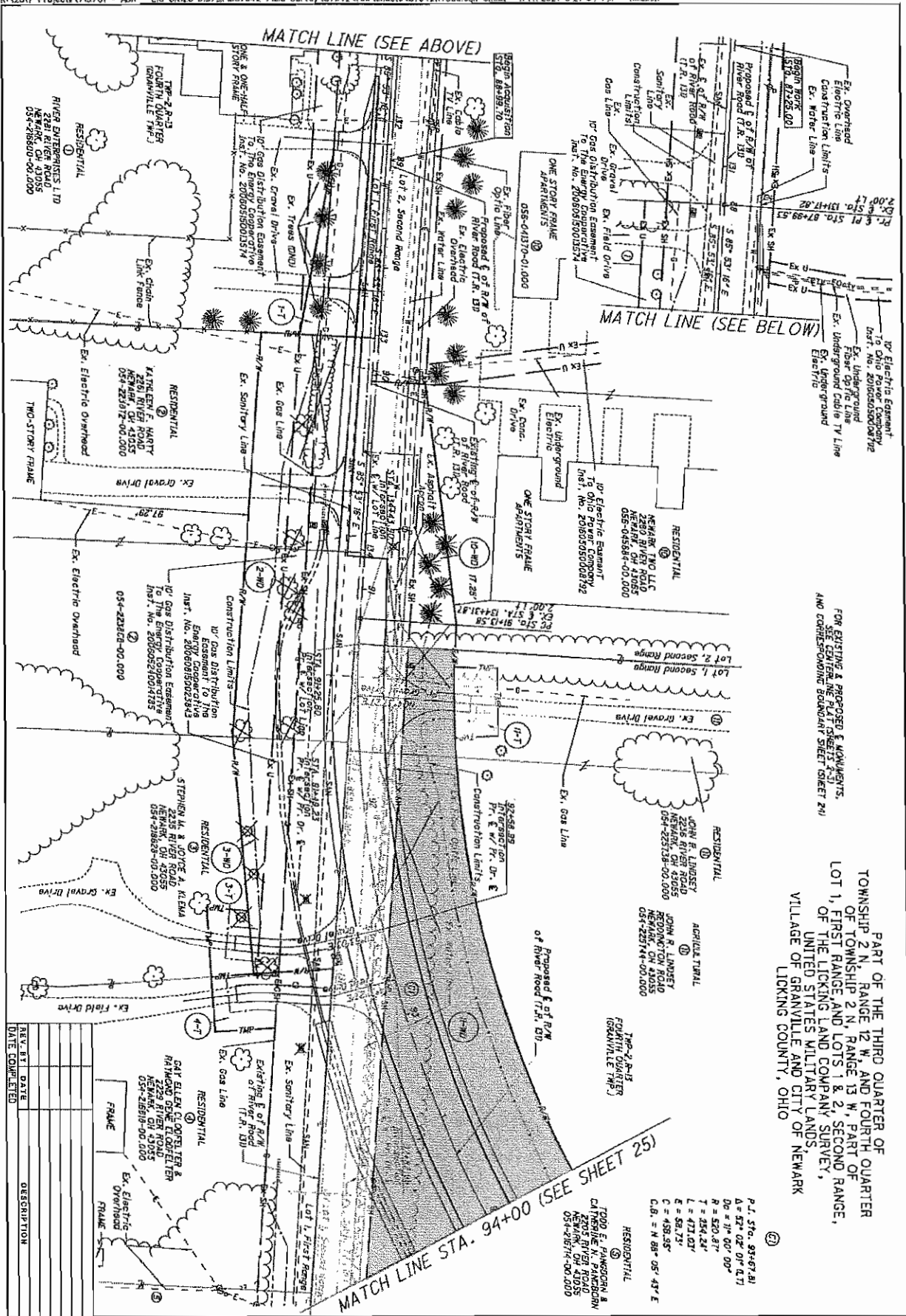
NOTE: COURSE BEGIN FROM SE CORNER OF LOT 1, SECOND RANGE

P.I. STA. 54+03.00
 Δ = 63° 10' 48" (RT)
 Δc = 207.30' 00"
 R = 275.49'
 L = 168.53'
 Lc = 303.32'
 E = 48.88'
 C = 268.89'
 C.B. = N 27° 57' 48" E

PART OF THE THIRD QUARTER OF TOWNSHIP 2 N., RANGE 12 W. AND FOURTH QUARTER OF TOWNSHIP 2 N., RANGE 13 W., PART OF LOT 1, FIRST RANGE, LOTS 1 & 2, SECOND RANGE, OF THE LICKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO

FOR EXISTING EASEMENTS, SEE THE PREVIOUS SHEET OF THIS SURVEY. SEE SHEET 171

REV. BY	DATE	DESCRIPTION



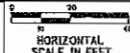
REV. NO.	DATE	DESCRIPTION

LIC-THORNWOOD CROSSING

**RIGHT OF WAY TOPO SHEET
STA. 88+50 TO STA. 94+00**

BY DESIGNER
TRIS
BY REVIEWER
BDS

PID NO.
87642



PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N., RANGE 12 W., AND FOURTH QUARTER
OF TOWNSHIP 2 N., RANGE 13 W., PART OF
LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

FOR EXISTING & PROPOSED MONUMENTS,
SEE CENTERLINE PLAT SHEET A-31
AND CORRESPONDING BOUNDARY SHEET (SHEET 24)

P.1. STA. 93+67.81
A = 57° 02' 01" 01" E
D = 314.00'
P.2 = 520.87'
T = 254.24'
L = 271.01'
E = 521.73'
C = 158.15°
C.I.B. = N 68° 05' 43" E

TODD E. FANGORN &
KATHERINE K. FANGORN
NEWARK, OH 43055
054-216714-00-000

TWP-2-N-13
GRANVILLE TWP.

AGRICULTURAL
JOHN R. LINDSEY
2205 RIVER ROAD
NEWARK, OH 43055
054-223138-00-000

RESIDENTIAL
JOHN R. LINDSEY
2205 RIVER ROAD
NEWARK, OH 43055
054-223138-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
NEWARK TPO LLC
2205 RIVER ROAD
NEWARK, OH 43055
055-045864-00-000

RESIDENTIAL
RIVER ENTERPRISES LTD
2281 RIVER ROAD
NEWARK, OH 43055
054-218800-00-000

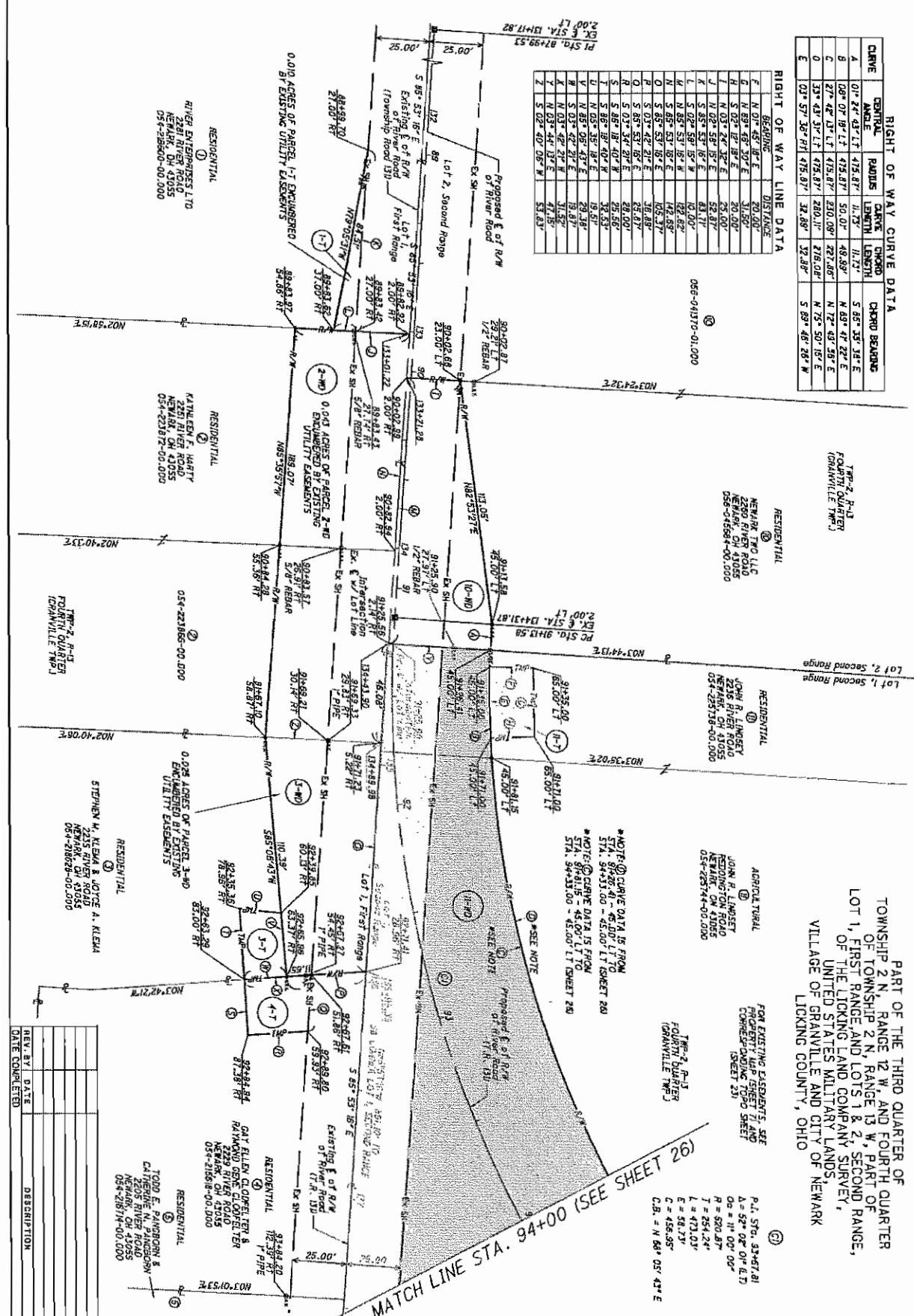
RESIDENTIAL
KATHLEEN E. HARTY
2261 RIVER ROAD
NEWARK, OH 43055
054-223017-00-000

RESIDENTIAL
KATHLEEN E. HARTY
2261 RIVER ROAD
NEWARK, OH 43055
054-223017-00-000

RESIDENTIAL
STEPHEN H. & LYNE A. KLEMA
2235 RIVER ROAD
NEWARK, OH 43055
054-218828-00-000

RESIDENTIAL
GAY ELLEN G. O'NEILL &
NATHAN D. O'NEILL
NEWARK, OH 43055
054-216810-00-000

RESIDENTIAL
GAY ELLEN G. O'NEILL &
NATHAN D. O'NEILL
NEWARK, OH 43055
054-216810-00-000



RIGHT OF WAY CURVE DATA

CURVE	BEARING	ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PIECES
A	01° 24' 43" E	117.73°	S 85° 36' 34" E	11.73'	50.00'	1
B	09° 07' 19" E	117.73°	N 72° 49' 22" E	48.89'	271.08'	1
C	27° 42' 13" E	117.73°	N 75° 50' 19" E	271.08'	280.11'	1
D	33° 43' 32" E	117.73°	S 89° 46' 28" W	32.88'	280.11'	1
E	01° 57' 35" E	117.73°	S 89° 46' 28" W	32.88'	280.11'	1

RIGHT OF WAY LINE DATA

POINT	BEARING	DISTANCE
F	N 01° 45' 37" E	20.00'
G	N 89° 46' 28" E	31.50'
H	S 02° 12' 38" E	20.00'
I	N 03° 24' 32" E	23.00'
J	N 02° 55' 15" E	52.81'
K	S 05° 58' 18" W	43.10'
L	N 86° 53' 18" W	122.62'
M	S 05° 57' 18" E	142.68'
N	S 05° 57' 18" E	105.37'
O	S 03° 42' 21" E	38.89'
P	S 03° 42' 21" E	25.87'
Q	S 03° 42' 21" E	28.00'
R	S 03° 42' 21" E	25.55'
S	S 03° 42' 21" E	25.55'
T	S 03° 42' 21" E	25.55'
U	S 03° 42' 21" E	25.55'
V	S 03° 42' 21" E	25.55'
W	S 03° 42' 21" E	25.55'
X	S 03° 42' 21" E	25.55'
Y	S 03° 42' 21" E	25.55'
Z	S 03° 42' 21" E	25.55'

PART OF THE THIRD QUARTER OF TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER OF TOWNSHIP 2 N, RANGE 13 W, PART OF LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE, OF THE LICKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO

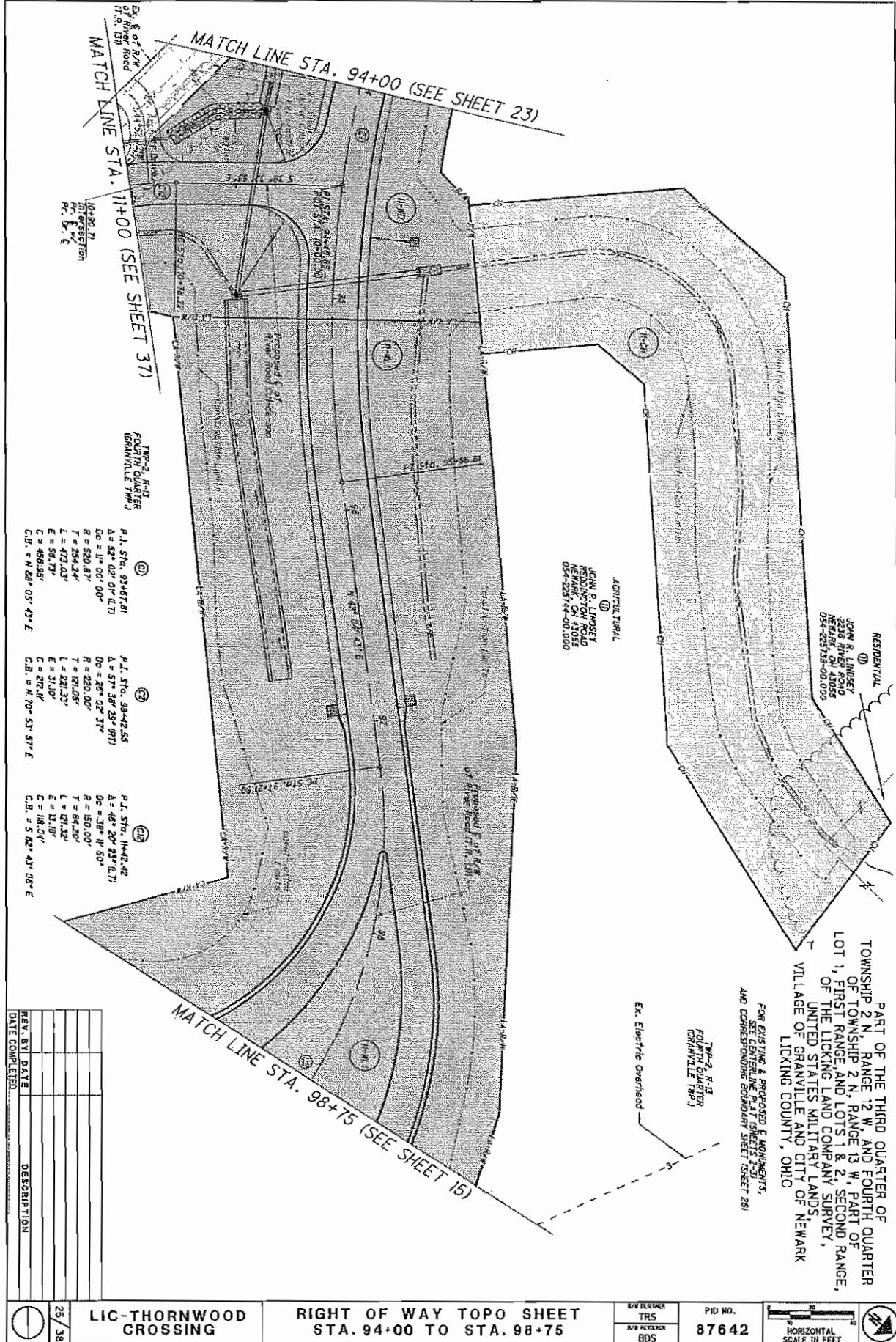
*NOTE: CURVE DATA IS FROM STA. 88+00 TO 45.00' LT ISMERT 200
 *NOTE: CURVE DATA IS FROM STA. 94+15 TO 45.00' LT ISMERT 200

FOR EXISTING EASEMENTS SEE PROPERTY MAP SHEET 7 AND CORRESPONDING T290 SHEET (SHEET 23)

FOR EXISTING EASEMENTS SEE PROPERTY MAP SHEET 7 AND CORRESPONDING T290 SHEET (SHEET 23)

P.L. STA. 33+67.81
 Δ = 52° 02' 04" LT
 Δ = 11° 02' 04"
 R = 520.87'
 T = 254.24'
 L = 473.03'
 E = 58.73'
 C = 456.65'
 C.B. = N 66° 05' 43" E

REV. BY	DATE	DESCRIPTION



MATCH LINE STA. 94+00 (SEE SHEET 23)

MATCH LINE STA. 98+75 (SEE SHEET 15)

Curve 1
 P.I. Sta. 94+67.81
 Δ = 82° 00' 00" (LT)
 Dc = 117' 00" 00"
 R = 520.87'
 T = 254.34'
 L = 473.03'
 E = 59.73'
 C = 458.95'
 C.B. = N 88° 05' 43" E

Curve 2
 P.I. Sta. 98+42.55
 Δ = 57° 36' 29" (RT)
 Dc = 26' 02" 37"
 R = 121.05'
 T = 121.05'
 L = 221.33'
 E = 31.10'
 C = 82.11'
 C.B. = N 70° 53' 37" E

Curve 3
 P.I. Sta. 104+2.42
 Δ = 46° 20' 25" (LT)
 Dc = 38' 11" 50"
 R = 150.00'
 T = 84.20'
 L = 21.32'
 E = 11.10'
 C = 18.04'
 C.B. = S 82° 43' 08" E

REV. BY	DATE	DESCRIPTION

LIC-THORNWOOD CROSSING

RIGHT OF WAY TOPO SHEET
STA. 94+00 TO STA. 98+75

SURVEYOR
TRIS
A/R REFERENCE
BDS

PID NO.
87642

FOR EXISTING & PROPOSED E. MONUMENTS,
SEE CENTERLINE PLAT SHEETS 2-3,
AND CORRESPONDING BOUNDARY SHEET (SHEET 28)

HORIZONTAL SCALE IN FEET

PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER
OF TOWNSHIP 2 N, RANGE 13 W, PART OF
LOT 1, FIRST RANGE, AND LOTS 1 & 2, SECOND RANGE,
OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS,
VILLAGE OF GRAVILLLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

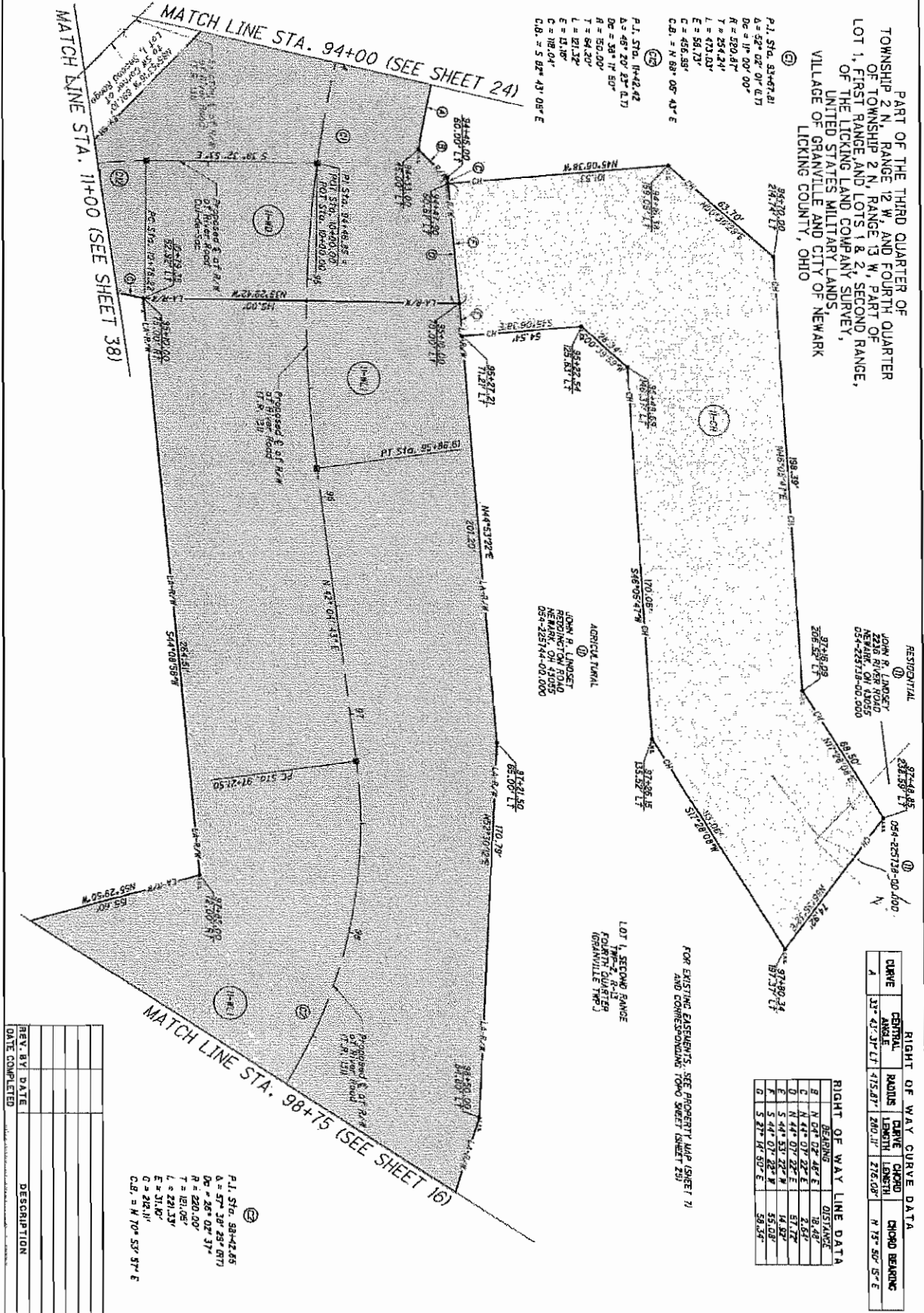
AGRICULTURAL
JOHN R. LIMBSEY
NEWARK, OH 43055
614-228144-00.000

RESIDENTIAL
JOHN R. LIMBSEY
NEWARK, OH 43055
614-228144-00.000

TRIS
 GRAVILLLE (TRIS)

Ex. Electric Overhead

PART OF THE THIRD QUARTER OF TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER OF TOWNSHIP 2 N, RANGE 13 W, PART OF LOT 1, FIRST RANGE, AND LOTS 1 & 2, SECOND RANGE, OF THE LICKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO



P.I. STA. 94+42.42
 Δ = 48° 20' 23" (L.T.)
 DC = 387.17 50°
 R = 50.00'
 T = 84.20'
 L = 21.33'
 E = 13.06'
 C.B. = N 88° 05' 43" E

JOHN R. LUNBEST
 SURVEYOR
 NEWARK, OH 43095
 614-251-4400-0000

LOT 1, SECOND RANGE
 TWP. 2, R. 13
 FOURTH QUARTER
 GRANVILLE TWP. J

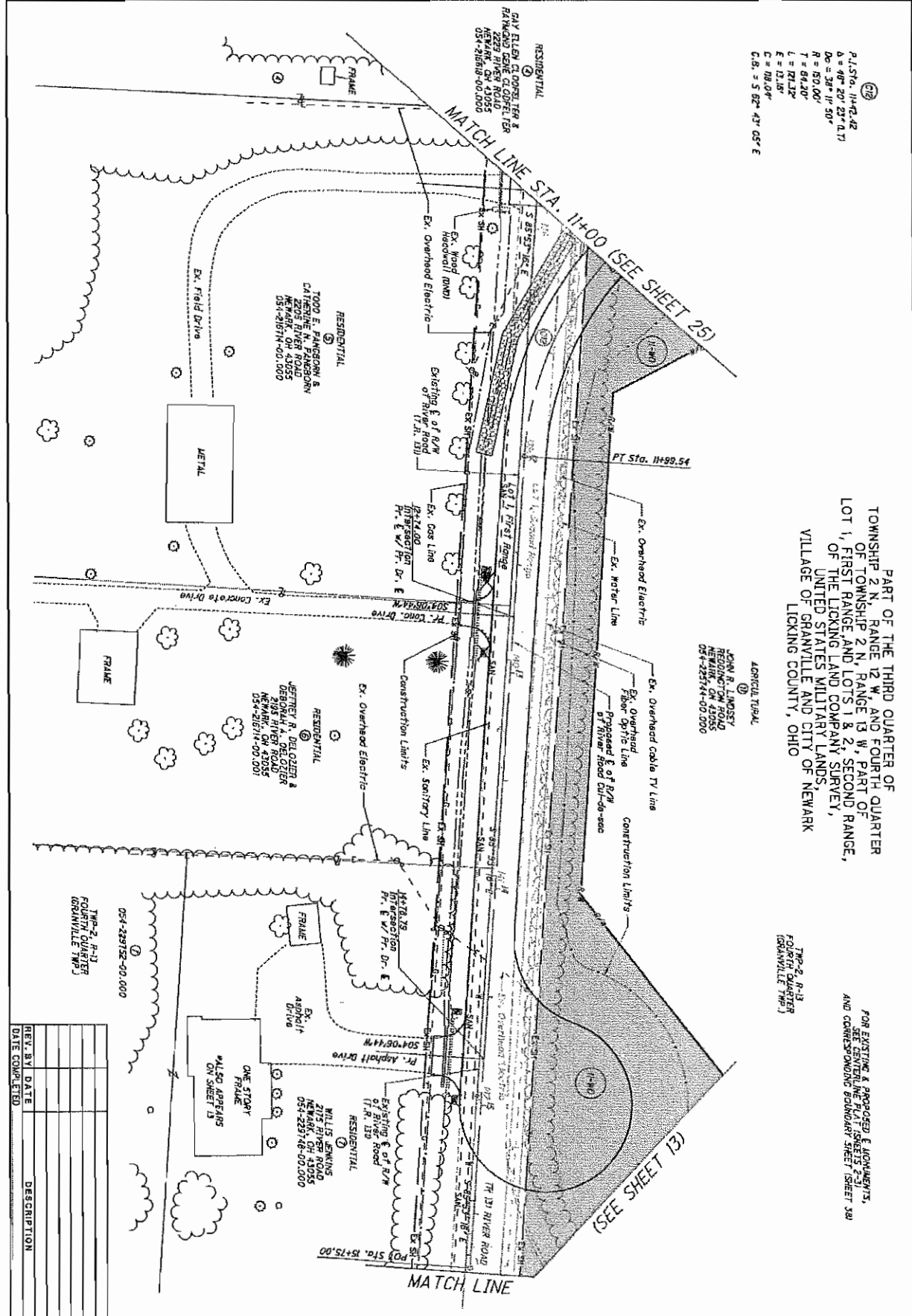
FOR EXISTING EASEMENTS, SEE PROPERTY MAP (SHEET 7) AND CORRESPONDING TOWN SHEET (SHEET 29)

RIGHT OF WAY CURVE DATA			
CURVE	CENTRAL ANGLE	RADIUS	CURVE BEARING
A	33° 40' 31" LT	175.07'	280.11' 175.08°
			N 75° 50' 5" E

RIGHT OF WAY LINE DATA			
BEARING	DISTANCE	STATION	STATION
N 05° 02' 48" E	18.48'	94+00.00	94+00.00
N 44° 07' 22" E	2.65'	94+00.00	94+00.00
N 44° 07' 22" E	51.72'	94+00.00	94+00.00
S 44° 07' 22" W	14.92'	94+00.00	94+00.00
S 44° 07' 22" W	55.08'	94+00.00	94+00.00
S 21° 14' 50" E	59.54'	94+00.00	94+00.00

P.I. STA. 98+42.65
 Δ = 57° 38' 25" (R.T.)
 DC = 265.02 31°
 R = 250.00'
 T = 121.06'
 L = 221.33'
 E = 31.06'
 C.B. = N 10° 53' 57" E

REV. BY	DATE	DESCRIPTION



P.I. STA. 11+93.42
 Δ = 94° 01' 27.11"
 Δ = 58° 11' 50"
 R = 150.00'
 L = 66.20'
 L = 121.32'
 C.B. = 5 82° 43' 05" E

PART OF THE THIRD QUARTER OF
 TOWNSHIP 2 N., RANGE 12 W., AND FOURTH QUARTER
 OF TOWNSHIP 2 N., RANGE 13 W., PART OF
 LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
 OF THE LOCKING LAND COMPANY SURVEY,
 UNITED STATES MILITARY LANDS,
 VILLAGE OF GRANVILLE AND CITY OF NEWARK
 LICKING COUNTY, OHIO

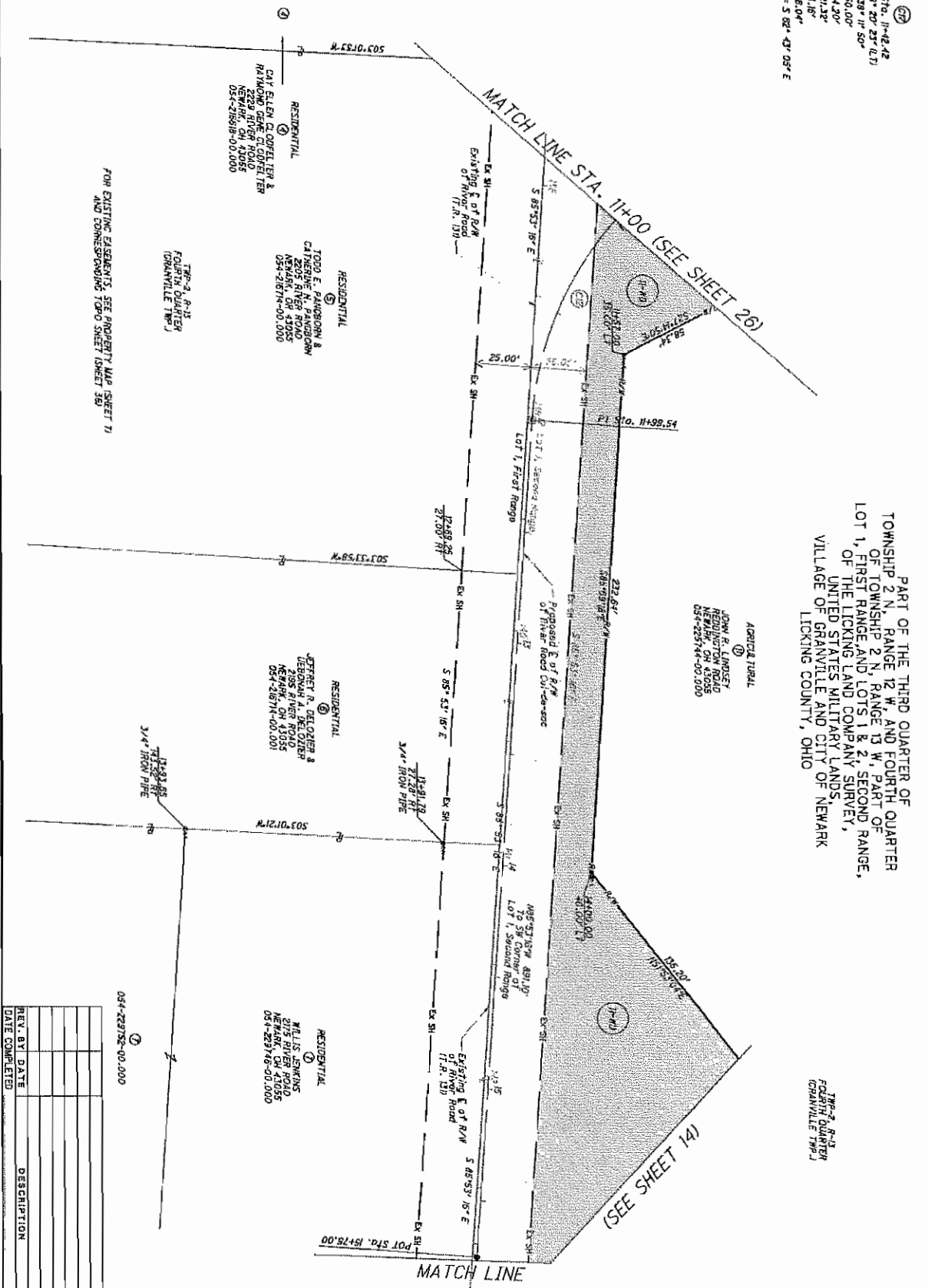
AGRICULTURAL
 JOHN R. LANGSTON
 NEWARK, OH 43055
 OS-4-225144-00.000

FOR EXISTING & PROPOSED E. MONUMENTS,
 SEE CENTERLINE PLAT SHEETS 2-31
 AND CORRESPONDING BOUNDARY SHEET (SHEET 30)
 TWP-2, R-13
 FOURTH QUARTER
 (GRANVILLE TWP.)

REV. BY	DATE	DESCRIPTION

DATE COMPLETED: 3/7/23

(24)
 P.L. Sta. 11+42.42
 Δ = 48° 20' 23" (L)
 Δ = 38° 14' 50"
 R = 150.00'
 T = 84.200'
 L = 121.32'
 E = 12.18'
 C.B. = 5 82° 43' 03" E

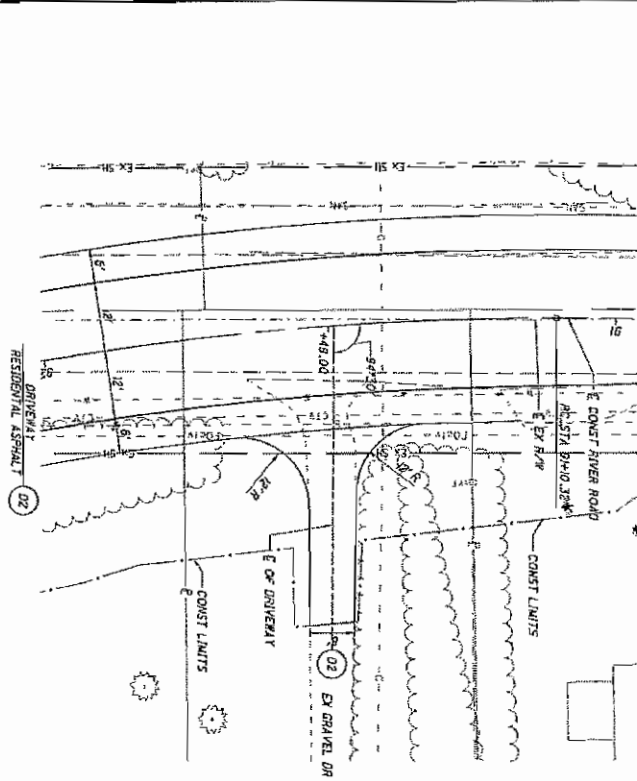
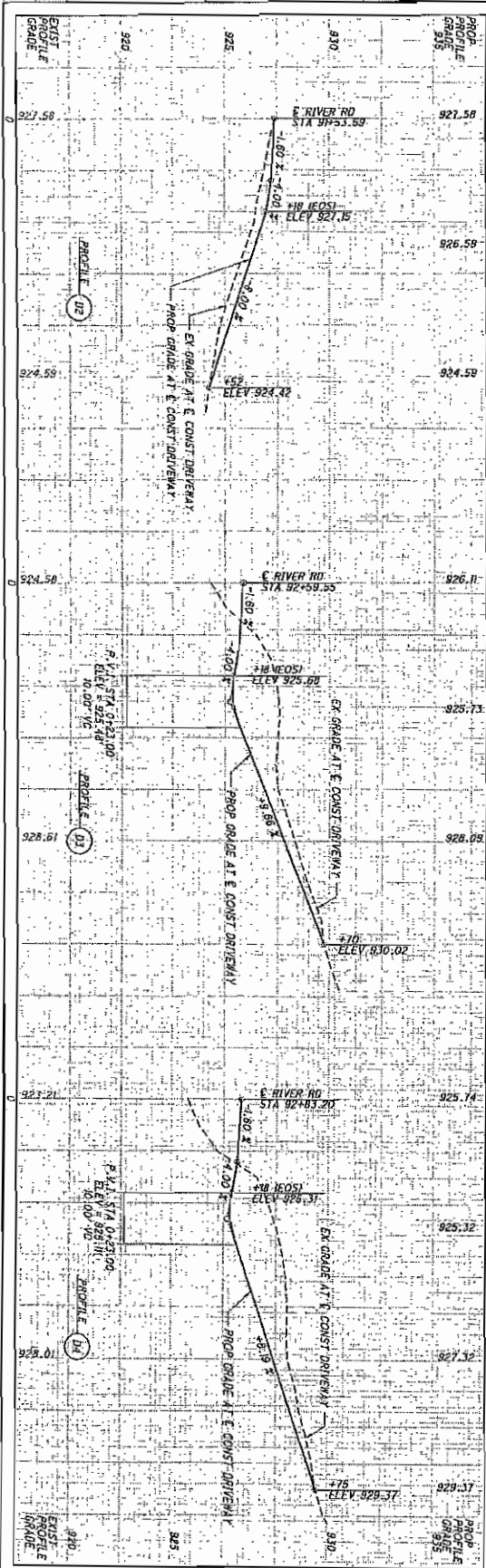


PART OF THE THIRD QUARTER
 OF TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER
 OF TOWNSHIP 2 N, RANGE 13 W, PART OF
 LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE,
 OF THE LICKING LAND COMPANY SURVEY,
 UNITED STATES MILITARY LANDS,
 VILLAGE OF GRANVILLE AND CITY OF NEWARK
 LICKING COUNTY, OHIO

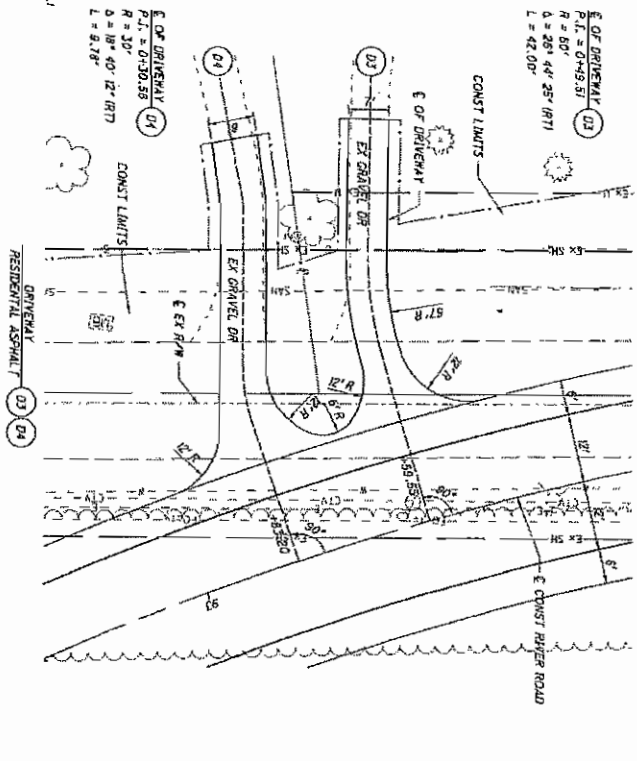
FOR EXISTING EASEMENTS, SEE PROPERTY MAP (SHEET 7)
 AND CORRESPONDING TOPO SHEET (SHEET 38)

054-229152-00.000

REV. BY	DATE	DESCRIPTION



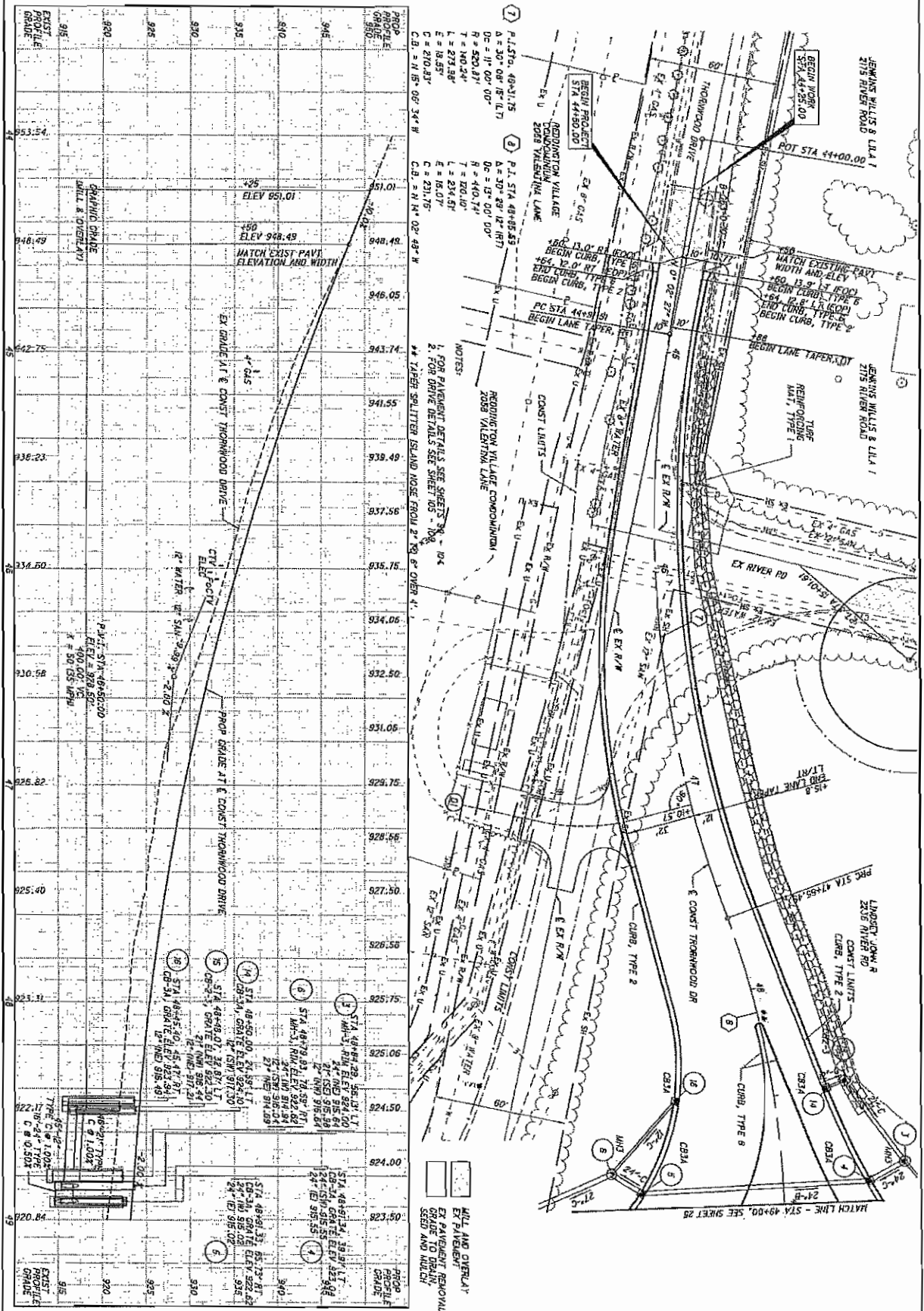
[1] DROPPED CURB, PER B-4.1
 EOS = EDGE OF SHOULDER
 BOS = BACK OF CURB

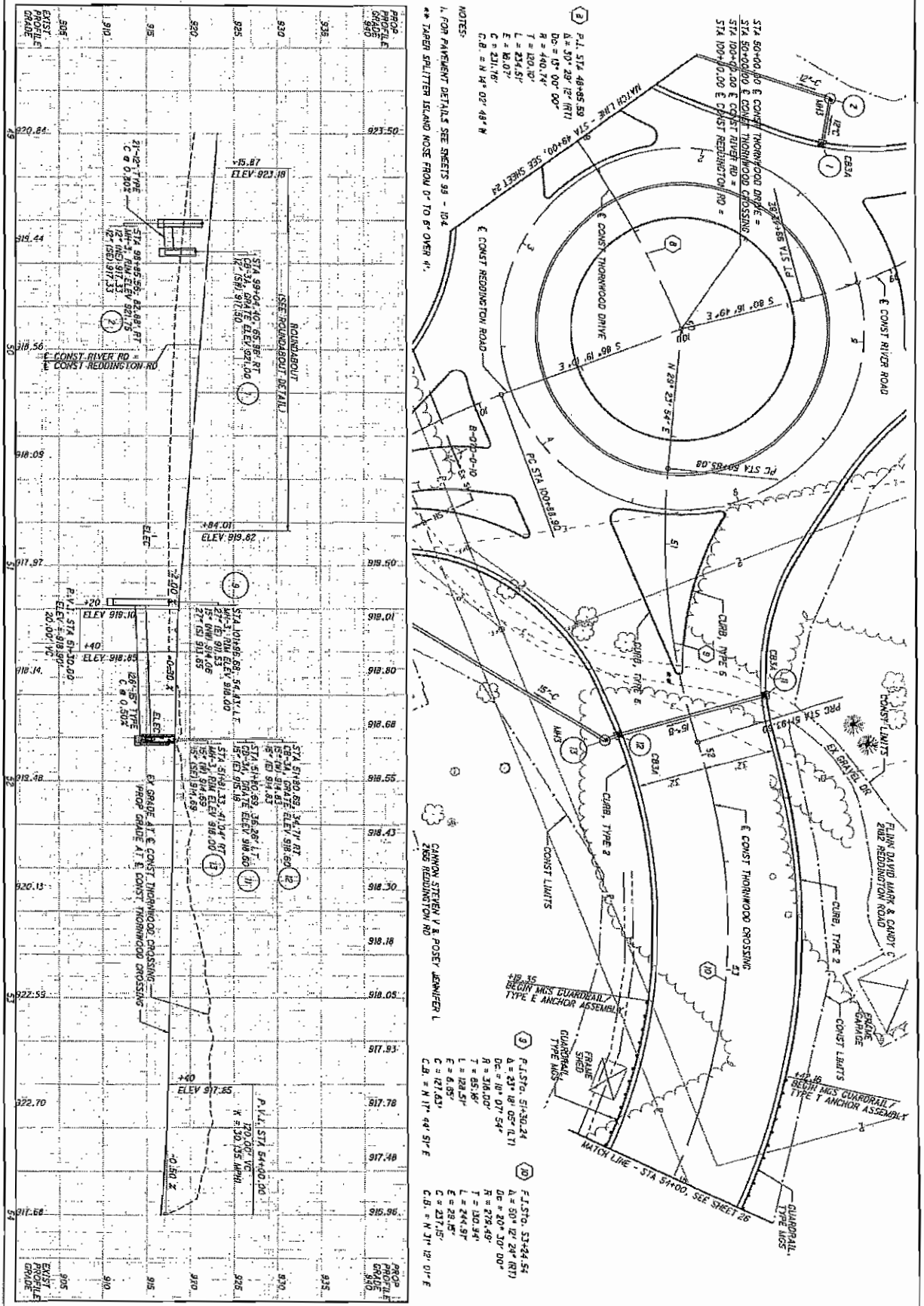


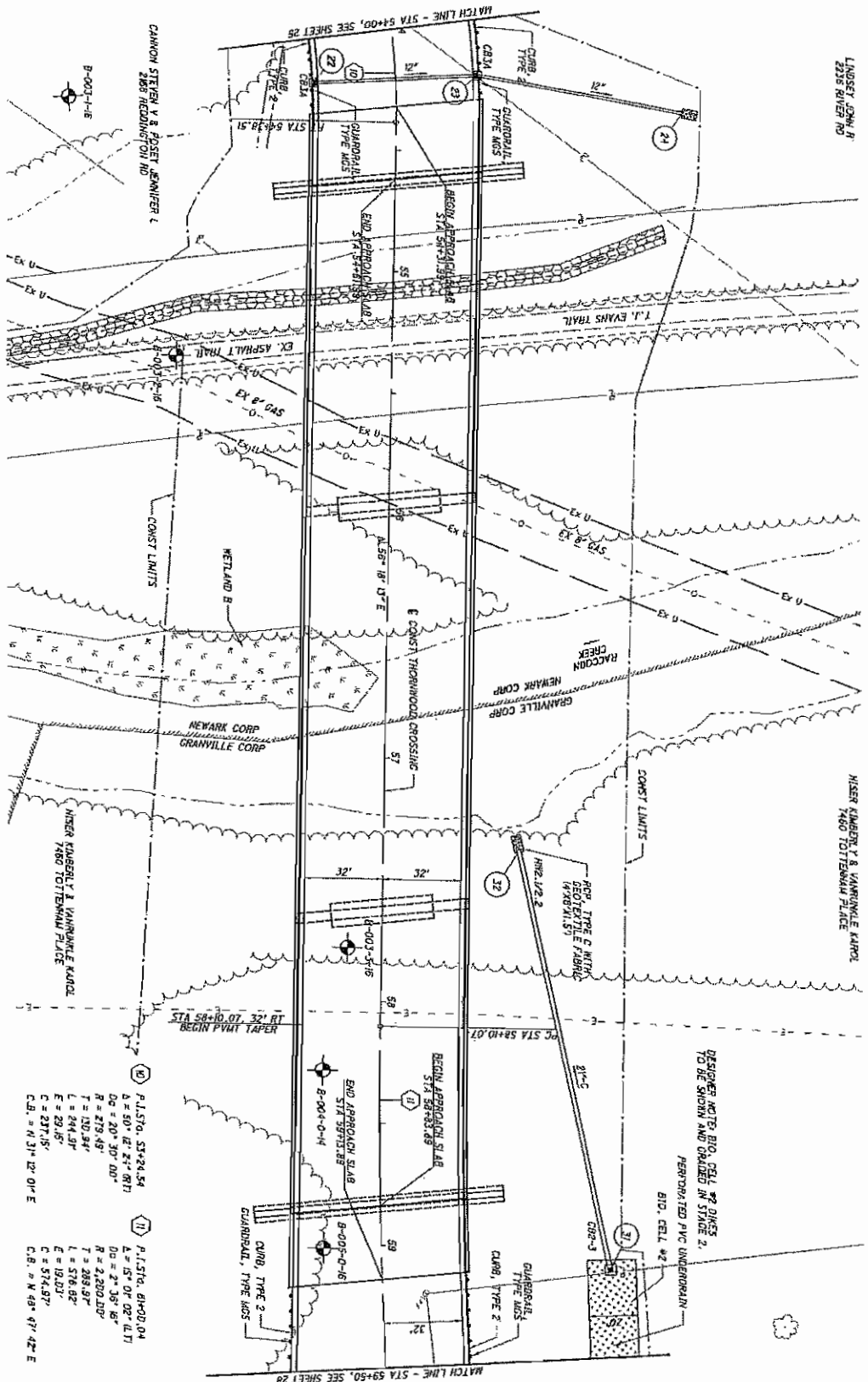
105
125
LIC-THORNWOOD CROSSING

DRIVE DETAILS - RIVER ROAD
STA 91+53.59 LT, 92+59.55 RT, 92+83.20 RT

SCALE: AUTO	0	30	60
TOD	[Graphic Scale]		
CHANGED	HORIZONTAL SCALE IN FEET		
PEK	[North Arrow]		







- (10) P.L.S150, 53+94.54
 $\Delta = 50^\circ 42' 23''$ RTI
 $D = 20^\circ 30' 00''$
 $R = 279.49'$
 $T = 120.84'$
 $L = 344.97'$
 $C = 237.15'$
 $C.A. = N 31^\circ 12' 01'' E$
- (11) P.L.S150, 61+02.04
 $\Delta = 15^\circ 01' 02''$ LTI
 $D = 2^\circ 36' 00''$
 $R = 2,200.00'$
 $T = 268.97'$
 $L = 578.68'$
 $E = 19.21'$
 $C = 574.97'$
 $C.A. = N 49^\circ 47' 42'' E$

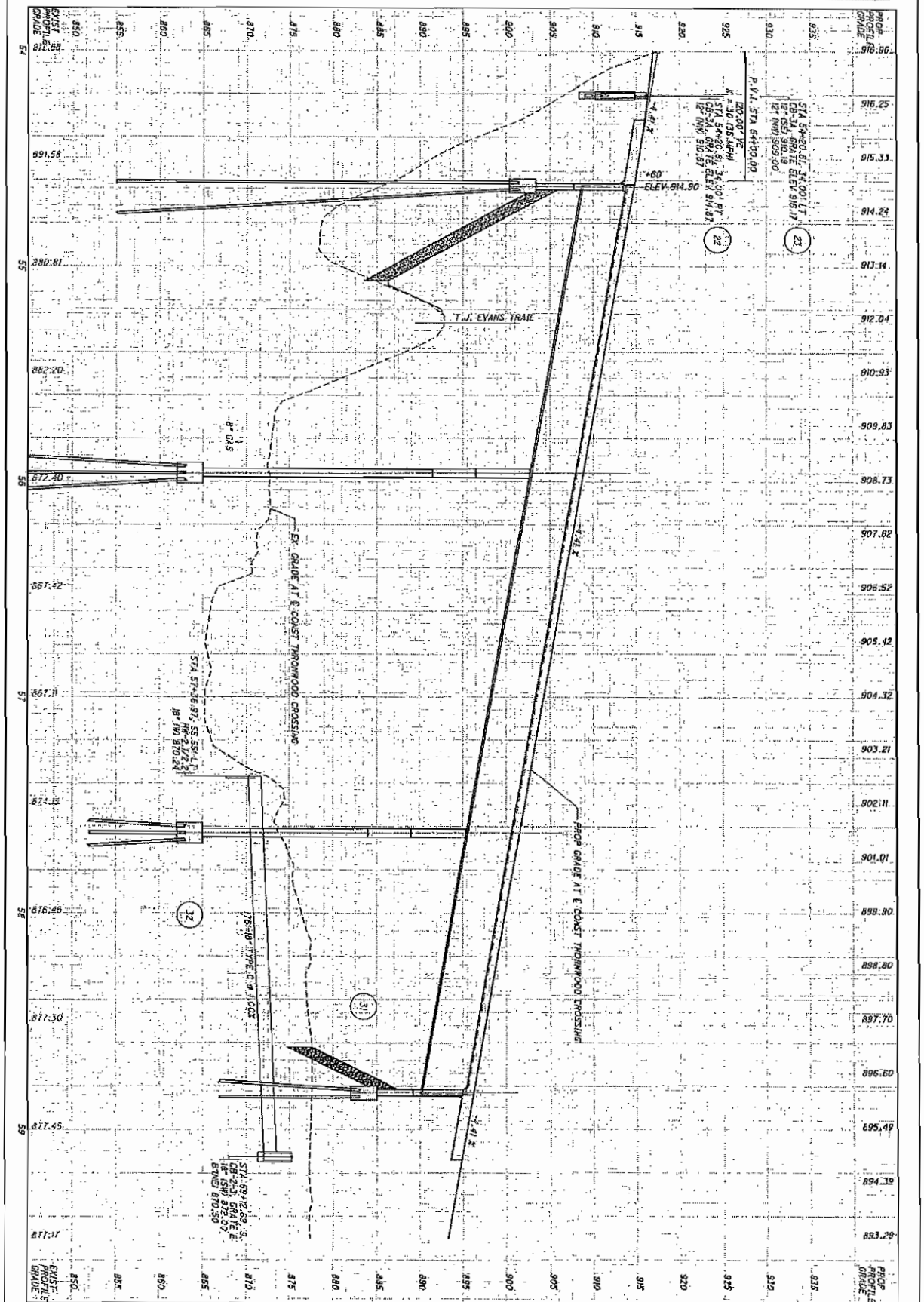
NOTES
 1. FOR PAVEMENT DETAILS SEE SHEETS 59 - 04.

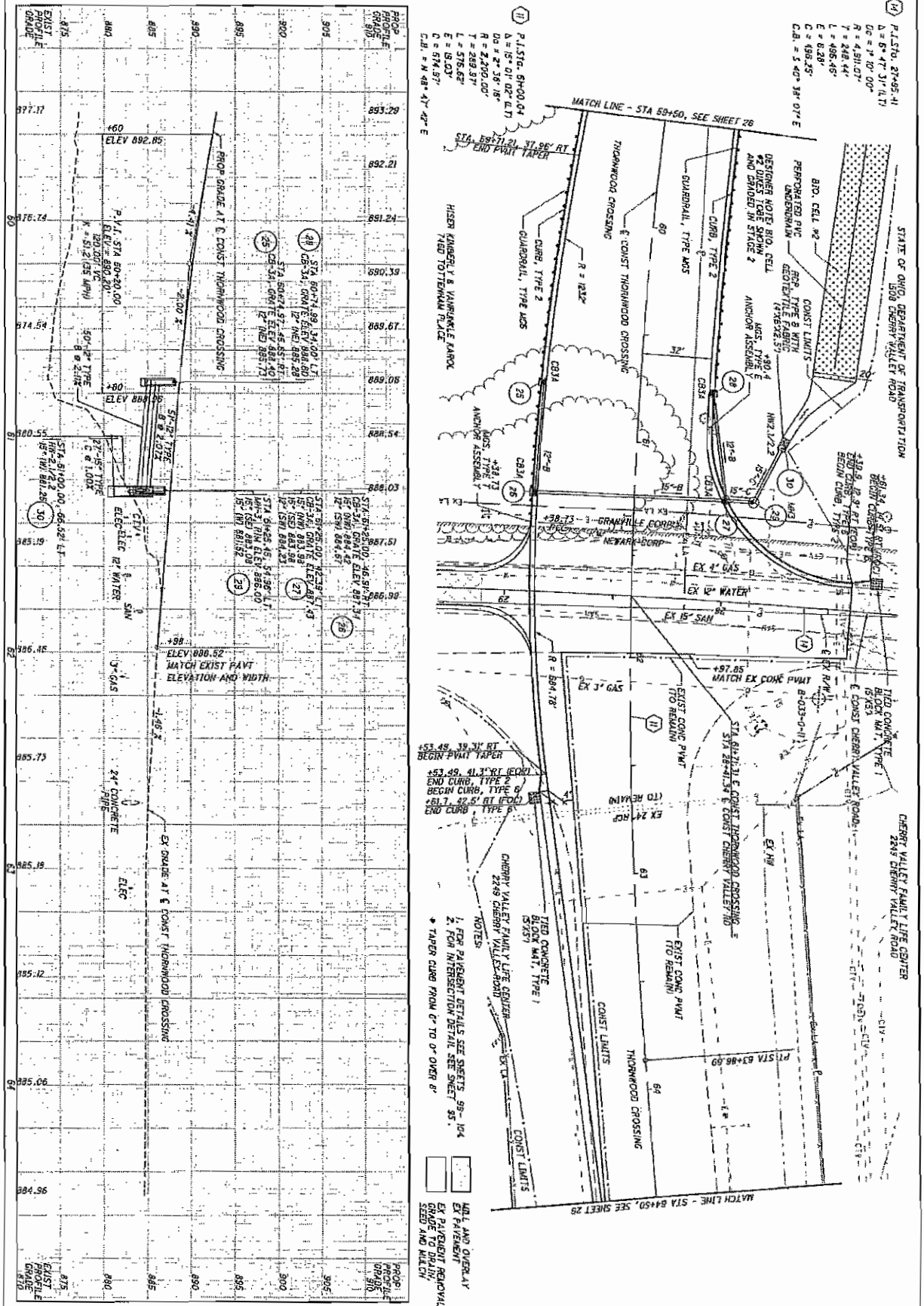
LIC-THORNWOOD CROSSING

**PLAN - THORNWOOD CROSSING
 STA 54+00 TO 59+50**

SCALE: 1" = 20'	6	20
TOD		
ENCLER		
PRS		

HORIZONTAL SCALE IN FEET



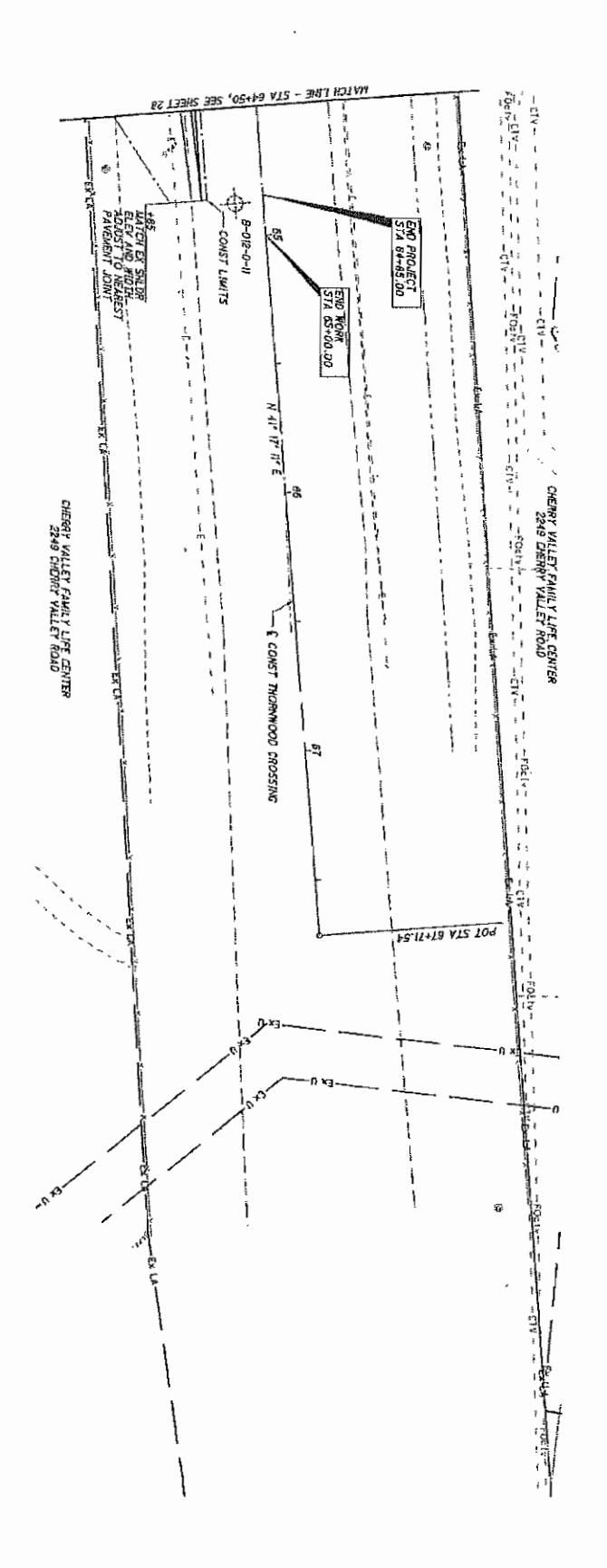
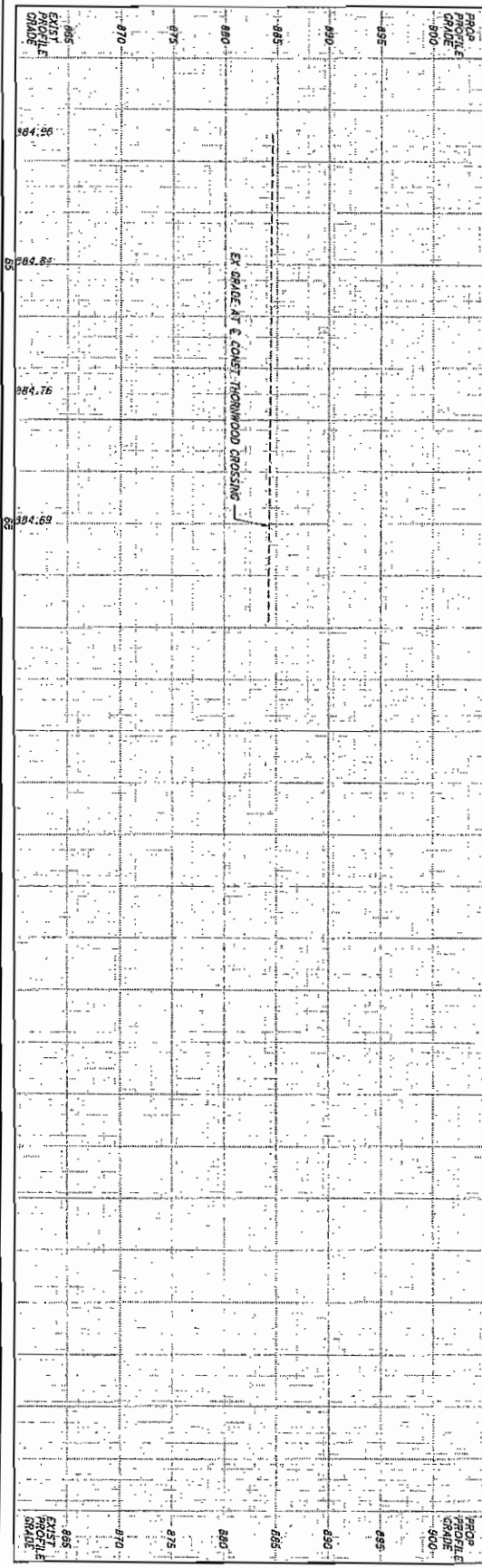


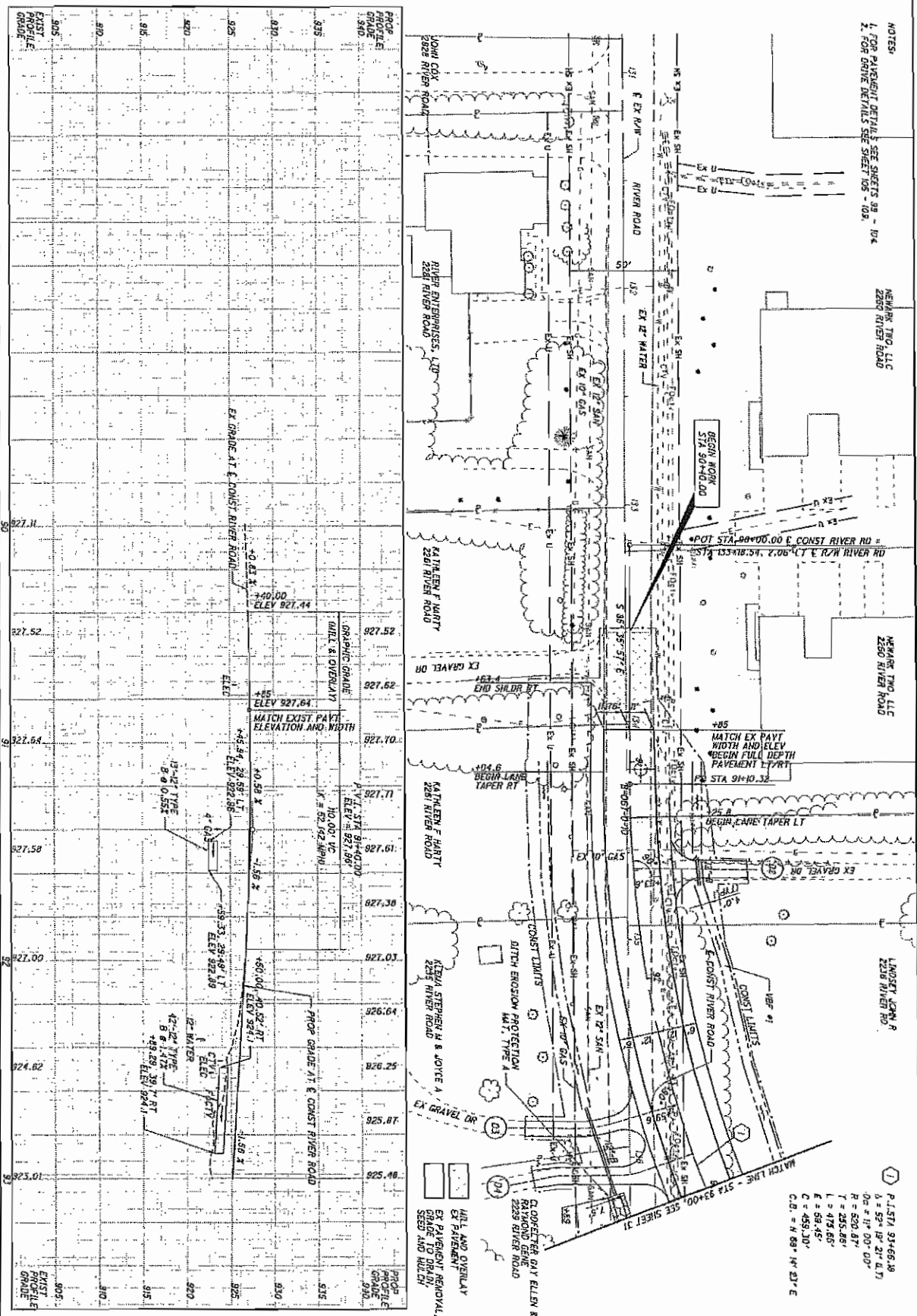
28
LIC-THORNWOOD CROSSING

PLAN AND PROFILE - THORNWOOD CROSSING
STA 59+50 TO 64+50

CALCULATED
TOD
CHECKED
PRS

HORIZONTAL
SCALE IN FEET





NOTES:
 1. FOR PAYMENT DETAILS SEE SHEETS 98 - 104
 2. FOR DRIVE DETAILS SEE SHEETS 105 - 109.

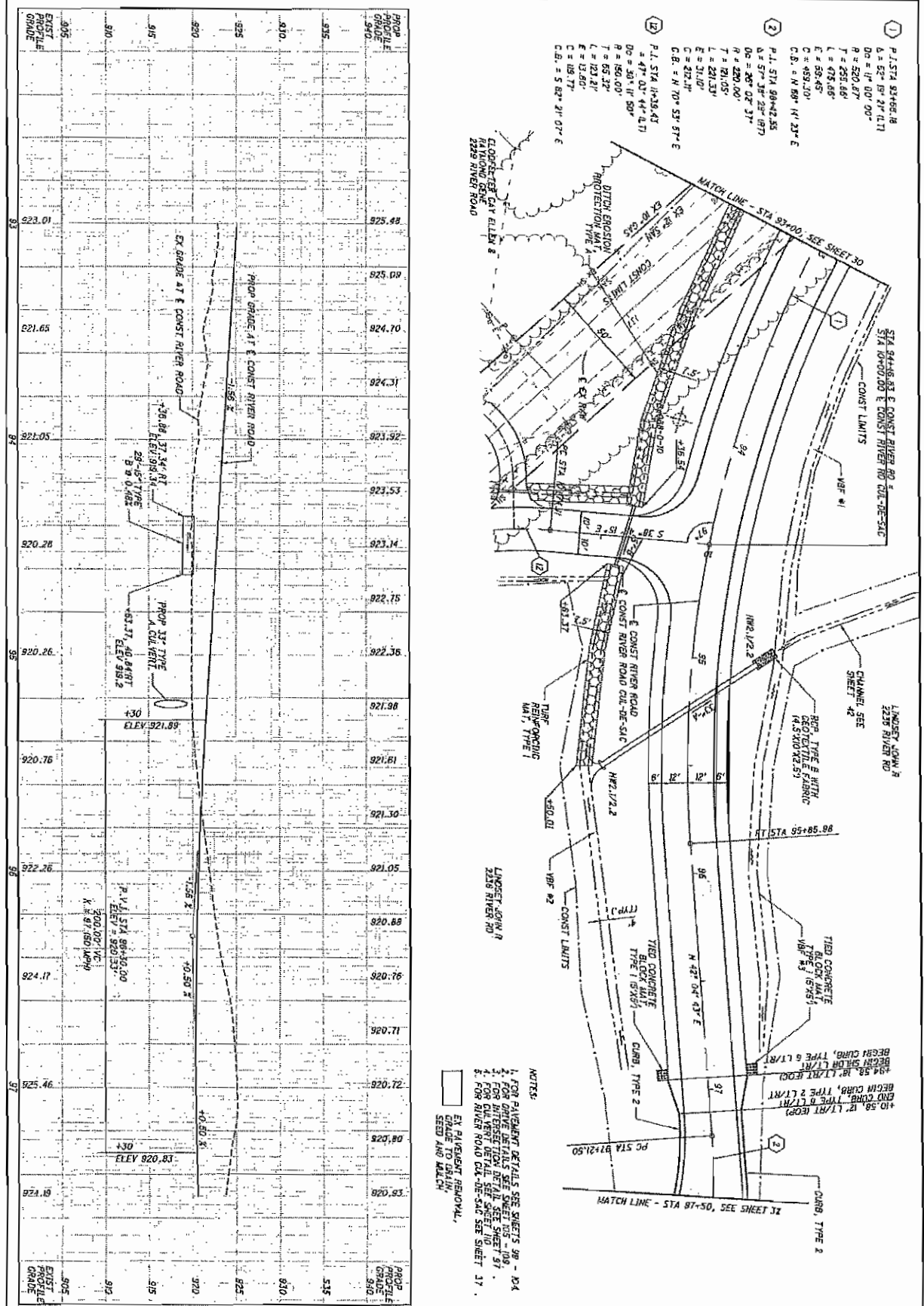
MARK TWO, LLC
 2267 RIVER ROAD

MARK TWO, LLC
 2260 RIVER ROAD

LINDSEY JOHN R
 2238 RIVER ROAD

1
 P.L. STA. 91+65.49
 A = 52' 10" 21' 21" (L)
 0.5 = 11' 00" 00"
 R = 520.87'
 T = 235.86'
 L = 473.65'
 E = 58.45'
 C = 459.10'
 C.D. = 4' 09" 14' 23" E

	CALC. BY: 100 CHECKED: PEK	HORIZONTAL SCALE 1/4" = 1'
	PLAN AND PROFILE - RIVER ROAD STA 90+50 TO 93+00	
	LIC-THORNWOOD CROSSING	

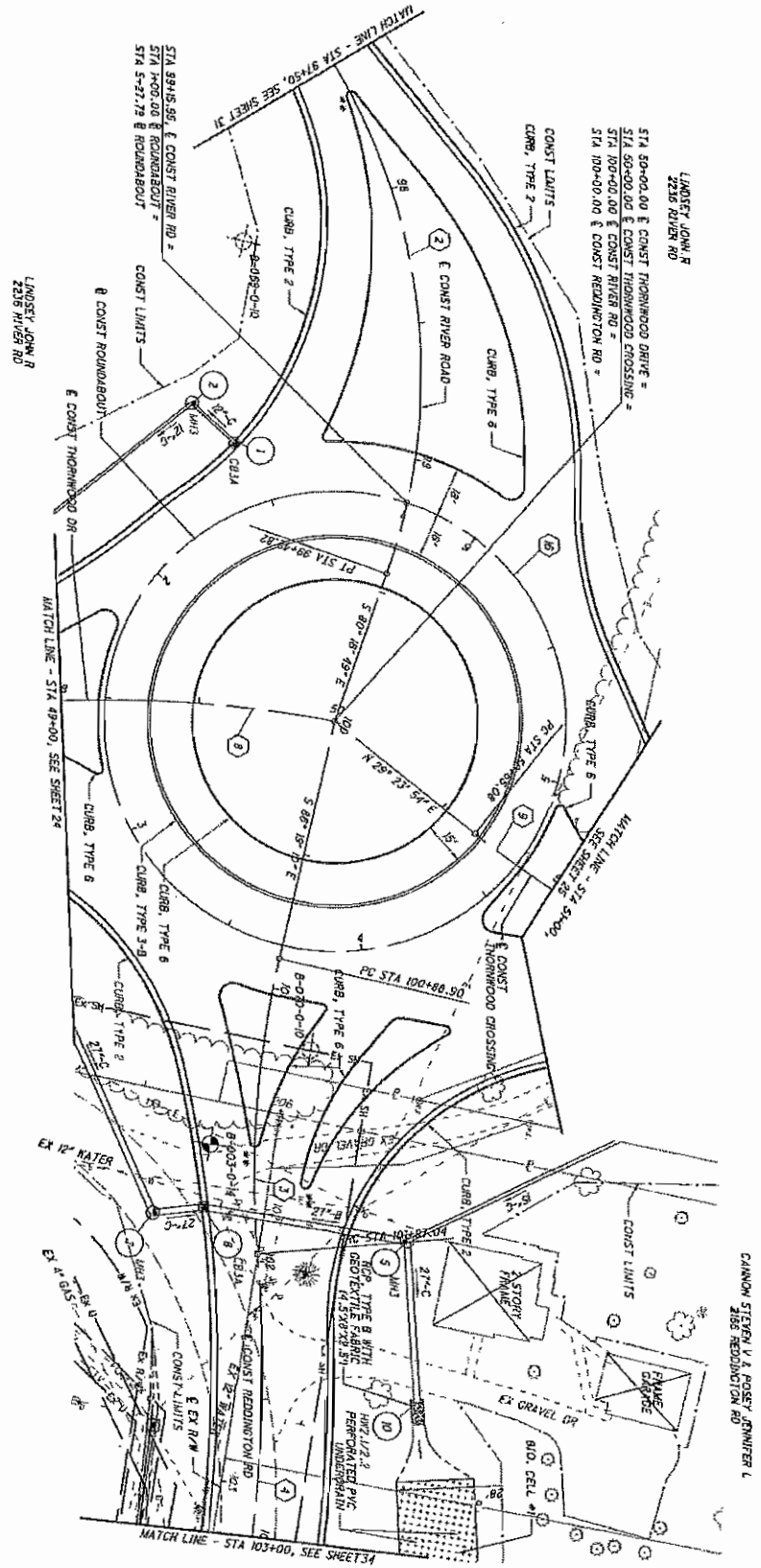


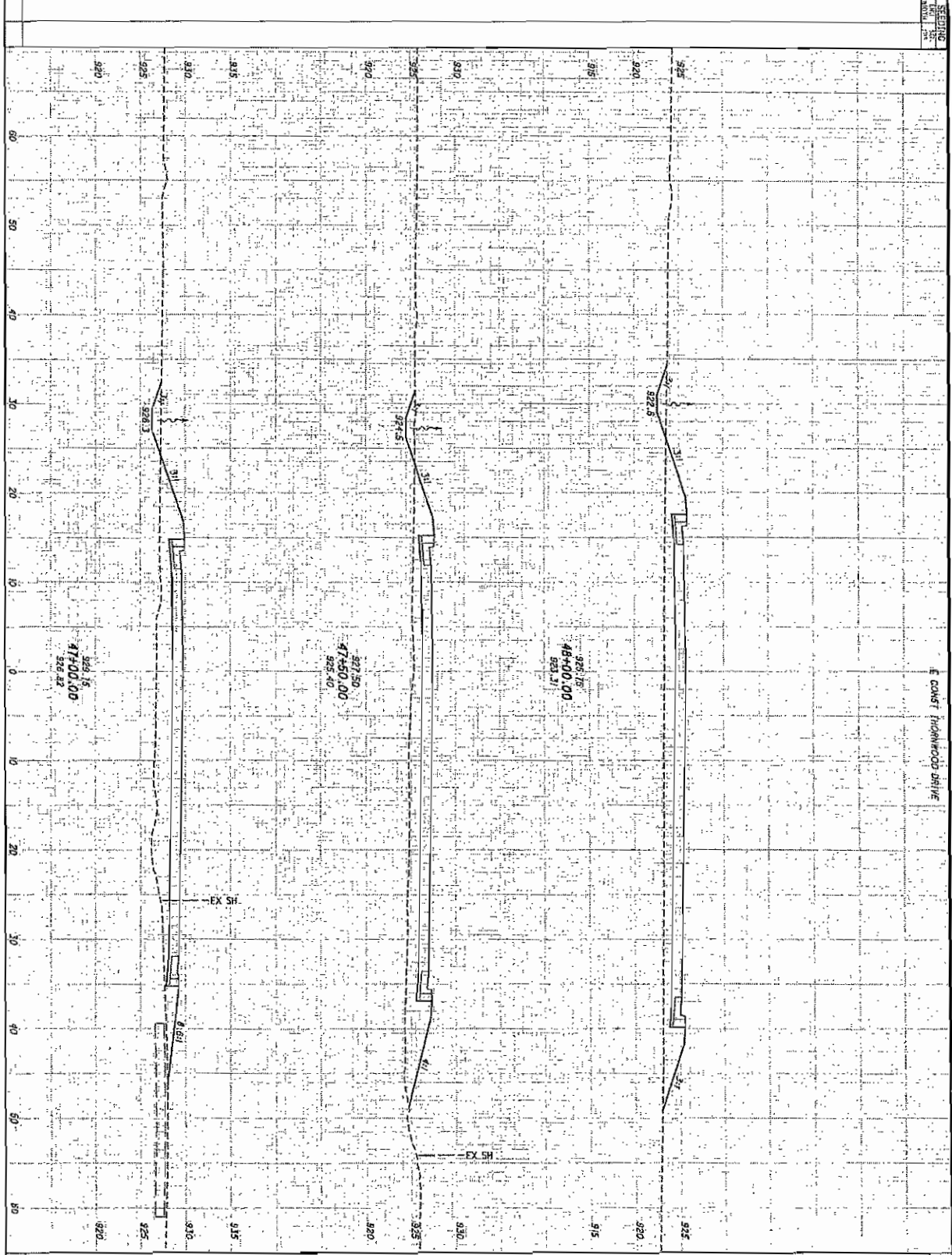
- ① P.I. STA 93+06.18
 $\Delta = 52' 10" 24' 11"$
 $D = 11' 00' 00"$
 $R = 520.67'$
 $T = 255.66'$
 $L = 475.66'$
 $E = 59.45'$
 $C = 459.20'$
 $C.B. = N 89^\circ 14' 24" E$
- ② P.I. STA 96+42.55
 $\Delta = 57' 31' 23" 1877$
 $D = 26' 02' 31"$
 $R = 220.00'$
 $T = 121.05'$
 $L = 221.33'$
 $E = 31.00'$
 $C = 212.17'$
 $C.B. = N 70^\circ 53' 37" E$
- ③ P.I. STA 94+18.47
 $\Delta = 71' 03' 44" 1.71$
 $D = 180.00'$
 $R = 85.22'$
 $L = 124.21'$
 $E = 13.60'$
 $C = 108.77'$
 $C.B. = S 82^\circ 21' 07" E$

- NOTES:
1. FOR PAVEMENT DETAILS SEE SHEETS 98 - 104
 2. FOR DRIVE DETAILS SEE SHEETS 105 - 109
 3. FOR UTILITY DETAILS SEE SHEETS 110 - 114
 4. FOR DITCH DETAILS SEE SHEET 115
 5. FOR RIVER ROAD CL.-DE-SIC SEE SHEET 17
- EX. PAVEMENT REMOVAL.
 SEE AND MATCH

- ② P.I. STA. 99+42.55
 $\Delta = 57^\circ 38' 29''$ (RT)
 $D = 26^\circ 02' 31''$
 $R = 289.00'$
 $T = 81.05'$
 $L = 221.33'$
 $E = 31.40'$
 $C = 212.11'$
 $C.B. = N 70^\circ 53' 57'' E$
- ③ P.I. STA. 101+41.41
 $\Delta = 11^\circ 42' 01''$ (LT)
 $D = 18^\circ 22' 13''$
 $R = 350.00'$
 $T = 53.50'$
 $L = 109.15'$
 $E = 4.22'$
 $C = 101.10'$
 $C.B. = N 84^\circ 49' 47'' E$
- ④ P.I. STA. 103+43.58
 $\Delta = 18^\circ 51' 53''$ (RT)
 $D = 11^\circ 00' 00''$
 $R = 250.87'$
 $T = 86.54'$
 $L = 171.57'$
 $E = 7.14'$
 $C = 170.74'$
 $C.B. = N 85^\circ 24' 43'' E$
- ⑤ P.I. STA. 104+46.59
 $\Delta = 30^\circ 59' 52''$ (RT)
 $D = 19^\circ 00' 00''$
 $R = 440.74'$
 $T = 180.10'$
 $L = 234.57'$
 $E = 16.07'$
 $C = 231.18'$
 $C.B. = N 14^\circ 02' 48'' W$
- ⑥ P.I. STA. 105+49.24
 $\Delta = 23^\circ 18' 03''$ (LT)
 $D = 18^\circ 07' 34''$
 $R = 316.00'$
 $T = 85.38'$
 $L = 88.39'$
 $E = 8.85'$
 $C = 87.53'$
 $C.B. = N 17^\circ 44' 57'' E$
- ⑦ P.I. STA. 100+00.00
 $\Delta = 380^\circ 00' 00''$ (LT)
 $D = 28^\circ 12' 33''$
 $R = 84.00'$
 $T = 0.00'$
 $L = 387.19'$
 $E = 188.00'$
 $C = 0.00'$
 $C.B. =$ due north

- NOTES:
1. FOR PAVEMENT AND ROUNDABOUT DETAILS SEE SHEETS 29 TO 34.
 2. FOR RIVER ROAD/REDDINGTON ROAD PROFILE SEE SHEET 33.
 3. FOR ROUNDABOUT PROFILE SEE SHEET 33.
- ** TAPER SPLITTER ISLAND NOSE FROM 8" TO 6" OVER 4 FT.
- EX PAVEMENT REMOVAL, GRADE TO GAIN, SEED AND MULCH





SECTION
DATE
BY

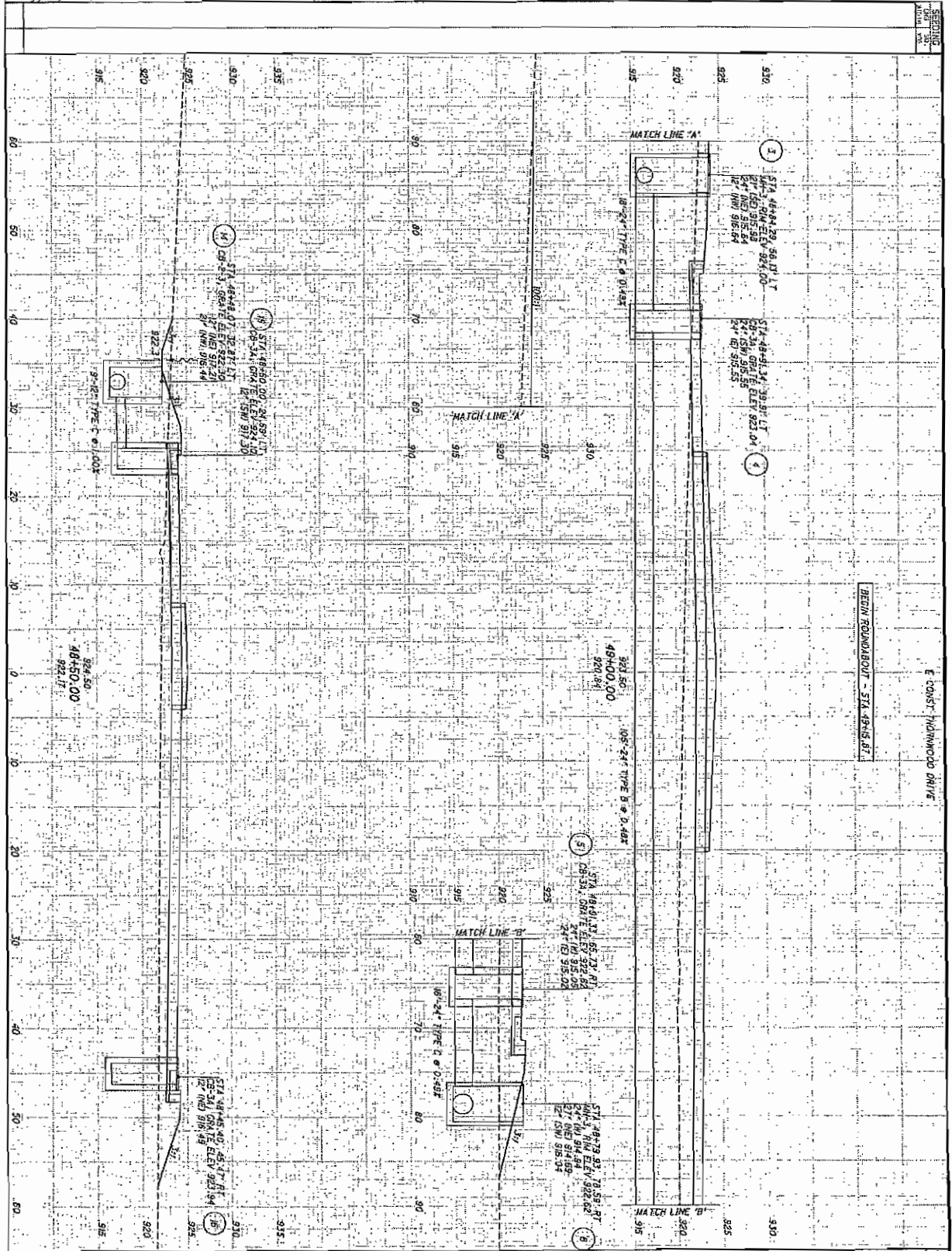
E. CONST. THORNWOOD DRIVE

END AREA
VOL. 1
VOL. 2
VOL. 3

46
LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD DRIVE
STA. 47+00.00 TO STA. 48+00.00

CALC. BY
TOD
CHECKED
PER

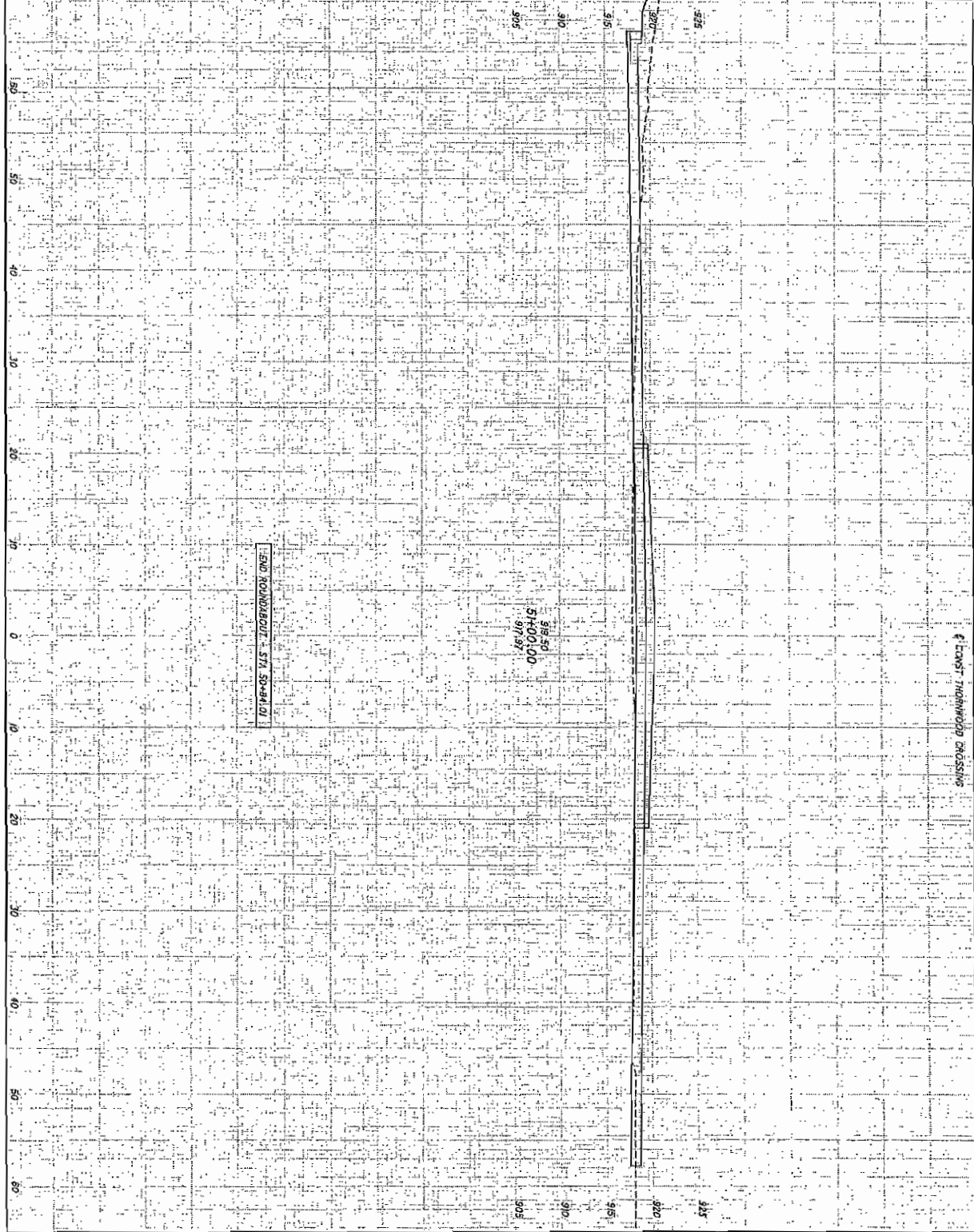


47
23
LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD DRIVE
STA. 48+50.00 TO STA. 49+00.00

END AREA	NO. LINE
CU. YD.	CU. YD.
TGD	
CHK'D	
PEK	

SECTION
DATE
BY



500 AREA
VOL. 100
CUB. YD.

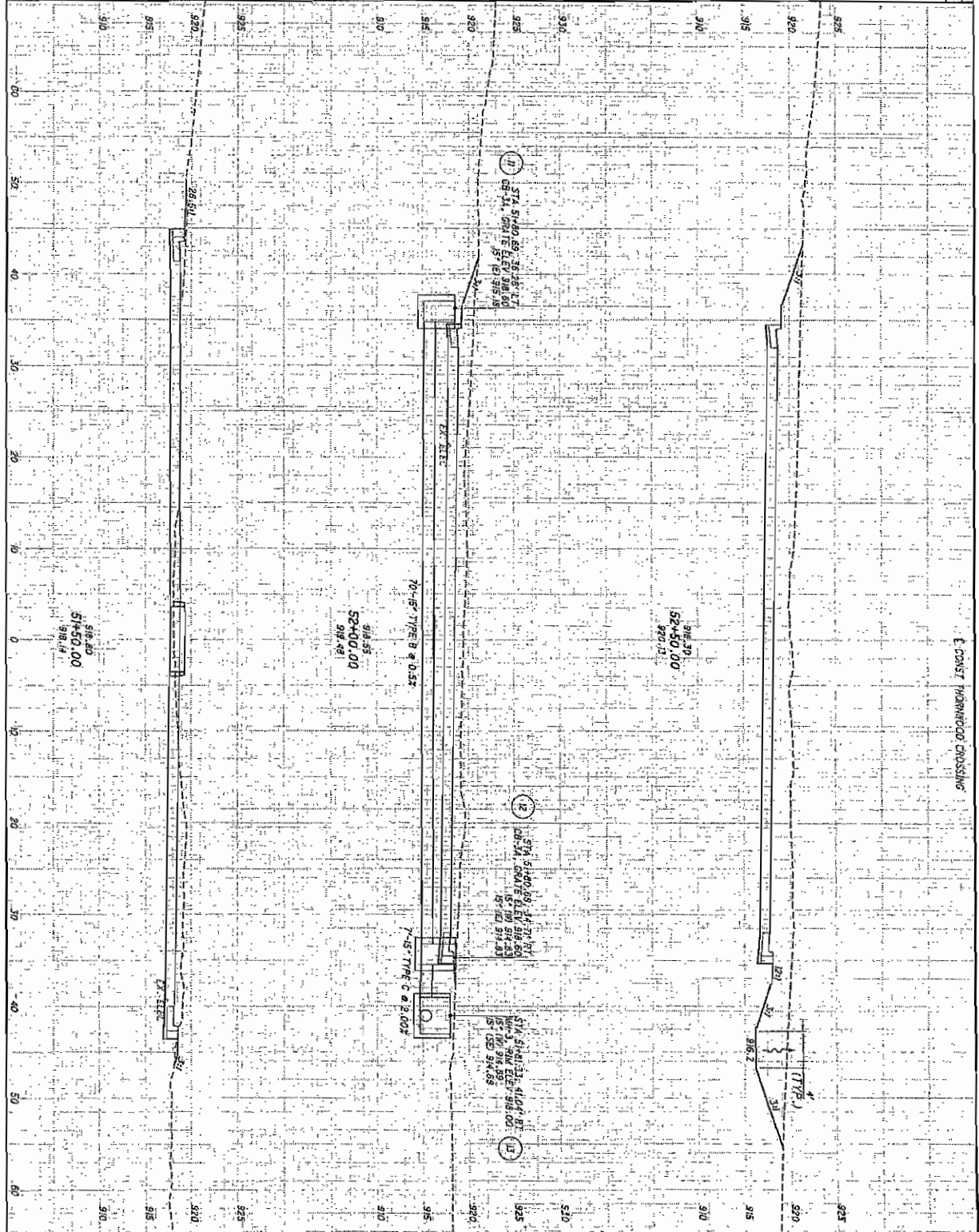
48
28

LICK-THORNWOOD
CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 51+00.00

DATE
TOD
CHECKED
PEK

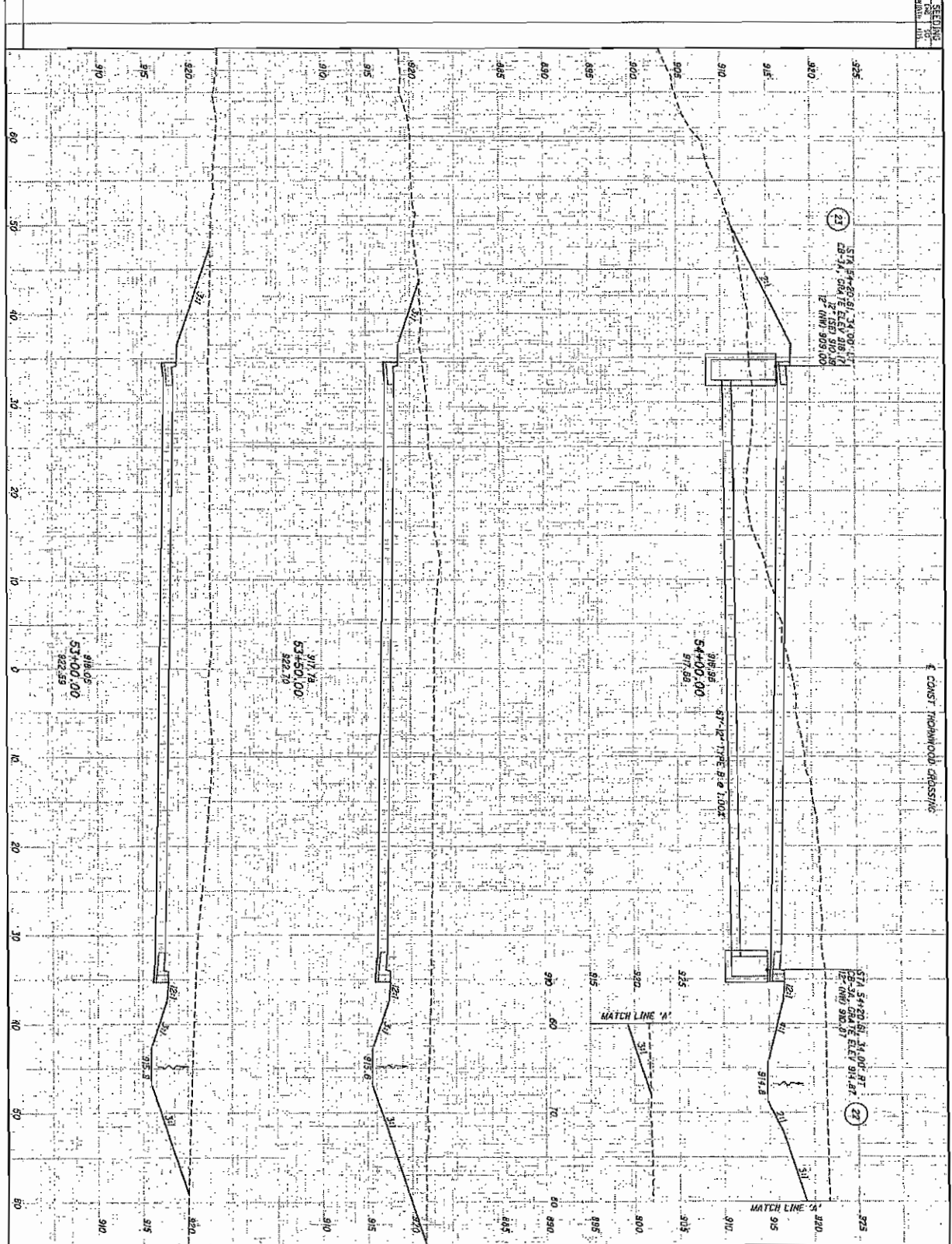
NO.	DATE	REVISION



E-CROSS THORNWOOD CROSSING

NO.	DATE	REVISION	VOLUME	
			CU	CY

	LIC-THORNWOOD CROSSING	CROSS SECTIONS - THORNWOOD CROSSING	STA. 51+50.00 TO STA. 52+50.00	CALCULATED
				TOD
				CHECKED
				PEX



50
122

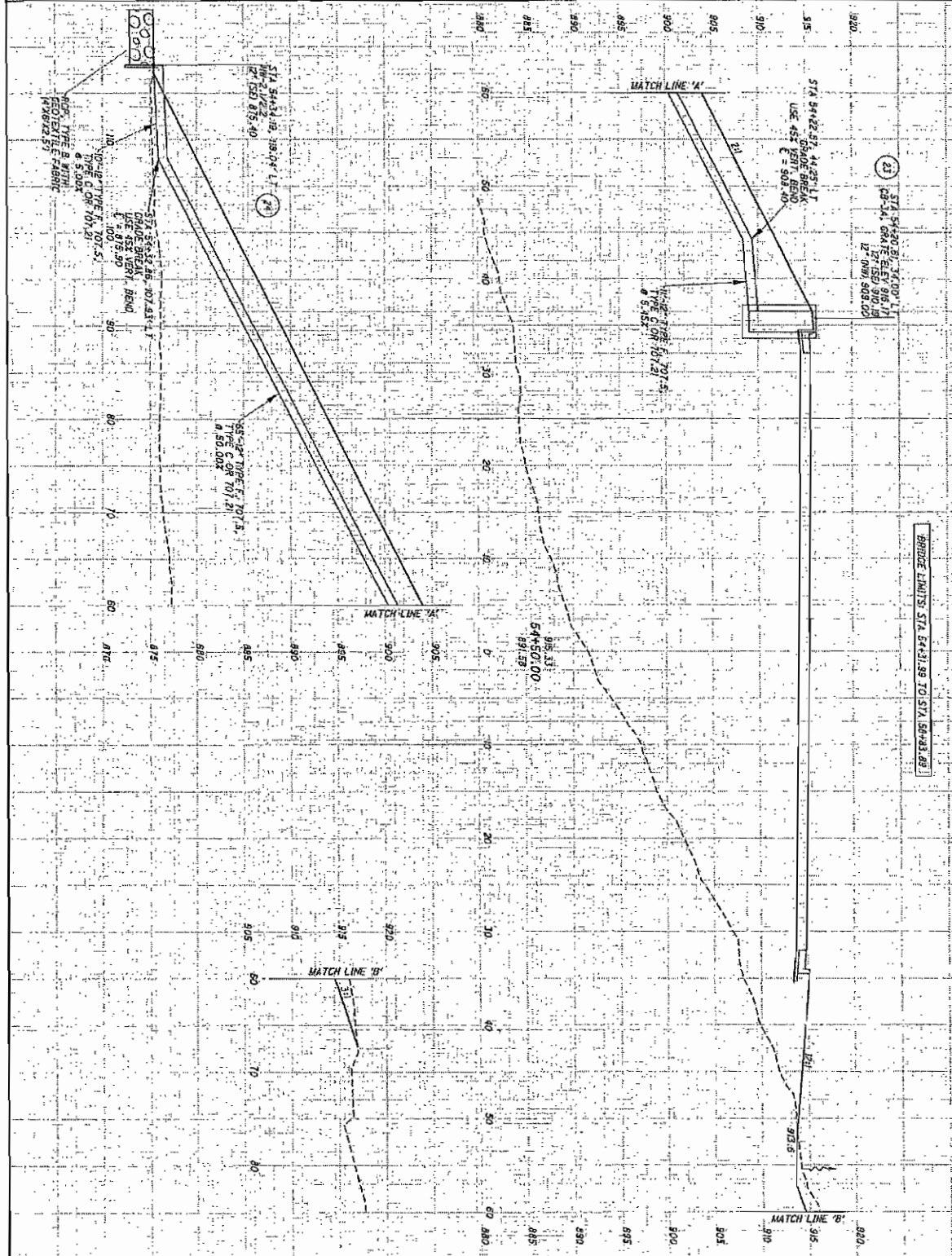
LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
 STA. 35+00.00 TO STA. 54+00.00

END AREA		VOLUME	
SUP.	FIN.	CUB.	EV.

DATE: 9/18/16
 DRAWN: JED
 CHECKED: PER

SEEDING
AREA
TOTAL
100.00



BRIDGE LIMITS: STA. 54+31.99 TO STA. 54+53.99

© CORNER Technology Crossings

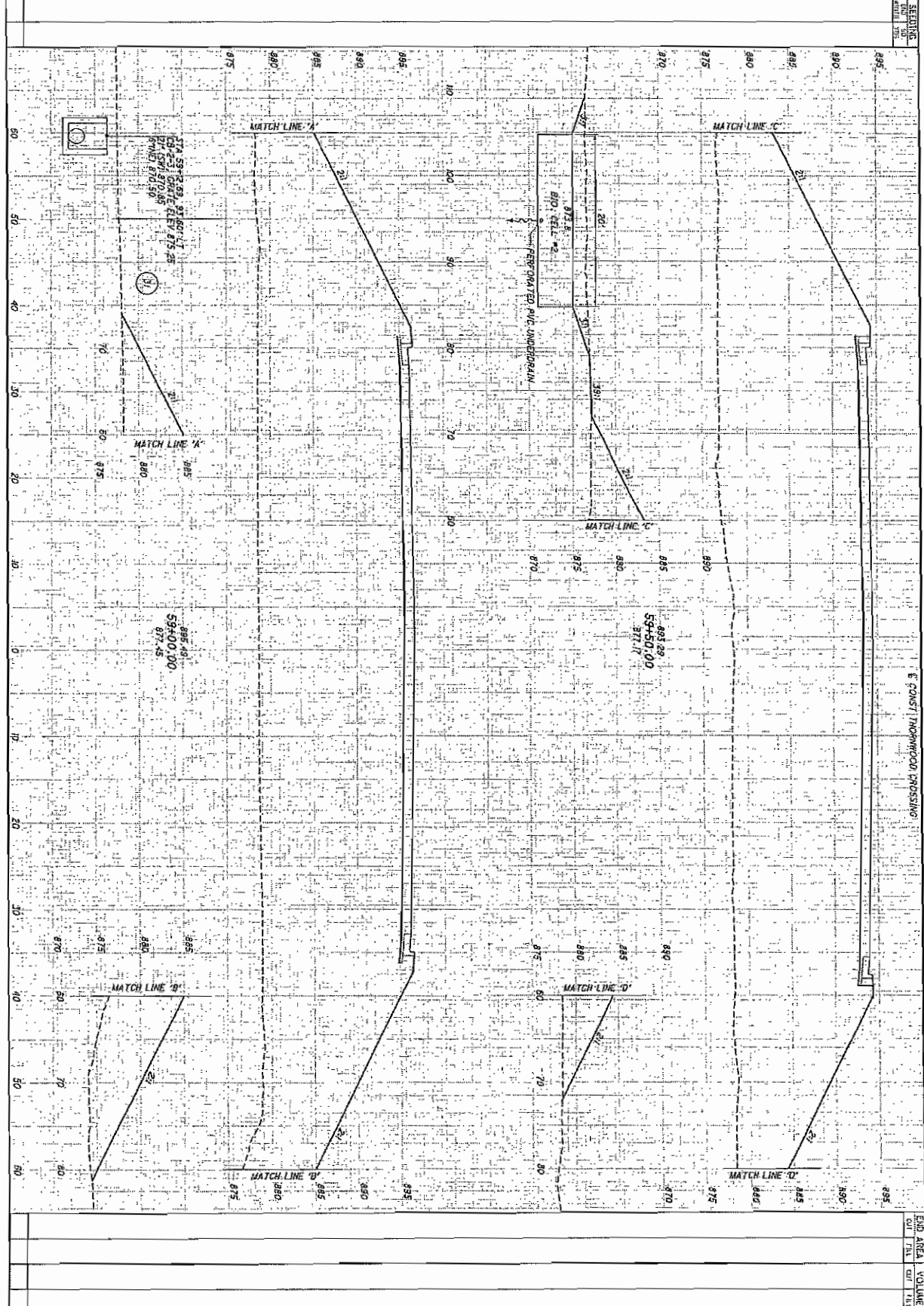
END AREA
VOL. FILE



LIC-THORNWOOD
CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 54+50.00

DATE: 4/11/18
DRAWN BY: TCG
CHECKED BY: PEK



SECTION
NO. 01
DATE 09/18/18

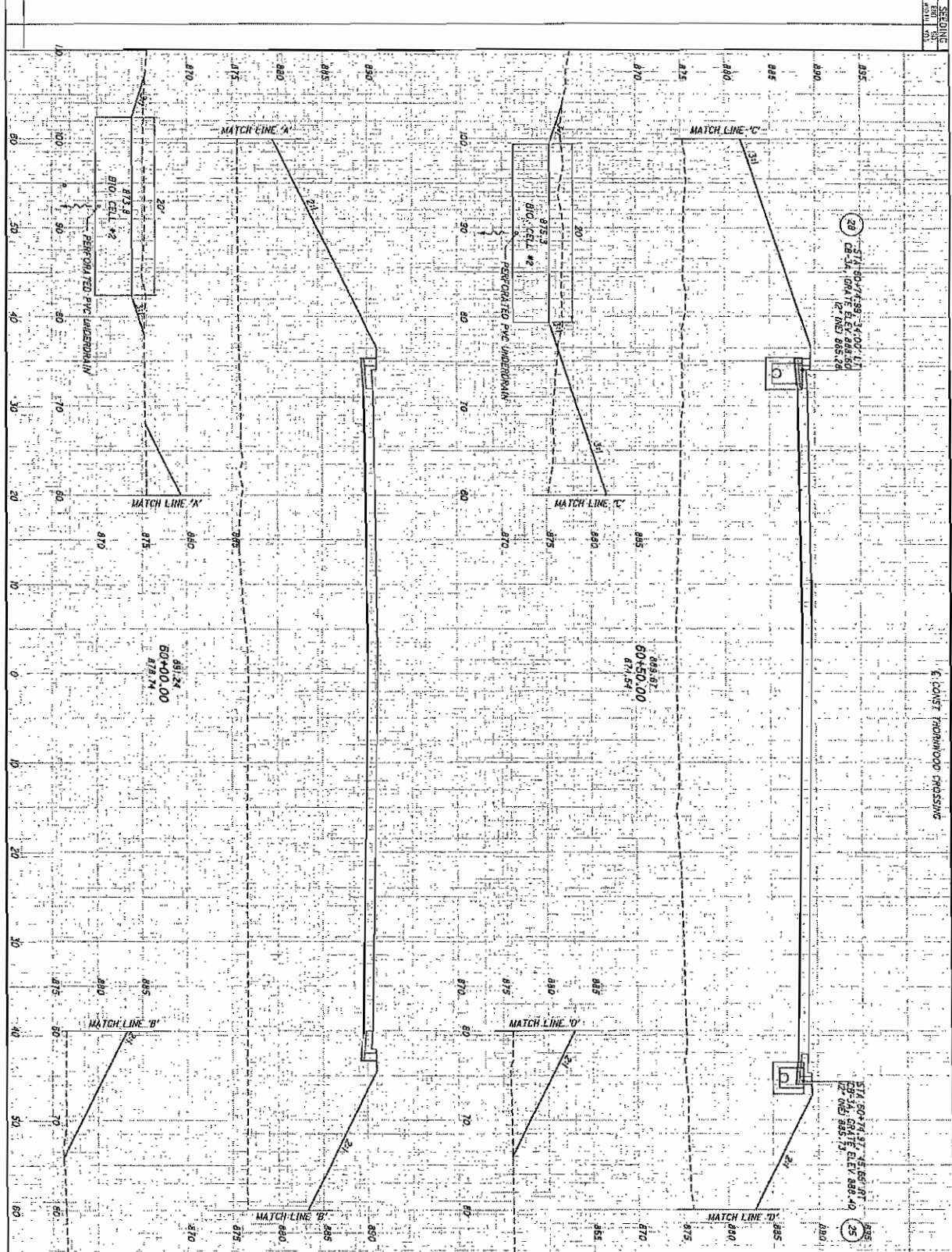
E CONST THORNWOOD CROSSING

END AREA	VOLUME
CUT	CU
FILL	CU
TOTAL	CU

52
28
LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 59+00.00 TO STA. 59+50.00

DATE: 09/18/18
TCD
CHECKED: PER



SECTION
NO.

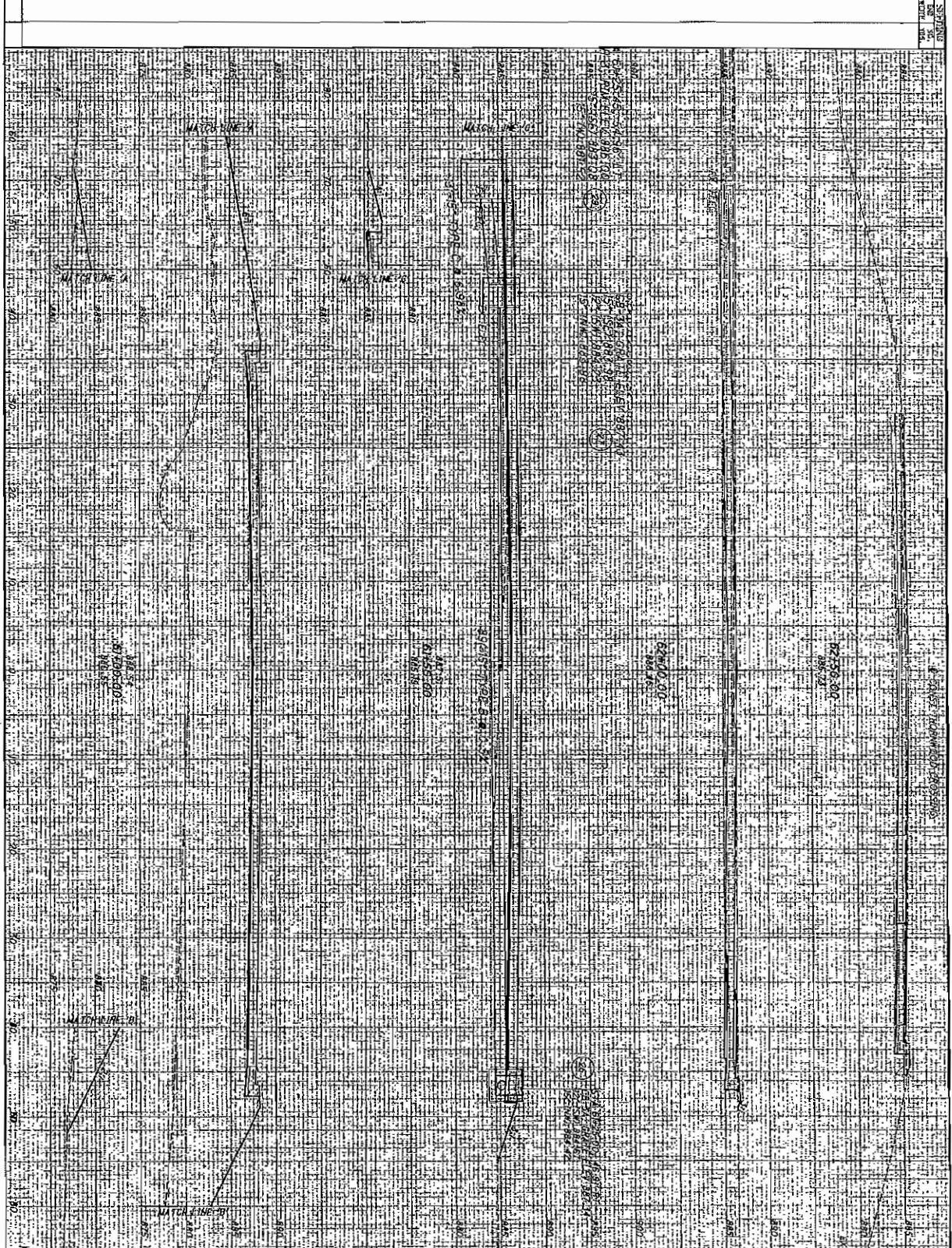
THORNWOOD CROSSING

LINE	AREA	VOLUME
1		
2		
3		
4		
5		

53
LIC-THORNWOOD
CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 60+00.00 TO STA. 60+50.00

SCALE: 1"=20'
DATE: 9/18/18
DRAWN: PEX

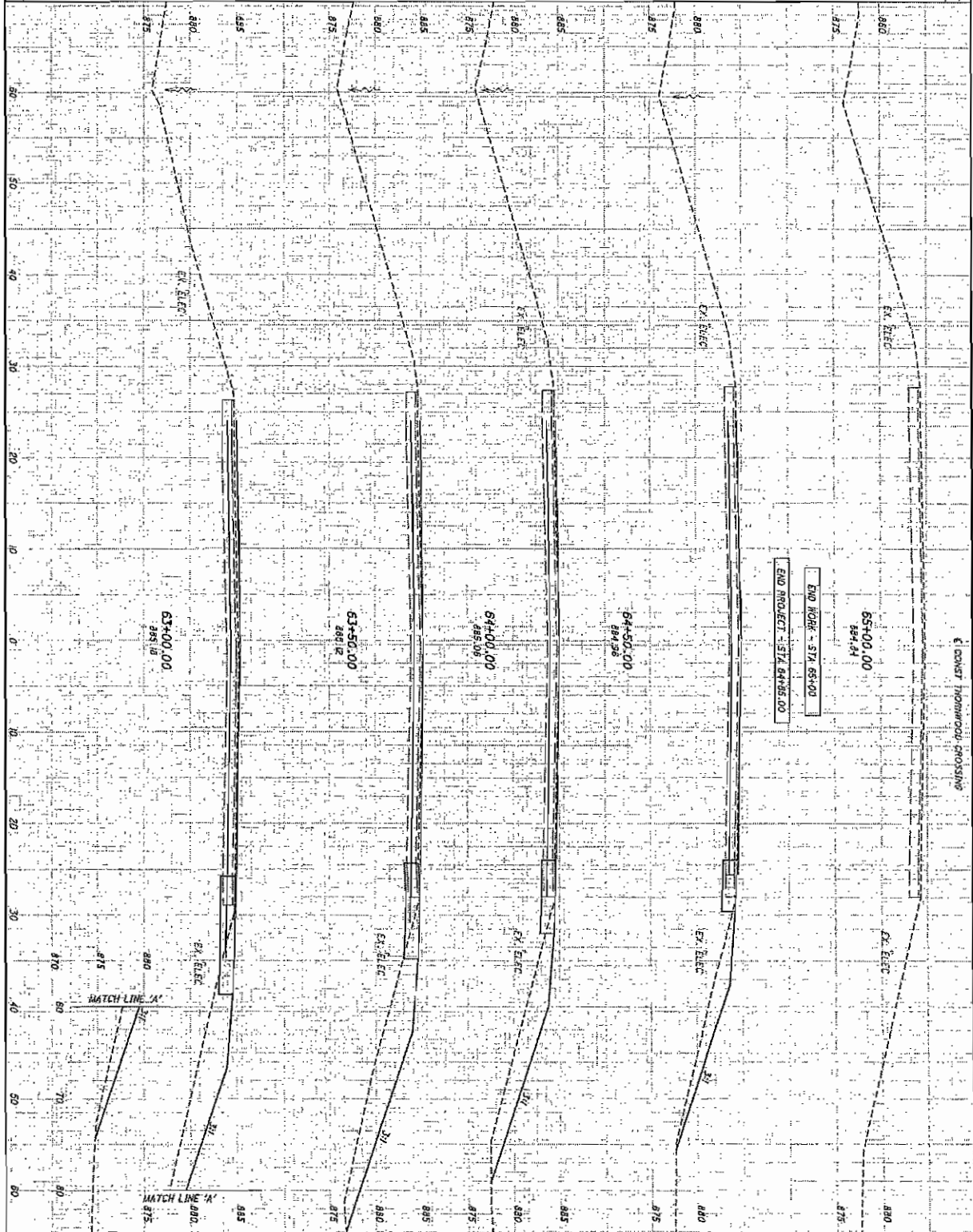



LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 61+00.00 TO STA. 62+50.00

SHEET NO. 1
 OF 1
 DATE 9/18/2010
 BY JMM
 CHECKED PER

SECTION
DATE
NO.



END WORK - STA. 65+00
END PROJECT - STA. 64+55.00

1 POST THORNWOOD CROSSING

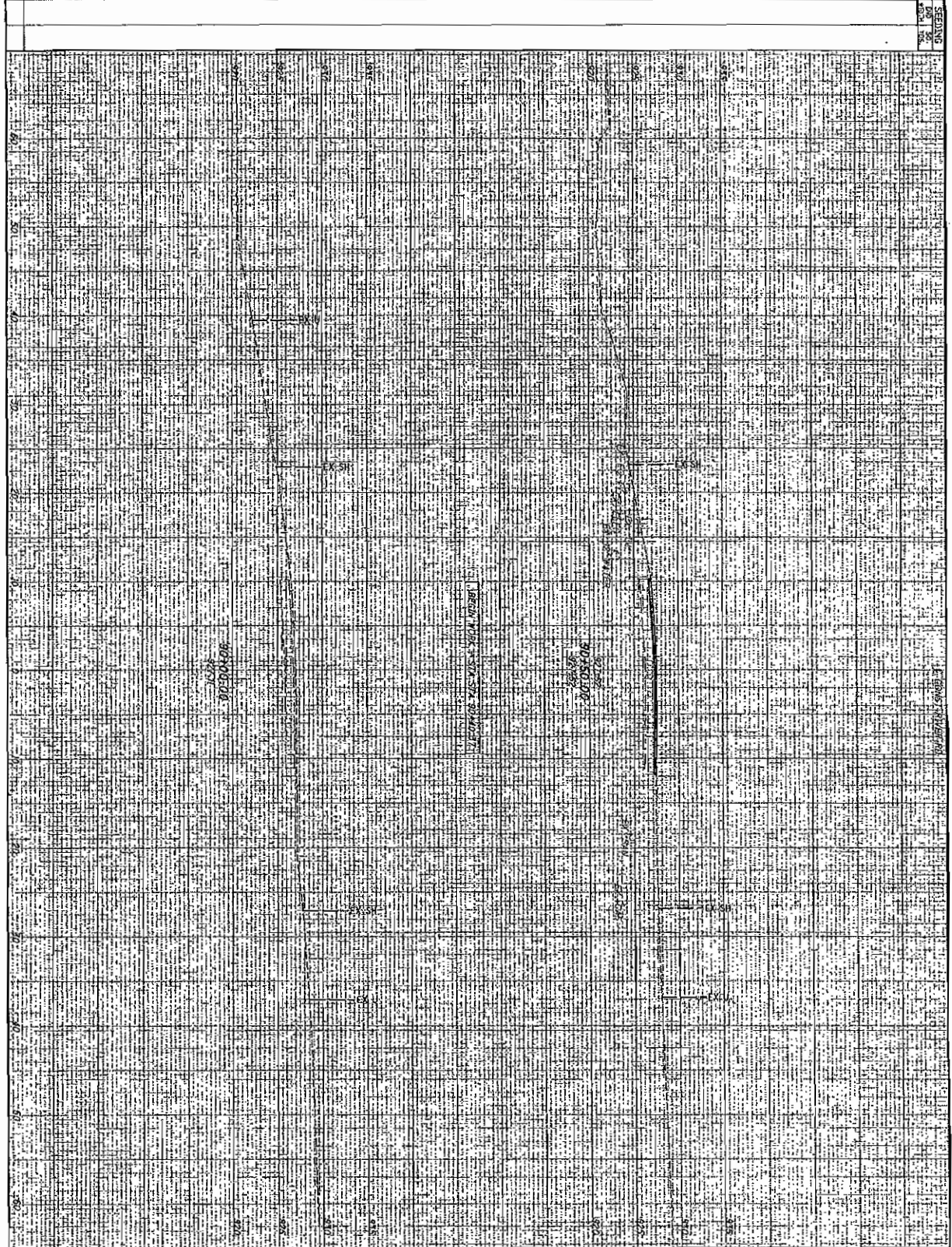
END AREA	VOLUME
CUR	TOTAL
TOP	PEK

56
128


LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 63+00.00 TO STA. 65+00.00

CALCULATED
TOP
CHECKED
PEK



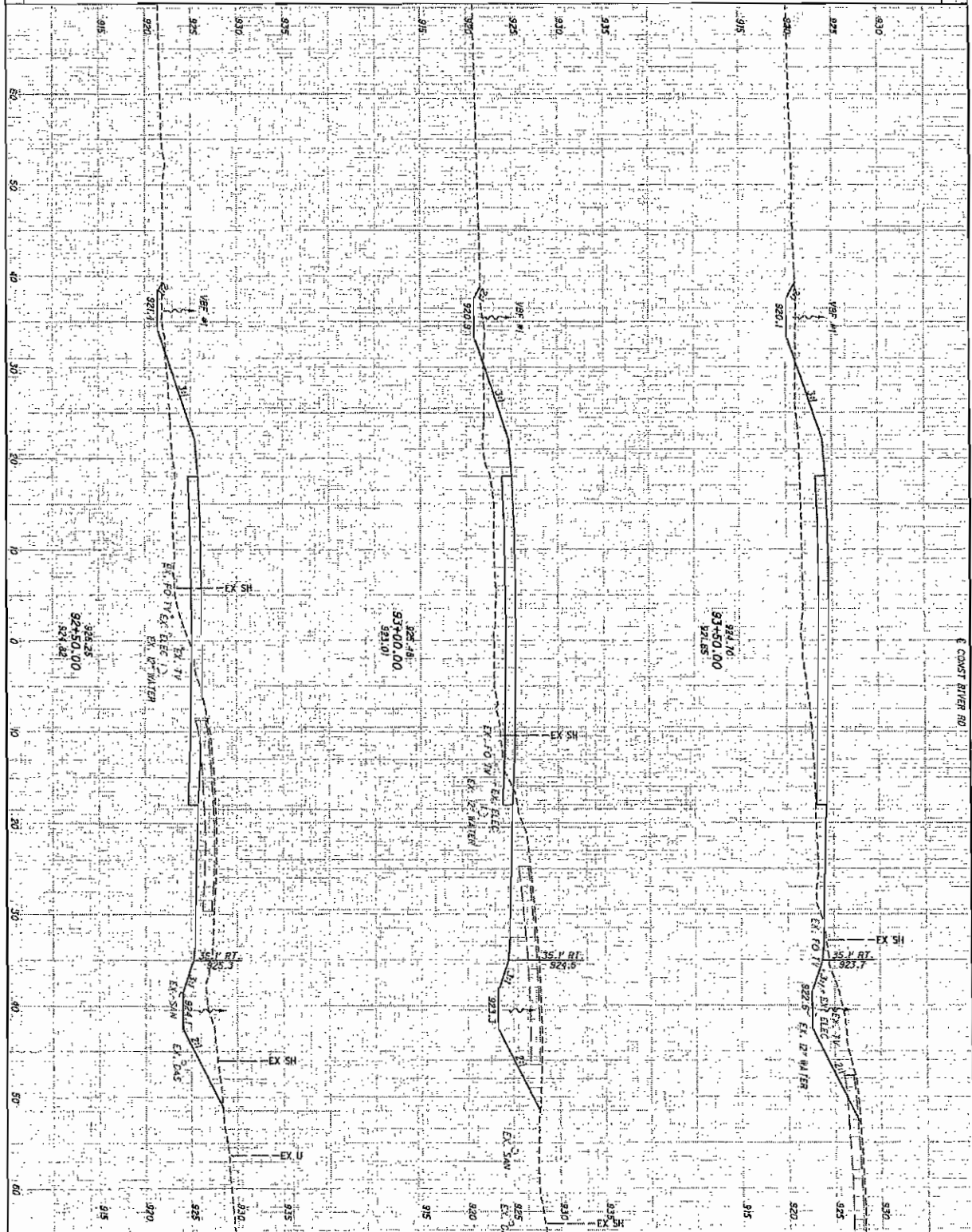
DATE	BY	CHKD	APP'D

 LIC-THORNWOOD
CROSSING

CROSS SECTIONS - RIVER ROAD
STA. 90+00.00 TO STA. 90+50.00

CALCULATED
TOD
CHECKED
PEX

SEEING
DATE
BY



CONST RIVER RD

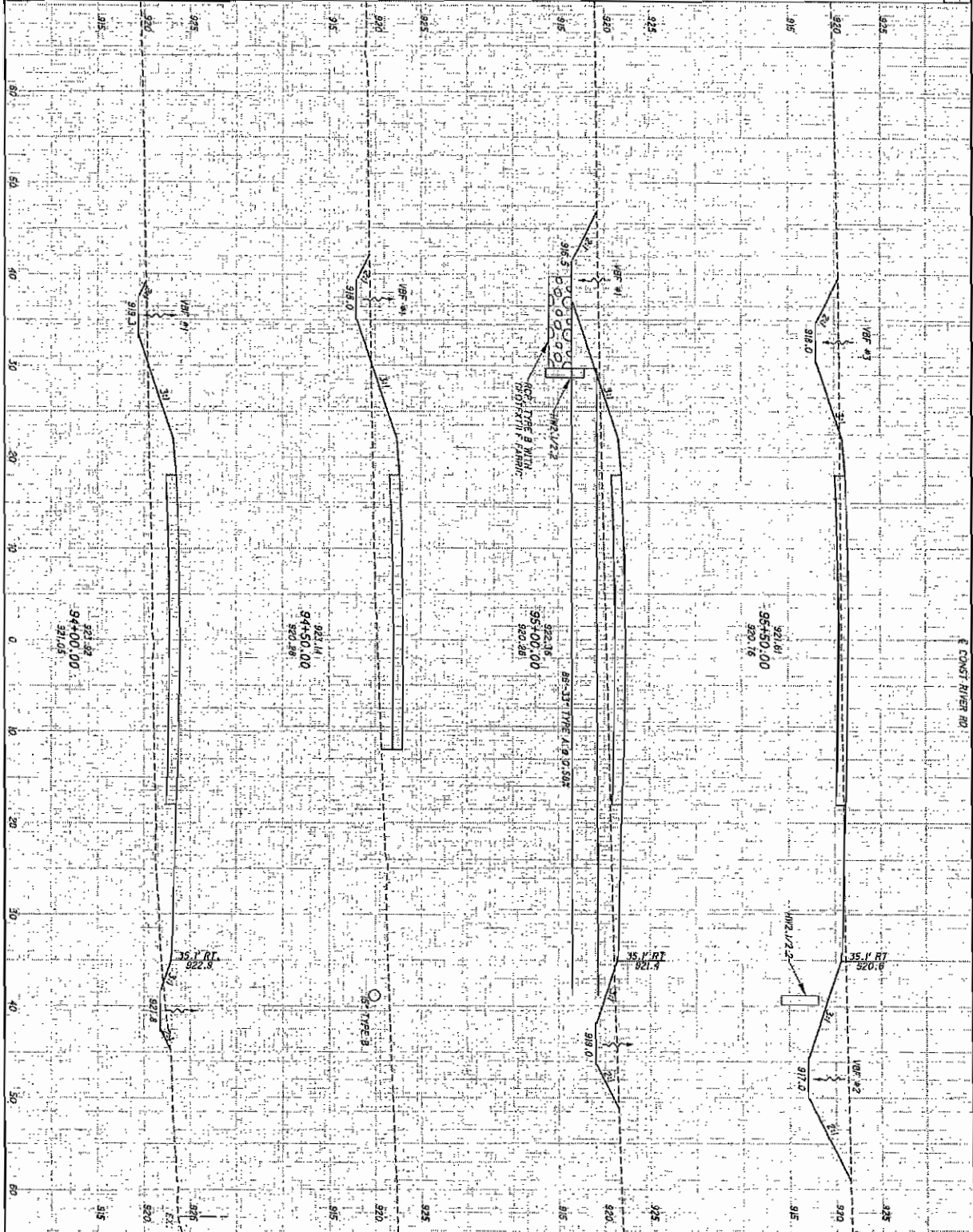
END AREA VOLUME
TOT
VOL
NET
GROSS

58
LIC-THORNWOOD
CROSSING

CROSS SECTIONS - RIVER ROAD
STA. 92+50.00 TO STA. 93+50.00

CALCULATED
TOT
EMERGEN
PEK

SEE PLAN
 SHEET NO. 1



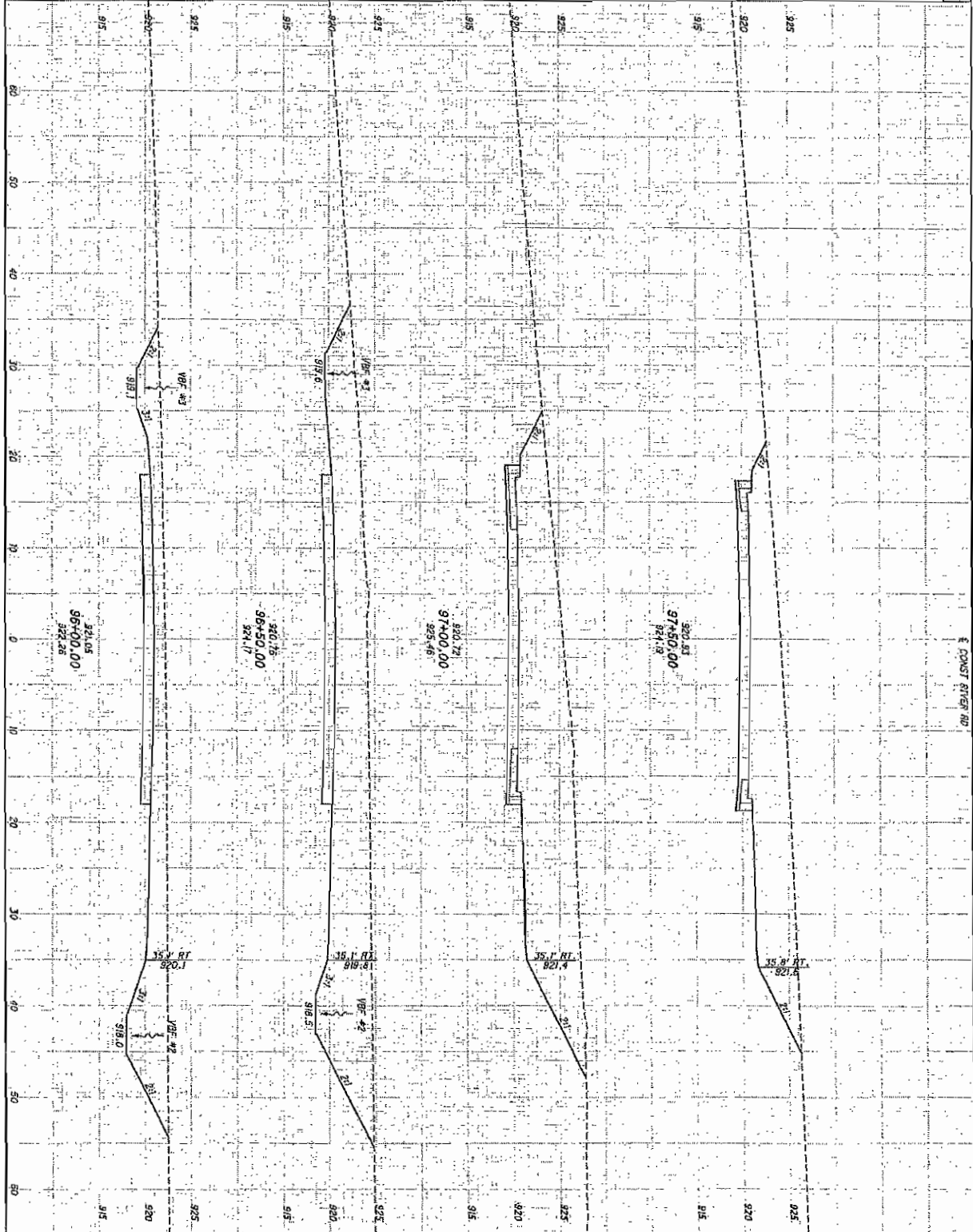
CONST RIVER RD


**LIC-THORNWOOD
 CROSSING**

**CROSS SECTIONS - RIVER ROAD
 STA. 94+00.00 TO STA. 95+50.00**

ESD AREA 1 100 LINE
 100' RT 100' RT
 CALC. AND
 TGD
 CHECKED
 PEK

SEEDING
TOTAL SQ
YD



E. COAST RIVER RD

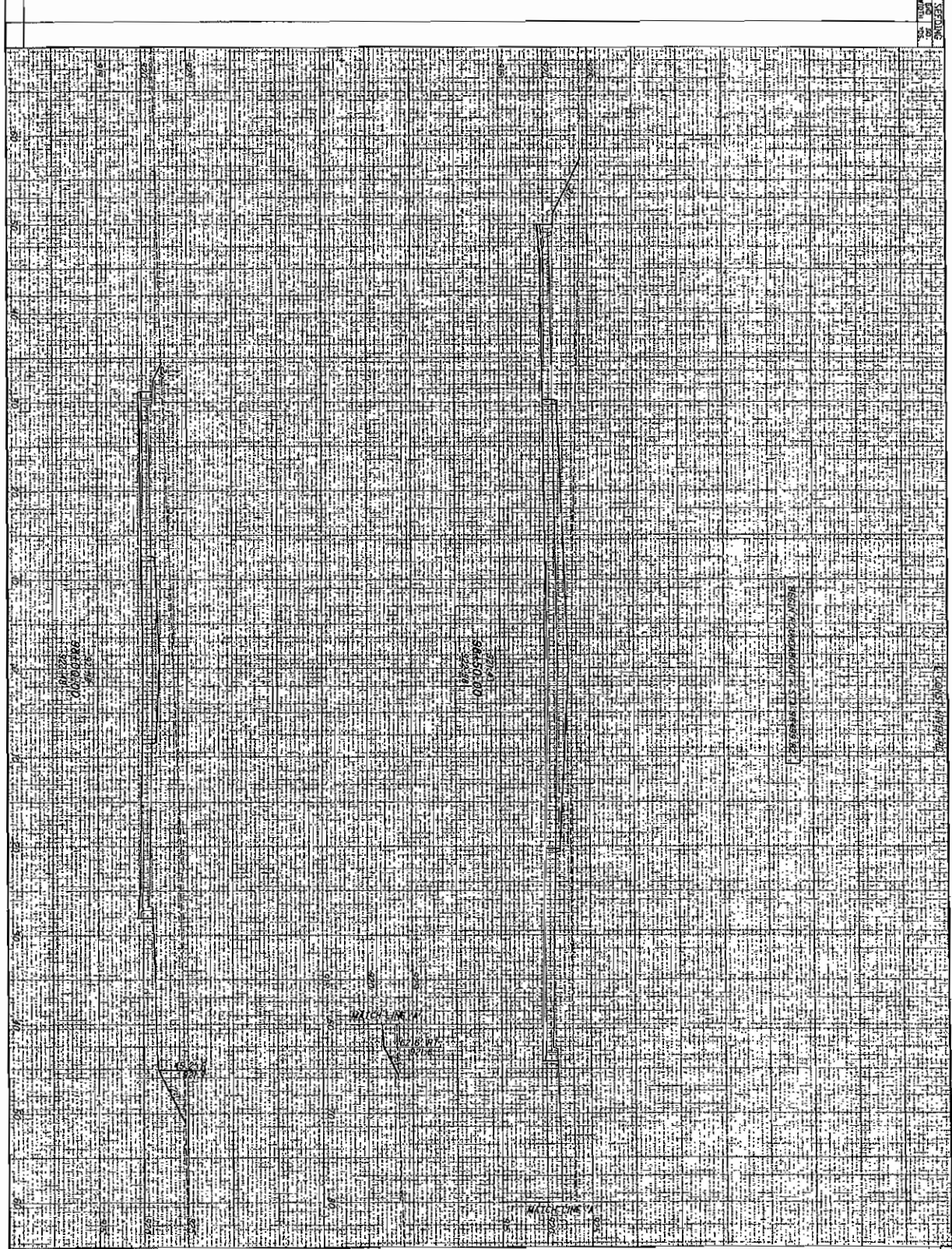
END AREA VOLUME
SQ FT
CU YD




LIC-THORNWOOD
CROSSING

CROSS SECTIONS - RIVER ROAD
STA. 96+00.00 TO STA. 97+50.00

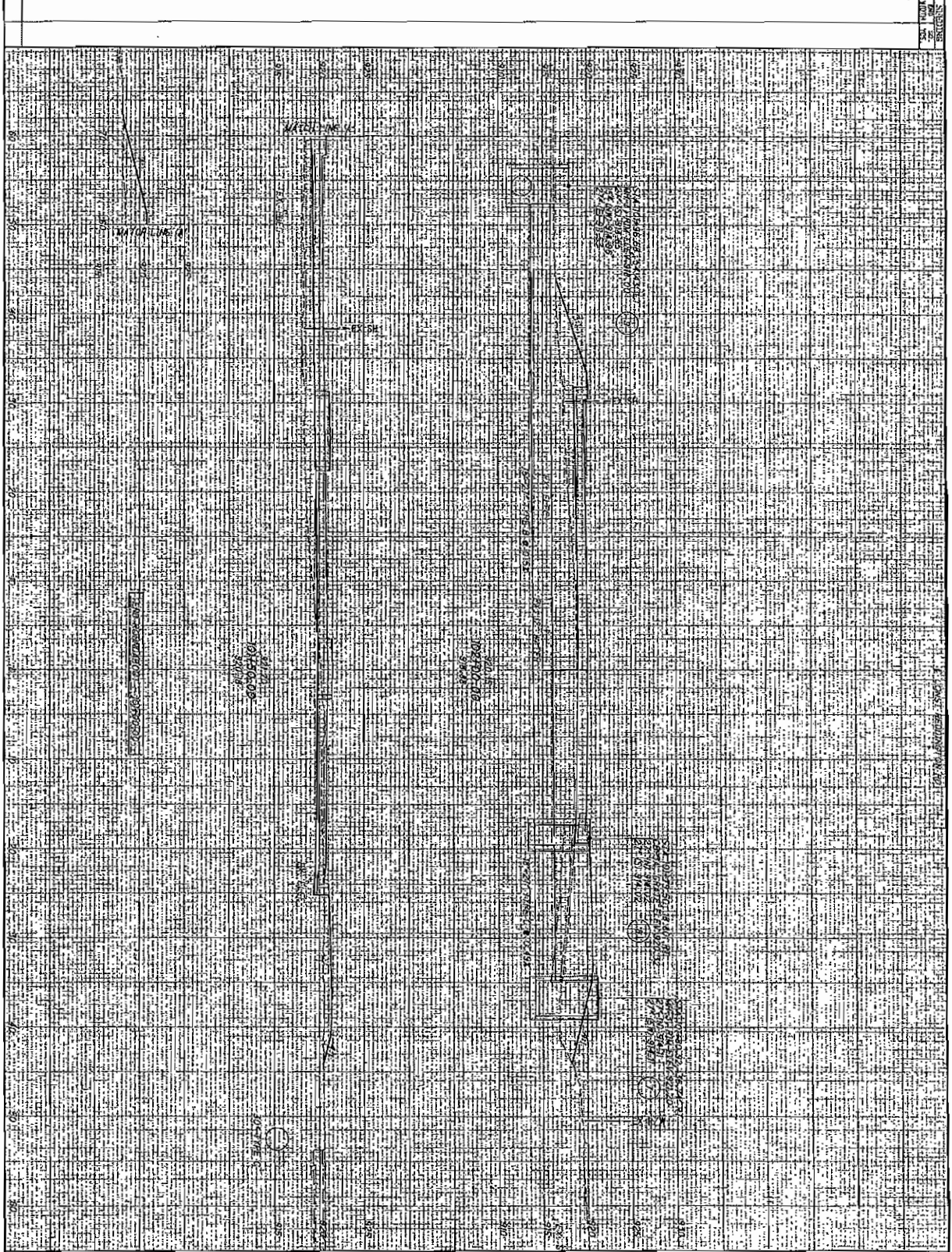
CALCULATED
TOD
PWS
PEK



 LIC-THORNWOOD CROSSING

CROSS SECTIONS - RIVER ROAD
STA. 98+00.00 TO STA. 98+50.00

DATE	10/1/18
BY	JMK
CHECKED	JMK
SCALE	AS SHOWN
PROJECT	58877
SHEET NO.	002
TOTAL SHEETS	002
DESIGNED BY	JMK
DRAWN BY	JMK
CHECKED BY	JMK
DATE	10/1/18

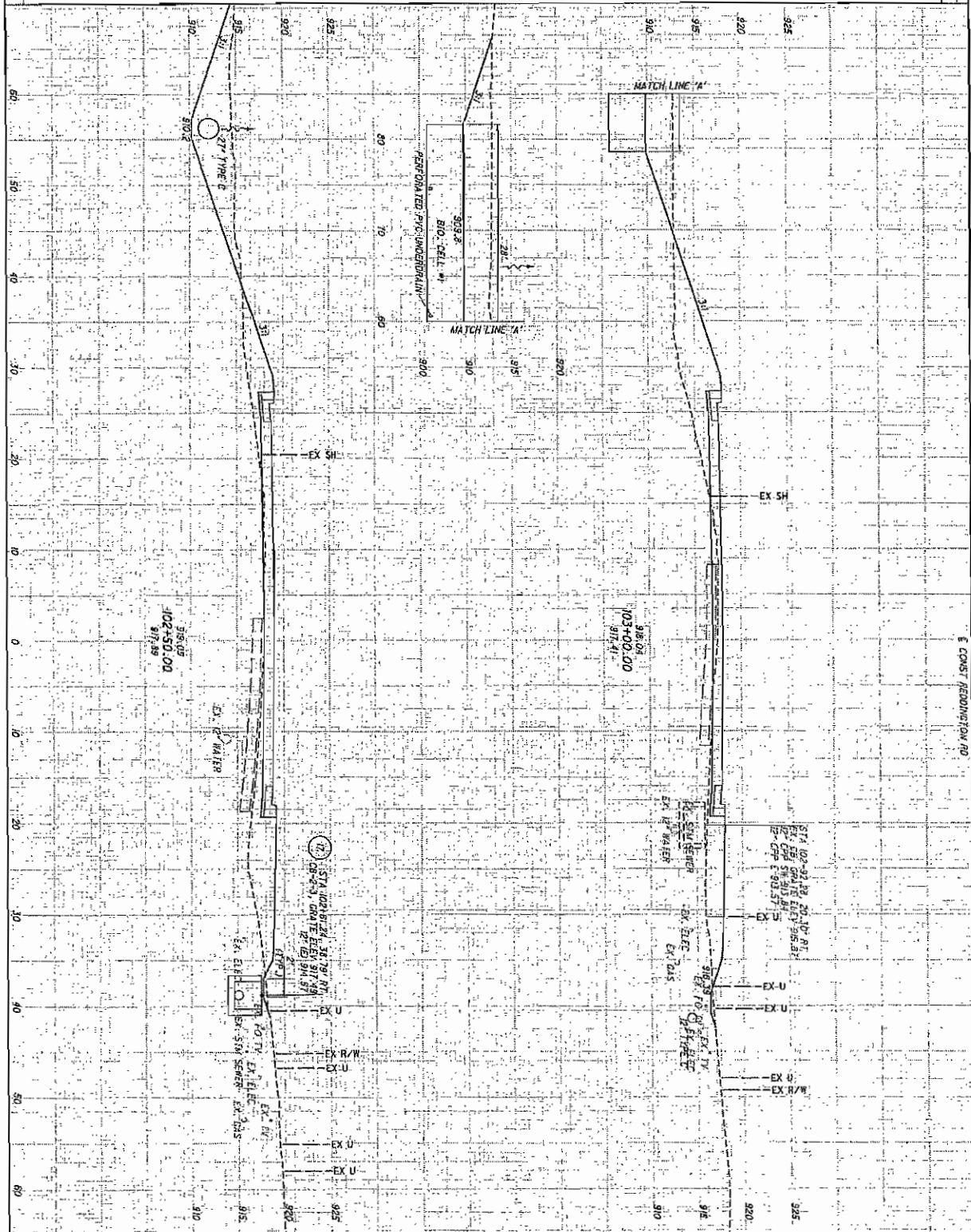


82
LIC-THORNWOOD
CROSSING

CROSS SECTIONS - REDDINGTON ROAD
STA. 101+50.00 TO STA. 102+00.00

CALCULATED
TOD
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PEX

SEEING
DATE
BY



CONST. REDDINGTON RD

63
128

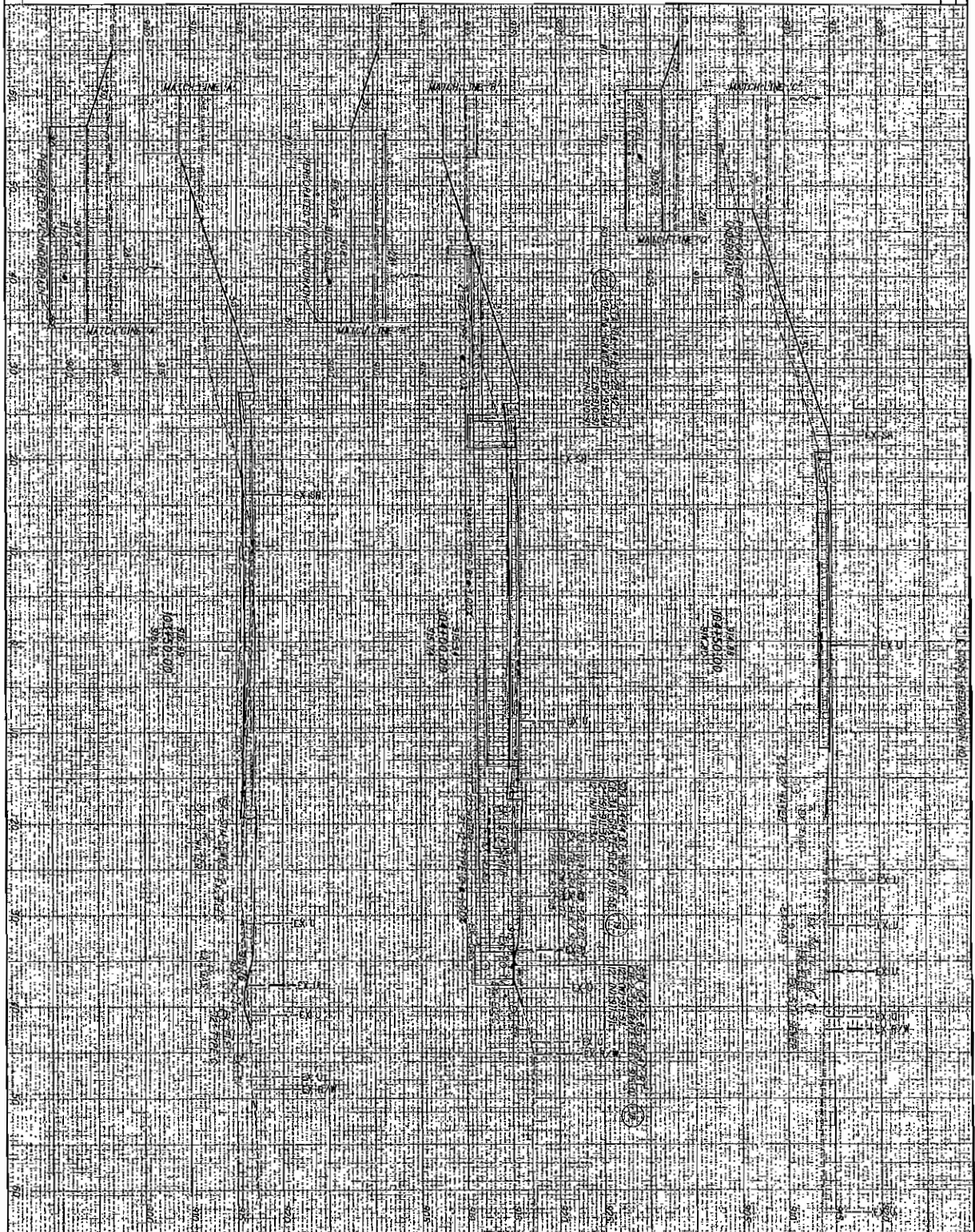
LIC-THORNWOOD
CROSSING

CROSS SECTIONS - REDDINGTON ROAD
STA. 102+50.00 TO STA. 103+00.00

CALCULATED
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500 AREA
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SCALE



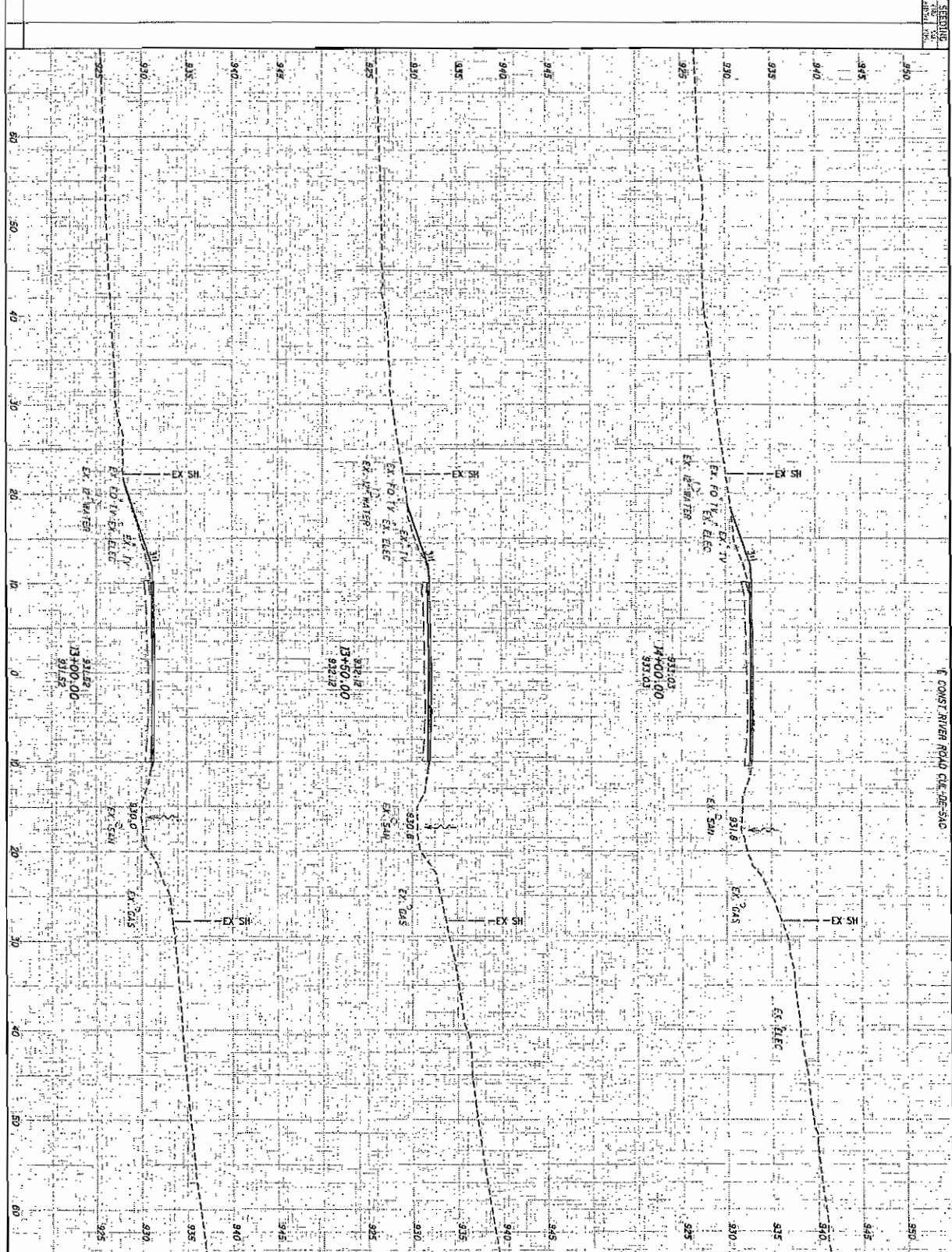
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LIC-THORNWOOD CROSSING

CROSS SECTIONS - REDDINGTON ROAD
STA. 103+50.00 TO STA. 104+50.00

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DATE
BY



SEEING
DRAWN BY

RIVER ROAD CUL-DE-SAC

FIELD AREA VOLUME
CALCULATED
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PEK

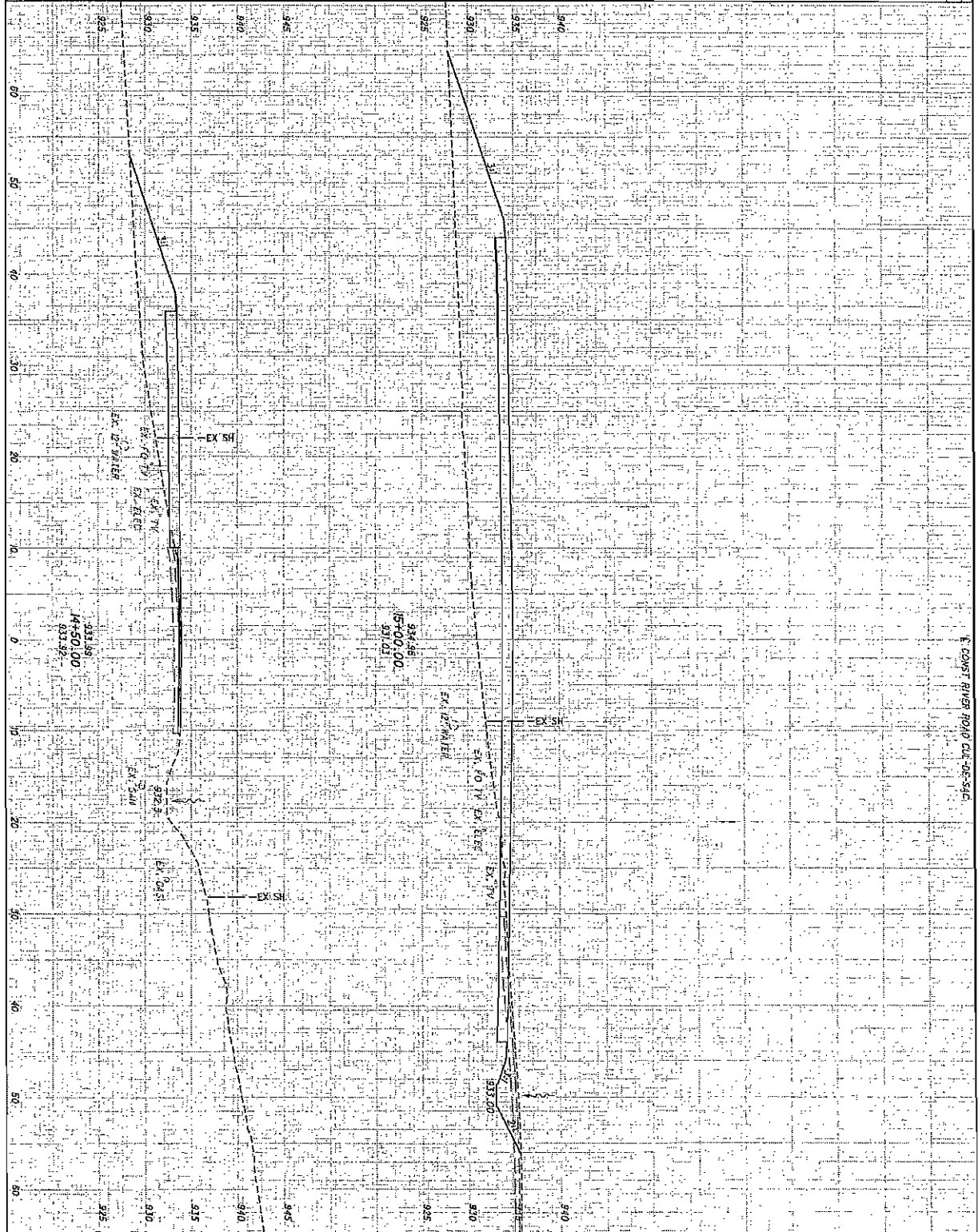
7/5
128

LIC-THORNWOOD
CROSSING

CROSS SECTIONS RIVER ROAD CUL-DE-SAC
STA. 13+00.00 TO STA. 14+00.00

CHECKED
PEK

SECTION
 14+50.00
 15+00.00



CROSS SECTIONS RIVER ROAD CUL-DE-SAC



LIC-THORNWOOD
 CROSSING

CROSS SECTIONS RIVER ROAD CUL-DE-SAC
 STA. 14+50.00 TO STA. 15+00.00

DATE	BY	CHECKED
12/1/15	TDG	PEK

BY: _____

A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 054-228294-00.000 AND PARCEL # 054-228294-00.001, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING THORNWOOD CROSSING 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 opening, widening, straightening, changing the grade of, and extending streets as well as the construction or operation of streets; 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; and,

WHEREAS, this Council recognizes the necessity for maintenance and improvements to Thornwood Crossing; and,

WHEREAS, this Council also recognizes the necessity for the appropriation of the property described as in Exhibit A attached hereto for the purposes of maintenance and improvements to Thornwood Crossing, such property presently owned by Steven and Jennifer Cannon, fka Jennifer Posey; 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 maintenance and improvements to Thornwood Crossing within the City of Newark, Ohio, a fee simple interest in the premises as fully described in the attached Exhibit A, the property now owned by Steven and Jennifer Cannon, fka Jennifer Posey.

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 owners of the property and/or the structures thereon and occupants with a possessory interest in the same to be served and returned 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 _____, 2022.

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.

NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER

Date 01/12/2022

Steven V. Cannon
Jennifer L. Cannon
2166 Reddington Road
Newark, Ohio 43055

Re: LIC-Thornwood Crossing
Parcel Number: 13
Interest Acquired: WL1, WL2 & WD

THE NOTICE OF INTENT TO ACQUIRE

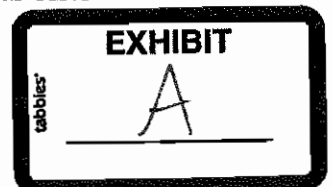
TO: Steven V. Cannon
Jennifer L. Cannon

The City of Newark, Licking County, Ohio needs your property for a highway project identified as LIC-Thornwood Crossing and will need to acquire the following from you:
Parcel 13 WL is a Warranty Deed with Reservation of access. This means fee simple title is being acquired, including limitation of access.

Ohio law authorizes City of Newark, Licking County, Ohio to obtain Parcel 13 WL1, WL2 & WD from your property for the public purpose of a highway project. The legal description of your property that City of Newark, Licking County, Ohio needs for the highway 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 City of Newark, Licking County, Ohio determination of the fair market value of your property. This fair market value (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 a minimum of 30 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. 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. This will require a court procedure. In a court proceeding, you may disagree with whether our offer reflects the fair market value of the property.



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

1. By law, City of Newark, Licking County, Ohio is required to make a good faith effort to purchase Parcel 13 WL1, WL2 & WD1, WL2 & WD.
2. We are 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 fair market value 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 City of Newark, Licking County, Ohio establishing its fair market value estimate for your property needed for the project.
3. **You do not have to accept this offer** and City of Newark, Licking County, Ohio is not required to agree to your demands.
4. You are to be provided a copy of the valuation document during the first negotiation visit by an agent of City of Newark, Licking County, Ohio.
5. You are to be provided with pertinent parts of the highway plans which are:

Summary Sheet, Detail Sheet, Cross Section Sheet, Right of way Plan Sheets
6. The Plan Letter Attachment included with the Good Faith Offer attached to this Notice Of Intent To Acquire describes the interest in the real property that is to be acquired from you, the description and location of the real property to be acquired, and any improvements such as buildings or structures situated on the property to be acquired, if any.
7. You will be provided with a booklet entitled "When ODOT Needs Your Property". This booklet briefly explains the acquisition process and your rights in this process.
8. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter.
9. You have the right to object to City of Newark, Licking County, Ohio decision to acquire your property by writing, within ten business days of receiving this notice, to:

David Rhodes
Director of Public Services
City of Newark, Licking County, Ohio

The Director of Public Services has the discretion to veto this project, and if he does, it will not proceed.

10. If you do not accept this offer, and we cannot come to an agreement on the acquisition of Parcel 13 WL1, WL2 & WD1, WL2 & WD, City of Newark, Licking County, Ohio has the right to file suit to acquire Parcel 13 WL1, WL2 & WD1, WL2 & WD by eminent domain in the county in which the property is located. This action, referred to as an “appropriation proceeding” ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.
11. When filing the appropriation, the City of Newark, Licking County, Ohio will deposit the value of the property sought to be acquired with the court. At that time, City of Newark, Licking County, Ohio 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.
12. 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.
13. 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 the 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.
14. If your property qualifies as an “Agricultural Use” as defined under ORC 163.21 (C)(2), and a jury awards you an amount that is more than 150% of City of Newark, Licking County, Ohio final offer as determined by law, you may be entitled to recover attorney fees and other litigation costs.
15. 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 to the court 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 Parcel 13, WL, of Project LIC-Thornwood Crossing is:

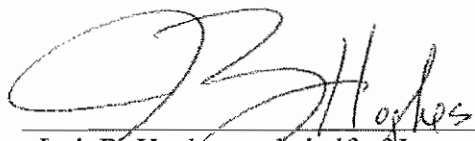
Real Property To Be Acquired	\$210,000.00
Damages To Your Property Which Is Not Acquired	
Temporary Construction Easement	
Total Good Faith Offer	\$210,000.00

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. None.

Your property may be encumbered with a mortgage lien as security for a loan. It is possible that City of Newark, Licking County, Ohio 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 part of your property is acquired for public use.

While City of Newark, Licking County, Ohio 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:

City of Newark, Licking County, Ohio



Jack B. Hughes on behalf of James R. Howard
Agent for Heritage Land Services

Heritage Land Services, Inc. for The City of Newark, Licking County, Ohio
4150 Tuller Rd. Suite 214
Dublin, Ohio 43017
614-918-2985 or jhoward@wearehls.com

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

Re: LIC-Thornwood Crossing
Parcel Number: 13
Interest Acquired: WL1, WL2 & WD

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by City of Newark, Licking County, Ohio. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to City of Newark, Licking County, Ohio efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.

*Chose not to sign this date
(Owner's signature)

(Date)

(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)

PLAN LETTER ATTACHMENT

LIC-Thornwood Crossing
PARCEL-13WL

Date of offer: 1/12/2022

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the City of Newark.

The project description involves the construction of a two - lane roundabout at the intersection of Thornwood Drive, Thornwood Crossing, River Road, and Reddington Road with Construction of Bridge over Raccoon Creek, Additional improvements include profile adjustment, culvert, storm sewer, signals, lighting, driveways, and traffic control devices.

The real property needed for the LIC-Thornwood Crossing project requires the acquisition of only a part of your property. The agency needs to acquire from you Parcels 13 WL. The acquisition is further explained as follows.

PARCEL 13WL

WL is defined as Warranty Deed with Limitation of Access. You will notice that the WL-1 area is shaded in green on the provided Right of Way Topo & Boundary sheet numbers 10, 15-16 of 27-28. The entire WL area contains 2.496 acres gross as shown on the Summary Sheet. This area is needed for the proposed roundabout. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

Please note that the subject property includes a Present Road Occupied (PRO) area which is already encumbered by an existing highway easement measuring 0.301 acres.

This parcel is a total take and there will be no residue.

Structures, Improvements and Tenant-Owned Improvements
Single Family Residence & garage

Drives

This parcel will have no drive in the after situation it's a total purchase.

New Pavement/Grade/Swale

Enclosed are the plan and profile sheets, #70-72 which reflect the existing and proposed grade elevations of the ground/roadway along the proposed acquisition area. Dashed lines are the existing ground with the solid lines being the proposed. In general, the area of your property is in 4'-6' "Cut". The property is being purchased in total so there will be no residue.

Cross-Section Sheets #92-96 show the existing and proposed road widths from an End View. These sheets show the slopes for the new Roadway will be mostly 3 to 1.

Drainage

The proposed roundabout will be installed along Reddington Rd., and Thornwood Dr. Appropriate slopes and ditches will be installed along the project to assist in drainage.

Fencing

N/A

Items that will have to be moved or destroyed.

None

Field Tiles

The City of Newark has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into roadside drainage systems.

Cost to Cure Items

N/A

Encroachments

N/A

Plan Letter Attachment
Lic Thornwood Crossing
Parcel Number 13WL
Page 3 of 3

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the City of Newark.

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 4/12/2021

PID 87642

**PARCEL 13-WD
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of the Third Quarter of Newark Township (Township 2-N, Range 12-W), United States Military Lands, also known as being part of the property conveyed to Steven V. Cannon and Jennifer L. Posey by Official Record 280, Page 243 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.000) and by Official Record 307, Page 659 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.001), being Parcel 13-WD on both sides of the proposed centerline of Right-of-Way of Township Road 131 ("Reddington Road" Right-of-Way Variable) and on the right side of the proposed centerline of Right-of-Way of Thornwood Crossing (Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), said point being the northeast corner of Lot 1, First Range of said Fourth Quarter of Granville Township, in the westerly line of said Third Quarter of Newark Township, a southeast corner of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225744-00.000), and in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 of the Licking County Recorder's Office (No Licking County Auditor's Parcel Number Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road," Existing Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134 ("Thornwood Drive," Existing Right-of-Way 60 feet), said intersection being Station 143+35.00

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence along said westerly line of Third Quarter of Newark Township, the easterly line of said Lot 1, Second Range, an easterly line of said Lindsey property, said westerly line of City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, and partially coincident with an easterly line of the property conveyed to David Mark Flinn and Candy C. Flinn by Instrument Number 201107280013884 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-232908-00.000), **North 02 degrees 08 minutes 17 seconds East, 401.20 feet** to an Iron Pin Capped "FBA" Found in the intersection of the existing centerline of Right-of-Way of said Thornwood Drive and the existing centerline of Right-of-Way of said Reddington Road (Existing Right-of-Way 66 feet), said point being a southerly corner of said Flinn property, and the northwest corner of said City of Newark property, said point also being Station 206+00.00 of the existing centerline of said Thornwood Drive and Station 101+64.85 of the existing centerline of said Reddington Road and 8.62 feet left of Station 101+45.59 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence along the existing centerline of Right-of-Way of said Reddington Road, the northerly line of said City of Newark property, the southerly line of said Flinn property, and the southerly line of said Cannon, **North 89 degrees 40 minutes 14 seconds East, 220.62 feet** (passing over the intersection of the existing centerline of Right-of-Way of said Reddington Road with the proposed centerline of Right-of-Way of said Reddington Road, said intersection being Station 102+16.84 of the existing centerline of Right-of-Way of said Reddington Road and Station 101+97.55 of the proposed centerline of Right-of-Way of said Reddington Road) to a point in the southerly line of said Cannon property (Parcel Number 054-228294-00.001), said point also being 12.61 feet right of Station 103+68.55 of the proposed centerline of Right-of-Way of said Reddington Road and Station 103+85.47 of the existing centerline of Right-of-Way of said Reddington Road, said point also being the **True Place of Beginning** for the parcel herein described:

Thence crossing said Cannon property (Parcel Number 054-228294-00.001), **North 04 degrees 50 minutes 42 seconds East, 77.61 feet** to an Iron Pin Set, said point being 65.00 feet left of Station 103+68.55 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence crossing said Cannon property, **North 71 degrees 27 minutes 52 seconds West, 233.58 feet** to an Iron Pin Set on the westerly line of said Cannon property (Parcel Number 054-228294-00.000), said point being on an easterly line of said Lindsey property, and being on the easterly line of said Lot 1, Second Range and the westerly line of said Third Quarter of Newark

EXHIBIT A

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Rev. 06/09

Township, said point being 140.00 feet right of Station 51+51.97 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the westerly line of said Cannon property (Parcel Number 054-228294-00.000), the easterly line of said Lindsey property, the easterly line of said Lot 1, Second Range, and the westerly line of said Third Quarter of Newark Township, **North 02 degrees 08 minutes 17 seconds East, 170.14 feet** to an Iron Pin Set, said point being 131.10 feet right of Station 54+00.00 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Cannon property, **North 64 degrees 20 minutes 34 seconds East, 113.87 feet** to an Iron Pin Set, said point being in the northeasterly line of said Cannon property, in the southwesterly line of the property conveyed to The Thomas J. Evans Foundation by Deed Book 809, Page 1018 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 019-041262-02.000), said point also being 160.00 feet right of Station 55+82.49 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along said northeasterly line of Cannon property, and southwesterly line of said Thomas J. Evans Foundation property, being a curve to the left, non-tangent to the previous course, having the following curve elements: Radius: 4912.49 feet; Delta: 05 degrees 58 minutes 47 seconds; Chord: 512.46 feet bearing South 43 degrees 51 minutes 49 seconds East; **an arc distance of 512.70 feet** (passing an Iron Pin Set 23.97 feet left of Station 105+85.30 of the proposed centerline of Right-of-Way of said Reddington Road), to a point being at Station 106+34.66 in the existing centerline of Right-of-Way of said Reddington Road, said centerline being the southerly line of said Cannon property, and the northerly line of said City of Newark property, said point also being 5.86 feet right of Station 106+16.81 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence along said existing centerline of Right-of-Way of said Reddington Road, the southerly line of said Cannon property, and the northerly line of said City of Newark property, **South 89 degrees 40 minutes 14 seconds West, 249.19 feet** to the **True Place of Beginning** containing 1.735 acres, more or less, of which the Present Road Occupies 0.160 acres, more or less, of which 0.617 acres, more or less is contained within Licking County Auditor's Parcel Number 054-228294-00.000, and of which 1.118 acres, more or less, is contained within Licking County Auditor's Parcel Number 054-228294-00.001.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W PS NO. 7611 SMART SERVICES, INC."

EXHIBIT A

Page 4 of 4

LPA RX 851 WD

Rev. 06/09

The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.617 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.000 acres.

The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.001 is 1.118 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-228294-00.001 is 0.160 acres.

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

Address: 2166 Reddington Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: ASPH	
DATE: 4/27/21	

EXHIBIT A

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LPA RX 853 WL

Rev. 06/09

Ver. Date 4/12/2021

PID 87642

**PARCEL 13-WL1
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of the Third Quarter of Newark Township (Township 2-N, Range 12-W), United States Military Lands, also known as being part of the property conveyed to Steven V. Cannon and Jennifer L. Posey by Official Record 280, Page 243 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.000) and by Official Record 307, Page 659 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.001), being Parcel 13-WL on both sides of the proposed centerline of Right-of-Way of Township Road 131 ("Reddington Road" Right-of-Way Variable) and on the right side of the proposed centerline of Right-of-Way of Thornwood Crossing (Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), said point being the northeast corner of Lot 1, First Range of said Fourth Quarter of Granville Township, in the westerly line of said Third Quarter of Newark Township, a southeast corner of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225744-00.000), and in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 of the Licking County Recorder's Office (No Licking County Auditor's Parcel Number Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road," Existing Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134

EXHIBIT A

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("Thornwood Drive," Existing Right-of-Way 60 feet), said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the existing centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence along said westerly line of Third Quarter of Newark Township, the easterly line of said Lot 1, Second Range, an easterly line of said Lindsey property, said westerly line of the City of Newark property, and the existing centerline of Right-of-Way of said Thornwood Drive, and partially coincident with an easterly line of the property conveyed to David Mark Flinn and Candy C. Flinn by Instrument Number 201107280013884 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-232908-00.000), **North 02 degrees 08 minutes 17 seconds East, 401.20 feet** to an Iron Pin Capped "FBA" Found in the intersection of the existing centerline of Right-of-Way of said Thornwood Drive and the existing centerline of Right-of-Way of said Reddington Road (Existing Right-of-Way 66 feet), said point being a southerly corner of said Flinn property, and the northwest corner of said City of Newark property, said point also being Station 206+00.00 of the existing centerline of said Thornwood Drive and Station 101+64.85 of the existing centerline of said Reddington Road and 8.62 feet left of Station 101+45.59 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence along the existing centerline of Right-of-Way of said Reddington Road, the northerly line of said City of Newark property, the southerly line of said Flinn property, and the southerly line of said Cannon, **North 89 degrees 40 minutes 14 seconds East, 20.07 feet** to a point, said point being a southwest corner of said Cannon property (Parcel Number 054-228294-00.000), said point being a southeast corner of said Flinn property, said point also being Station 101+84.92 of the existing centerline of Right-of-Way of said Reddington Road and 6.20 feet left of Station 101+65.94 of the proposed centerline of Right-of-Way of said Reddington Road, said point also being the **True Place of Beginning** for the parcel herein described;

Thence along a westerly line of said Cannon property (Parcel Number 054-228294-00.000), and an easterly line of said Flinn property, **North 11 degrees 24 minutes 49 seconds West, 48.50 feet** to a point, said point being a westerly corner of said Cannon property (Parcel Number 054-228294-00.000), said point being an easterly corner of said Flinn property, said point also being 54.65 feet left of Station 101+63.45 of the proposed centerline of Right-of-Way of said Reddington Road and 149.58 feet right of Station 50+65.49 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along a westerly line of said Cannon property (Parcel Number 054-228294-00.000), and an easterly line of said Flinn property, **North 28 degrees 15 minutes 19 seconds West, 17.17 feet** to a point, said point being a westerly corner of said Cannon property, a corner of said Lindsey property, in an easterly line of said Flinn property, and in the westerly line of said Third

EXHIBIT A

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Quarter of Newark Township, said point also being 70.74 feet left of Station 101+56.18 of the proposed centerline of Right-of-Way of said Reddington Road and 140.10 feet right of Station 50+79.80 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the westerly line of said Cannon property (Parcel Number 054-228294-00.000), and an easterly line of said Lindsey property, said westerly line of Third Quarter of Newark Township, and the easterly line of said Lot 1, Second Range, **North 02 degrees 08 minutes 17 seconds East, 90.14 feet** to an Iron Pin Set, said point also being 140.00 feet right of Station 51+51.97 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Cannon property, **South 71 degrees 27 minutes 52 seconds East, 233.58 feet** to an Iron Pin Set, said point being 65.00 feet left of Station 103+68.55 of the proposed centerline of Right-of-Way of said Reddington Road;

Thence continuing crossing said Cannon property, **South 04 degrees 50 minutes 42 seconds West, 77.61 feet** to a point being at Station 103+85.47 in the existing centerline of Right-of-Way of Reddington Road, said centerline being the southerly line of said Cannon property (Parcel Number 054-228294-00.001), and the northerly line of said City of Newark property, said point also being 12.61 feet right of Station 103+68.55 of the proposed centerline of Right-of-Way of said Reddington Road, ;

Thence along said existing centerline of Right-of-Way of said Reddington Road, the southerly line of said Cannon property, and the northerly line of said City of Newark property, **South 89 degrees 40 minutes 14 seconds West, 200.55 feet** (passing over the intersection of existing centerline of Right-of-Way of said Reddington Road and the proposed centerline of Right-of-Way of said Reddington Road, said intersection being Station 102+16.84 of the existing centerline of Right-of-Way of said Reddington Road and Station 101+97.55 of the proposed centerline of Right-of-Way of said Reddington Road) to the **True Place of Beginning**, containing 0.572 acres, more or less, of which the present road occupies 0.141 acres, more or less, of which 0.364 acres is contained within Licking County Auditor's Parcel Number 054-228294-00.000 and of which 0.208 acres is contained within Licking County Auditor's Parcel Number 054-228294-00.001.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W PS NO. 7611- SMART SERVICES, INC."

The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.364 acres.

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The P.R.O. in Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.076 acres.

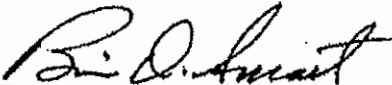
The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.001 is 0.208 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-228294-00.001 is 0.065 acres.

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

Address: 2166 Reddington Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.


BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/14/21</i>	

EXHIBIT A

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Rev. 06/09

Ver. Date 4/12/2021

PID 87642

**PARCEL 13-WL2
LIC-THORNWOOD CROSSING
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Licking, City of Newark, also known as being part of the Third Quarter of Newark Township (Township 2-N, Range 12-W), United States Military Lands, also known as being part of the property conveyed to Steven V. Cannon and Jennifer L. Posey by Official Record 280, Page 243 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-228294-00.000), being Parcel 13-WL1 on the right side of the proposed centerline of Right-of-Way of Thornwood Crossing (Right-of-Way Variable) as shown on the City of Newark Right-of-Way Plans for LIC-THORNWOOD CROSSING (PID 87642) and being more particularly described as follows:

Beginning for Reference at an Iron Pin Set in a Monument Box at the southeast corner of Lot 1, Second Range, Licking Land Company Survey of the Fourth Quarter of Granville Township (Township 2-N, Range 13-W), said point being the northeast corner of Lot 1, First Range of said Fourth Quarter of Granville Township, in the westerly line of said Third Quarter of Newark Township, a southeast corner of the property conveyed to John R. Lindsey by Official Record 150, Page 707 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 054-225744-00.000), and in the westerly line of the property conveyed to the City of Newark by Instrument Number 200410110036733 of the Licking County Recorder's Office (No Licking County Auditor's Parcel Number Assigned), said point also being in the intersection of the existing centerline of Right-of-Way of Township Road 131 ("River Road," Existing Right-of-Way 50 feet) with the existing centerline of Right-of-Way of Township Road 134 ("Thornwood Drive," Existing Right-of-Way 60 feet), said intersection being Station 143+35.00 of the existing centerline of Right-of-Way of said River Road and Station 201+98.80 of the

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existing centerline of Right-of-Way of said Thornwood Drive and 10.29 feet right of Station 45+79.40 of the proposed centerline of Right-of-Way of said Thornwood Drive;

Thence along said westerly line of Third Quarter of Newark Township, the easterly line of said Lot 1, Second Range, partially along an easterly line of said Lindsey property, partially along said westerly line of the City of Newark property, and partially along the existing centerline of Right-of-Way of said Thornwood Drive, **North 02 degrees 08 minutes 17 seconds East, 724.30 feet** to an Iron Pin Set in a westerly line of said Cannon property (passing an Iron Pin Capped "FBA" Found in the intersection of the existing centerline of Right-of-Way of said Thornwood Drive with the existing centerline of Right-of-Way of said Reddington Road) said point being 131.10 feet right of Station 54+00.00 of the proposed centerline of Right-of-Way of said Thornwood Crossing, said point also being the **True Place of Beginning** for the parcel herein described:

Thence along said westerly line of Third Quarter of Newark Township, the easterly line of said Lot 1, Second Range, and an easterly line of said Lindsey property, **North 02 degrees 08 minutes 17 seconds East, 164.44 feet** to an Iron Pin Set at a northerly corner of said Cannon property, said point also being an easterly corner of said Lindsey property, and in the southwesterly line of the property conveyed to The Thomas J. Evans Foundation by Deed Book 809, Page 1018 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 019-041262-02.000), said point also being 11.72 feet right of Station 55+58.87 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the northerly line of said Cannon property, and the southerly line of said Thomas J. Evans Foundation property, being a curve to the left, non-tangent to the previous course, having the following curve elements: Radius: 4912.49 feet; Delta: 01 degrees 45 minutes 05 seconds; Chord: 150.16 feet bearing South 39 degrees 59 minutes 53 seconds East; **an arc distance of 150.16 feet** to an Iron Pin Set, said point being 160.00 feet right of Station 55+82.49 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Cannon property, **South 64 degrees 20 minutes 34 seconds West, 113.87 feet** to the **True Place of Beginning**, containing 0.189 acres, more or less, all of which is contained within Licking County Auditor's Parcel Number 054-228294-00.000.

Subject to any and all easements, rights-of-way, conditions and restrictions of record.

All Iron Pins Set are 3/4-Inch by 30-Inch Reinforcing Rod with a 2" Aluminum Cap Stamped "CITY OF NEWARK R/W PS NO. 7611 SMART SERVICES, INC."

EXHIBIT A

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Rev. 06/09

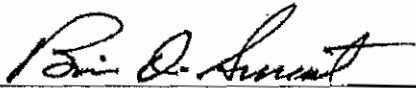
The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.189 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.000 acres.

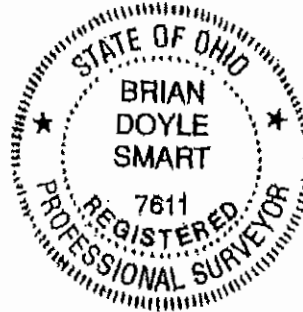
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.


Address: 2166 Reddington Road Newark, Ohio 43055

This description was prepared by Smart Services, Inc. in February 2021 under the direct supervision of Brian D. Smart, P.S. 7611 and is based upon actual field measurements performed by Smart Services, Inc. in April, 2018 under the direct supervision of Brian D. Smart, P.S. 7611.



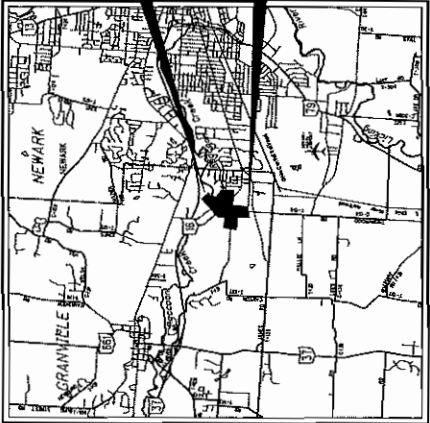
BRIAN D. SMART
REG. SURVEYOR NO. 7611



PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	
DATE:	4/24/21

RIGHT OF WAY LEGEND SHEET LIC-THORNWOOD CROSSING

PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER
OF TOWNSHIP 2 N, RANGE 13 W, PART OF
LOT 1, FIRST RANGE, AND LOTS 1 & 2, SECOND RANGE,
OF THE LICKING LAND COMPANY SURVEY,
UNITED STATES MILITARY LANDS,
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO



CONVENTIONAL SYMBOLS

- Ditch / Creek (EX) -----
- Township Line -----
- Section Line (EX) -----
- Corporation Line -----
- Fence Line (EX) -----
- Center Line -----
- Right of Way (EX) -----
- Right of Way (PR) -----
- Standard Highway Easement (EX) -----
- Temporary Right of Way -----
- Channel Easement (PR) -----
- Utility Easement (EX) -----
- Railroad ----- or -----
- Guardrail (EX) -----
- Construction Limits -----
- Edge of Pavement (EX) -----
- Edge of Shoulder (EX) -----
- Edge of Shoulder (PR) -----
- Ditch / Creek (EX) -----
- Tree Line (EX) -----
- Ownership Hook Symbol Z, Example -----
- Property Line Symbol E, Example -----
- Break Line Symbol A, Example -----
- Tree (PR) -----
- Tree (Remove) -----
- Evergreen (EX) -----
- Evergreen (Remove) -----
- Post (EX) -----
- Light (EX) -----
- Fire Hydrant (EX) -----
- Telephone Pole (EX) -----
- Light Pole (EX) -----

INDEX OF SHEETS

- LEGEND SHEET 1
- CENTERLINE PLAT 2-5
- PROPERTY MAP 5,7
- SUMMARY OF ADDITIONAL R/W 8-10
- R/W TOPO SHEETS 11-35 ODD SHEETS
- R/W BOUNDARY SHEETS 12-35 EVEN SHEETS

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

Brian D. Smart, P. S., has conducted a survey of the existing conditions for the proposed transportation in Newark, Ohio, in accordance with the provisions of the Ohio Revised Code. The proposed roadway occupies parcels occupied (PR) and has been established in accordance with the provisions of the Ohio Revised Code. The proposed roadway is shown in red on the Ohio State Plane Coordinate System South Zone on NAD 83 (85) datum. This Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (US Survey Feet) by a Combined Scale Factor of 1.00002714. As a part of this project, I have reestablished the locations of the existing property lines, the existing and proposed centerlines of right of way or easements, and other points on the ground. The location of the proposed centerlines of right of way or easements, and other points on the ground, are shown in red on the plan. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-31 commonly known as Minimum Standards for Boundary Surveys in the State of Ohio. I am a duly Licensed Professional Land Surveyor in the State of Ohio unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Brian D. Smart, Professional Land Surveyor 761

I, Samuel L. Stiltner, P. S., have established the proposed property lines, calculated the Gross Take, present roadway occupied (PR) and Net Take and Net Fee, as well as prepared the legal descriptions necessary to acquire the parcels shown in red on the plan. The proposed roadway is shown in red on the plan. The location of the proposed centerlines of right of way or easements, and other points on the ground, are shown in red on the plan. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-31 commonly known as Minimum Standards for Boundary Surveys in the State of Ohio. I am a duly Licensed Professional Land Surveyor in the State of Ohio unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Samuel L. Stiltner, Professional Land Surveyor 8364

SURVEYORS SEAL

SURVEYORS SEAL

PROJECT DESCRIPTION
CONSTRUCTION OF A TWO LANE ROUNDABOUT AT THE INTERSECTION OF THORNWOOD DRIVE, THORNWOOD CROSSING, RIVER ROAD, AND REDDINGTON ROAD WITH CONSTRUCTION OF BRIDGE OVER RACCOON CREEK. ADDITIONAL IMPROVEMENTS INCLUDE PROFILE ADJUSTMENT, CULVERT, STORM SEWER, BIKEPATH, SIGNALS, LIGHTING, DRIVEWAYS, AND TRAFFIC CONTROL DEVICES.

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

PLANS PREPARED BY:

- FIRM NAMES: SMART SERVICES, INC.
- R/W DESIGNERS: TAYLOR SCHROFF & BRIAN L. KLINGENBERG, PE
- R/W REVIEWERS: SAMUEL L. STILTNER, P.S. & BRIAN D. SMART, P.S.
- FIELD REVIEWER: SAMUEL L. STILTNER, P.S.
- PRELIMINARY FIELD REVIEW DATE: MAY 9, 2019
- TRACINGS FIELD REVIEW DATE: _____
- OWNERSHIP UPDATED BY: _____
- DATE COMPLETED: _____
- PLAN COMPLETION DATE: _____

LEGEND

- WD = WARRANTY DEED
- SL = SEE SHEET INDICATED
- CH = CHANNEL EASEMENT
- T = TEMPORARY EASEMENT

THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THROUGH TRAFFIC AND HAS BEEN DECLARED A LIMITED DEDICATED PUBLIC HIGHWAY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6511.02 OF THE REVISED CODE OF OHIO.

RIGHT OF WAY LEGEND SHEET

LIC-THORNWOOD CROSSING

1 / 36

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 653.64 O.R.C.

UTILITY OWNERS	TYPE	NAME & ADDRESS	NAME & ADDRESS
CITY OF NEWARK WASTE WATER DIVISION ATTN: ROGER LOOMIS 34 SOUTH FIFTH STREET NEWARK, OHIO 43005 (740) 670-1940	ELECTRIC	AMERICAN ELECTRIC POWER CO. (DISTRIBUTION GROUP) ATTN: PAUL PAXTON 700 MORRISON ROAD GAHANNA, OHIO 43220 (614) 883-6831	
CITY OF NEWARK STORMWATER UTILITY DIVISION ATTN: JOAN KREACER 1275 EAST MAIN STREET NEWARK, OHIO 43005 (740) 349-8762		MARATHON PIPE LINE, LLC ATTN: GREG NEWARK 20-C INDUSTRIAL DRIVE LEXINGTON, OHIO 44904 (419) 884-0800, EXT. 236	
WINDSTREAM COMMUNICATIONS ATTN: GEOFFREY HAHM 560 TERNES AVENUE ELYRIA, OHIO 44035 (740) 328-6246	GAS	NATIONAL GAS AND OIL CORP. ATTN: GREG WILSON 120 ONEILL DRIVE HEBRON, OHIO 43025 (740) 348-1254	
CHARTER COMMUNICATIONS 111 NORTH 11TH STREET NEWARK, OHIO 43055 (740) 322-6703		COLUMBIA GAS OF OHIO ATTN: MICHAEL DIBENEDETTO 2429 LINCOLN AVENUE ZANESVILLE, OHIO 43701 (740) 450-1216	

FEDERAL PROJECT NO. 87642

TRRS
CHECKED
SLCS

129
164

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECD NO.	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.D.	GRDS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC TURE	NET RESIDUE LEFT	TYPE FUND	REMARKS	AS ACQUIRED	
														BOOK	PAGE
1-7	RIVER ENTERPRISES LTD	21,22	INST. NO. 20031106024836	054-216600-00.000	5.00	0.165						STATE/ LOCAL	CONSTRUCT DITCH		
2-WV	KATHLEEN F. HARTY	21,22	INST. NO. 20101040001065	054-223172-00.000	1.126	0.057						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE 6 TREES TO BE REMOVED SHRUB ROW TO BE REMOVED		
3-WV	STEPHEN M. KLEMA & JOYCE A. KLEMA	21,22	INST. NO. 201410240020849	054-216628-00.000	1.502	0.061						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE		
3-T		21,22		054-216628-00.000	1.502	0.000						STATE/ LOCAL	CONSTRUCT DRIVEWAY MAILBOX TO BE REMOVED AND REPLACED		
4-T	GAY ELLEN CLODFELTER & RAYMOND GENE CLODFELTER	21-22, 35-36	INST. NO. 20110210021784	054-216618-00.000	1.310	0.026						STATE/ LOCAL	CONSTRUCT DRIVEWAY MAILBOX TO BE REMOVED AND REPLACED		
5	TODD E. PANGBORN & CATHERINE N. PANGBORN	21-22, 35-36	INST. NO. 20020710025517	054-216714-00.000	2.550	0.131						STATE/ LOCAL	NO TAKE		
6	JEFFREY R. DELOZIER & BEBORAH A. DELOZIER	35-36	O.R. 635, PG. 659	054-216714-00.001	1.400	0.070						STATE/ LOCAL	NO TAKE		
7-WV	WILLIS JEWKINS & LILA I. JEWKINS	11-12, 35-36	INST. NO. 199803170038905	054-229746-00.000	0.650	0.122						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE		
8	GARY L. FIRE & CAROLE J. FIRE	11,12	INST. NO. 20101017001183	054-210022-00.000	1.140	0.000						STATE/ LOCAL	NO TAKE		
9	REDDINGTON VILLAGE LLC	11-14, 25-26	INST. NO. 200310220051314	NO A.P.N. ASSIGNED	17.264	0.000						STATE/ LOCAL	NO TAKE PLATTED CONDOMINIUM 17.264 DEED ACREAGE		
9A-WV	CITY OF NEWARK, OHIO	11-14, 25-26	INST. NO. 20041010026713	NO A.P.N. ASSIGNED	1.074	1.074						STATE/ LOCAL	9A CONVERSION OF EX. FEE R/W TO L/A BY CITY OF NEWARK 1.074 DEED ACREAGE 8 TREES/SHRUBS TO BE REMOVED		
10-WV	NEWARK TWP LLC	21,22	INST. NO. 20171070024120	056-041370-01.000	4.650	0.155						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE		
TOTAL				056-045684-00.000	6.150	0.225									

TOTAL NUMBER OF 1
 30 OWNERSHIPS WITH STRUCTURES INVOLVED
 2 OWNERSHIPS WITH "P" ITEMS
 25 PARCELS
 3 TOTAL TAKES

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF NEWARK UNLESS OTHERWISE SHOWN. ALL TEMPORARY TAKES ACQUIRED IN THE NAME OF THE OHIO DEPARTMENT OF TRANSPORTATION.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

FEDERAL PROJECT NO.
 87642

STATE JOB NO.
 87642

R/W DESIGNER
 TRS
R/W REVIEWER
 SLS

SUMMARY		OF ADDITIONAL RIGHT OF WAY	
8 / 36	LIC-THORNWOOD	136	164
REV. BY DATE	DESCRIPTION	FIELD REVIEW BY	DATE
OWNERSHIP VERIFIED BY			
DATE COMPLETED			

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: (C) = CALCULATED AREA
 * DENOTES RIGHT OF WAY ENCROACHMENT

LEGEND:
 ND = WARRANTY DEED
 ML = FEE SIMPLE WITH LIMITATION OF ACCESS
 SH = STANDARD HIGHWAY EASEMENT
 CH = CHANNEL EASEMENT
 T = TEMPORARY

8/17/2017 Project\713701 - ADR - LIC-CR128-0.97-P087642 Field Survey\87642\Drawings\Sheets\87642R5001.dwg 5/17/2019 9:06:14 AM J8obok

PARCEL NO.	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED	
														BOOK	PAGE
11-NDV	11-12	O.R. 150, PG. 707	054-225139-00.000	4.75	0.029							STATE/	CONSTRUCT ROADWAY AND DRAINAGE		
	21-24		054-225144-00.000	21.76	0.637							LOCAL	TREE LINE TO BE REMOVED		
	TOTAL			26.51	0.126										
11-MLV I	11-14, 23-24		054-225144-00.000	21.76	0.637							STATE/	CONSTRUCT ROADWAY AND DRAINAGE		
												LOCAL			
11-MLV 2	13-16		054-225144-00.000	21.76	0.637							STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL											LOCAL			
11-CHY	23-24		054-225144-00.000	21.76	0.000							STATE/	CONSTRUCT CHANNEL		
												LOCAL			
11-T	21-22		054-225139-00.000	4.75	0.000							STATE/	CONSTRUCT DRIVEWAY		
												LOCAL			
12-MLV	13-16	INST. NO. 2010280013884	054-225208-00.000	0.06	0.030				YES			STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL		054-225208-00.000	1.49	0.030							LOCAL	EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT		
13-MLV	13-16, 25-26	O.R. 260, PG. 243 O.R. 307, PG. 659	054-228294-00.000 054-228294-00.001	0.71 1.29	0.076 0.023				YES			STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL			2.00	0.301							LOCAL	EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT		
13-MDV	13-16, 25-26		054-228294-00.001	1.290	0.025							STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
												LOCAL			
14-SHV	15-16, 25-26	D.B. 609, PG. 1018	019-041262-02.000	2.880	0.073							STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
												LOCAL	28.825 DEED ACREAGE		
15-MLV	15-18	INST. NO. 201008300012170	020-041504-00.000 054-217110-01.001	11.87 12.58	0.000 0.000							STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL											LOCAL			
16-MLV	17-18	INST. NO. 201308140020866	020-043944-00.000	0.96	0.000							STATE/	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
												LOCAL	TOTAL TAKE		
16A	17-18	INST. NO. 201308140020867	NO A.P.N. ASSIGNED	0.179	0.000							STATE/	NO TAKE		
												LOCAL	0.179 DEED ACREAGE		

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF NEWARK UNLESS OTHERWISE SHOWN. ALL TEMPORARY TAKES ACQUIRED IN THE NAME OF THE OHIO DEPARTMENT OF TRANSPORTATION.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

FEDERAL PROJECT NO. 87642

STATE JOB NO.

SUMMARY OF ADDITIONAL RIGHT OF WAY CROSSING LIC-THORNWOOD

DATE: 5/17/2019 9:08:42 AM
 BY: B764242YVW
 SHEET: 137
 TITLE: LIC-THORNWOOD SUMMARY OF ADDITIONAL RIGHT OF WAY CROSSING

DATE: 9/30/16
 BY: B764242YVW
 SHEET: 137
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LEGEND:
 WD = WARRANTY DEED
 WL = FEE SIMPLE WITH LIMITATION OF ACCESS
 SH = STANDARD HIGHWAY EASEMENT
 CH = CHANNEL EASEMENT
 T = TEMPORARY

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION.
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

(c) = CALCULATED AREA
 * DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK	PAGE
15B	VILLAGE OF GRANVILLE, OHIO	17-18	INST. NO. 201403270005422	NO A.P.N. ASSIGNED	0.121	0.121							STATE/ LOCAL	NO TAKE 0.121 DEED ACREAGE OWNERSHIP ON BOTH SIDES OF CORPORATION LINE		
16C	CITY OF NEWARK, OHIO	17-20	INST. NO. 201604080008639	NO A.P.N. ASSIGNED	0.125	0.125							STATE/ LOCAL	NO TAKE 0.125 DEED ACREAGE		
17	CHERRY VALLEY FAMILY LIFE CENTER	17-20, 31-32	O.R. 39, PG. 241	056-042864-00.001	11.15								STATE/ LOCAL	NO TAKE		
18-21H	THE THOMAS J. EVANS FOUNDATION	31-32	O.R. 607, PG. 152	056-048608-00.000	3.0	0.198							STATE/ LOCAL	FOR BRIDGE AND CREEK MAINTENANCE		
19-20Y	THE THOMAS J. EVANS FOUNDATION	27-32	INST. NO. 200002020003316	054-217110-00.000	3.13	0.854							STATE/ LOCAL	CONSTRUCT ROADWAY		
20-20Y1	THE THOMAS J. EVANS FOUNDATION	28-30	O.R. 823, PG. 593	054-233244-00.021	4.33	0.206							STATE/ LOCAL	CONSTRUCT ROADWAY		
20-20Y2		28-30	O.R. 823, PG. 593	054-233244-00.021	4.33								STATE/ LOCAL	CONSTRUCT ROADWAY		
21	THE THOMAS J. EVANS FOUNDATION	29-32	INST. NO. 19980406001785	054-233244-00.035	0.23	0.000							STATE/ LOCAL	NO TAKE		
22	G. A. KREBS & SON INC	29-30	O.R. B, PG. 450 O.R. 588, PG. 626	054-233244-00.037	1.82	0.189							STATE/ LOCAL	NO TAKE		
23	BNT EQUITIES LLC	29-30, 33-34	INST. NO. 20170100014482	054-233274-01.000	1.43	0.145							STATE/ LOCAL	NO TAKE		
24-20Y1	THE THOMAS J. EVANS FOUNDATION	29-30	O.R. 111, PG. 24	054-217074-00.0000	3.48	0.859							STATE/ LOCAL	CONSTRUCT ROADWAY		
24-20Y2		29-30, 33-34	O.R. 111, PG. 24	054-217074-00.0000	3.48	0.859							STATE/ LOCAL	CONSTRUCT ROADWAY		
25	CITY OF NEWARK, OHIO	33-34	O.R. 811, PG. 407	054-233566-00.000	0.95	0.115							STATE/ LOCAL	NO TAKE		
26	S R G INVESTMENTS LTD	33-34	INST. NO. 200506210018634	054-233274-02.001	1.11	0.141							STATE/ LOCAL	NO TAKE		

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NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
ALL AREAS IN ACRES

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

FEDERAL PROJECT NO. 87642

STATE JOB NO., P.M. DESIGNER, R/M REVIEWER, SLS

SUMMARY OF ADDITIONAL RIGHT OF WAY CROSSING LIC-THORNWOOD

10/36, 138, 164, REV. BY, DATE, DESCRIPTION, FIELD REVIEW BY, DATE, OWNERSHIP VERIFIED BY, DATE, COMPLETED

LEGEND: WD = WARRANTY DEED, SH = STANDARD HIGHWAY EASEMENT, SL = SLOPE EASEMENT, CH = CHANNEL EASEMENT, PR = PROPERTY RIGHT, T = TEMPORARY

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION. UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

(C) = CALCULATED AREA, * DENOTES RIGHT OF WAY ENCROACHMENT

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