

July 28, 2022

SERVICE COMMITTEE

August 1, 2022

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

Council Chambers

Following Finance Committee

AGENDA

1. Consider **Ordinance No. 22-21** AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-225744-00.000 AND PARCEL # 054-225738-00.000, NEWARK, LICKING COUNTY, LOCATED AT 2236 RIVER ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY

2. Consider **Ordinance No. 22-22** AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-228294-00.000 AND PARCEL # 054-228294-00.001, LOCATED AT 2166 REDDINGTON ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY

3. Consider **Ordinance No. 22-23** AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-216618-00.000, LOCATED AT 2229 RIVER ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY.

4. Consider **Resolution No. 22-71** A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL 054-246708-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING WEST CHURCH STREET 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. 22-72** A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 020-041304-00.000, 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

6. Other items at the discretion of the chair

BY: _____

AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-225744-00.000 AND PARCEL # 054-225738-00.000, NEWARK, LICKING COUNTY, LOCATED AT 2236 RIVER ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY.

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

WHEREAS, Ohio Revised Code Chapter 719 authorizes a municipal corporation to appropriate property for opening, widening, straightening, changing the grade of, and extending streets, as well as the construction or operation of streets and bridges; and,

WHEREAS, the Newark City Council recognizes the necessity of the Appropriation more specifically described in this Ordinance and in Exhibit "A" attached hereto, to conduct the maintenance and improvements necessary to complete the Thornwood Crossing construction project; and,

WHEREAS, it is necessary to appropriate the Property described in the Exhibit "A" attached hereto for the purpose of maintenance and improvements necessary for the completion of the Thornwood Crossing construction project, including, but not limited to, the opening, widening, straightening, changing the grade and/or extending the roadway of Thornwood Crossing, such property currently owned by John Lindsey, and managed by executor Kirk Lindsey; and,

WHEREAS, it is immediately necessary to proceed with this improvement project due to the fact that modification of the current condition of the area of Thornwood Crossing enhances the health, safety and welfare of the citizens of the City of Newark, Ohio, and there is a significant and essential interest to complete the project within the present construction time table.

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

SECTION ONE: A fee simple interest, as well as perpetual and temporary easements, in the respective portions of the Property described in attached Exhibit "A" are hereby appropriated for the public purpose of the Thornwood Crossing construction project pursuant to applicable Federal, State and Local Laws and Regulations.

SECTION TWO: The City of Newark Council finds the appropriation to be necessary to carry out the public purpose of the maintenance and improvements to Thornwood Crossing including, but not limited to, the opening, widening, straightening, changing the grade of and extending the roadway, as well as the construction or operation of streets and bridges, that the Property Owner has been unable to agree with the City as to the fair market value of the land to be appropriated and that it is necessary to take immediate possession of the Property to be appropriated to achieve the public purpose set forth herein.

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

SECTION FOUR: The City of Newark Council hereby fixes the value of the acquired interest on the portions of the Property specified herein and specifically delineated in Exhibit "A" as \$367,725.00 and authorizes the depositing of the same with the Clerk of the Licking County Court of Common Pleas for the use and benefit of the Owners of the portions of the Property appropriated. Upon such deposit, the City of Newark shall be authorized to enter upon the Property and take possession of the same in accordance with the law.

SECTION FIVE: An emergency is declared to exist to preserve the health, safety and welfare of the City of Newark inhabitants, as there is a significant and essential interest to complete the project within the present construction time table. Therefore, this Ordinance shall be immediately effective upon passage as provided in the Newark City Charter, Article 4.07.

Passed this _____ day of _____, 2022.

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

DATE FILED WITH THE MAYOR: _____

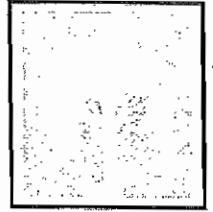
DATE APPROVED BY THE MAYOR: _____

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



NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER

HERITAGE
LAND SERVICES

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.

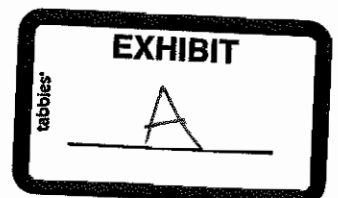
Parcel 11WD is a Warranty Deed with Reservation of access. This means fee simple title is being acquired, but the residue property will retain reasonable access to the road.

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.



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:

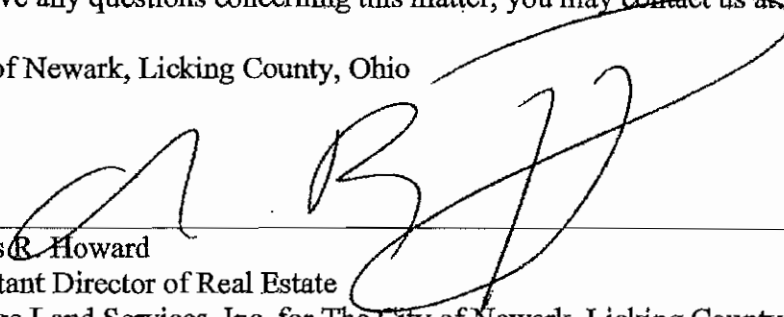
Real Property To Be Acquired	\$175,450.00
Damages To Your Property Which Is Not Acquired	\$192,200.00
Temporary Construction Easement	\$75.00
Total Good Faith Offer	\$367,725.00

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

LPA RX 853 WL

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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LPA RX 853 WL

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

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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;

EXHIBIT A

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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,

EXHIBIT A

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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."

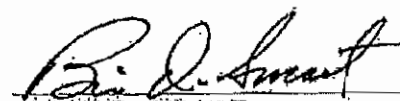
The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 3.017 acres.

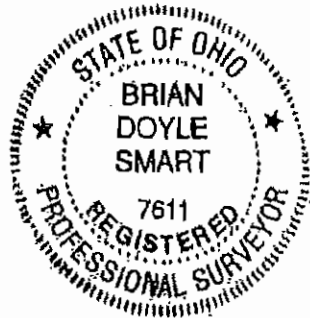
The P.R.O. in Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 0.110 acres.

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: <i>[Signature]</i>	
DATE: 4/24/21	

EXHIBIT A

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Rev. 06/09

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>NLS</i>
DATE:	<i>4/24/21</i>

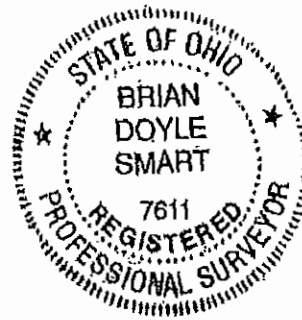


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Ver. Date 4/12/21

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 Lindsay 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.

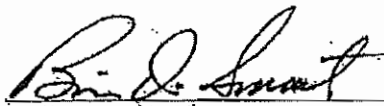
The Gross Take from Licking County Auditor's Parcel Number 054-225744-00.000 is 1.854 acres.

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

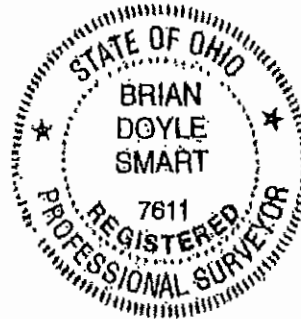
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

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	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>4/22/21</i>	

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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."

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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.

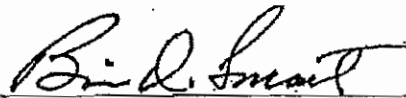
The Gross Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.012 acres.

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

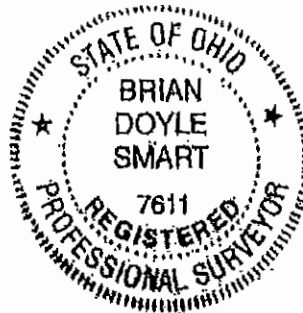
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

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

Page 1 of 2

Rev. 07/09

LPA RX 887 T

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

Rev. 07/09

LPA RX 887 T

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.

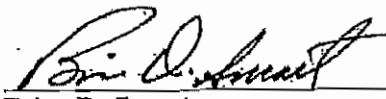
The Gross Take from Licking County Auditor's Parcel Number 054-225738-00.000 is 0.015 acres.

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

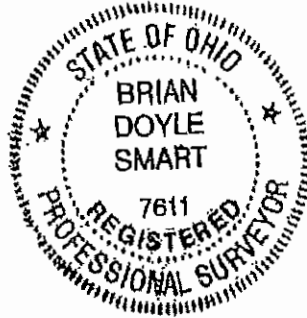
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

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>4/26/21</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

7021 0350 0000 6414 8674

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®

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 I

THE EXISTING TRAFFIC PATTERNS SHALL BE MAINTAINED ON THE EXISTING PAVEMENT AT ALL TIMES.

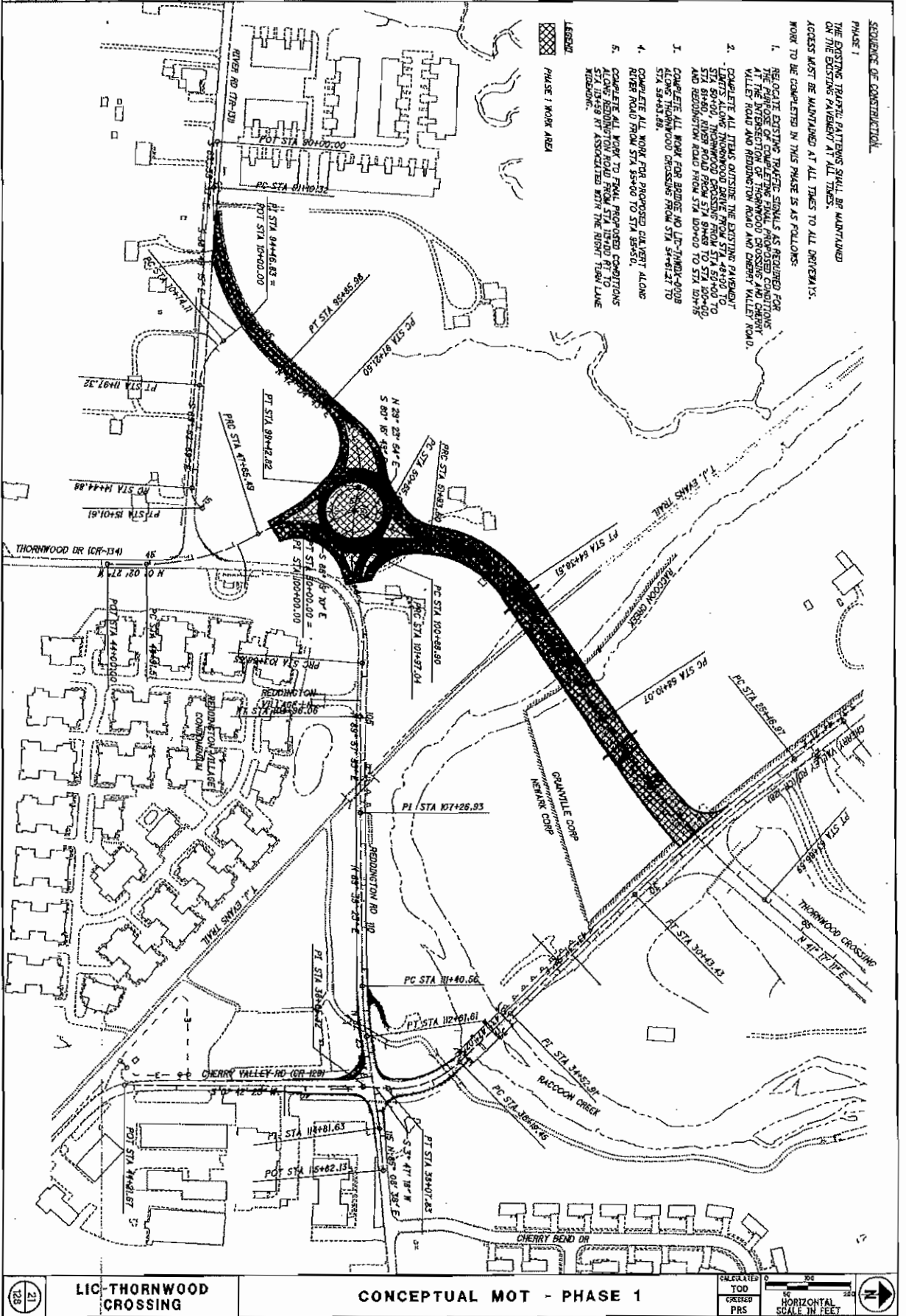
ACCESS MUST BE MAINTAINED AT ALL TIMES TO ALL DRIVEWAYS.

WORK TO BE COMPLETED IN THIS PHASE IS AS FOLLOWS:

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. 48+00 TO STA. 89+00. ITEMS TO BE COMPLETED INCLUDE THORNWOOD AND REDDINGTON ROAD FROM STA. 100+00 TO STA. 109+78.32 AND REDDINGTON ROAD FROM STA. 109+78.32 TO STA. 127+19.51.
3. COMPLETE ALL WORK FOR BRIDGE NO. 127-THORNWOOD CROSSING OVER RACCOON CREEK FROM STA. 109+00 TO STA. 127+19.51.
4. COMPLETE ALL WORK FOR PROPOSED CURB/VAULT ALONG RIVER ROAD FROM STA. 139+00 TO STA. 139+00.
5. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS ALONG REDDINGTON ROAD FROM STA. 150+00 TO STA. 150+00. ITEMS TO BE COMPLETED INCLUDE THE RIGHT TURN LANE MIDSECTION.

LEGEND

PHASE I WORK AREA



SEQUENCE OF CONSTRUCTION

PHASE 2

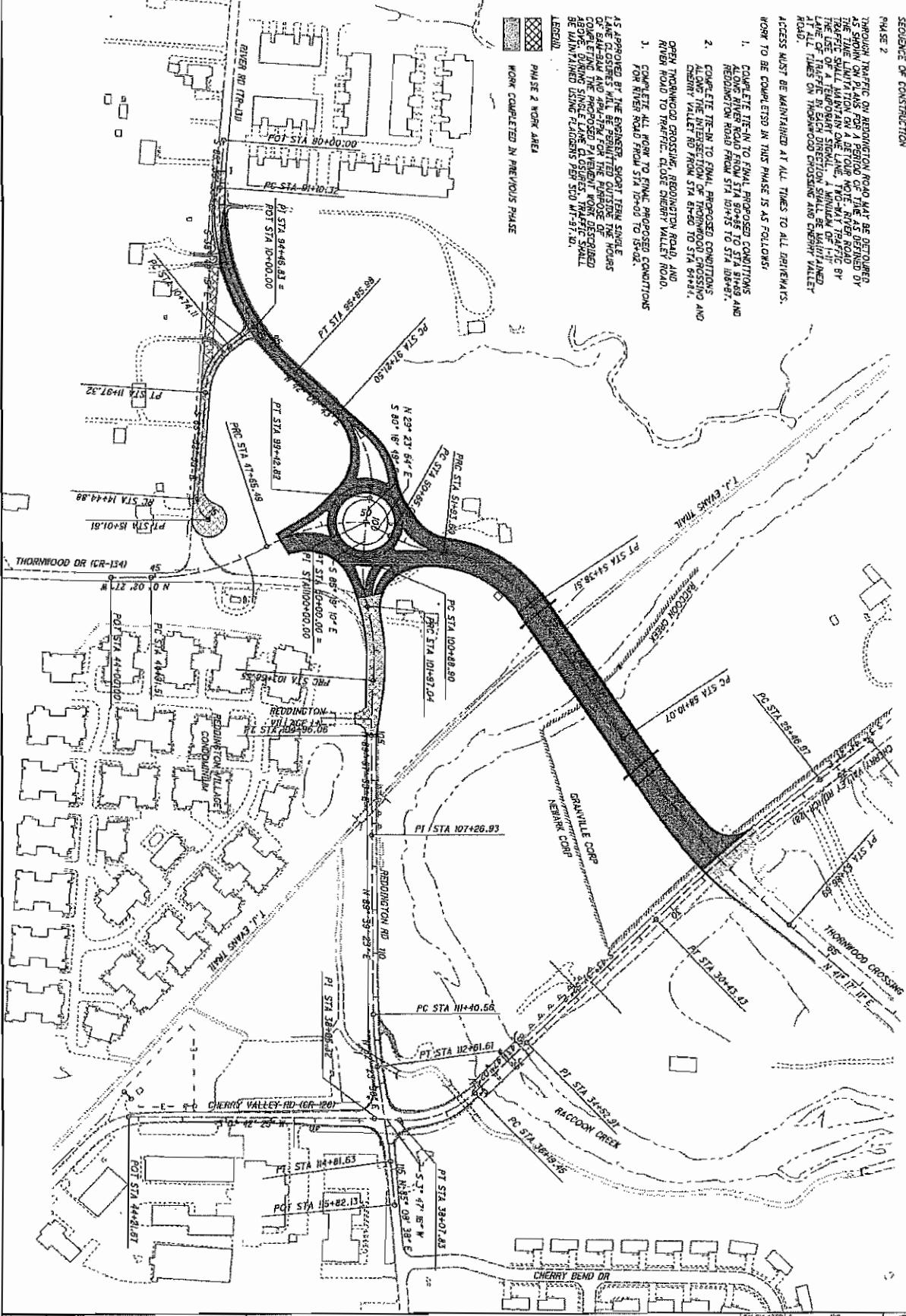
THROUGH TRAFFIC ON REDDINGTON ROAD MAY BE DETOURED AS SHOWN ON PLANS FOR A PERIOD OF TIME AS DEFINED BY THE TIME LIMITATION FOR A PERIOD OF TIME. RIVER ROAD BY THE TIME LIMITATION FOR A PERIOD OF TIME. THE USE OF A TEMPORARY SIGNAL, A MINIMUM OF 11" LANE OF TRAFFIC IN EACH DIRECTION SHALL BE MAINTAINED AT ALL TIMES ON THORNWOOD CROSSING AND CHERRY VALLEY ROAD.

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+88 TO STA 81+69 AND REDDINGTON ROAD FROM STA 101+15 TO STA 101+67.
2. COMPLETE TIE-IN TO FINAL PROPOSED CONDITIONS ALONG THE INTERSECTION OF THORNWOOD CROSSING AND CHERRY VALLEY RD FROM STA 81+69 TO STA 81+81.
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 101+00 TO STA 101+02.

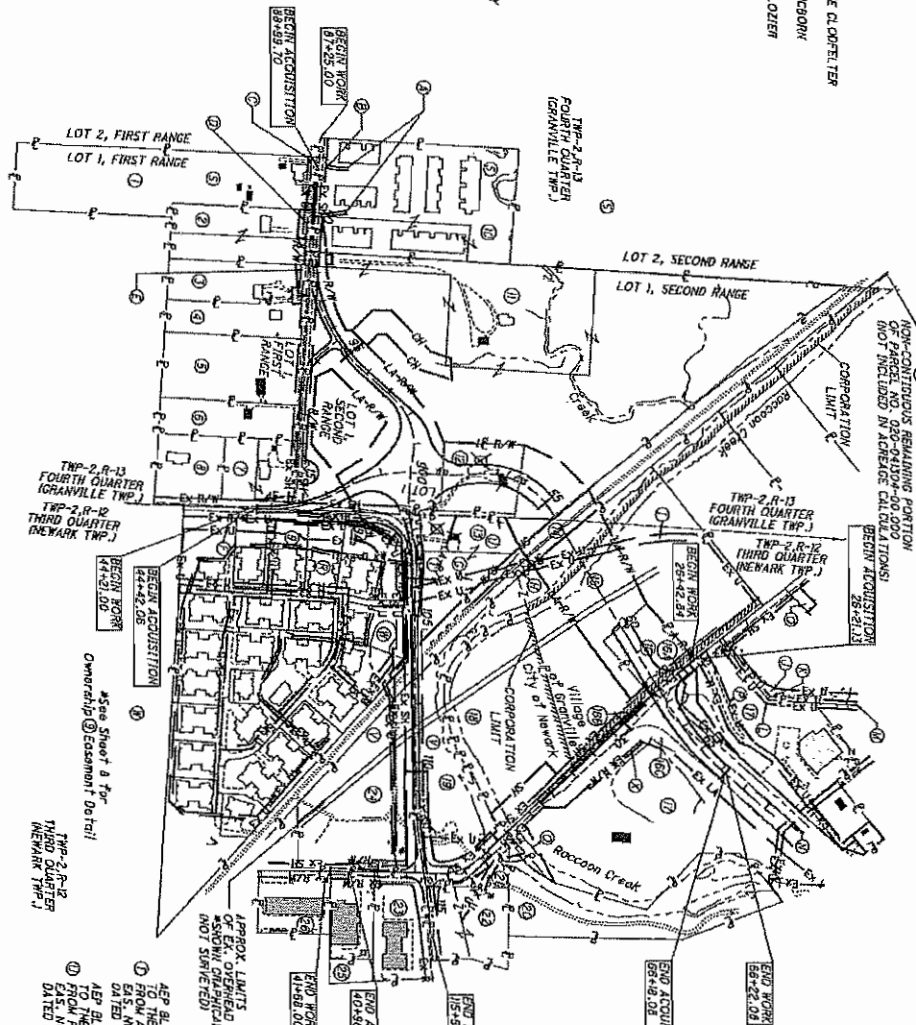
AS APPROVED BY THE ENGINEER, SHORT TERM SINGLE LANE CLOSURES WILL BE PERMITTED OUTSIDE THE HOURS OF 8AM-5PM AND APPLICABLE FOR THE PERIOD OF COMPLETING THE PROPOSED PAVEMENT WORK DESCRIBED BEYOND THE STATIONING SHOWN. ALL CLOSURES SHALL BE MAINTAINED DURING CLOSURES PERIOD 500 MT-51/01.

PHASE 2 WORK AREA
WORK COMPLETED IN PREVIOUS PHASE



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.
054-205920-00.000
 - 2 KATHLEEN F. HARTY
054-205920-00.000
 - 3 STEPHEN M. KLEMA & JORGE A. KLEMA
054-26628-00.000
 - 4 CAT ALLEN COFFELTER & RAYMOND GENE COFFELTER
054-215518-00.000
 - 5 TODD E. PANGDORN & CATHERINE M. PANGDORN
054-210714-00.000
 - 6 JEFFREY R. DELCIZIER & DEBORAH A. DELCIZIER
054-210714-00.001
 - 7 WILLS SERVICES
054-223145-00.000
 - 8 DARY L. PINE & SARGUE J. PINE
054-232182-00.000
 - 9 RECONQUIN WELFARE LLC
NO PARCEL NUMBER ASSIGNED
 - 10 CITY OF NEWARK, OHIO
NO PARCEL NUMBER ASSIGNED
 - 11 NEWARK TWP LLC
056-041370-01.000
 - 12 JOHN R. LINDSEY
054-223145-00.000
 - 13 DAVID MARY ELAN & CANDY C. ELAN
054-223145-00.000
 - 14 STEVEN V. CAMMON & BRANFER L. POSTY
054-222294-00.000
 - 15 THE THOMAS J. EVANS FOUNDATION
019-042523-02.000
 - 16 KIMBERLY NISER & KAREL VAN RINKLE
052-21110-01.000
 - 17 STATE OF OHIO
054-21110-01.001
 - 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
052-042264-00.001
 - 22 THE THOMAS J. EVANS FOUNDATION
056-046508-00.000
 - 23 THE THOMAS J. EVANS FOUNDATION
054-21110-00.000
 - 24 THE THOMAS J. EVANS FOUNDATION
054-215444-00.001
 - 25 THE THOMAS J. EVANS FOUNDATION
054-215444-00.002
 - 26 G. A. KREBS & SON INC.
054-215444-00.003
 - 27 BHT EDUCATION SERVICES
054-215444-01.000
 - 28 THE THOMAS J. EVANS FOUNDATION
054-210714-00.000
 - 29 CITY OF NEWARK, OHIO
054-233585-00.000
 - 30 PATTERSON ROAD LLC
054-233714-02.001



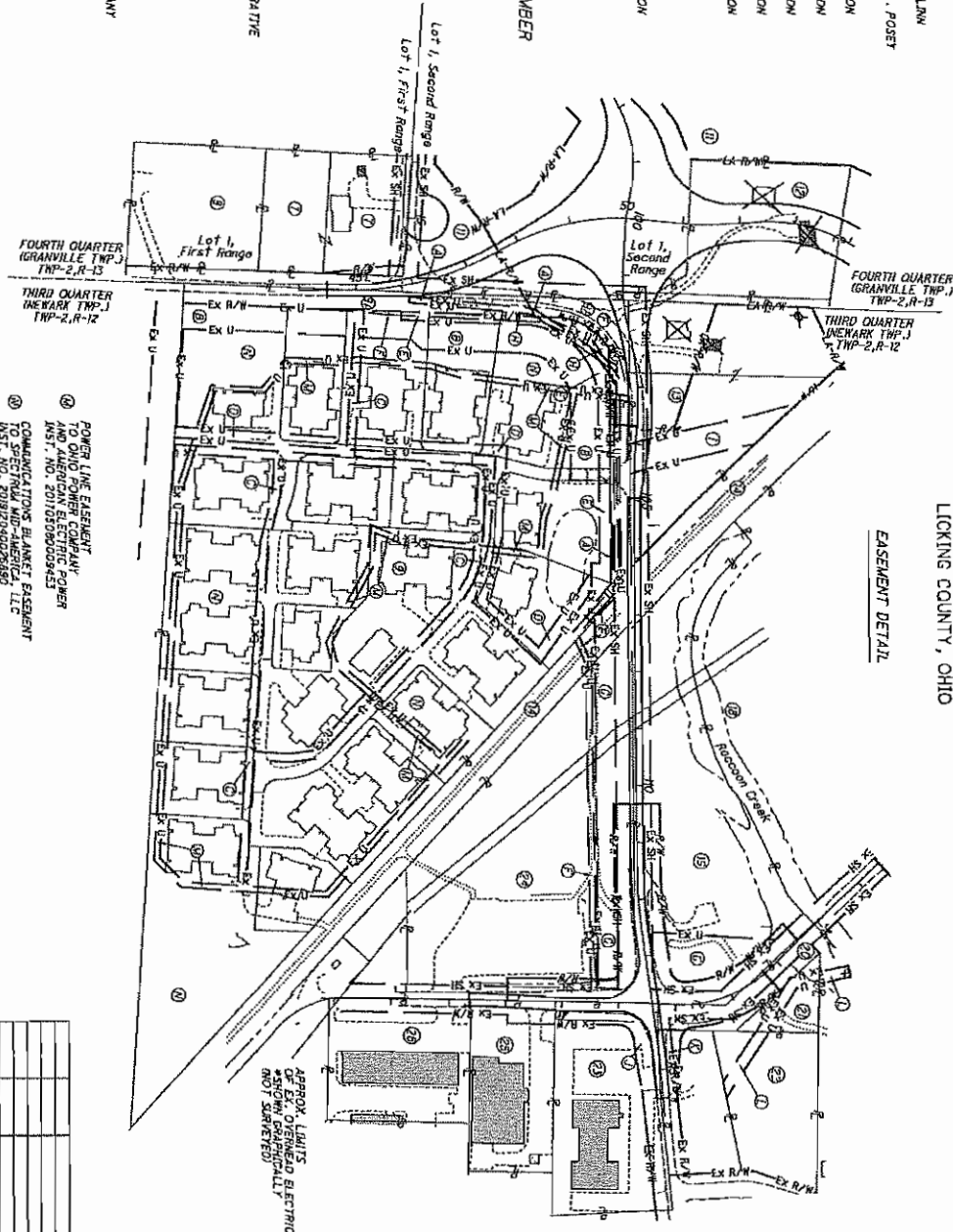
- SHEET 7 EASEMENT DESCRIPTION AND NUMBER**
- 1 TO ELECTRIC EASEMENT TO OHIO POWER COMPANY INST. NO. 2008050008782
 - 2 REPERCUSSIVE EASEMENT AGREEMENT INST. NO. 2008050008782
 - 3 ACCESS AND UTILITY RIGHTS BY GAS DISTRIBUTION EASEMENT TO THE ENERGY COOPERATIVE INST. NO. 2008050013174
 - 4 TO GAS DISTRIBUTION EASEMENT TO THE ENERGY COOPERATIVE INST. NO. 2008050013174
 - 5 TO GAS DISTRIBUTION EASEMENT TO THE ENERGY COOPERATIVE INST. NO. 2008050023843
 - 6 PIPE LINE EASEMENT TO OHIO RIVER PIPE LINE, LLC INST. NO. 20090200004463
 - 7 PIPE LINE EASEMENT TO OHIO RIVER PIPE LINE COMPANY D.S. 811, P. 5- EXHIBIT
 - 8 PIPE LINE EASEMENT TO OHIO RIVER PIPE LINE COMPANY D.S. 822, P. 9- 918
 - 9 PIPE LINE EASEMENT TO OHIO RIVER PIPE LINE COMPANY O.R. 822, P. 9- 914
 - 10 UTILITY EASEMENT TO OHIO RIVER PIPE LINE COMPANY O.R. 811, P. 5- EXHIBIT
 - 11 CONVEYANCE EASEMENT TO POWER LINE EASEMENT TO OHIO POWER COMPANY O.R. 444, P. 7- 772
 - 12 TO OHIO POWER COMPANY O.R. 435, P. 9- 912
 - 13 REPERCUSSIVE UTILITY EASEMENT INST. NO. 20080500013183
 - 14 STOWA SENIOR EASEMENT O.R. 445, P. 8- 800
 - 15 ACCESS EASEMENT O.R. 487, P. 9- 41
 - 16 POWER LINE EASEMENT REPERCUSSIVE UTILITY EASEMENT INST. NO. 20080500013183
 - 17 REPERCUSSIVE TRAIL EASEMENT O.R. 916, P. 2- 204
 - 18 APT BLANKET EASEMENT FROM WANCY M. SLOWMAN DATED APRIL 10, 1959
 - 19 APT BLANKET EASEMENT TO THE OHIO POWER COMPANY DATED JUNE 11, 1929
 - 20 APT BLANKET EASEMENT TO THE OHIO POWER COMPANY INST. NO. 5 D.M.P. NO. 593
 - 21 APT BLANKET EASEMENT TO THE OHIO POWER COMPANY INST. NO. 3-5 D.M.P. NO. 593 DATED APRIL 10, 1959
 - 22 APT BLANKET EASEMENT FROM FRANK POWER CO. 693
 - 23 APT BLANKET EASEMENT TO THE OHIO POWER COMPANY DATED MARCH 25, 1944
 - 24 APT BLANKET EASEMENT TO THE OHIO POWER COMPANY INST. NO. 3-0 D.M.P. NO. 593 DATED APRIL 10, 1959
 - 25 APT BLANKET EASEMENT FROM CARL ROSSIGNOL NO. 593 DATED MARCH 25, 1944
 - 26 TO APT CHERRY VALLEY FAMILY LIFE CENTER EASEMENT D.M.P. NO. 200807000303441
 - 27 TO ELECTRIC EASEMENT TO APT CHERRY VALLEY FAMILY LIFE CENTER INST. NO. 200807000303441

OWNERSHIP NAME AND NUMBER

- ① WILLIS SPRING
INST. NO. 2004029166-00.000
- ② GARY L. PIKE & CAROLE J. PIKE
054-259192-00.000
- ③ REDINGTON VILLAGE LLC
054-230022-00.000
- ④ CITY OF NEWARK, OHIO
NO PARCEL NUMBER ASSIGNED
- ⑤ JOHN R. LINGSET
054-252728-00.000
- ⑥ DAVID MARK FLINN & CANDY C. FLINN
054-253744-00.000
- ⑦ STEVEN Y. CANNON & JENNIFER L. POSEY
054-252908-00.000
- ⑧ THE THOMAS J. EVANS FOUNDATION
019-041262-02.000
- ⑨ THE THOMAS J. EVANS FOUNDATION
025-049609-00.000
- ⑩ THE THOMAS J. EVANS FOUNDATION
054-21710-00.000
- ⑪ THE THOMAS J. EVANS FOUNDATION
054-233244-00.021
- ⑫ THE THOMAS J. EVANS FOUNDATION
054-233244-00.035
- ⑬ G. A. KREBS & SON INC
054-233244-00.037
- ⑭ BWT EQUITIES LLC
054-233244-01.000
- ⑮ THE THOMAS J. EVANS FOUNDATION
054-233244-00.000
- ⑯ CITY OF NEWARK, OHIO
054-233244-00.000
- ⑰ 204 WATERBORN ROAD LLC
054-233274-02.001

**SHEET 8
EASEMENT DESCRIPTION AND NUMBER**

- ① ELECTRIC EASEMENT
TO OHIO POWER COMPANY
INST. NO. 20040270003870
- ② PIPE LINE EASEMENT
TO OHIO POWER PIPE LINE, LLC
INST. NO. 200403030004483
- ③ WATER LINE EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20040105050712
- ④ SANITARY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20040105050711
- ⑤ SANITARY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20000301001761
- ⑥ GAS SERVICE EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20040107003464
- ⑦ SANITARY SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20000601001482
- ⑧ POLE LINE EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20040107003464
- ⑨ PIPE LINE EASEMENT
TO OHIO POWER PIPE LINE COMPANY
INST. NO. 20040107003464
- ⑩ CITY OF NEWARK
INST. NO. 20040107003464
- ⑪ CITY OF NEWARK
INST. NO. 20040107003464
- ⑫ SEWER EASEMENT
TO THE CITY OF NEWARK
INST. NO. 20040107003464



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. 2011050505943

COMMUNICATIONS EASEMENT
TO SPECTRAL MID-AMERICA, LLC
INST. NO. E019250006389

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

REV. BY	DATE	DESCRIPTION

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

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

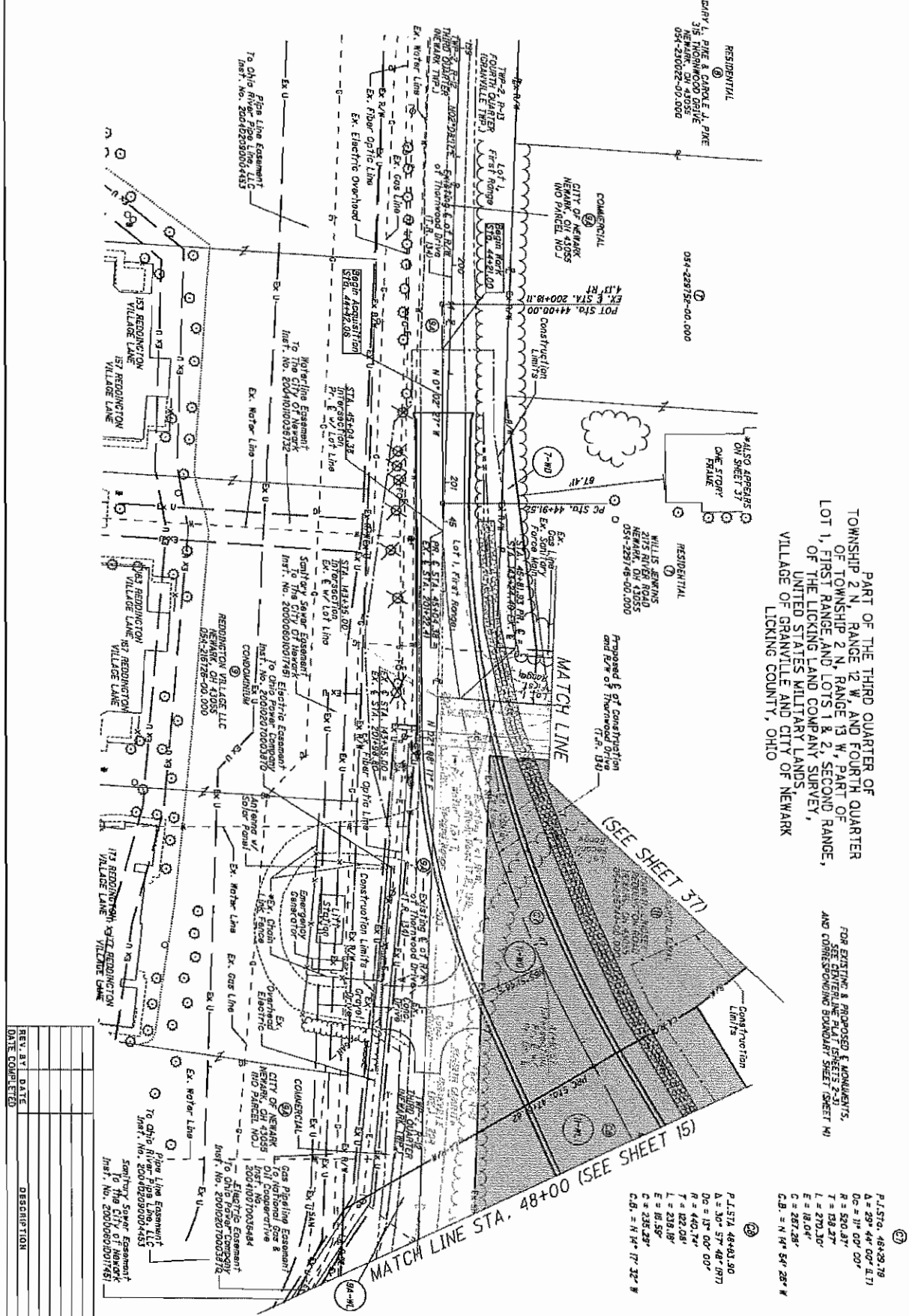
PARCEL NO.	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK PAGE
13-W2	23-24	INST. NO. 201702062420	055-041102-01.000 055-045844-00.000	4.550 6.800	0.155 0.220	0.000 0.104	0.000 0.010	0.000 0.034		4.495 5.491		STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE 5 TREES TO BE REMOVED	
13-W1		INST. NO. 20107290013844	054-232504-00.000 054-202594-00.000	0.052 (a) 1.487 (a) 1.539 (a)	0.030 0.000 0.030	0.052 1.487 1.539	0.030 0.000 0.030	0.022 1.487 1.509	YES			STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT COULD NOT FIELD VERIFY ONSITE NEIL/SERITE TOTAL TAKE	
13-W1		INST. NO. 201702062420	054-232504-00.000 054-226294-00.001	1.169 (a) 1.397 (a) 2.436 (a)	0.078 0.275 0.301	0.364 1.377 2.436	0.078 0.205 0.141	0.286 0.193 0.311	YES			STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	
13-W1			054-226294-00.000 054-226294-00.001									STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE AND DRAINAGE 29.425 DEED ACREAGE 0.003 ACRES OF TAKE ENCLOSED BY EXISTING UTILITY EASEMENTS TOTAL TAKE	

LEGEND:
NO = NARRARARY 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



REV.	BY	DATE	DESCRIPTION
13		13	35

LIC-THORNWOOD CROSSING	RIGHT OF WAY TOPO SHEET STA. 44+00 TO STA. 48+00	87642	HORIZONTAL SCALE IN FEET
------------------------	--	-------	--------------------------

RIGHT OF WAY LINE DATA

BEARING	DISTANCE
N 85° 53' 00" W	801.00'
S 02° 08' 17" E	454.02'
N 02° 08' 17" E	378.87'
S 02° 08' 17" E	488.15'
N 02° 08' 17" E	150.00'

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

LEAD IN COURSES

BEARING	DISTANCE
N 85° 53' 00" W	801.00'
S 02° 08' 17" E	454.02'
N 02° 08' 17" E	378.87'
S 02° 08' 17" E	488.15'
N 02° 08' 17" E	150.00'

ADJTR COURSES BEGIN FROM SE CORNER OF LOT 1, SECOND RANGE

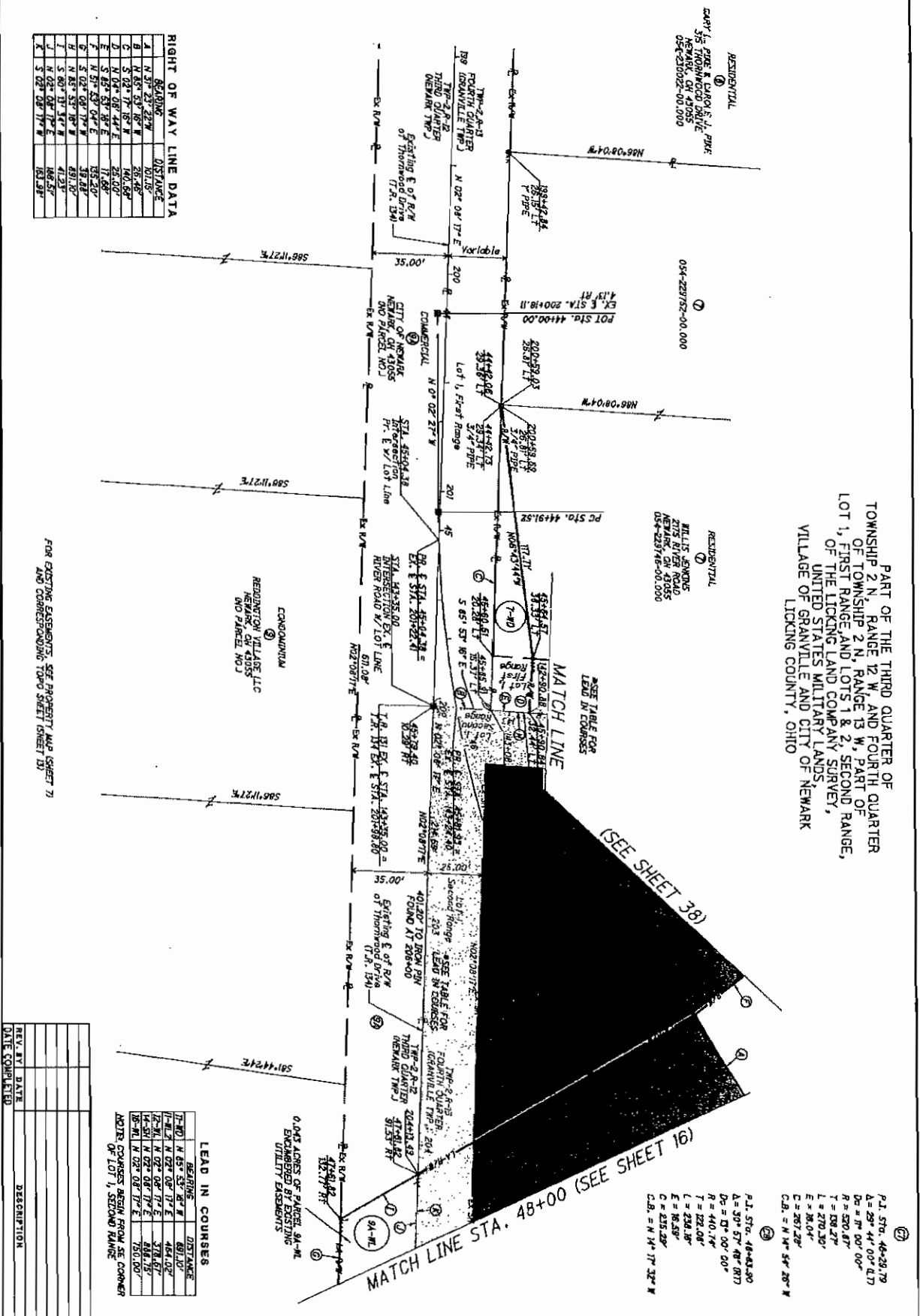
REV. BY	DATE	DESCRIPTION

LIC-THORNWOOD CROSSING

**RIGHT OF WAY BOUNDARY SHEET
STA. 44+00 TO STA. 48+00**

S/E BENCH TR5	PID NO. 87642
N/W BENCH BDS	

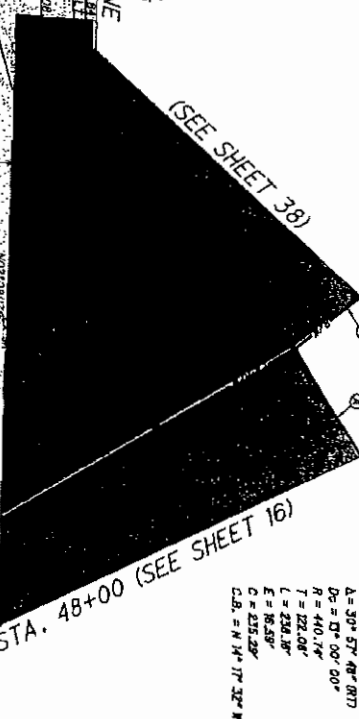
HORIZONTAL SCALE IN FEET



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 GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

- ① P.1 STA. 44+28.79
- ② A = 29° 44' 00" E 1.7'
- ③ B = 520' 00"
- ④ R = 520' 00"
- ⑤ T = 180' 00"
- ⑥ L = 270' 00"
- ⑦ E = 260' 00"
- ⑧ C = 260' 00"
- ⑨ C.A. = N 4° 17' 32" W
- ⑩ P.1 STA. 44+43.90
- ⑪ A = 50° 57' 48" (RT)
- ⑫ D = 0° 00' 00"
- ⑬ R = 440' 14"
- ⑭ T = 102' 08"
- ⑮ L = 238' 18"
- ⑯ E = 163' 38"
- ⑰ C = 235' 28"
- ⑱ C.A. = N 4° 17' 32" W

0.045 ACRES OF PARCEL 94-M
EMPOWERED BY EXISTING
UTILITY EASEMENTS



RESIDENTIAL
①
CARRY-1, PINE & LARON E. H. PARK
315 THORNWOOD DRIVE
NEWARK, OHIO 43081
DE-231002-00-000

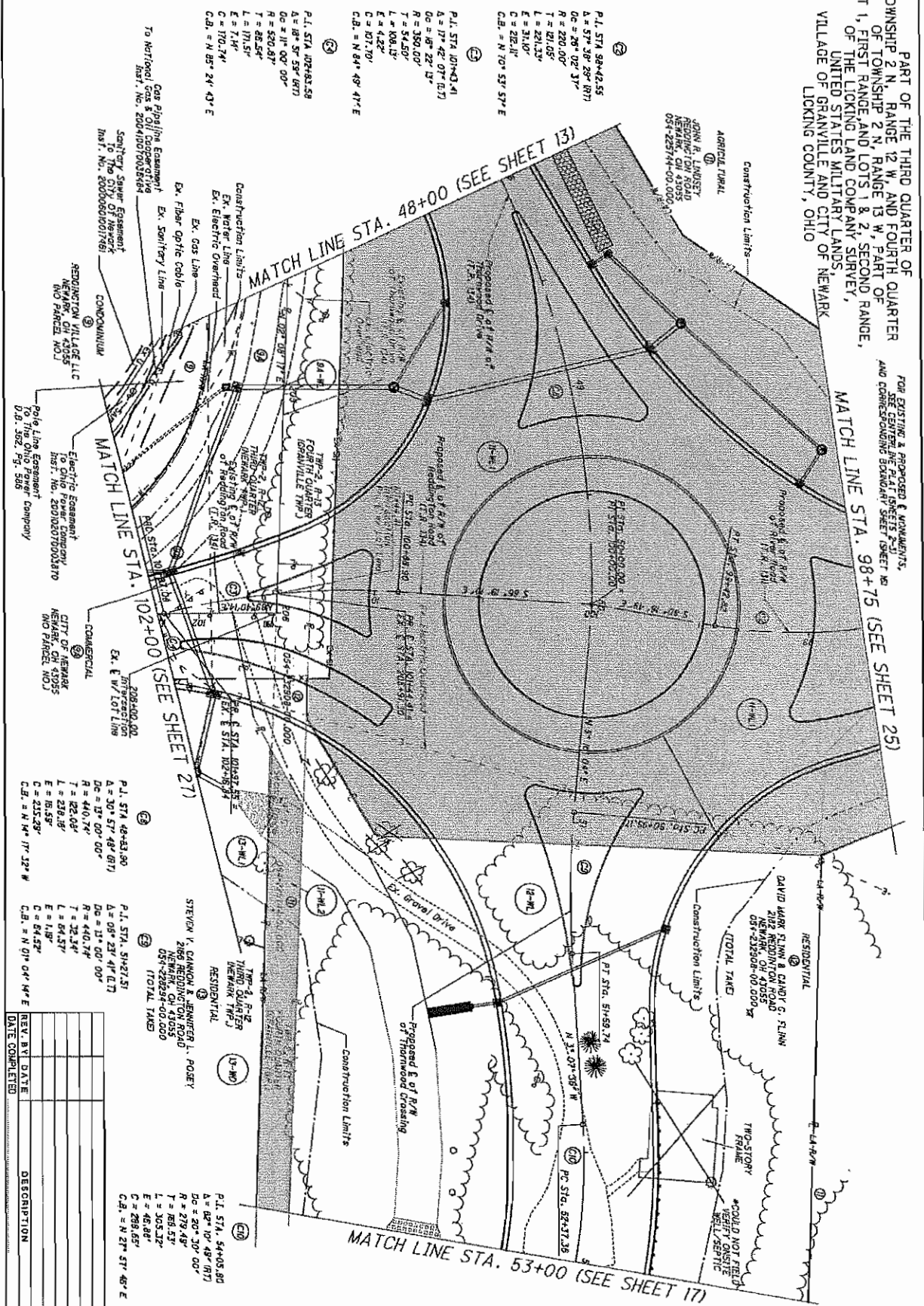
RESIDENTIAL
①
MILLS SENDS
4121 W. 17TH AVENUE
NEWARK, OHIO 43081
DE-231746-00-000

COMMERCIAL
①
REDDITION, LLC
NEWARK, OHIO
NO PARCEL NO.

COMMERCIAL
①
JILLIASE, LLC
NEWARK, OHIO
NO PARCEL NO.

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 2-21 AND CORRESPONDING BOUNDARY SHEET NO. 25



P.L. STA. 98+42.55
 Δ = 57° 38' 28" (RT)
 Δc = 26° 02' 31"
 R = 220.00'
 T = 121.05'
 L = 221.33'
 E = 31.00'
 C = 222.10'
 C.B. = N 70° 53' 57" E

P.L. STA. 101+43.41
 Δ = 17° 42' 07" (L)
 Δc = 6° 22' 32"
 R = 350.00'
 T = 54.50'
 L = 108.13'
 E = 4.22'
 C = 107.70'
 C.B. = N 84° 48' 47" E

P.L. STA. 103+43.59
 Δ = 87° 57' 57" (RT)
 Δc = 21° 02' 00"
 R = 520.87'
 T = 88.57'
 L = 171.57'
 E = 7.12'
 C = 170.74'
 C.B. = N 85° 24' 43" E

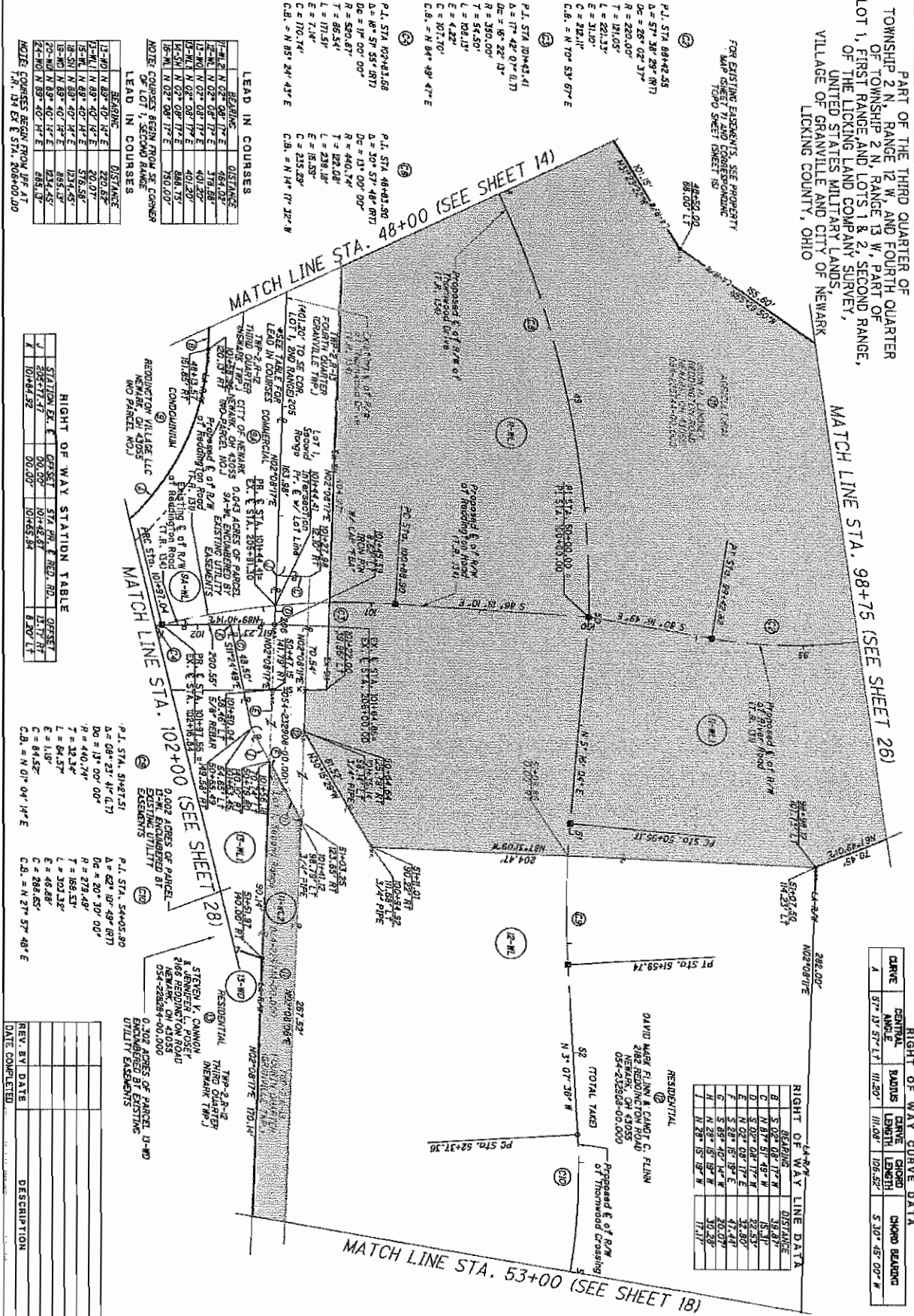
P.L. STA. 48+43.50
 Δ = 30° 57' 48" (RT)
 Δc = 12° 09' 00"
 R = 440.74'
 T = 82.06'
 L = 238.18'
 E = 16.53'
 C = 235.29'
 C.B. = N 14° 17' 32" W

P.L. STA. 51+27.51
 Δ = 05° 23' 41" (LT)
 Δc = 11° 00' 00"
 R = 440.74'
 T = 32.34'
 L = 64.57'
 E = 1.19'
 C = 64.57'
 C.B. = N 91° 04' 14" E

P.L. STA. 54+03.80
 Δ = 02° 10' 48" (RT)
 Δc = 20° 30' 00"
 R = 279.48'
 T = 163.53'
 L = 303.12'
 E = 48.88'
 C = 289.65'
 C.B. = N 27° 57' 46" E

	LIC-THORNBOD CROSSING	RIGHT OF WAY TOPO SHEET STA. 48+00 TO STA. 53+00	A/E DESIGN PBW	PID NO. 87642	
	15 / 38	DATE COMPLETED	DATE	DESCRIPTION	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 LOCKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK, LICKING COUNTY, OHIO



FOR EXISTING EASEMENTS, SEE PROPERTY MAP SHEETS 1 AND CORRESPONDING 150'0 SHEET 18

P.1. STA 89+42.83
 Δ = 57° 38' 29" (RT)
 D = 28' 02' 37"
 R = 282.00'
 T = 81.03'
 L = 82.13'
 E = 31.00'
 C.B. = N 10° 53' 07" E

P.1. STA 104+41.41
 Δ = 17° 42' 07" (LT)
 D = 3' 18' 22" (S)
 R = 350.00'
 T = 54.50'
 L = 102.13'
 E = 4.22'
 C = 101.70'
 C.B. = N 84° 49' 47" E

P.1. STA 48+43.80
 Δ = 30° 57' 48" (RT)
 D = 13' 00' 00"
 R = 440.74'
 T = 82.08'
 L = 228.18'
 E = 18.59'
 C = 235.29'
 C.B. = N 14° 17' 32" E

P.1. STA 102+81.68
 Δ = 8° 57' 55" (RT)
 D = 14' 00' 00"
 R = 520.87'
 T = 86.54'
 L = 171.51'
 E = 7.14'
 C = 170.74'
 C.B. = N 83° 24' 43" E

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

LEAD IN COURSES

STATION	BEARING	DISTANCE
1-10	N 89° 40' 14" E	220.62'
2-10	N 89° 40' 14" E	20.07'
3-10	N 89° 40' 14" E	576.59'
4-10	N 89° 40' 14" E	401.20'
5-10	N 89° 40' 14" E	401.20'
6-10	N 89° 40' 14" E	884.75'
7-10	N 89° 40' 14" E	884.75'
8-10	N 89° 40' 14" E	884.75'
9-10	N 89° 40' 14" E	884.75'
10-10	N 89° 40' 14" E	884.75'

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	57° 17' 57" LT	111.20'	106.52'	S 30° 45' 00" W

RIGHT OF WAY LINE DATA

STATION	BEARING	DISTANCE
A	S 02° 08' 17" W	116.47'
B	N 84° 51' 49" W	15.37'
C	N 84° 51' 49" W	82.53'
D	S 02° 08' 17" W	32.80'
E	N 02° 09' 17" E	47.44'
F	S 88° 40' 14" W	20.07'
G	N 28° 15' 19" W	30.29'
H	N 28° 15' 19" W	17.17'
I	N 28° 15' 19" W	17.17'

RIGHT OF WAY STATION TABLE

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
1	S 02° 08' 17" W	116.47'	1	N 84° 51' 49" W	15.37'
2	N 84° 51' 49" W	82.53'	2	S 02° 08' 17" W	32.80'
3	S 02° 08' 17" W	32.80'	3	N 02° 09' 17" E	47.44'
4	N 02° 09' 17" E	47.44'	4	S 88° 40' 14" W	20.07'
5	S 88° 40' 14" W	20.07'	5	N 28° 15' 19" W	30.29'
6	N 28° 15' 19" W	30.29'	6	N 28° 15' 19" W	17.17'
7	N 28° 15' 19" W	17.17'	7	N 28° 15' 19" W	17.17'
8	N 28° 15' 19" W	17.17'	8	N 28° 15' 19" W	17.17'
9	N 28° 15' 19" W	17.17'	9	N 28° 15' 19" W	17.17'
10	N 28° 15' 19" W	17.17'	10	N 28° 15' 19" W	17.17'

RIGHT OF WAY STATION TABLE

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
1	S 02° 08' 17" W	116.47'	1	N 84° 51' 49" W	15.37'
2	N 84° 51' 49" W	82.53'	2	S 02° 08' 17" W	32.80'
3	S 02° 08' 17" W	32.80'	3	N 02° 09' 17" E	47.44'
4	N 02° 09' 17" E	47.44'	4	S 88° 40' 14" W	20.07'
5	S 88° 40' 14" W	20.07'	5	N 28° 15' 19" W	30.29'
6	N 28° 15' 19" W	30.29'	6	N 28° 15' 19" W	17.17'
7	N 28° 15' 19" W	17.17'	7	N 28° 15' 19" W	17.17'
8	N 28° 15' 19" W	17.17'	8	N 28° 15' 19" W	17.17'
9	N 28° 15' 19" W	17.17'	9	N 28° 15' 19" W	17.17'
10	N 28° 15' 19" W	17.17'	10	N 28° 15' 19" W	17.17'

RIGHT OF WAY STATION TABLE

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
1	S 02° 08' 17" W	116.47'	1	N 84° 51' 49" W	15.37'
2	N 84° 51' 49" W	82.53'	2	S 02° 08' 17" W	32.80'
3	S 02° 08' 17" W	32.80'	3	N 02° 09' 17" E	47.44'
4	N 02° 09' 17" E	47.44'	4	S 88° 40' 14" W	20.07'
5	S 88° 40' 14" W	20.07'	5	N 28° 15' 19" W	30.29'
6	N 28° 15' 19" W	30.29'	6	N 28° 15' 19" W	17.17'
7	N 28° 15' 19" W	17.17'	7	N 28° 15' 19" W	17.17'
8	N 28° 15' 19" W	17.17'	8	N 28° 15' 19" W	17.17'
9	N 28° 15' 19" W	17.17'	9	N 28° 15' 19" W	17.17'
10	N 28° 15' 19" W	17.17'	10	N 28° 15' 19" W	17.17'

RIGHT OF WAY STATION TABLE

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
1	S 02° 08' 17" W	116.47'	1	N 84° 51' 49" W	15.37'
2	N 84° 51' 49" W	82.53'	2	S 02° 08' 17" W	32.80'
3	S 02° 08' 17" W	32.80'	3	N 02° 09' 17" E	47.44'
4	N 02° 09' 17" E	47.44'	4	S 88° 40' 14" W	20.07'
5	S 88° 40' 14" W	20.07'	5	N 28° 15' 19" W	30.29'
6	N 28° 15' 19" W	30.29'	6	N 28° 15' 19" W	17.17'
7	N 28° 15' 19" W	17.17'	7	N 28° 15' 19" W	17.17'
8	N 28° 15' 19" W	17.17'	8	N 28° 15' 19" W	17.17'
9	N 28° 15' 19" W	17.17'	9	N 28° 15' 19" W	17.17'
10	N 28° 15' 19" W	17.17'	10	N 28° 15' 19" W	17.17'

RIGHT OF WAY STATION TABLE

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
1	S 02° 08' 17" W	116.47'	1	N 84° 51' 49" W	15.37'
2	N 84° 51' 49" W	82.53'	2	S 02° 08' 17" W	32.80'
3	S 02° 08' 17" W	32.80'	3	N 02° 09' 17" E	47.44'
4	N 02° 09' 17" E	47.44'	4	S 88° 40' 14" W	20.07'
5	S 88° 40' 14" W	20.07'	5	N 28° 15' 19" W	30.29'
6	N 28° 15' 19" W	30.29'	6	N 28° 15' 19" W	17.17'
7	N 28° 15' 19" W	17.17'	7	N 28° 15' 19" W	17.17'
8	N 28° 15' 19" W	17.17'	8	N 28° 15' 19" W	17.17'
9	N 28° 15' 19" W	17.17'	9	N 28° 15' 19" W	17.17'
10	N 28° 15' 19" W	17.17'	10	N 28° 15' 19" W	17.17'

DATE COMPLETED: 15 / 38

REV. BY: DATE DESCRIPTION

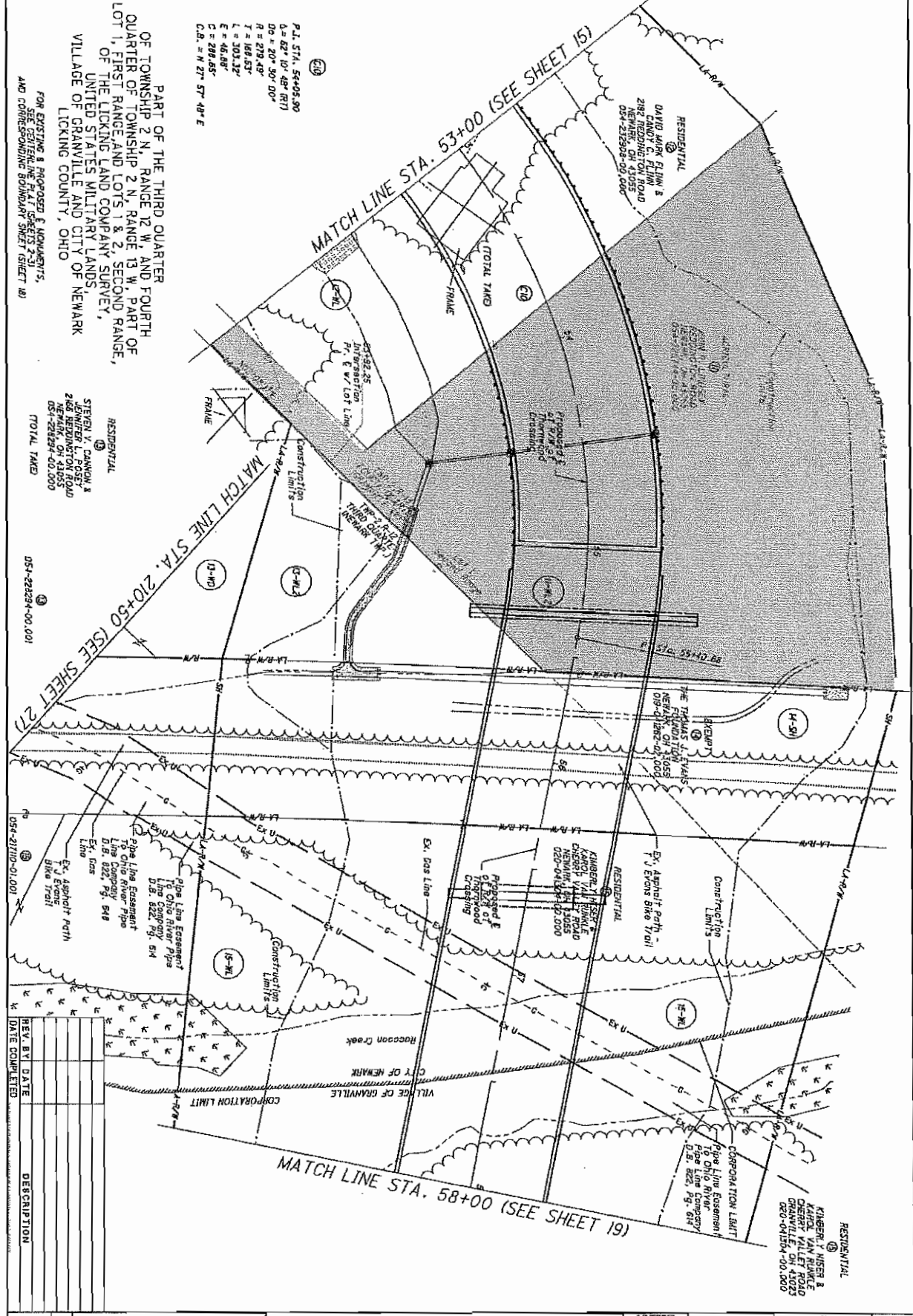
15 / 38

LIC-THORNWOOD CROSSING

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

PLOT NO. 87642

HORIZONTAL SCALE IN FEET



P.L. STA. 54+05.80
 Δ = 82° 07' 49" (R/L)
 D = 207.30' (R/L)
 R = 279.49'
 T = 168.53'
 L = 303.32'
 E = 46.68'
 C = 288.65'
 C.A. = N 27° 57' 48" E

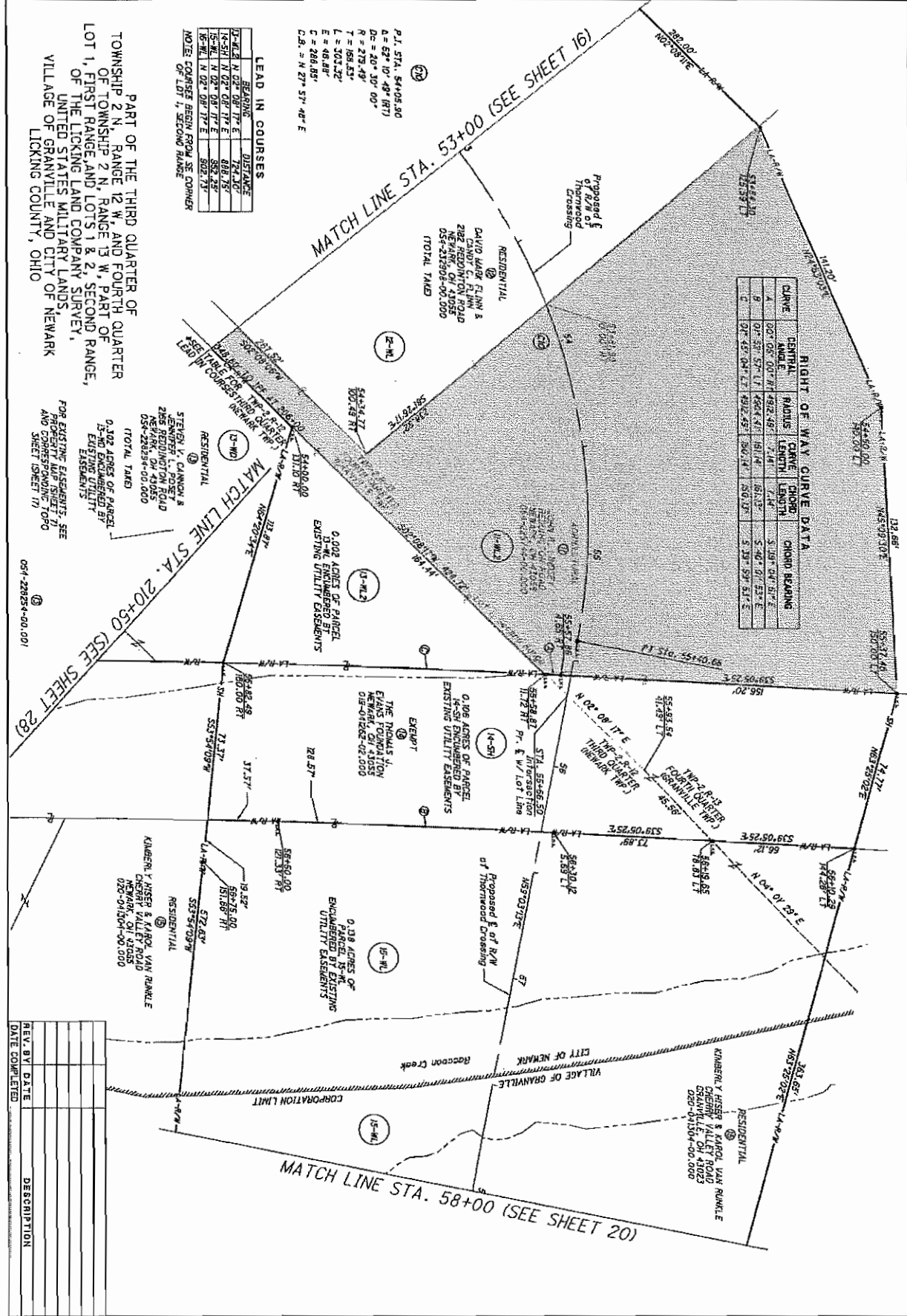
FOR EXISTING & PROPOSED EASEMENTS,
 SEE SEVENTH EDITION OF SURVEY SHEET 181
 AND CORNER SHOWN ON SURVEY SHEET 181

STEVEN V. CANNON &
 JENNIFER L. CANNON
 2100 W. HANCOCK ROAD
 NEWARK, OH 43055
 OS-282894-00.000

TOTAL TAKE

OS-282894-00.001

REV.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



RIGHT OF WAY CURVE DATA

CLAVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	ANGLE
A	S 109° 04' 52" E	5.467	1.414	0.744	109° 04' 52"
B	S 46° 07' 51" E	5.467	1.414	0.744	46° 07' 51"
C	S 29° 59' 51" E	5.467	1.414	0.744	29° 59' 51"

LEAD IN COURSES

BEARING	DISTANCE
D-12-N 02° 09' 17" E	172.40'
D-15-N 02° 09' 17" E	688.75'
D-16-N 02° 09' 17" E	582.25'
D-17-N 02° 09' 17" E	502.73'

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

P.I. STA. 54+03.00
 Δ = 63° 10' 48" (RT)
 Δc = 20' 30" 00"
 R = 275.49'
 L = 158.43'
 E = 48.88'
 C = 268.55'
 C.B. = N 27° 57' 48" E

DAVID HARR PLAN &
 282 HADRON ROAD
 NEWARK, OH 43055
 055-232908-00.000
 (TOTAL TARE)

STEVEN V. CANNON &
 KENNETH L. ROBERT
 282 HADRON ROAD
 NEWARK, OH 43055
 055-232908-00.000
 (TOTAL TARE)

THE THOMAS L.
 ELIAS FOUNDATION
 NEWARK, OH 43055
 018-018282-02.000

KIMBERLY HESSE & KAREN VAN RUMBLE
 6520 W. L. E. ON 41023
 020-041504-00.000

FOR EXISTING EASEMENTS, SEE THE REFERENCED SHEET 020 AND SHEET 021 (VI)

REV.	BY	DATE	DESCRIPTION
18		7/38	

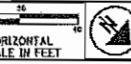
LIC-THORNWOOD RIGHT OF WAY BOUNDARY SHEET STA. 53+00 TO STA. 58+00

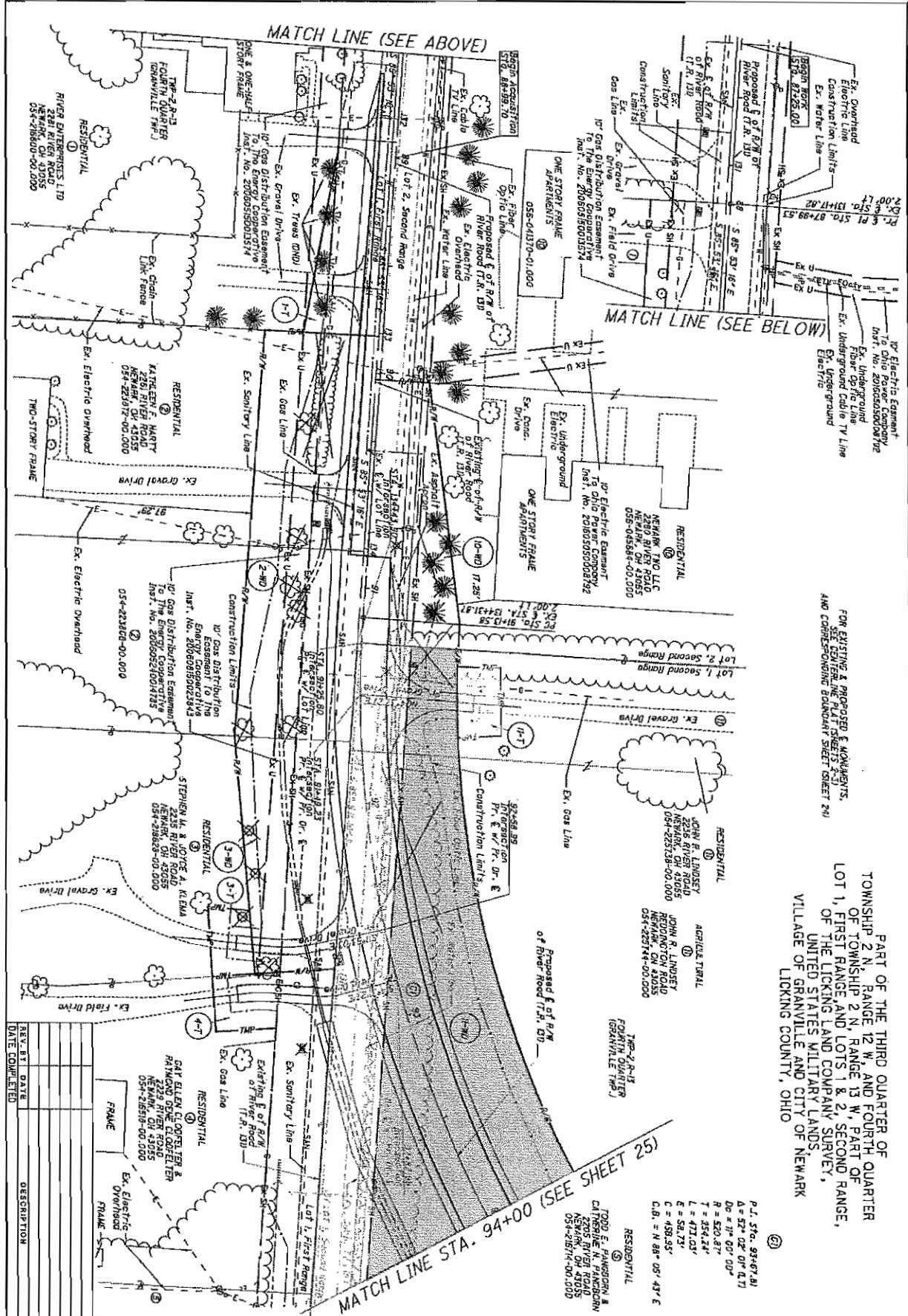
DATE COMPLETED

DR. DESIGNER
 PBW
 SURVEILLOR
 BDS

PROJ. NO.
87642

SCALE
 HORIZONTAL
 SCALE IN FEET



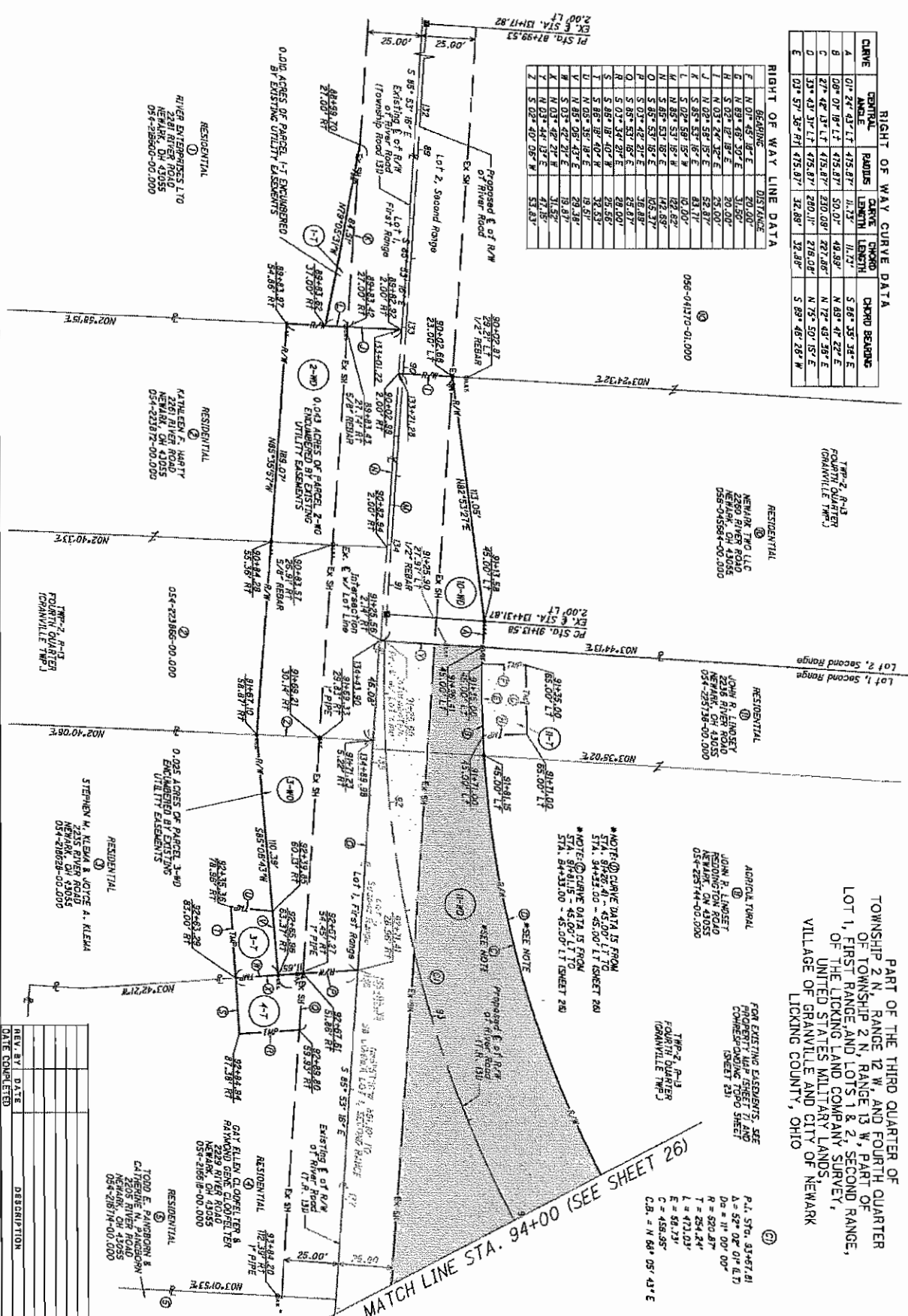


FOR EXISTING & PROPOSED Easements,
SEE CENTERLINE PLAT SHEETS 1-3
AND CORRESPONDING BOUNDARY SHEET 20

PART OF THE THIRD QUARTER OF
TOWNSHIP 2 N., RANGE 12 W. AND FOURTH QUARTER
OF TOWNSHIP 2 N., RANGE 13 W., SECOND RANGE,
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.L. STA. 93+67.81
Δ = 52° 02' 00" D.L.7
D.C. = 11' 00' 00"
R = 520.57'
T = 354.24'
L = 471.03'
E = 58.73'
C = 458.93'
C.B.I. = N 88° 05' 43" E

REV.	DATE	DESCRIPTION



RIGHT OF WAY LINE DATA

POINT	BEARING	DISTANCE
F	N 01° 45' 38" E	20.00'
G	N 89° 49' 50" 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	22.81'
K	S 03° 58' 52" W	43.10'
L	N 86° 53' 18" W	122.62'
M	S 46° 53' 18" E	142.69'
N	S 03° 57' 18" E	105.37'
O	S 03° 42' 21" E	38.89'
P	S 03° 42' 21" E	25.87'
Q	S 03° 34' 20" E	28.00'
R	S 03° 34' 20" E	25.55'
S	S 03° 34' 20" E	25.55'
T	S 03° 34' 20" E	25.55'
U	S 03° 42' 21" E	20.14'
V	S 03° 42' 21" E	18.47'
W	S 03° 42' 21" E	18.47'
X	N 03° 44' 13" E	41.15'
Y	S 02° 40' 06" W	53.63'
Z	S 02° 40' 06" W	53.63'

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 - 45.00' LT TO ISMET 200
 *NOTE: CURVE DATA IS FROM STA. 94+15 - 45.00' LT TO STA. 94+33.00 - 45.00' LT ISMET 280

P.L. STA. 93+57.81
 Δ = 52° 02' 01" LT
 Δ = 11' 00' 00"
 R = 520.87'
 T = 254.44'
 L = 472.03'
 E = 51.23'
 C = 455.05'
 C.B. = N 66° 05' 43" E

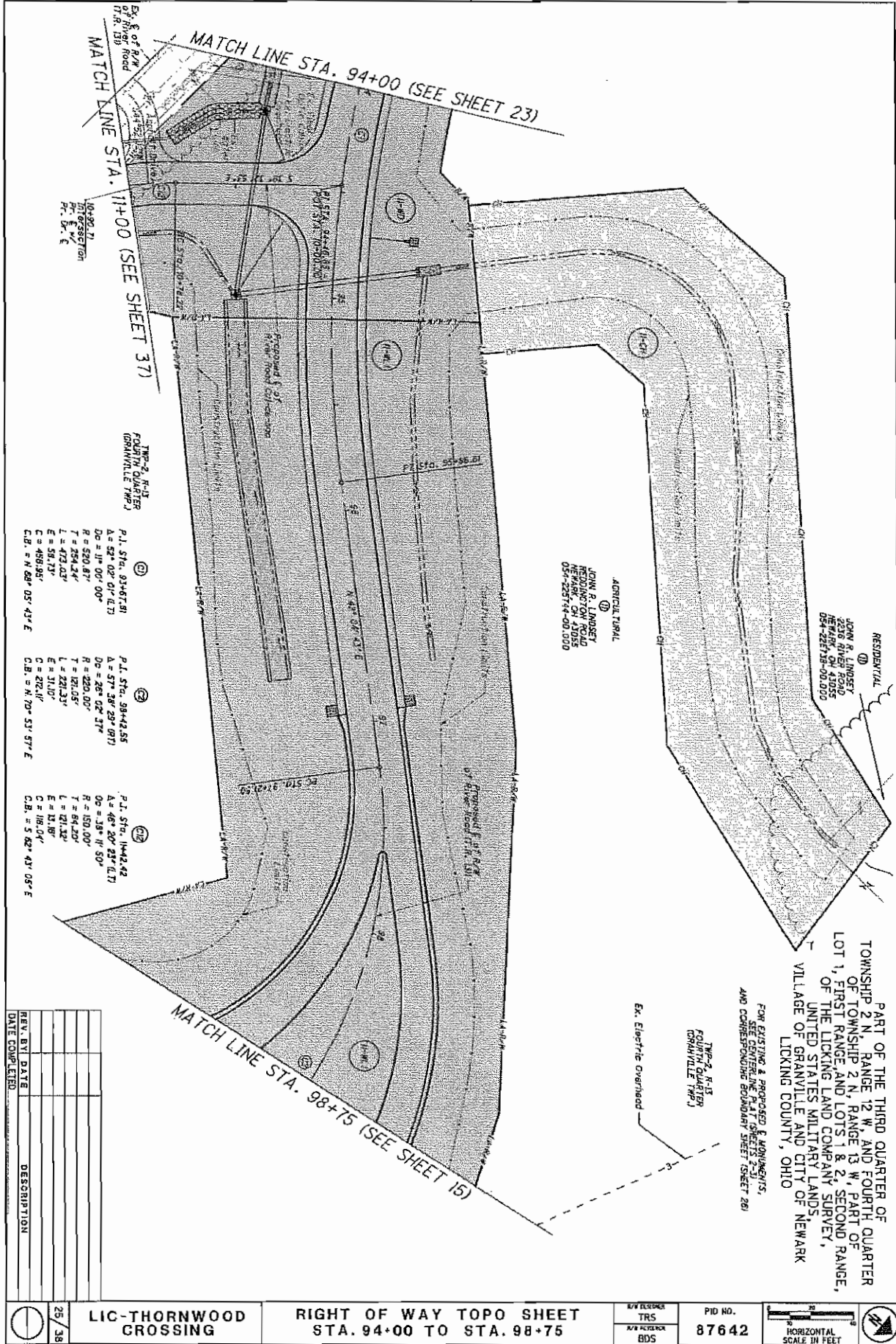
REV.	BY	DATE	DESCRIPTION

LIC-THORNWOOD CROSSING

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

DATE DESIGNED: YRS
 DATE PLOTTED: BDS
 PID NO. 87642





REV. NO.	DATE	DESCRIPTION

DATE COMPLETED: 25/18

LIC-THORNWOOD CROSSING

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

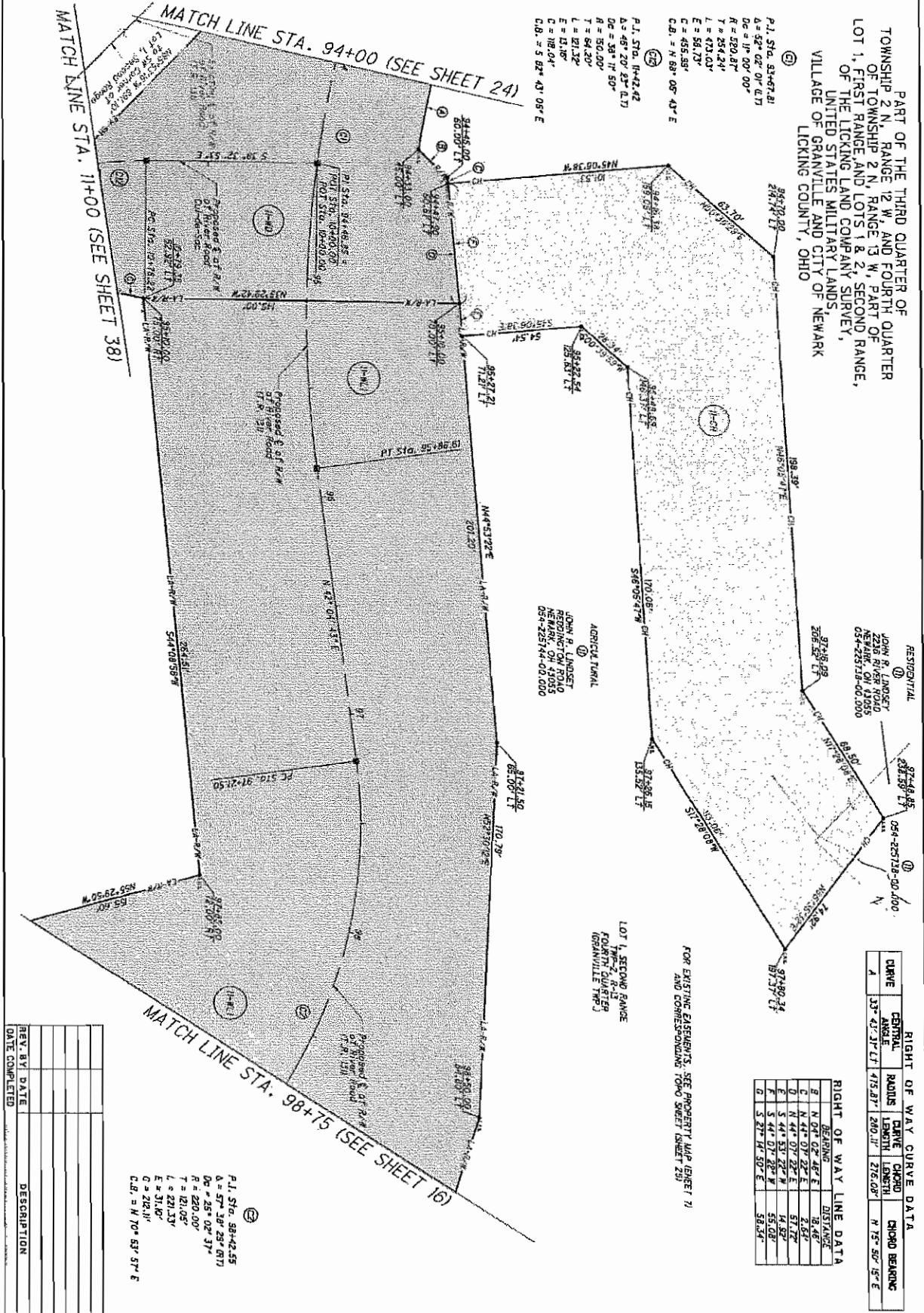
S/W EROSION TRS A/W RETENTION BDS

PID NO. 87642

20 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 GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO



P.I. STA. 94+27.81
 Δ = 52° 02' 01" E
 DC = 11' 00' 00"
 R = 580.87'
 T = 254.24'
 L = 413.03'
 E = 58.73'
 C.B. = N 88° 05' 43" E

ADRICU TOWNAL
 JOHN R. LUNDST
 GRANVILLE
 NEWARK, OH 43055
 614-251-4400

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

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

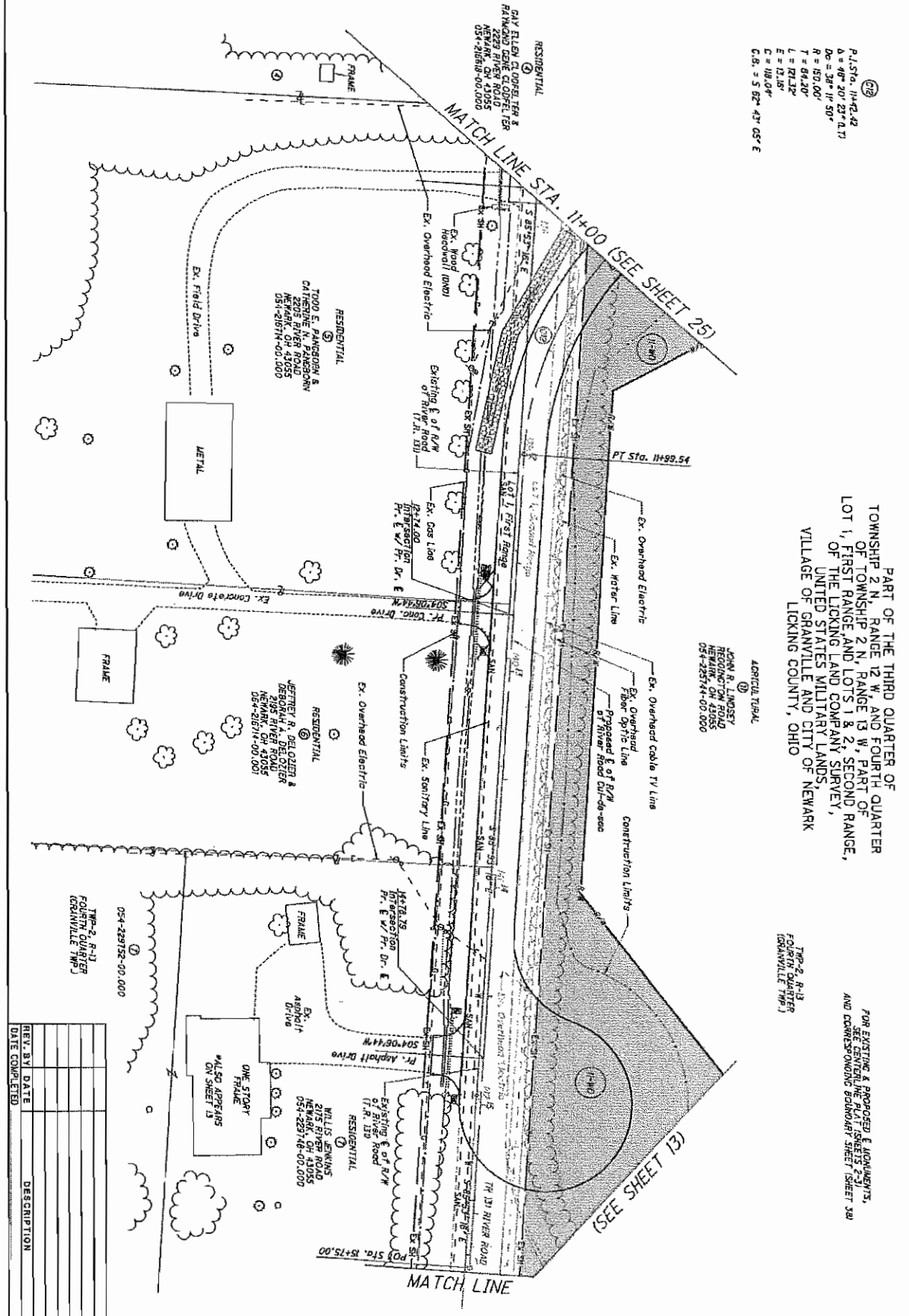
RESIDENTIAL
 JOHN R. LUNDST
 2236 RIVER ROAD
 NEWARK, OH 43055
 614-251-4400

RIGHT OF WAY CURVE DATA			
CURVE	CENTRAL ANGLE	RADIUS	CURVE BEARING
A	33° 40' 31" LT	415.87'	280.11' 216.08'
			N 75° 50' 57" E

RIGHT OF WAY LINE DATA			
BEARING	DISTANCE	BEARING	DISTANCE
G	N 04° 02' 48" E	18.46'	18.46'
H	N 44° 07' 22" E	2.65'	2.65'
I	N 44° 07' 22" E	57.72'	57.72'
J	S 44° 53' 22" W	14.92'	14.92'
K	S 44° 07' 22" W	55.08'	55.08'
L	S 21° 14' 50" E	58.54'	58.54'

P.I. STA. 98+42.55
 Δ = 57° 38' 25" (RT)
 DC = 25' 02" 31"
 R = 220.00'
 T = 121.05'
 L = 221.33'
 E = 31.86'
 C.B. = N 10° 53' 57" E

REV. BY	DATE	DESCRIPTION



P1 STA. 11+92.42
 Δ = 98° 40' 27.41" I
 Δ = 98° 40' 27.41" I
 R = 153.00'
 L = 66.240'
 L = 11.184'
 C.B. = 5.52° 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. LANGSTY
 2105 RIVER ROAD
 NEWARK, OH 43055
 OS-4-225744-00.000

TWP-2, R-13
 FOURTH QUARTER
 [GRANVILLE TWP.]

FOR EXISTING & PROPOSED E. ACQUAINRY,
 SEE CENTERLINE PLAN SHEETS 2-31
 AND CORRESPONDING BOUNDARY SHEET (SHEET 30)

REV. BY	DATE	DESCRIPTION

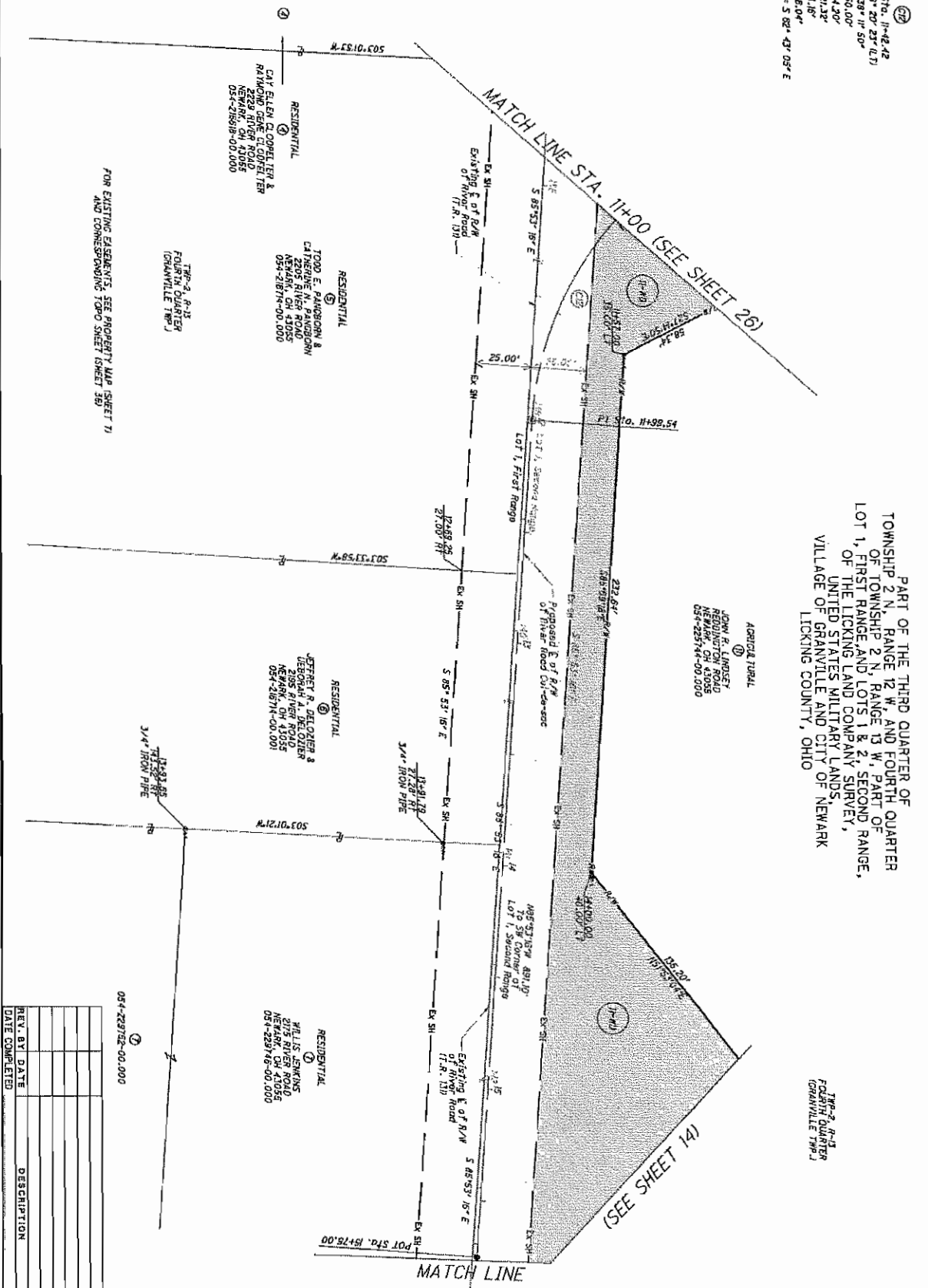
DATE COMPLETED: 3/7/23

LIC-THORNWOOD CROSSING **RIGHT OF WAY TOPO SHEET** **STA. 11+00 TO STA. 15+75**

E/C DESIGNER: TRS PID NO.: 87642 HORIZONTAL SCALE IN FEET: 1" = 20'

D/C REVIEWER: BDB

(24)
 P.L. Sta. 11+42.42
 Δ = 48° 20' 23" (LT)
 Δ = 38° 14' 50"
 R = 150.00'
 T = 84.20'
 L = 121.32'
 E = 12.18'
 C.B. = 5 82° 43' 03" E



FOR EXISTING EASEMENTS, SEE PROPERTY MAP (SHEET 7) AND CORRESPONDING TOPO SHEET (SHEET 3B)

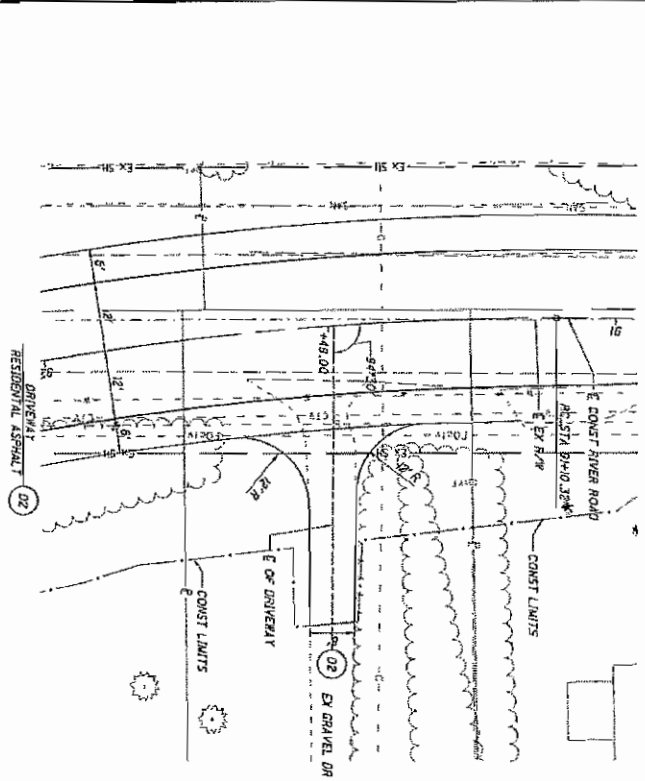
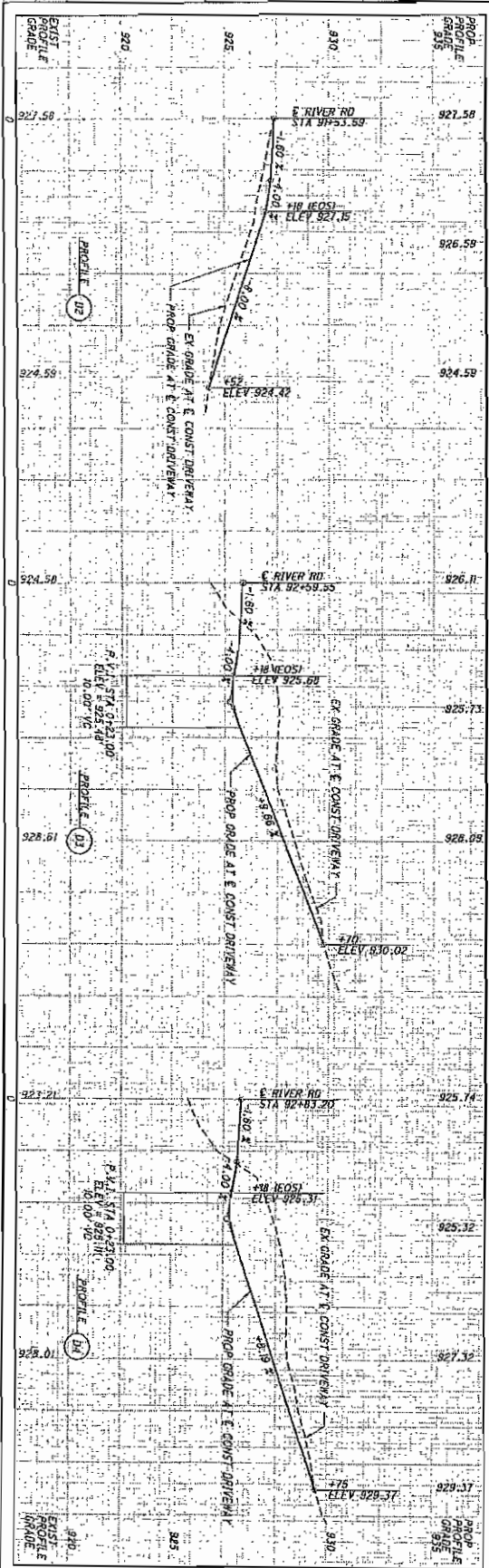
PART OF THE THIRD QUARTER OF TOWNSHIP 2 N, RANGE 12 W, AND FOURTH QUARTER OF TOWNSHIP 2 N, RANGE 13 W, PART OF LOT 1, FIRST RANGE AND LOTS 1 & 2, SECOND RANGE, OF THE LICKING LAND COMPANY SURVEY, UNITED STATES MILITARY LANDS, VILLAGE OF GRANVILLE AND CITY OF NEWARK LICKING COUNTY, OHIO

AGRICULTURAL
 JOHN R. LINGSETT
 2055 RIVER ROAD
 NEWARK, OH 43095
 614-225-6400-0000

TRP-2-R-13
 FOURTH QUARTER
 GRANVILLE TWP. J.

054-229732-00.000

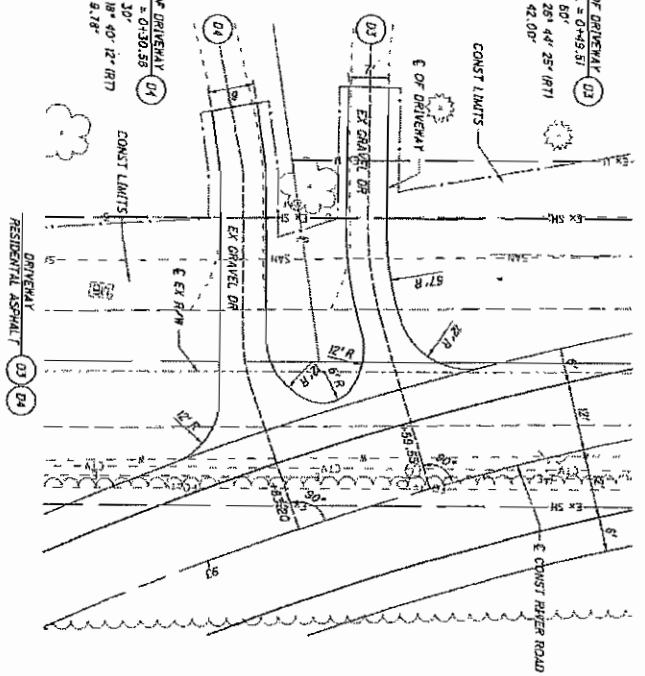
REV. BY	DATE	DESCRIPTION

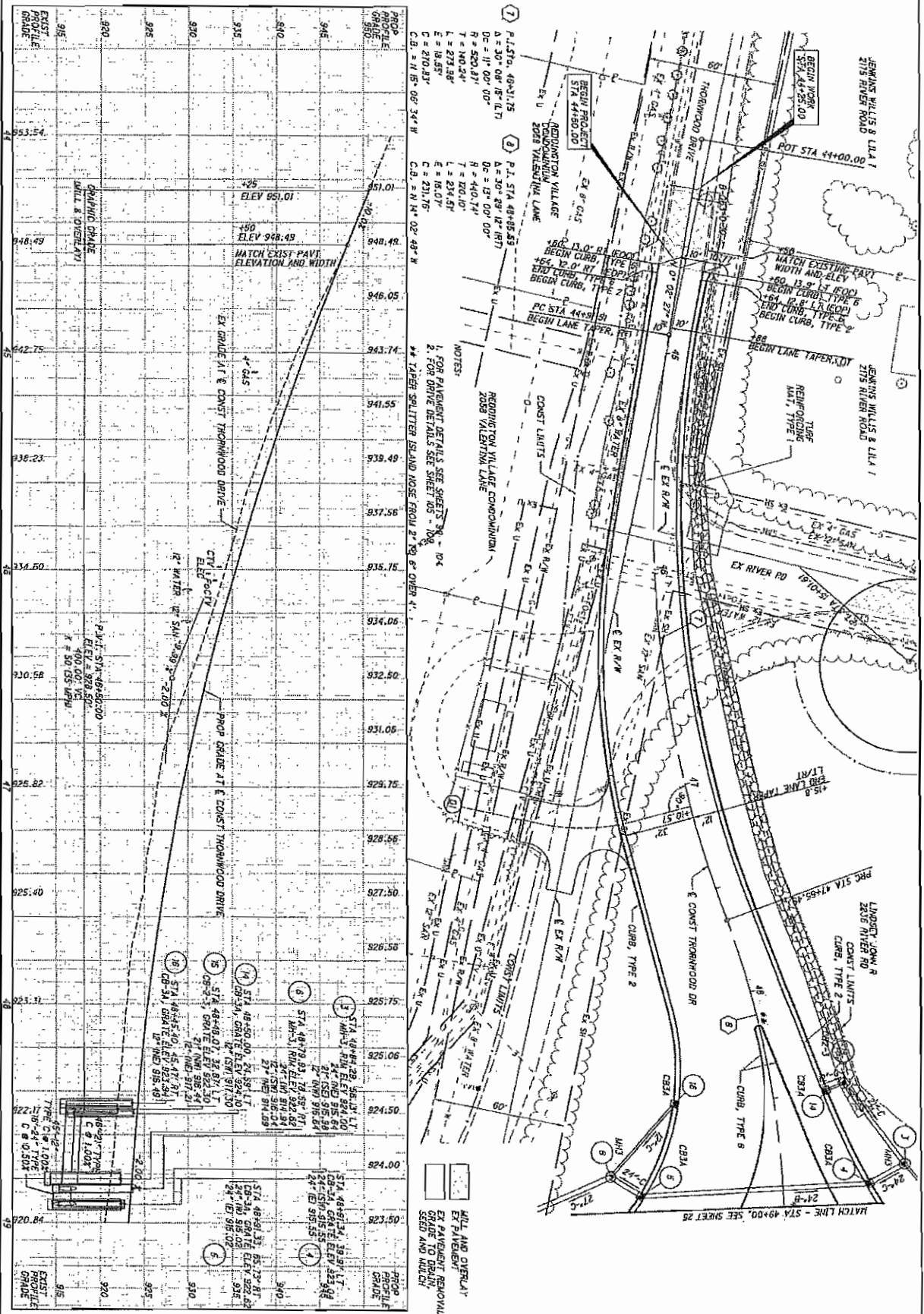


[] DROPPED CURB, PER B-4.1
 EOS = EDGE OF SHOULDER
 BOC = BACK OF CURB

E. OF DRIVEWAY (04)
 P.L. = 0+30.55
 R = 30'
 Δ = 18° 47' 12" (RT)
 L = 8.73'

E. OF DRIVEWAY (03)
 P.L. = 0+49.51
 R = 50'
 Δ = 28° 44' 25" (RT)
 L = 42.00'

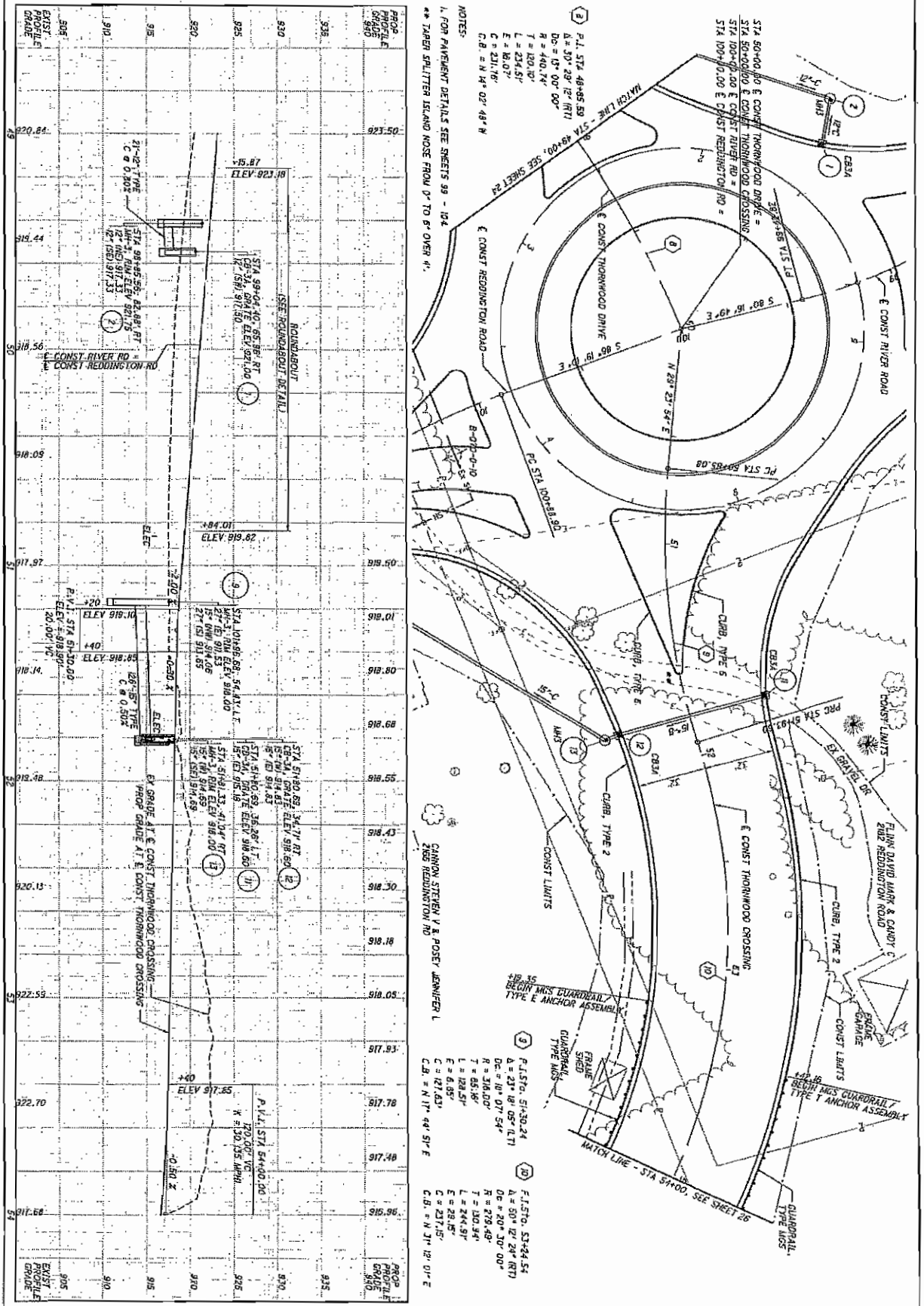


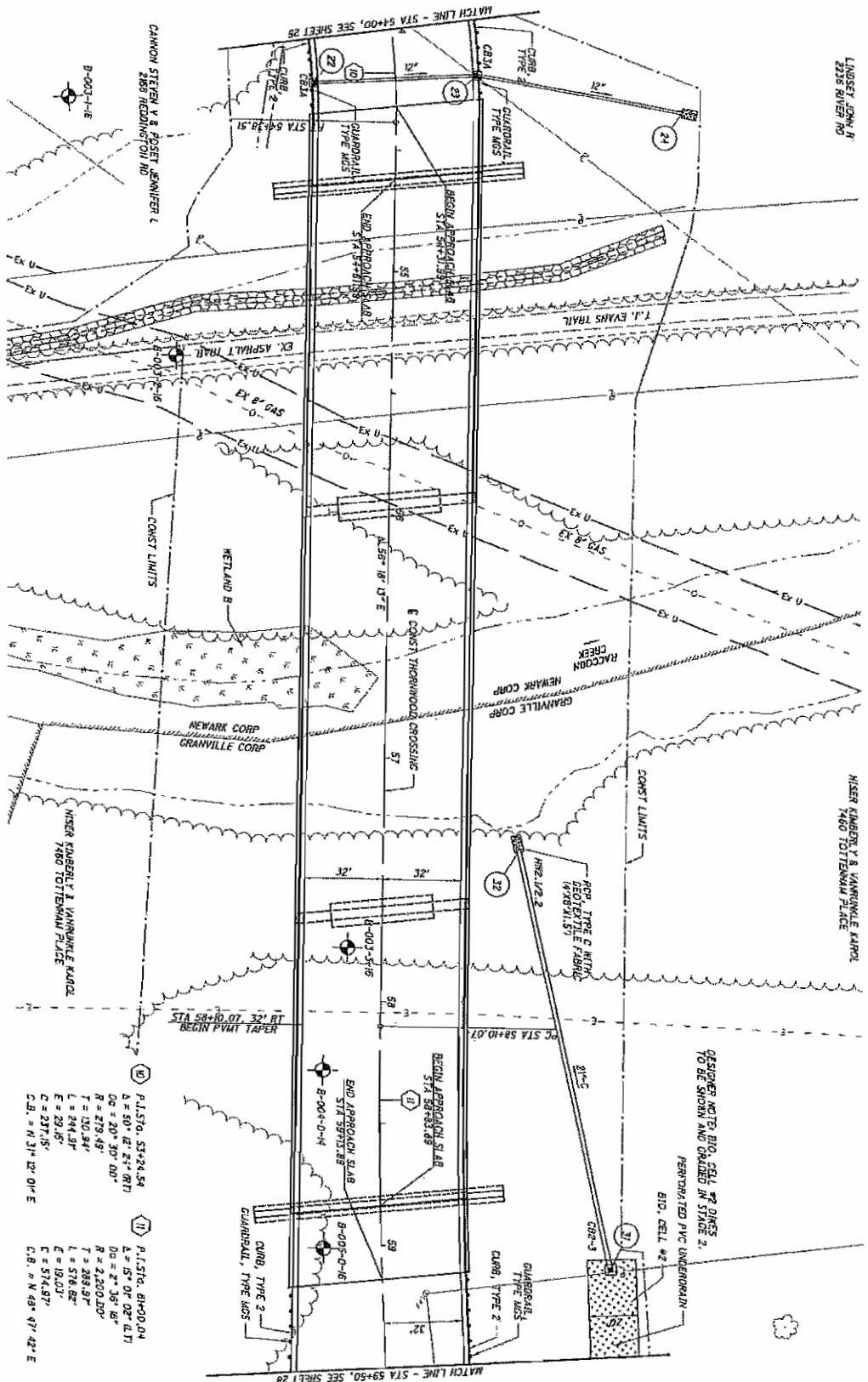


24 LIC-THORNWOOD CROSSING PLAN AND PROFILE - THORNWOOD DRIVE STA 44+17 TO 49+00

DATE: 5/18/2010
 TO: [blank]
 CREATED BY: [blank]
 CHECKED BY: [blank]
 PLOT: [blank]

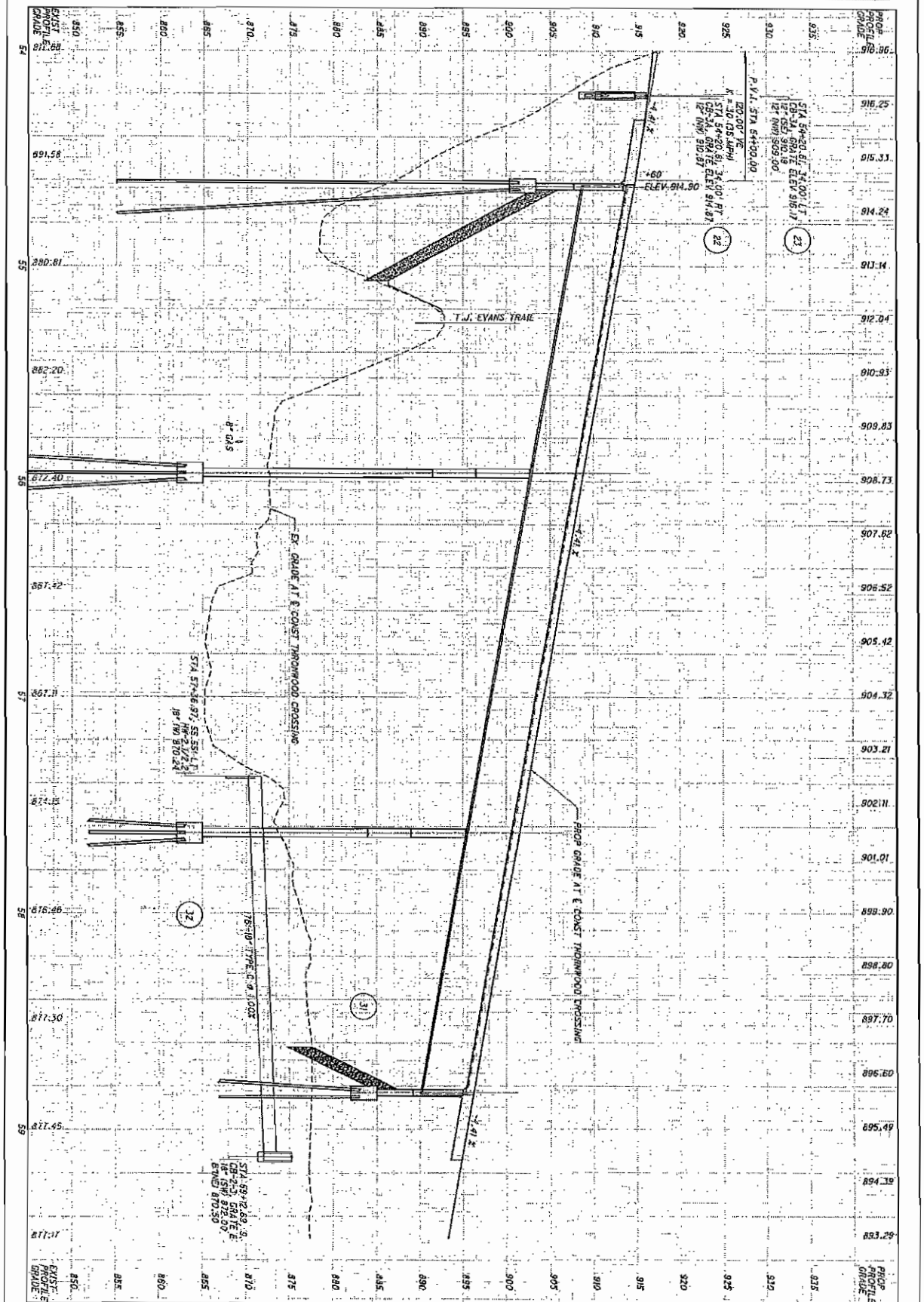
SCALE: 1" = 40'
 HORIZONTAL SCALE IN FEET

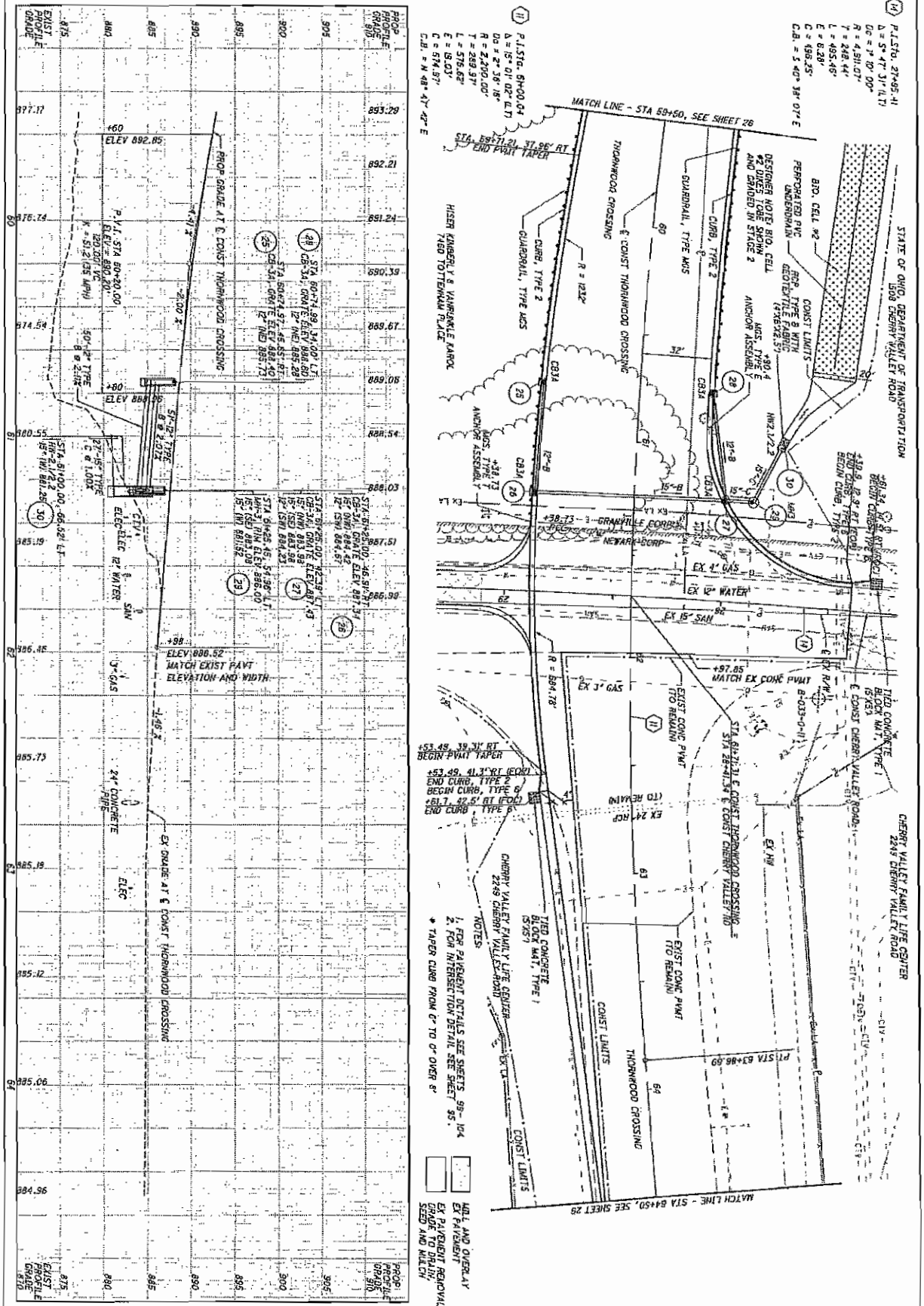




NOTES:
1. FOR PAVEMENT DETAILS SEE SHEETS 59 - 04.

- (10) P.L.S150. 53+94.54
 $\Delta = 50^\circ 42' 23''$ RTI
 $D = 20^\circ 30' 00''$
 $R = 279.49'$
 $T = 130.84'$
 $L = 244.97'$
 $C = 237.15'$
 $C.B. = N 31^\circ 12' 01'' E$
- (11) P.L.S150. 61+00.04
 $\Delta = 15^\circ 01' 02''$ LTI
 $D = 2^\circ 36' 18''$
 $R = 2,200.00'$
 $T = 269.97'$
 $L = 578.86'$
 $E = 19.03'$
 $C = 574.97'$
 $C.B. = N 49^\circ 47' 42'' E$





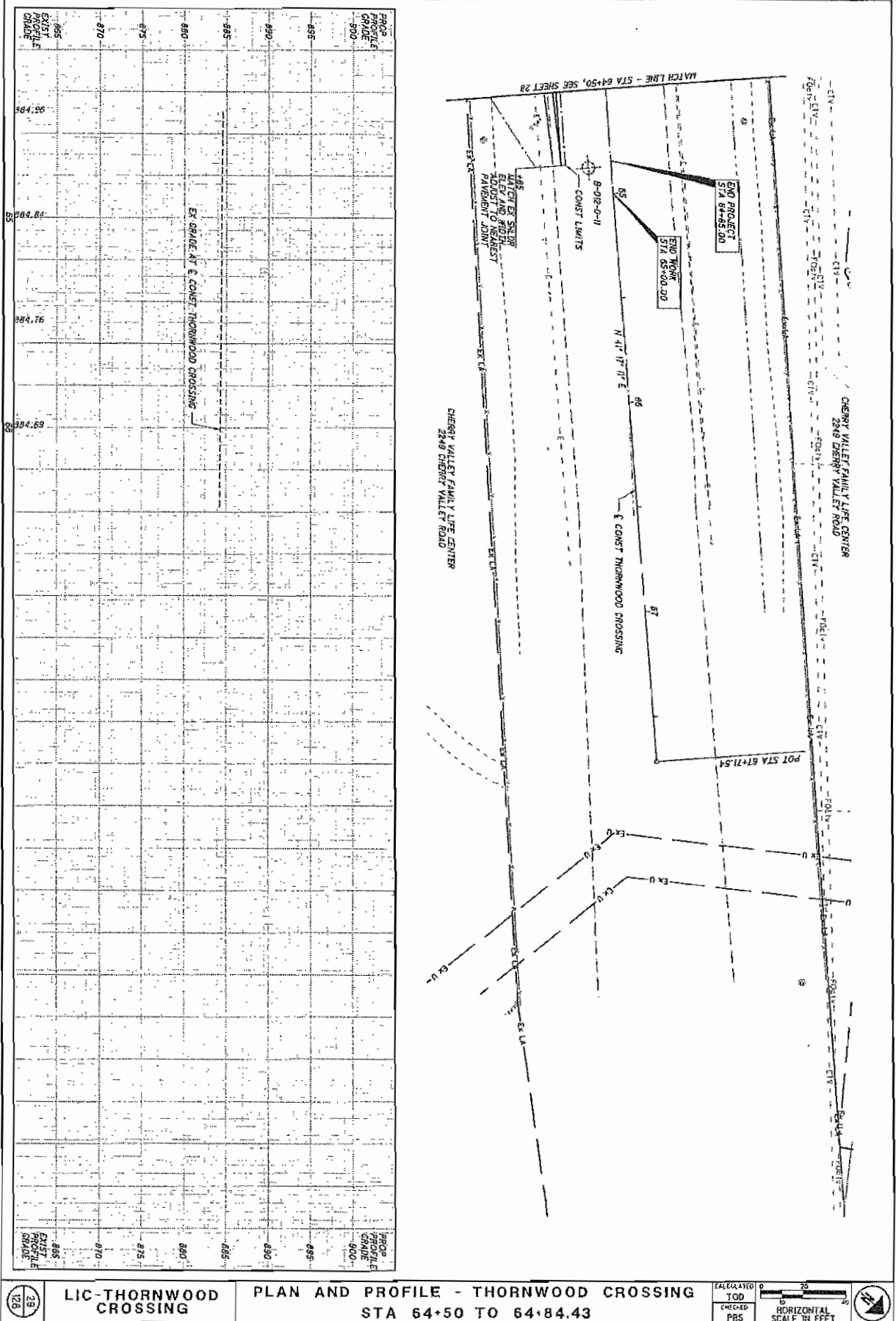
P.I. STA. 27+95.41
 Δ = 57.47 37' 11.17"
 ΔC = 7' 00"
 R = 4281.07'
 L = 248.44'
 L = 485.48'
 L = 6.28'
 C = 486.25'
 C.B.I. = 5.40° 34' 01" E

P.I. STA. 84+00.04
 Δ = 15' 01' 02" LT
 ΔC = 7' 08' 18"
 R = 2400.00'
 L = 289.27'
 L = 578.62'
 L = 85.03'
 C = 574.37'
 C.B.I. = 4° 48' 47" E

HISER KIMBERLY A. HANCOCK
 7100 TOTTEWAU BLVD E

CHERRY VALLEY FAMILY LIFE CENTER
 2245 CHERRY VALLEY ROAD

NOTES
 1. FOR PARALLEL DETAILS SEE SHEETS 98-104
 2. FOR INTERSECTION DETAILS SEE SHEET 95
 * TAPER CURB FROM 0' TO 0' OVER 4'

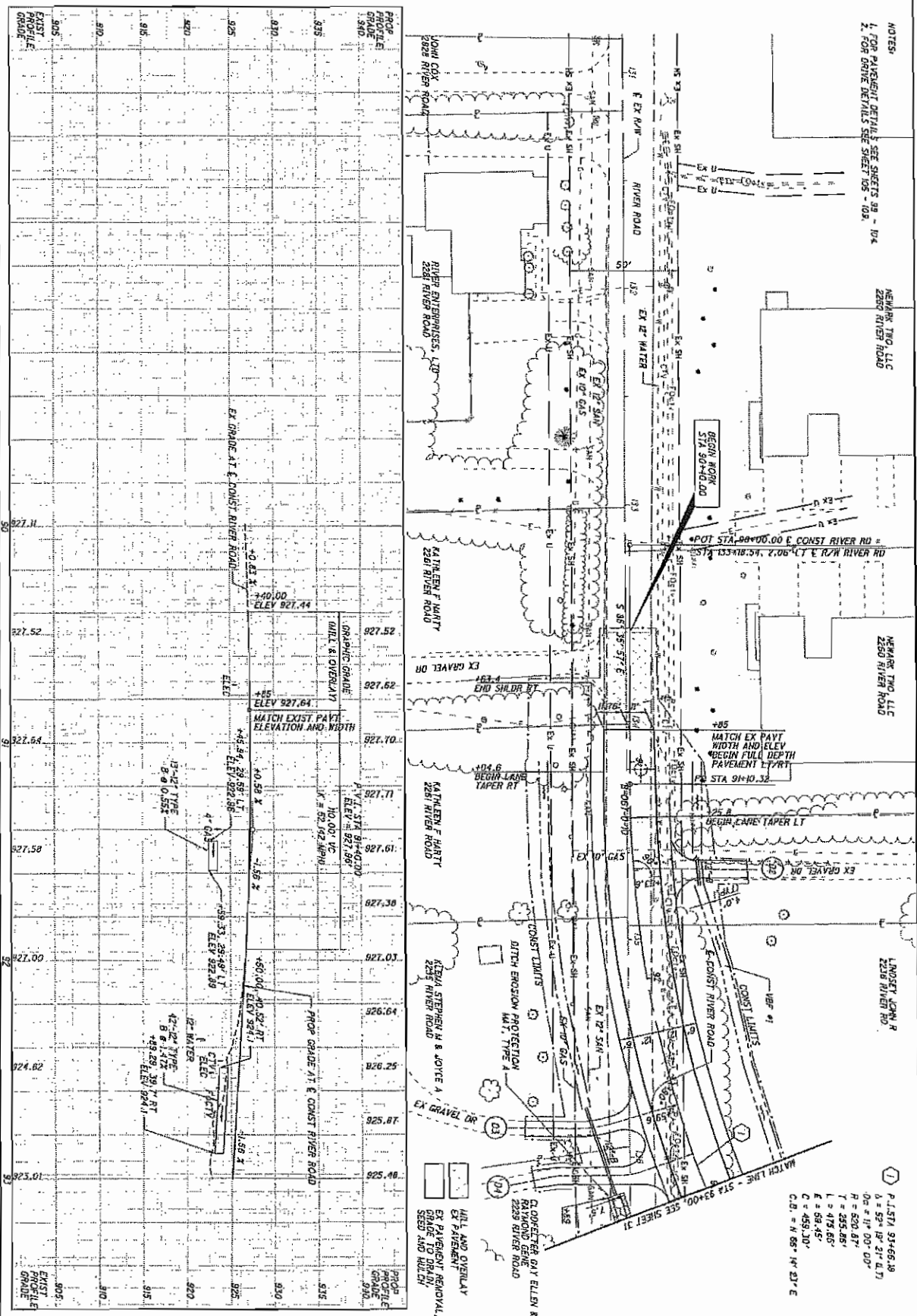


LIC-THORNWOOD CROSSING

**PLAN AND PROFILE - THORNWOOD CROSSING
STA 64+50 TO 64+84.43**

SCALE: 1" = 20'
HORIZONTAL
SCALE IN FEET





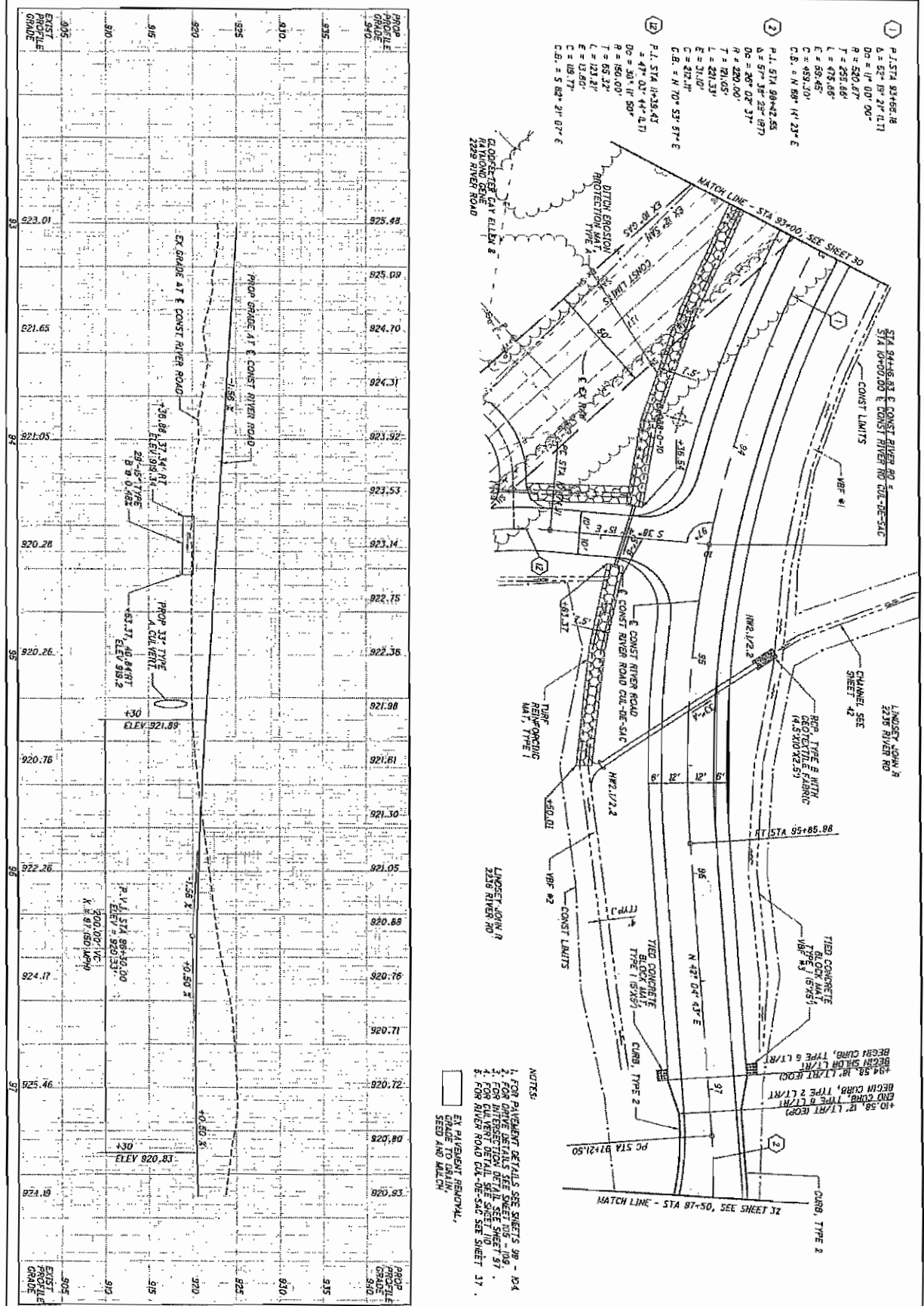
NOTES:
 1. FOR PAYMENT DETAILS SEE SHEETS 98 - 104
 2. FOR DRIVE DETAILS SEE SHEETS 103 - 104

MARK TNO, LLC
 2507 RIVER ROAD

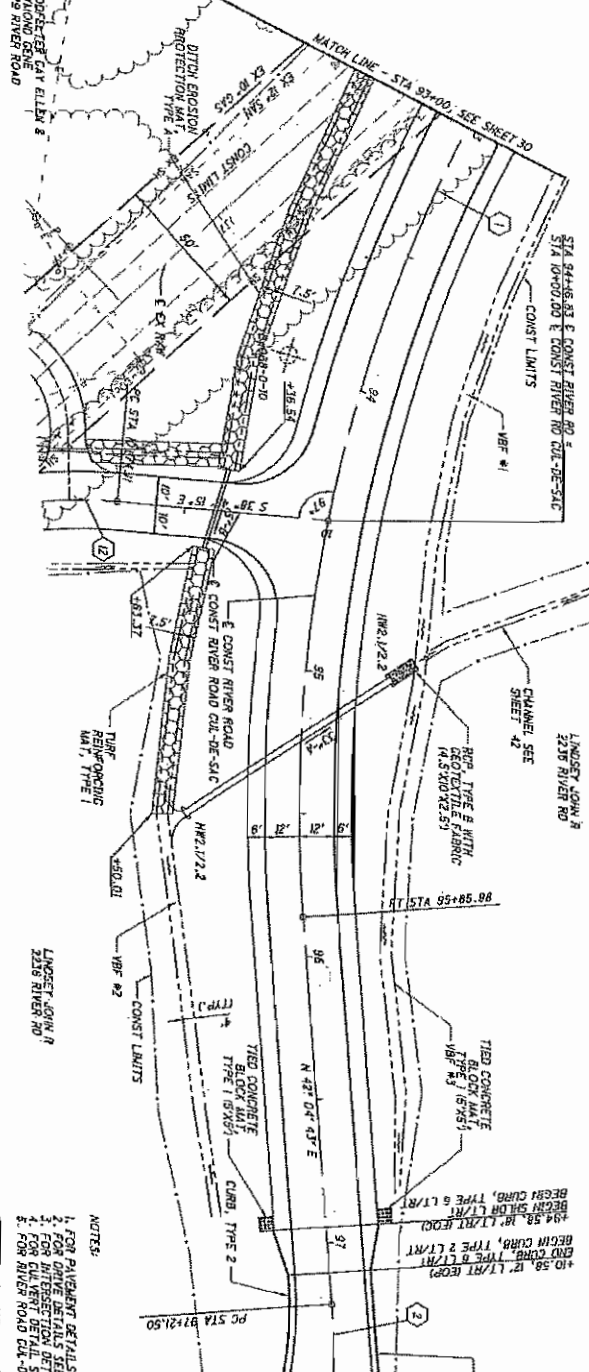
MARK TNO, LLC
 2500 RIVER ROAD

LNOSSET JOHN R
 2238 RIVER RD

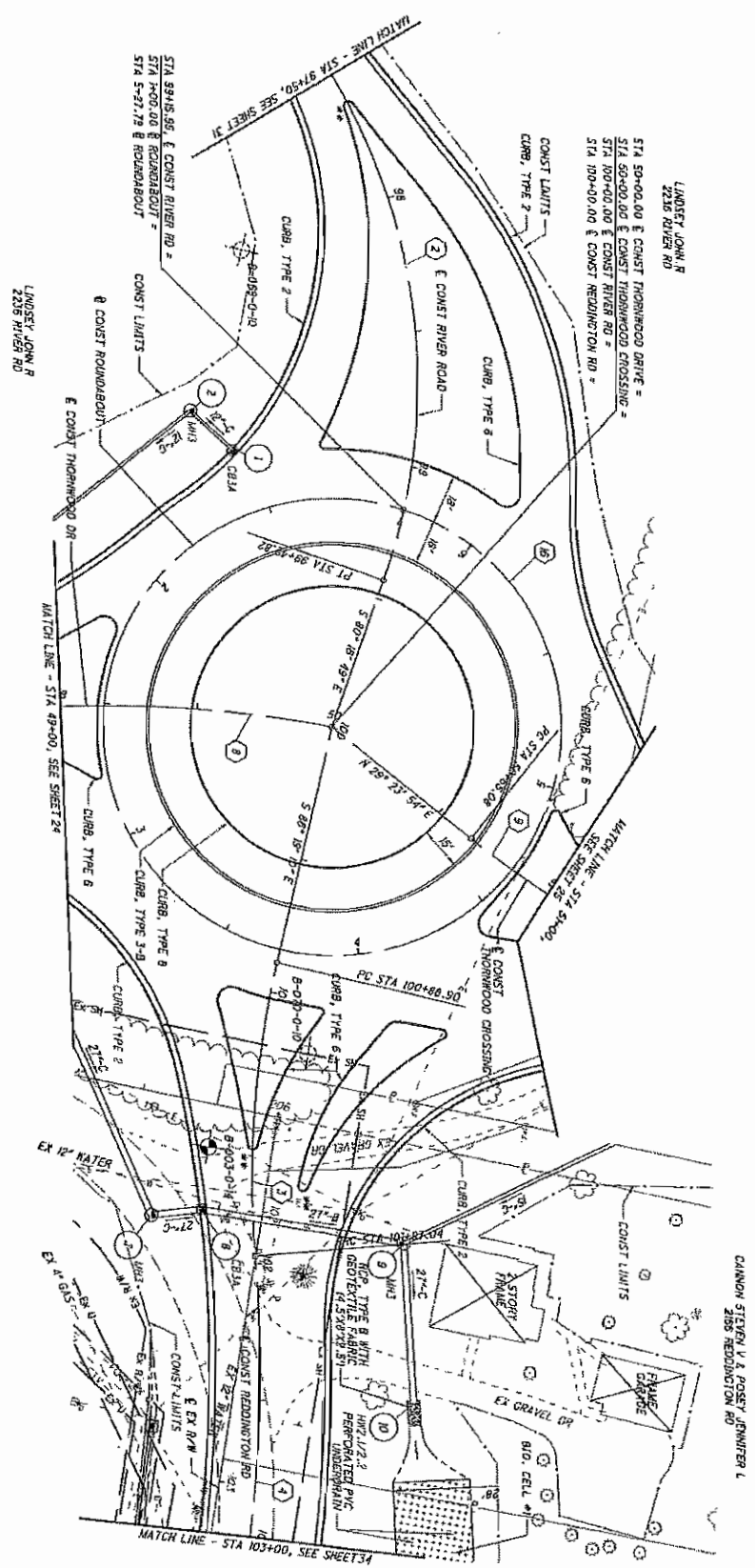
1
 P.L. STA. 91+65.39
 A = 52° 19' 37" LT
 Δ = 11° 00' 00"
 R = 520.87'
 T = 245.86'
 L = 475.65'
 E = 58.45'
 C = 459.10'
 C.D. = 4° 05' 14" 23° E



- ① P.I. STA 93+66.18
 $\Delta = 52' 11'' 24''$ LT
 $D = 11' 00'' 00''$
 $R = 520.67'$
 $T = 250.67'$
 $L = 475.66'$
 $E = 59.45'$
 $C = 459.20'$
 $C.B. = N 89^\circ 14' 24'' E$
- ② P.I. STA 94+42.55
 $\Delta = 97' 34'' 23''$ RT
 $D = 26' 02'' 31''$
 $R = 220.00'$
 $T = 121.05'$
 $L = 221.33'$
 $E = 31.00'$
 $C = 212.14'$
 $C.B. = N 70^\circ 53' 37'' E$
- ③ P.I. STA 94+18.47
 $\Delta = 10' 01'' 44''$ LT
 $D = 180.00'$
 $R = 65.32'$
 $L = 103.46'$
 $E = 13.46'$
 $C = 188.77'$
 $C.B. = S 82^\circ 21' 07'' E$

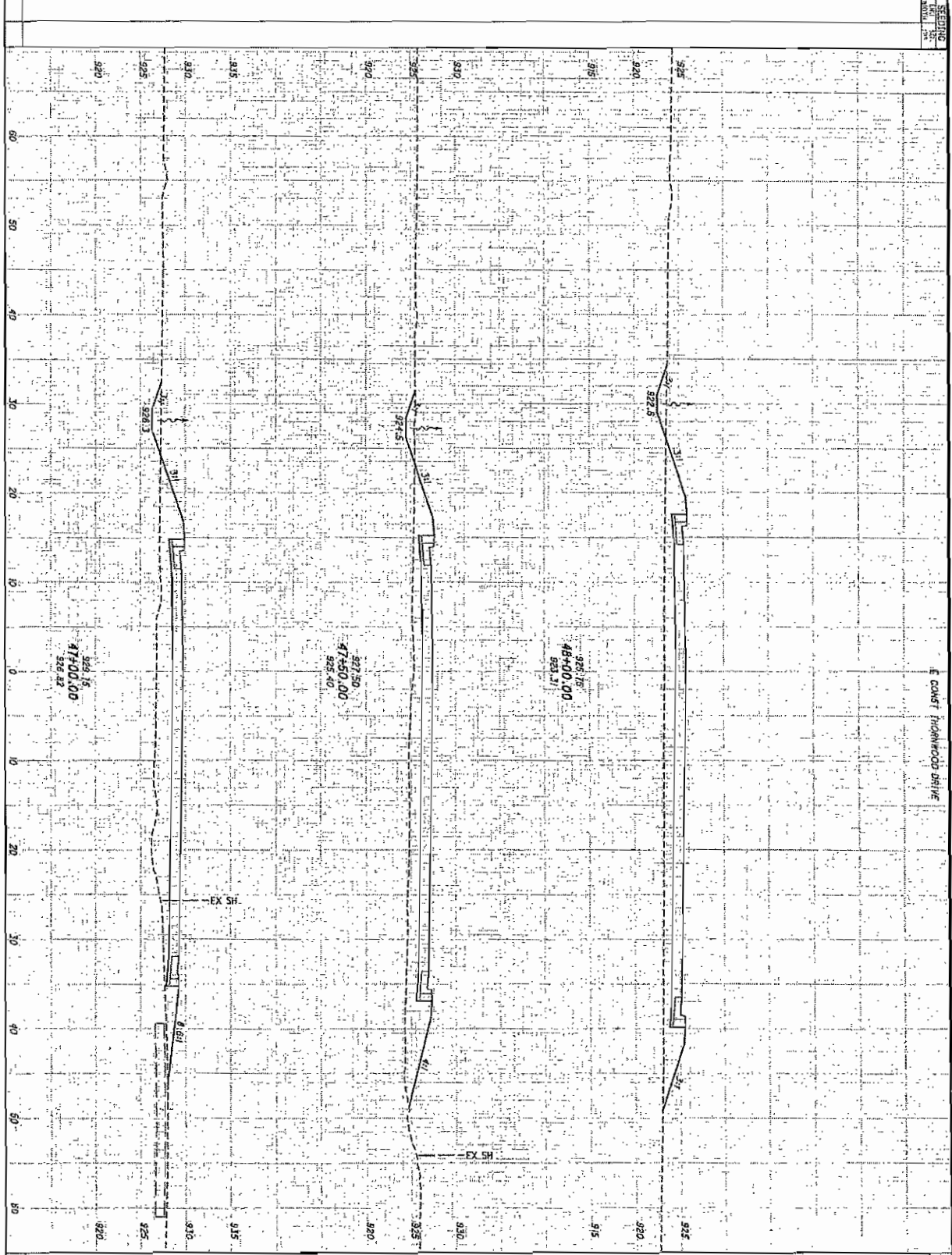


- NOTES:
1. FOR PAVEMENT DETAILS SEE SHEETS 98 - 104
 2. FOR DRIVE DETAILS SEE SHEETS 105 - 109
 3. FOR UTILITY DETAILS SEE SHEETS 110 - 114
 4. FOR DITCH DETAILS SEE SHEET 37
 5. FOR RIVER ROAD CUT-DE-SIC SEE SHEET 37
- EX PAVEMENT REMOVAL,
 SEED AND MULCH



- ① P.I. STA. 99+42.55
 $\Delta = 57^\circ 38' 29''$
 $D = 26^\circ 02' 31''$
 $R = 239.00'$
 $T = 81.05'$
 $L = 201.33'$
 $E = 31.40'$
 $C.B. = N 70^\circ 53' 57'' E$
- ② P.I. STA. 101+43.41
 $\Delta = 11^\circ 42' 07''$
 $D = 18^\circ 22' 13''$
 $R = 350.00'$
 $T = 55.50'$
 $L = 109.15'$
 $E = 4.22'$
 $C.B. = N 101^\circ 10' 00'' E$
- ③ P.I. STA. 103+43.50
 $\Delta = 18^\circ 57' 53''$
 $D = 11^\circ 09' 08''$
 $R = 320.87'$
 $T = 86.54'$
 $L = 171.67'$
 $E = 7.14'$
 $C.B. = N 85^\circ 34' 43'' E$
- ④ P.I. STA. 104+45.59
 $\Delta = 30^\circ 28' 42''$
 $D = 19^\circ 00' 00''$
 $R = 440.74'$
 $T = 120.10'$
 $L = 234.57'$
 $E = 16.07'$
 $C.B. = N 14^\circ 02' 48'' W$
- ⑤ P.I. STA. 105+40.24
 $\Delta = 23^\circ 18' 05''$
 $D = 18^\circ 07' 34''$
 $R = 316.00'$
 $T = 85.38'$
 $L = 182.59'$
 $E = 8.85'$
 $C.B. = N 17^\circ 44' 57'' E$
- ⑥ P.I. STA. 100+00.00
 $\Delta = 360^\circ 00' 00''$
 $D = 36^\circ 12' 35''$
 $R = 84.00'$
 $T = 0.00'$
 $L = 387.19'$
 $E = 188.00'$
 $C.B. = \text{DUE NORTH}$

NOTES:
 1. FOR PAVEMENT AND ROUNDABOUT DETAILS SEE SHEETS 29 TO 30.
 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

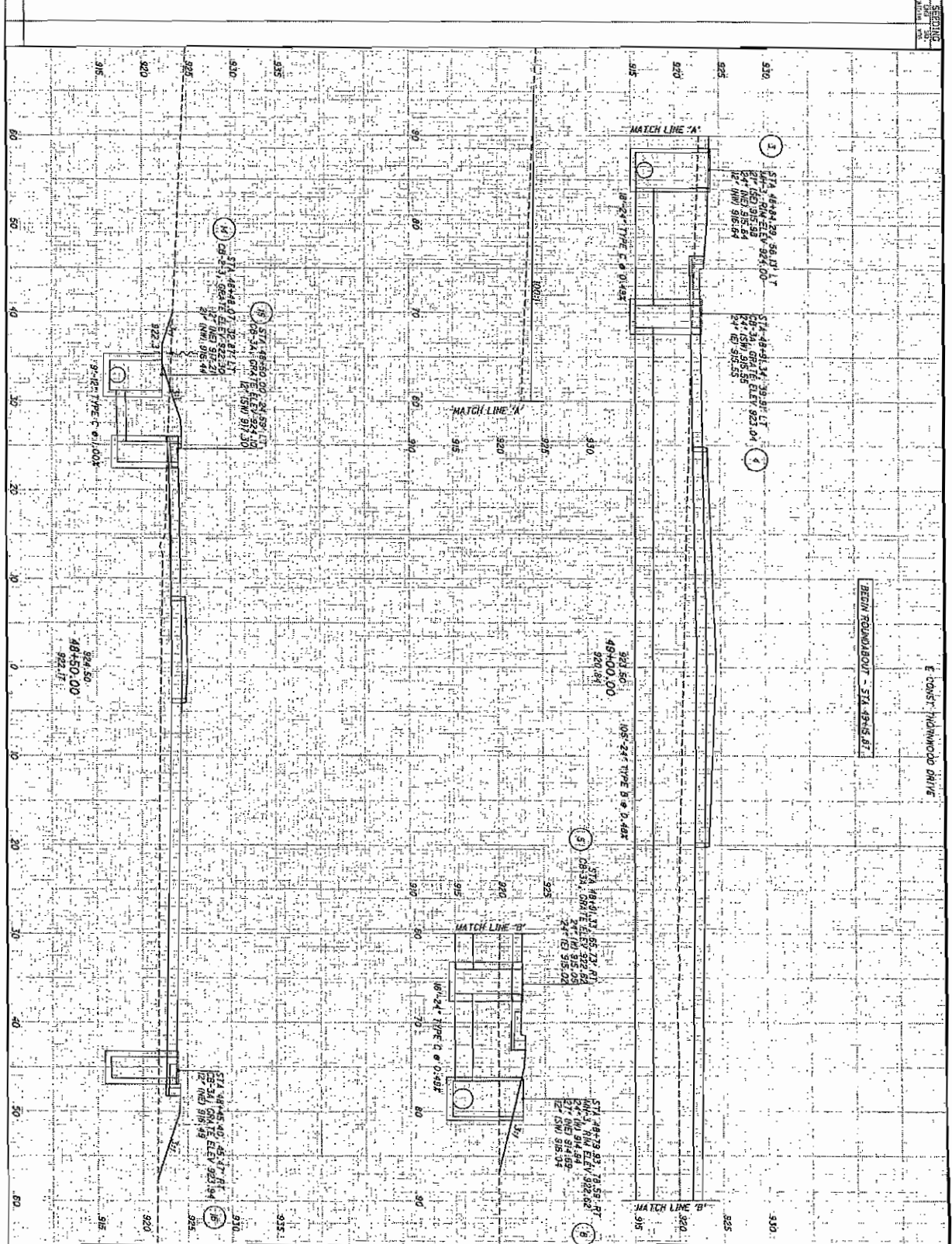
END AREA
VOL
CU YD
CU FT



LIC-THORNWOOD CROSSING

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

CALC. BY
TOD
CHECKED
PER



SECTION
DATE
BY

E-THORNWOOD DRIVE

END AREA	VOLUME
CUT	CUYD
FILL	FUYD
TOTAL	TOTAL

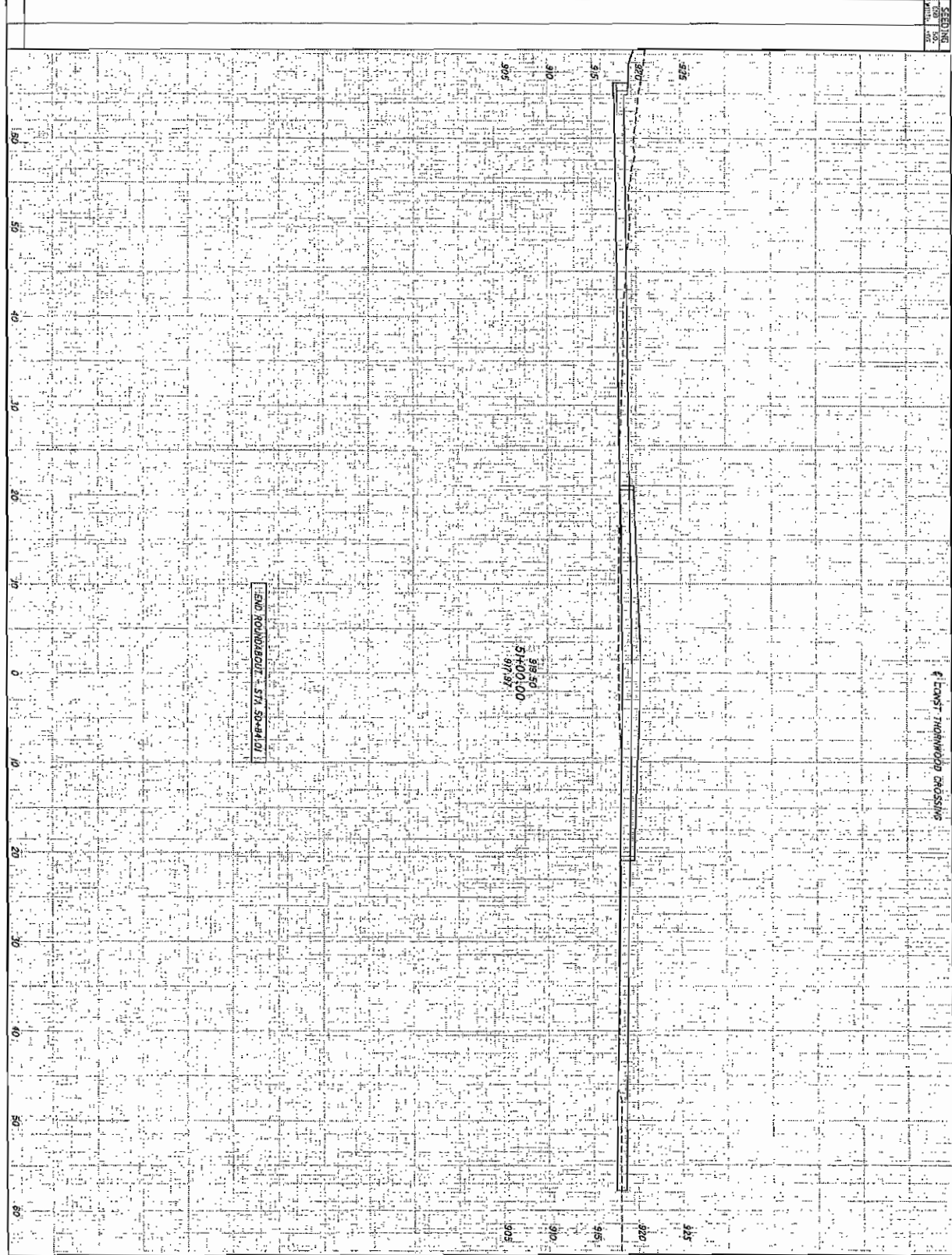
47
23

LIC-THORNWOOD CROSSING

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

SCALE
TOD
CHECKED
PEK

SECTION
DATE
BY



LONG THORNWOOD CROSSING

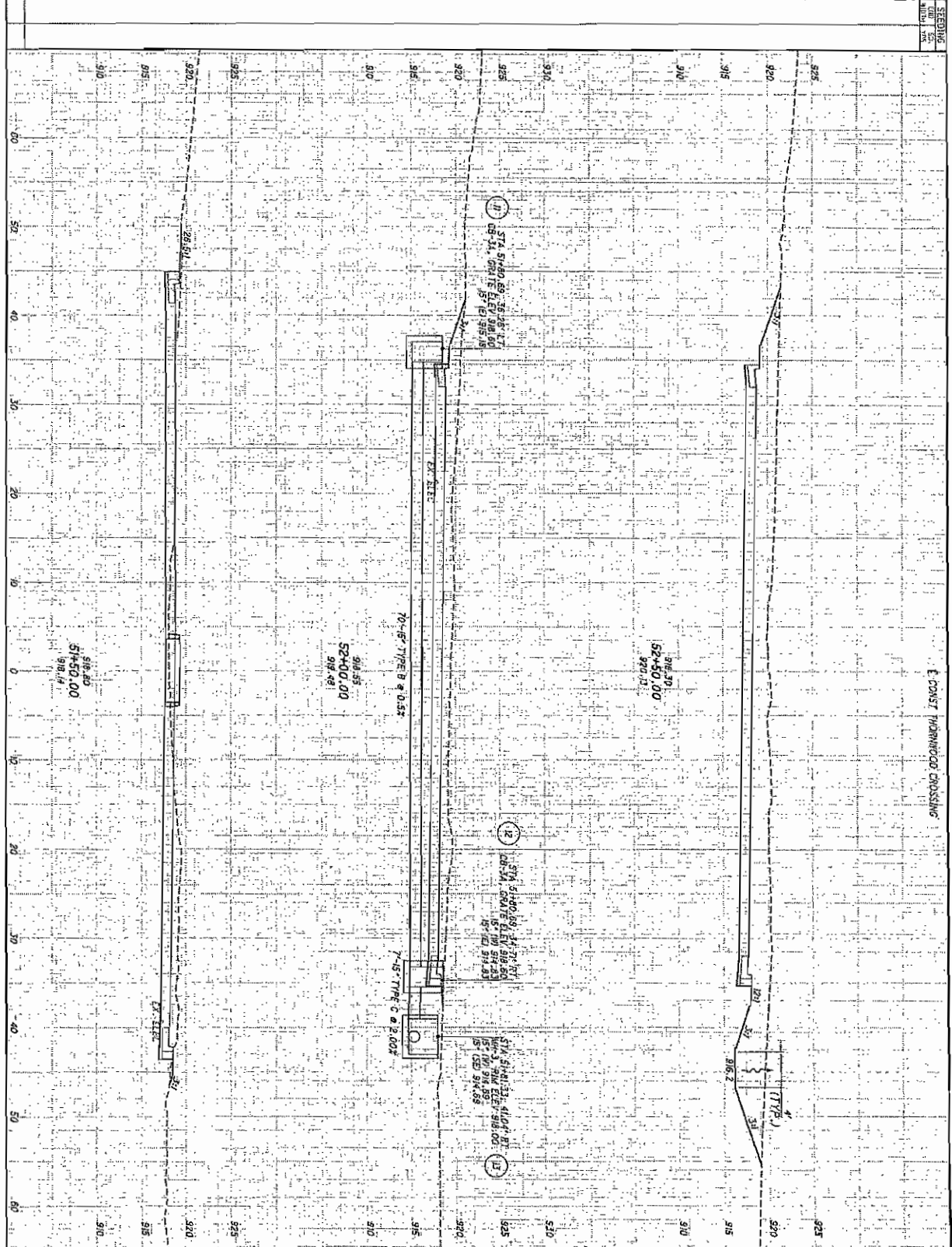
500 AREA VOLUME
SURF
FILL
CURB
PAV.

48
28

LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 51+00.00

ENR 2/22/18
TOD
CML/2/18
PEK



SECTION

E. COAST HIGHWAY CROSSING

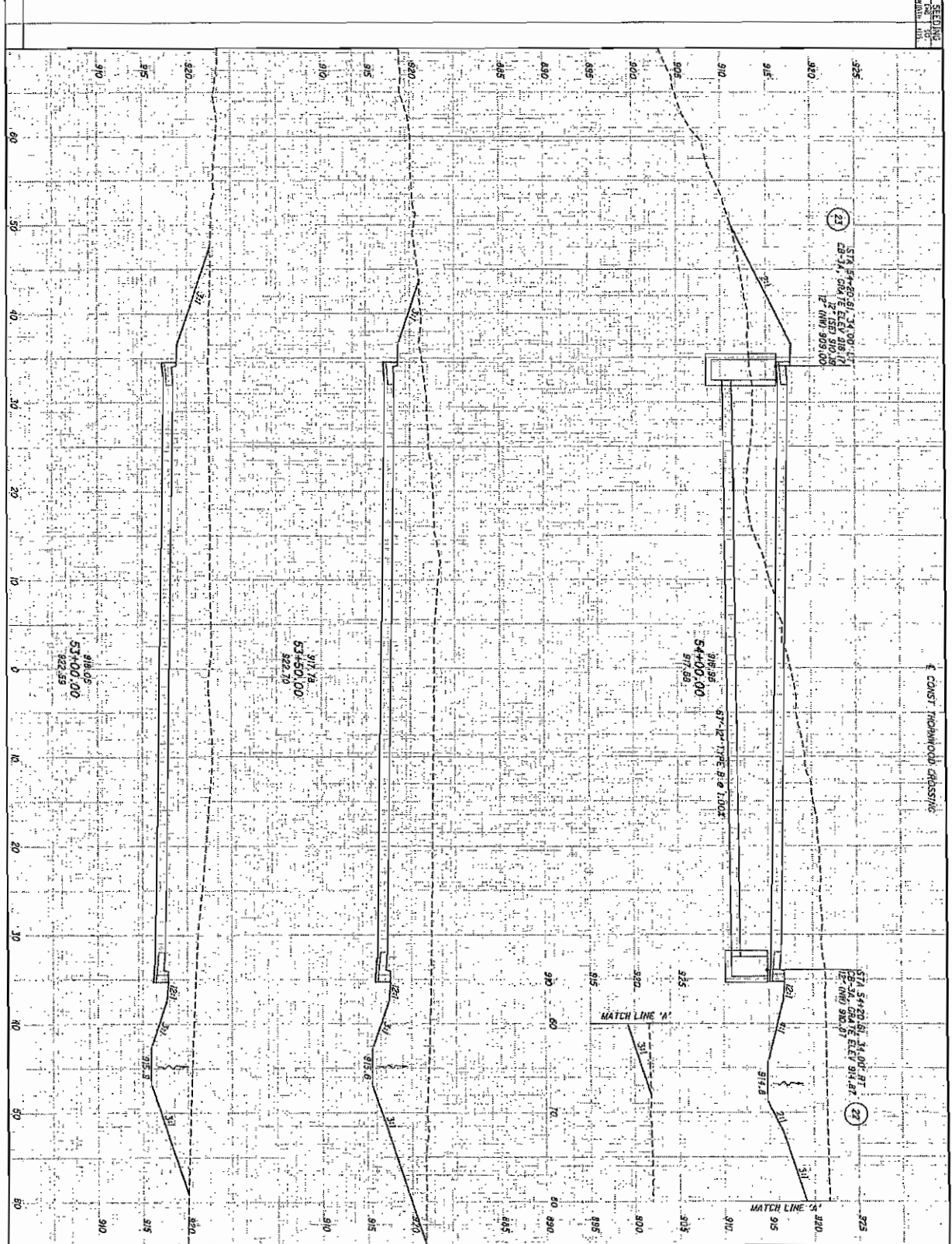
NO.	TYPE	DATE

NO.	TYPE	DATE

49
128
LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
STA. 51+50.00 TO STA. 52+50.00

CALCULATED
TOD
CHECKED
PEX



SECTION
NO. 101

CONST THORNWOOD CROSSING

END AREA		VOLUME	
SQ. FT.	CUB. YD.	SQ. FT.	CUB. YD.

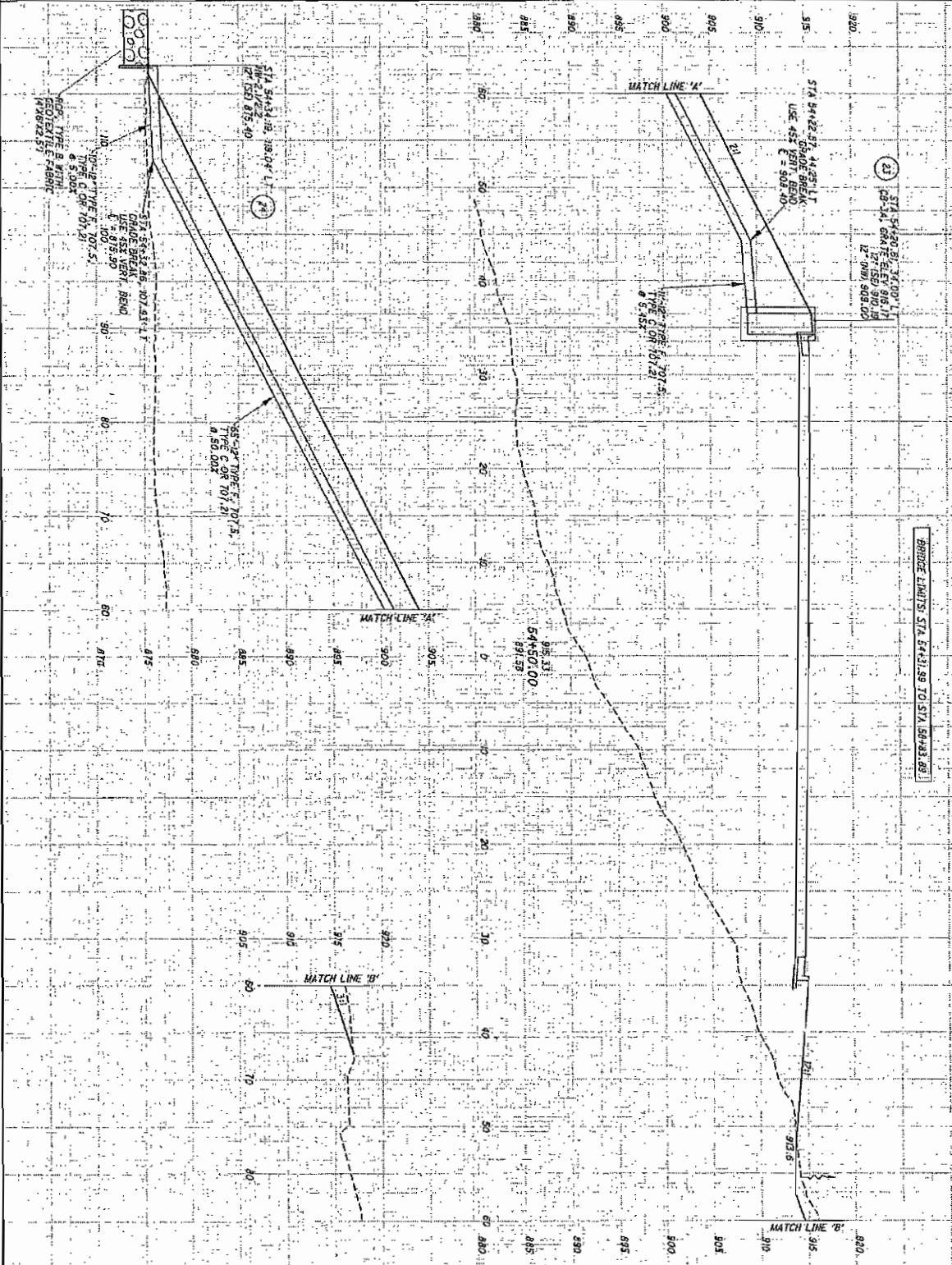
50
128

LIC-THORNWOOD CROSSING

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

DATE
DRAWN
CHECKED
PER

SEEDING
 100%
 100%
 100%



BRIDGE LIMITS: STA. 54+31.39 TO STA. 54+63.29

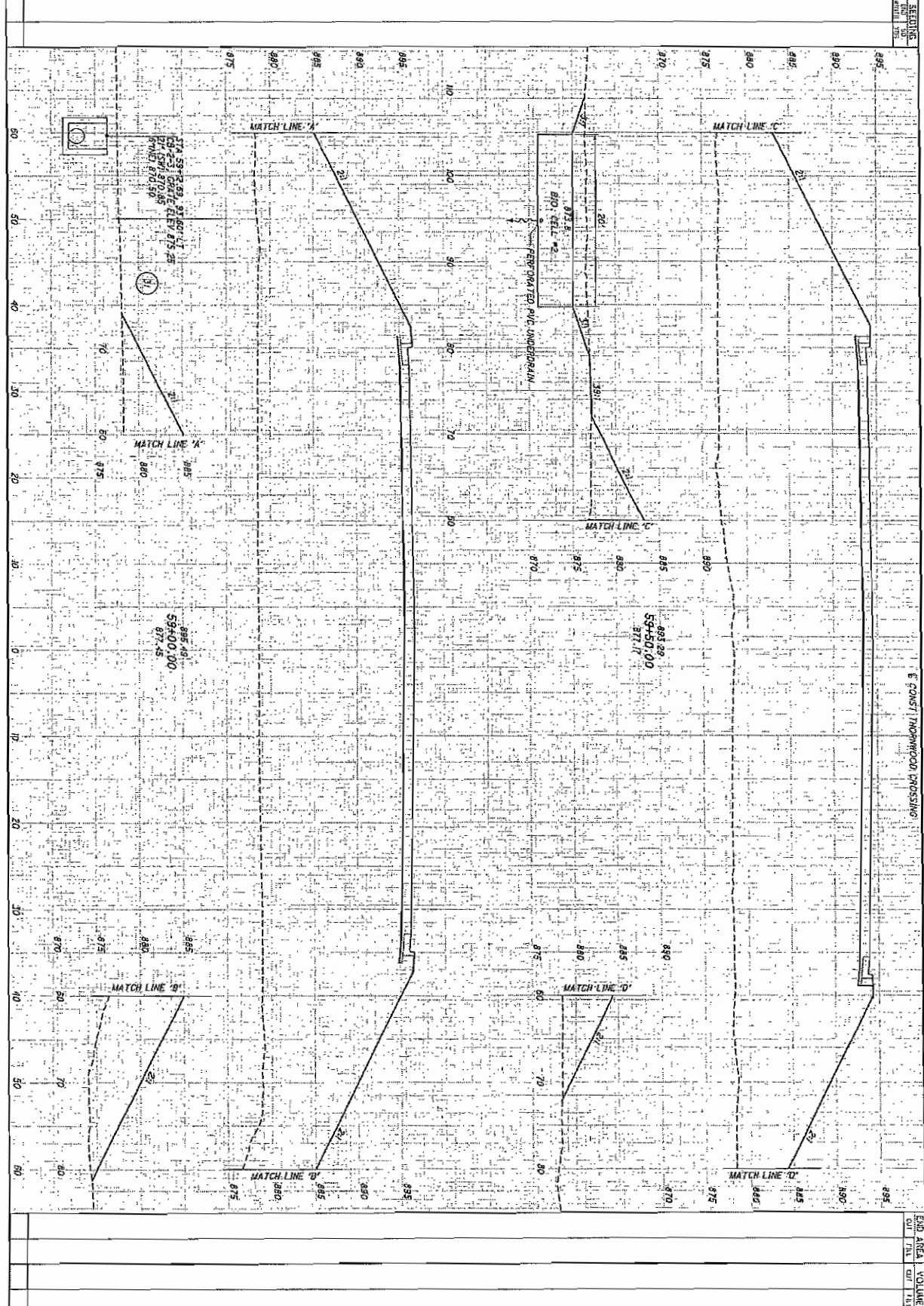
© CONEY TRUCKWOOD CROSSING

END AREA	VOLUME
CU	CU
CU	CU
CU	CU
CU	CU

LIC-THORNWOOD CROSSING

CROSS SECTIONS - THORNWOOD CROSSING
 STA. 54+50.00

DATE: 4/18/2016
 DRAWN BY: TDM
 CHECKED BY: PEK



SECTION
NO. 01
DATE 09/18/18

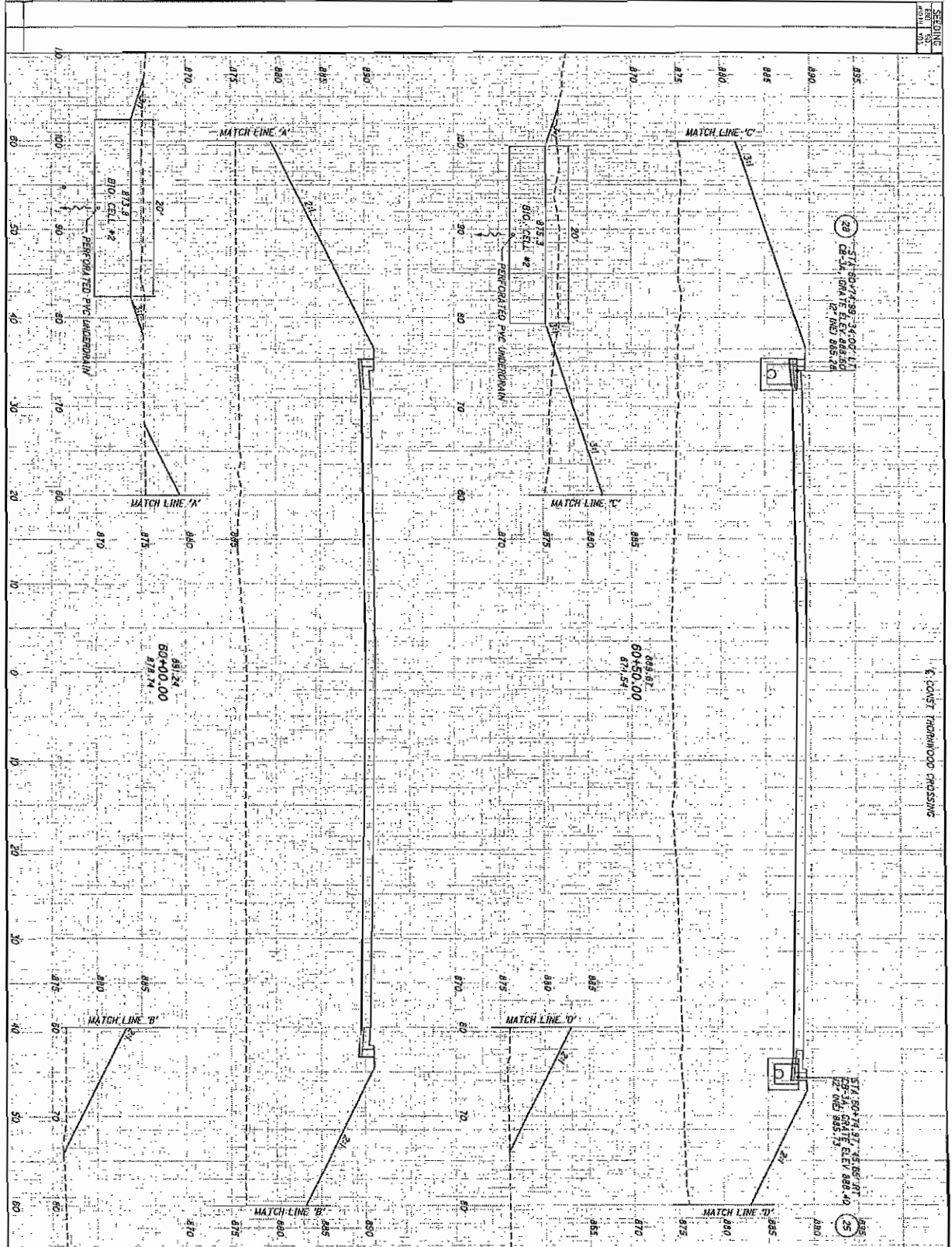
E CONST THORNWOOD CROSSING

END AREA	VOLUME
CUT	CU
EMB	EMB
TOT	TOT

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.
DATE

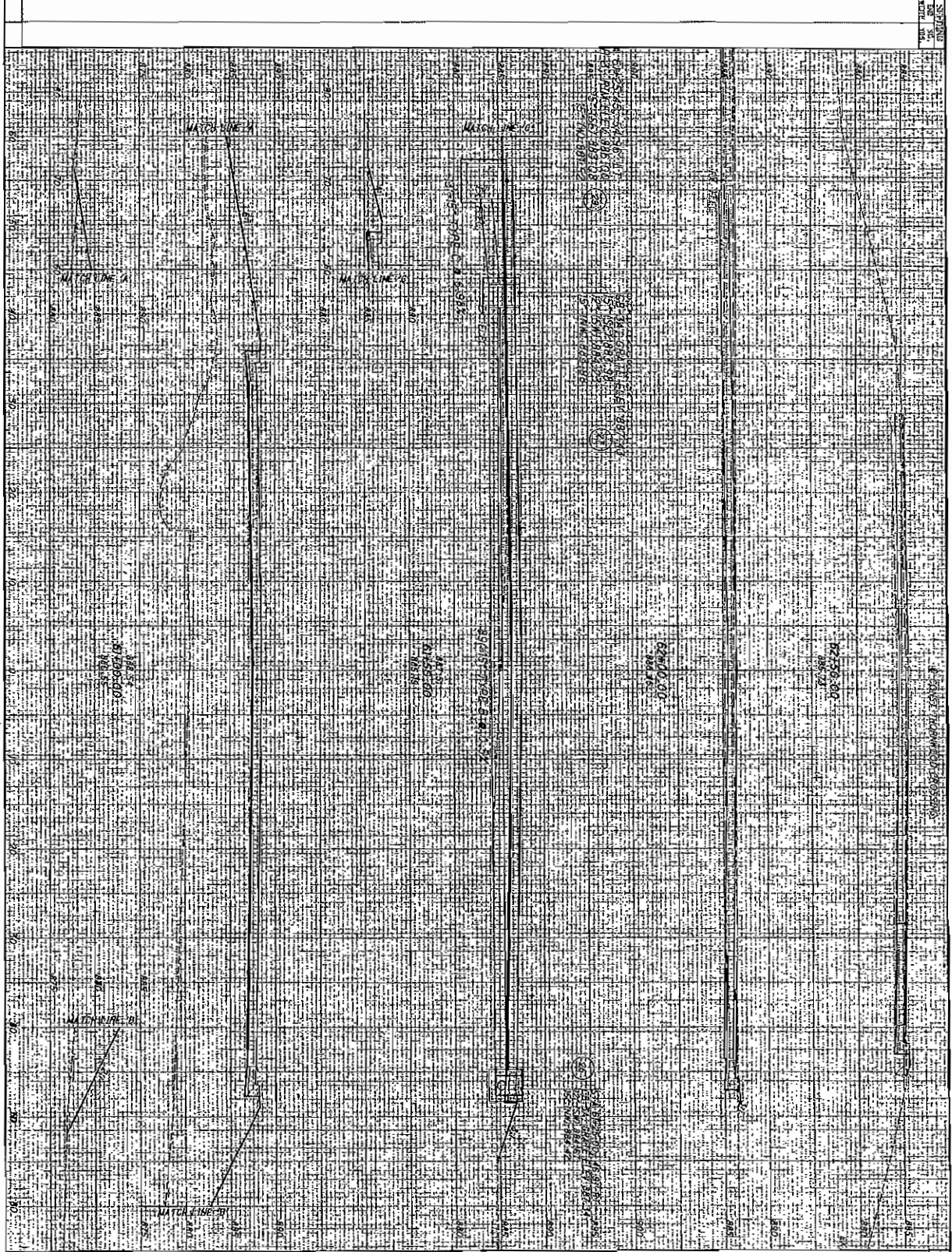
CONCRETE FRAMEWORK CROSSING

LINE	AREA	VOLUME
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53
28
LIC-THORNWOOD CROSSING

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

DATE: 9/18/2018
BY: JGD
CHECKED: PEK

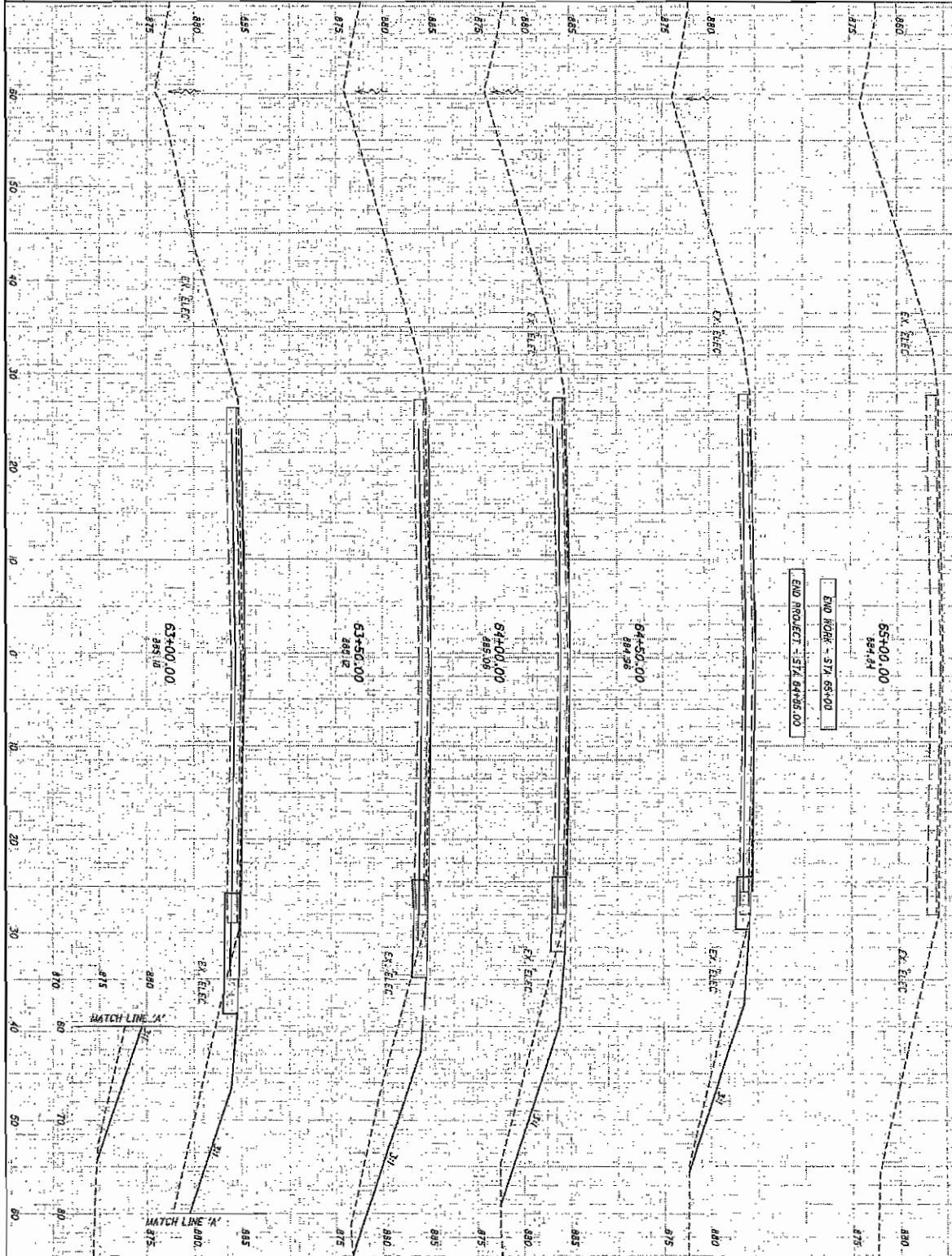



LIC-THORNWOOD CROSSING

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

DATE: 9/18/2010
 TIME: 4:33:40 PM
 USER: BFW02

SECTION
 SHEET NO.
 OF



END WORK - STA. 65+00
 END PROJECT - STA. 64+95.00

POST THORNWOOD CROSSING

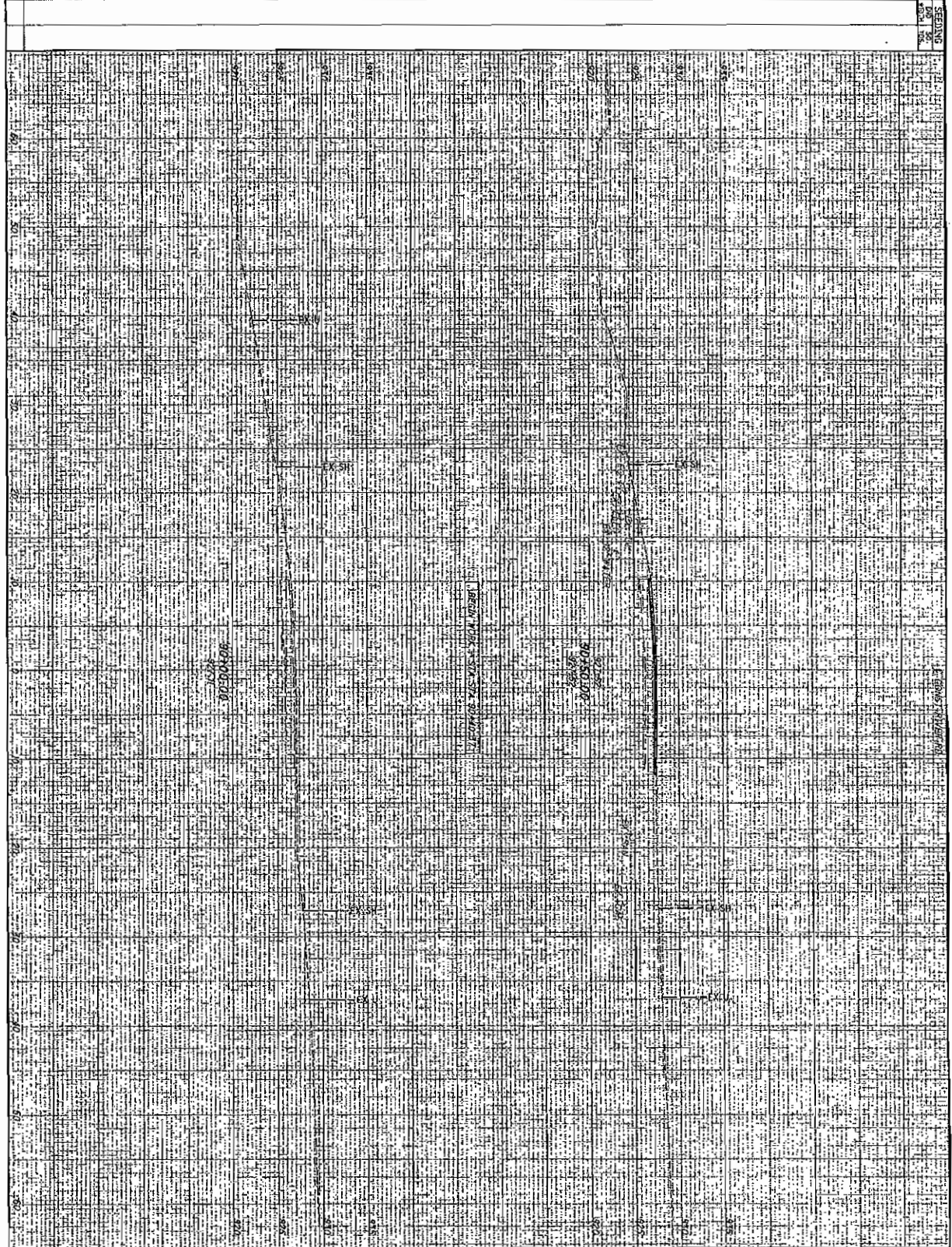
END AREA	VOLUME
CUR	TOTAL
TOP	PEK

56
 128

LIC-THORNWOOD CROSSING

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


CALCULATED
 TOP
 CHECKED
 PEK



DATE
BY
CHECKED
APPROVED

DATE
BY
CHECKED
APPROVED

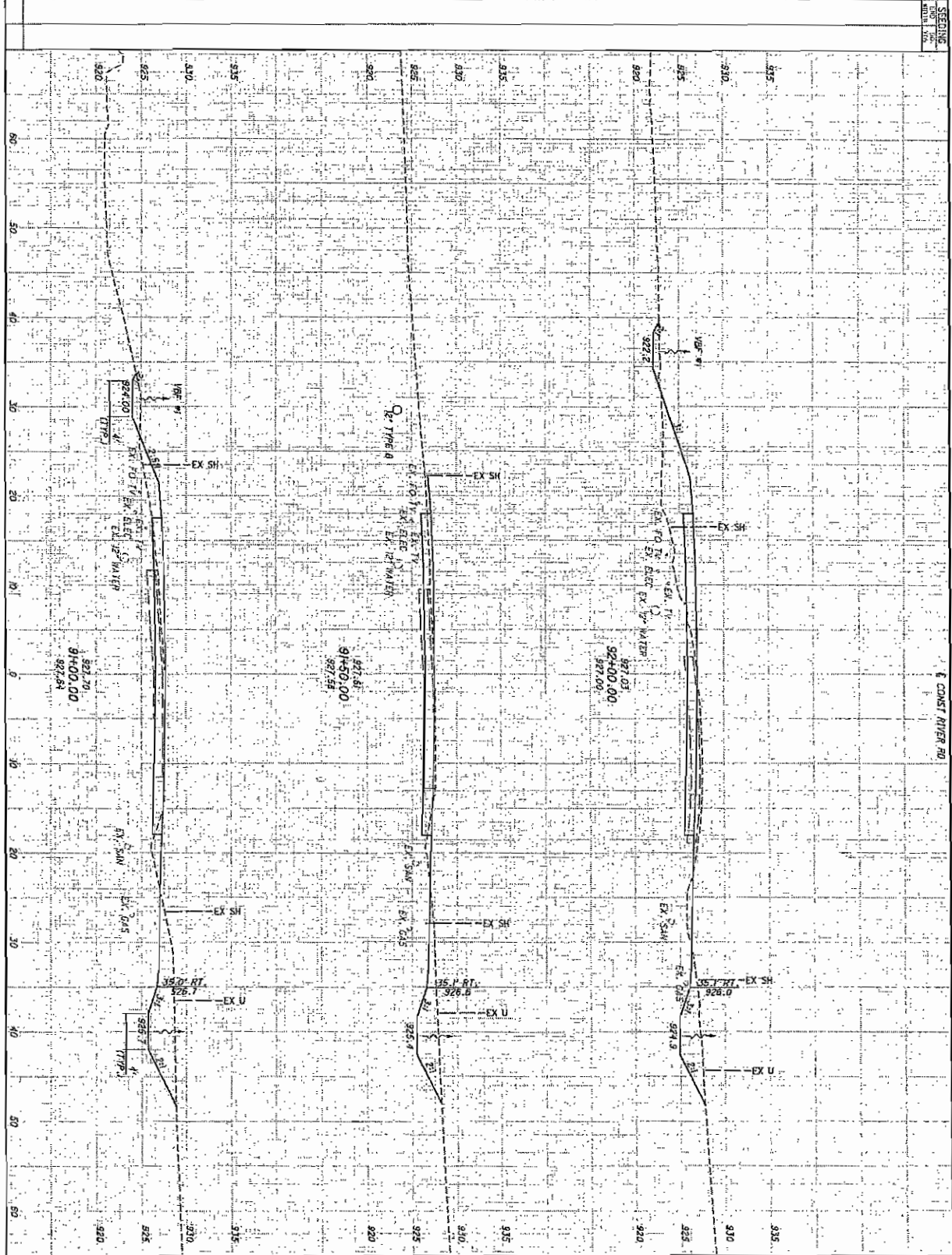
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APPROVED

 LIC-THORNWOOD
CROSSING

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


CALCULATED
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PEX

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 DATE
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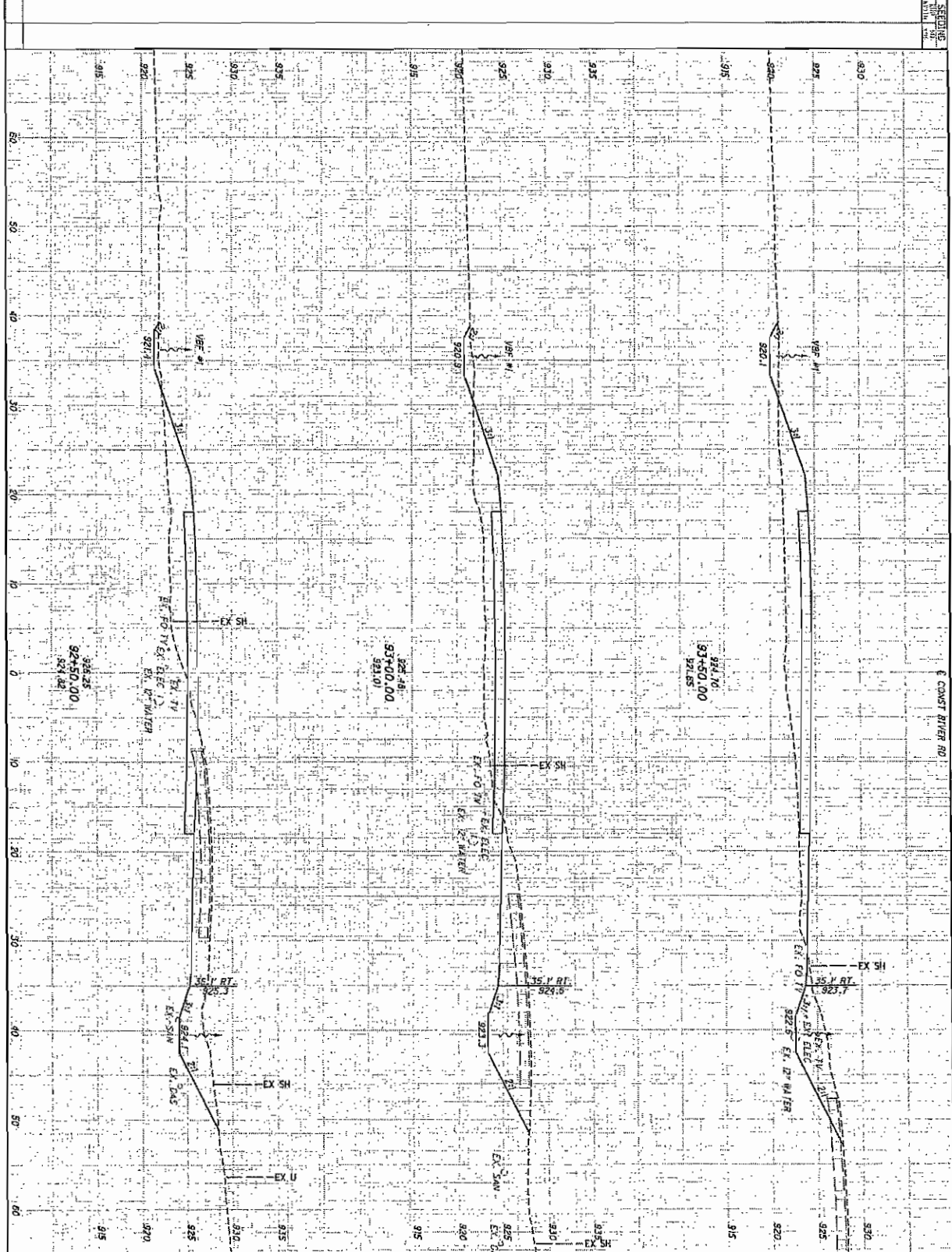
CONST RIVER RD

END AREA	VOLUME
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FILL	FILL
TOTAL	TOTAL
100	100
PERCENT	PERCENT
PEK	PEK


LIC-THORNWOOD CROSSING

CROSS SECTIONS - RIVER ROAD
STA. 91+00.00 TO STA. 92+00.00

SEEING
DATE
BY



CONST. RIVER RD

END AREA
VOL. 1
VOL. 2
VOL. 3
VOL. 4
VOL. 5
VOL. 6
VOL. 7
VOL. 8
VOL. 9
VOL. 10
VOL. 11
VOL. 12
VOL. 13
VOL. 14
VOL. 15
VOL. 16
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58
128

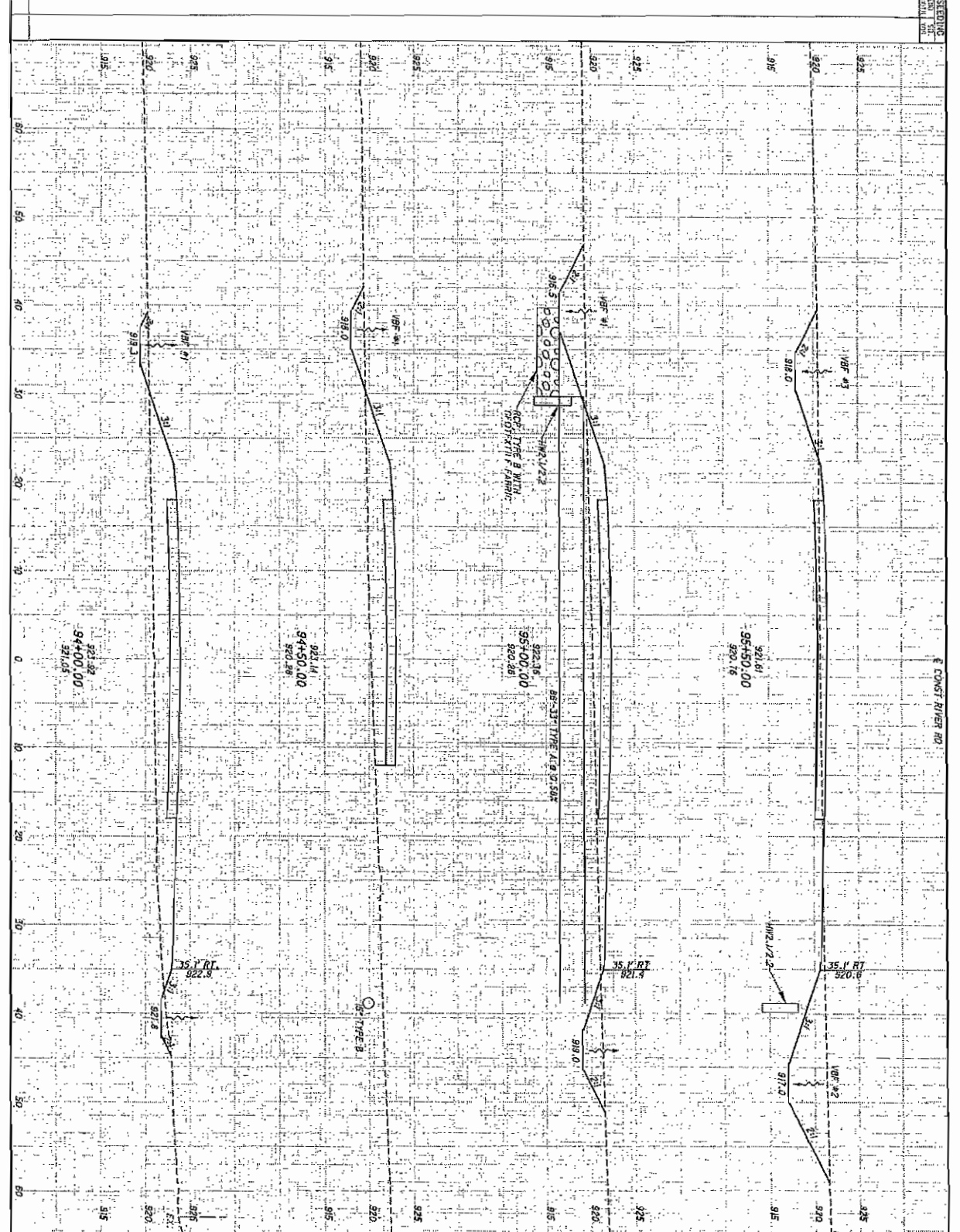
LIC-THORNWOOD
CROSSING

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

CALCULATED
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SEE DRAINAGE PLAN SHEET FOR PROPOSED ELEVATION DATA

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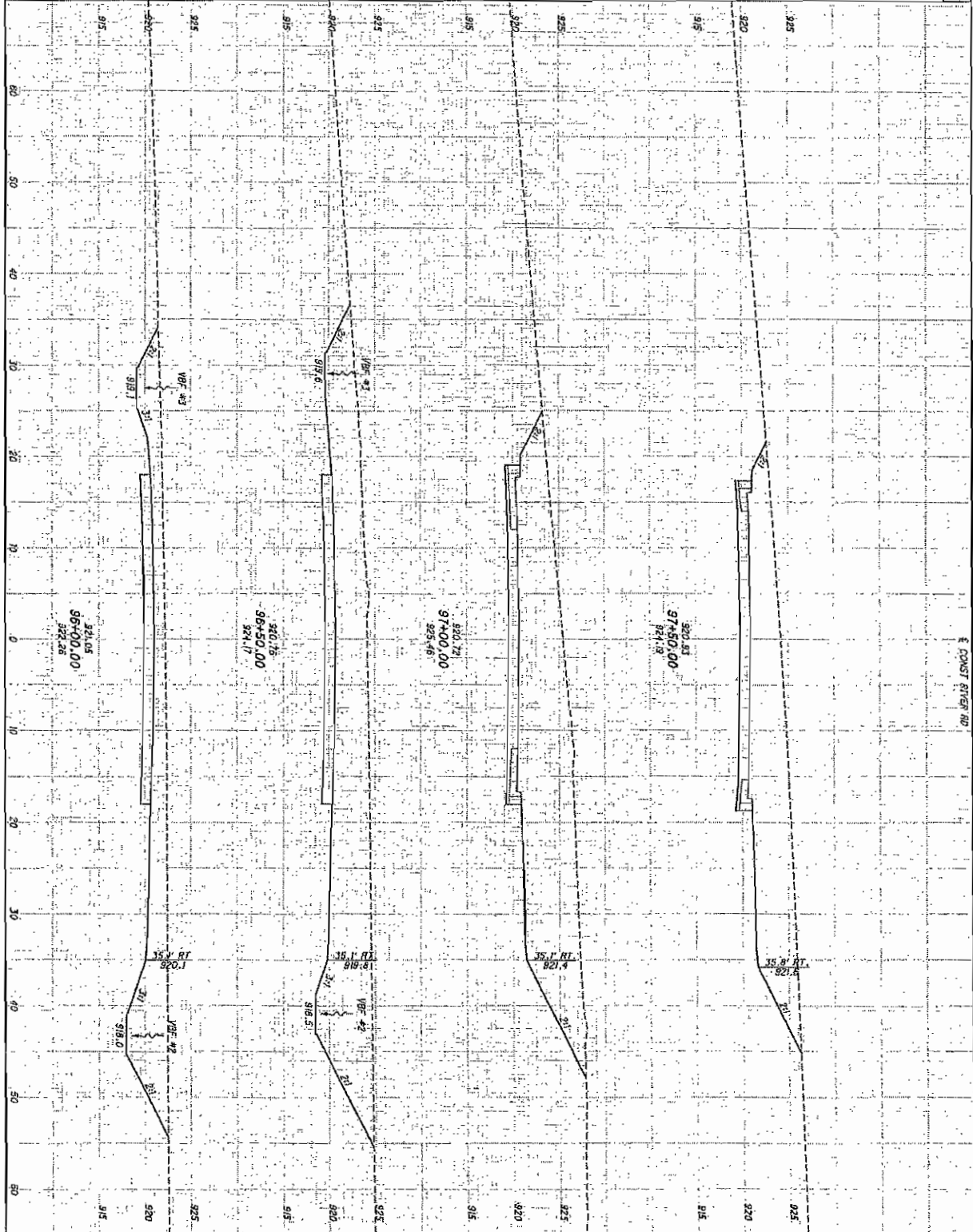


82
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LIC-THORNWOOD
CROSSING

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

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	EXCESSIVE PEK

SEEDING
TOTAL SQ
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COAST RIVER RD

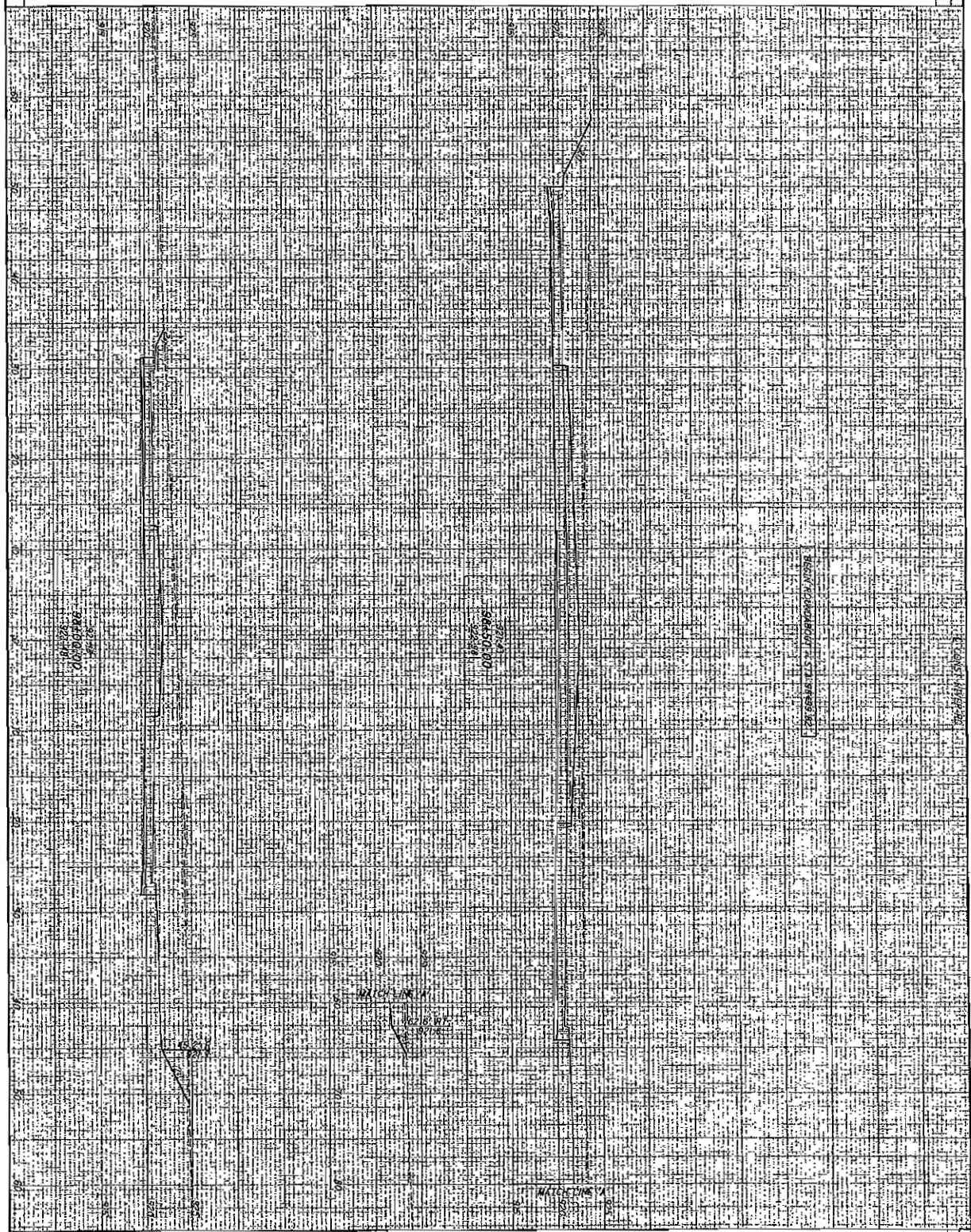
END AREA VOLUME
SQ FT CU YD

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128
LIC-THORNWOOD
CROSSING


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

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DATE
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PROJECT

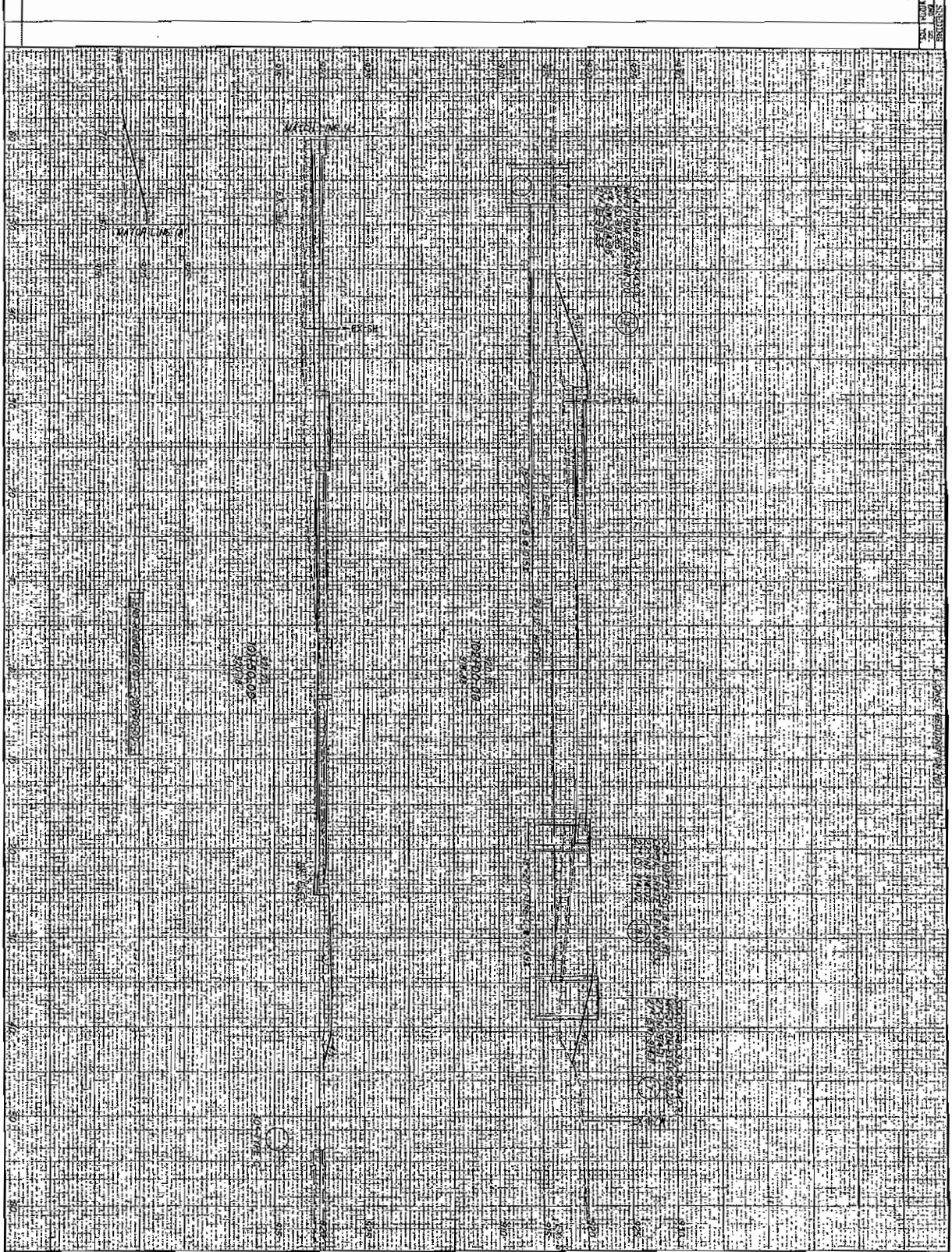


DATE
BY
PROJECT

 LIC-THORNWOOD CROSSING

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

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122

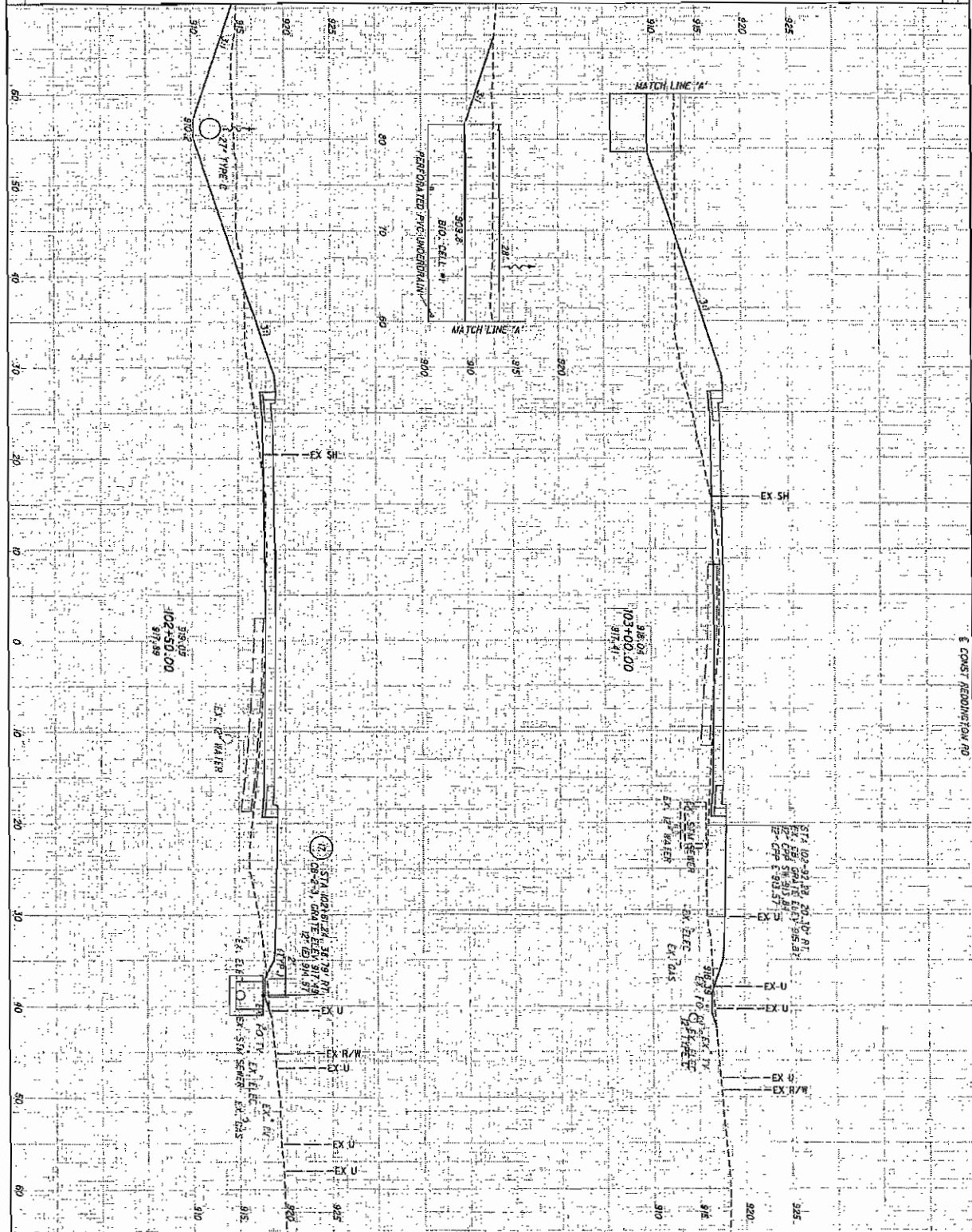
LIC-THORNWOOD CROSSING

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

END AREA		VOLUME	
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SEEING
DATE
BY



CONST. REDDINGTON RD
ON

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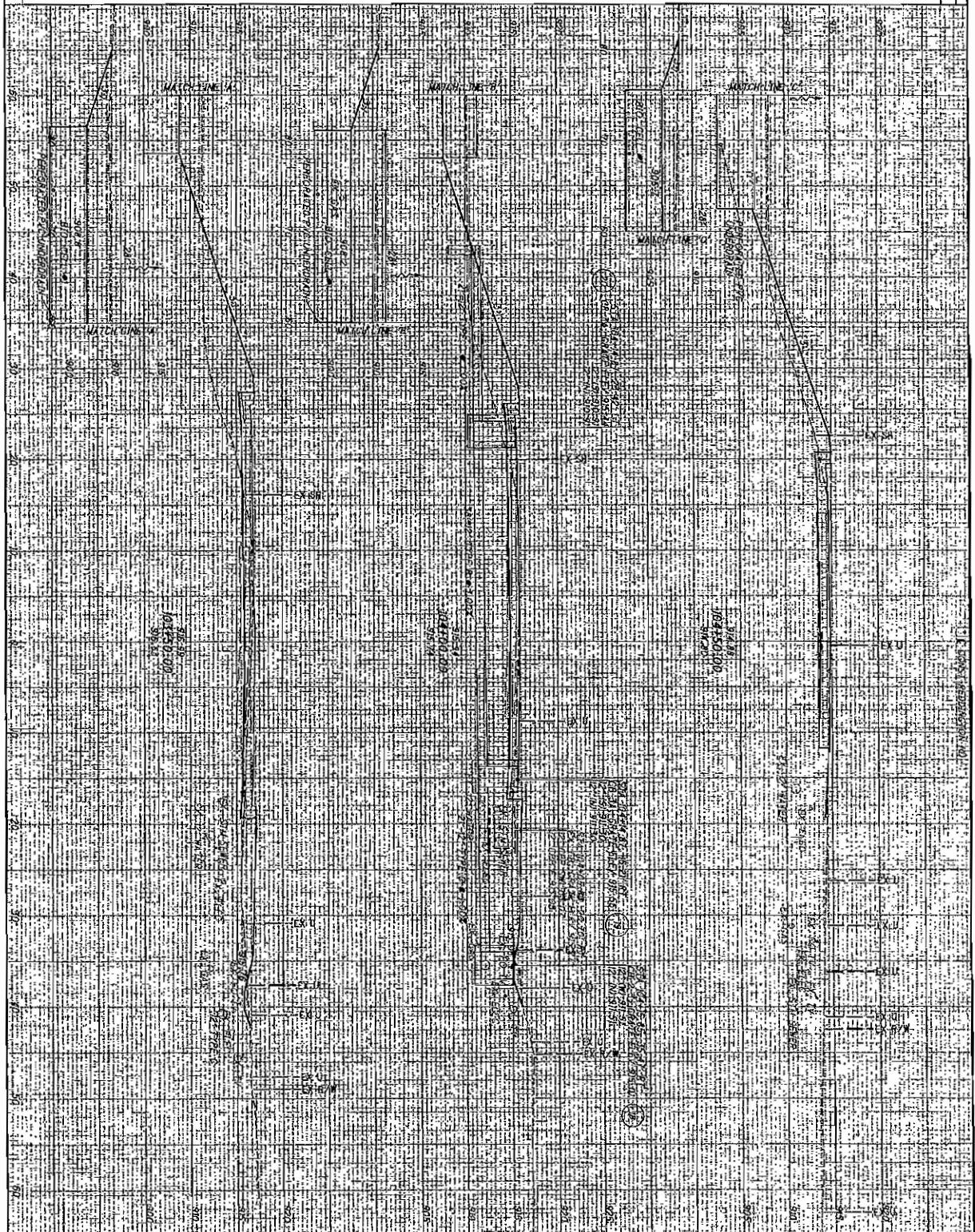
LIC-THORNWOOD
CROSSING

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

CALCULATED
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500 AREA
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DATE PLOTTED: 9/18/2019
 TIME PLOTTED: 4:36:57 PM



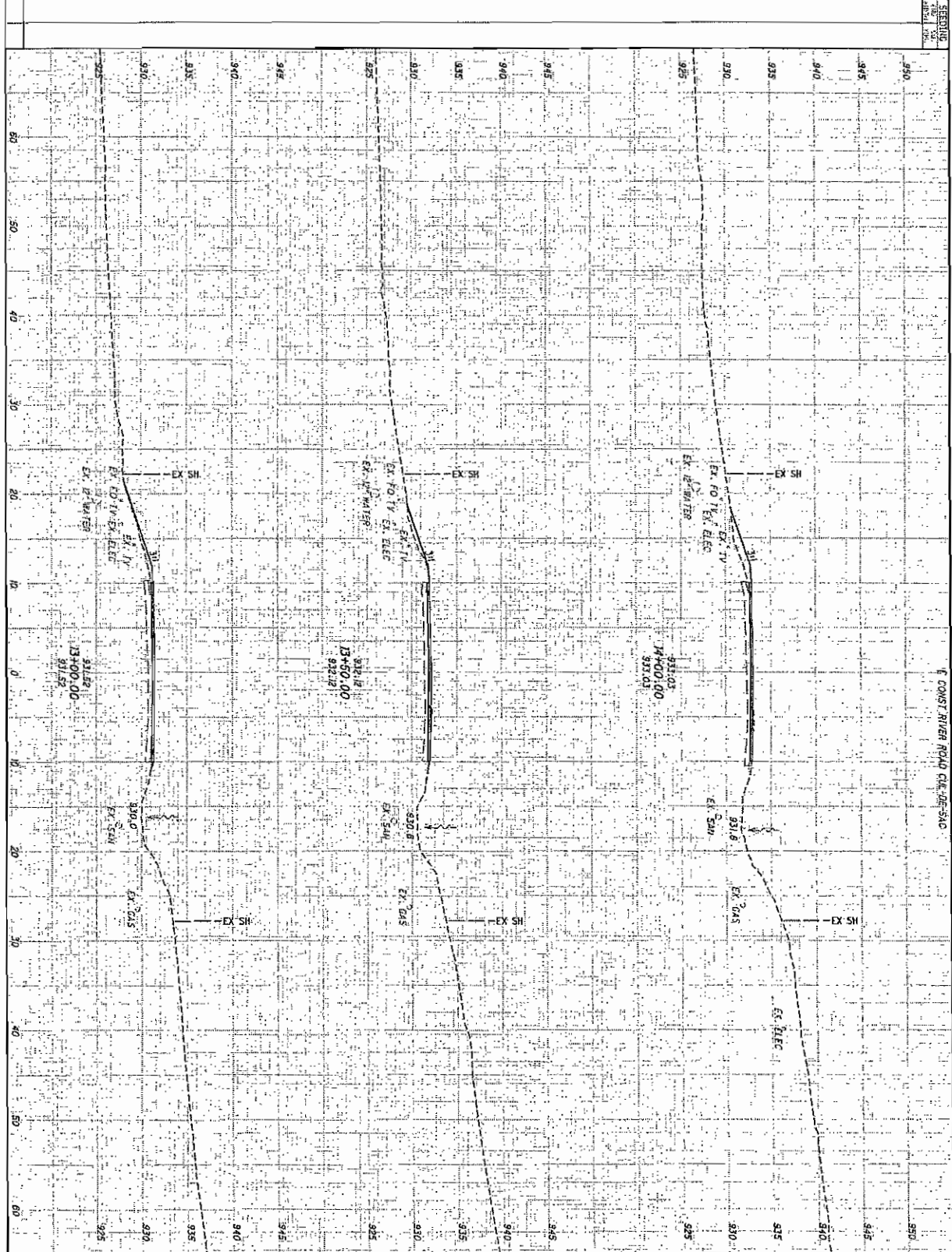
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LIC-THORNWOOD
 CROSSING

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

CHECKED: TCC
 DESIGNED: PEK



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FILED AREA	VOLUME
CUT	FILL

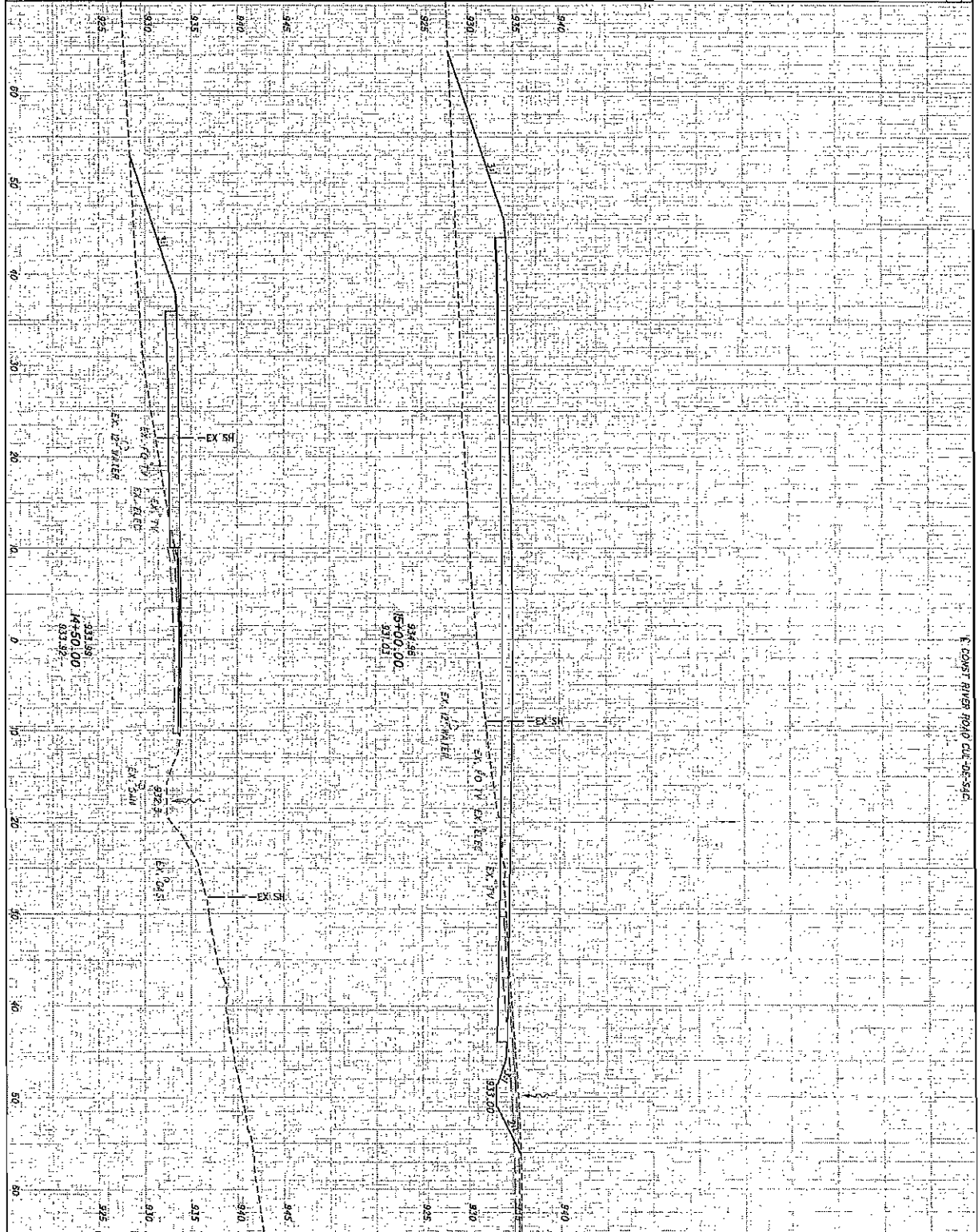
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 128

LIC-THORNWOOD
 CROSSING

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

CALCULATED
 TOP
 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
10/1/15	TDG	PEK

BY: _____

AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-228294-00.000 AND PARCEL # 054-228294-00.001, LOCATED AT 2166 REDDINGTON ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY.

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

WHEREAS, Ohio Revised Code Chapter 719 authorizes a municipal corporation to appropriate property for opening, widening, straightening, changing the grade of, and extending streets, as well as the construction or operation of streets and bridges; and,

WHEREAS, the Newark City Council recognizes the necessity of the Appropriation more specifically described in this Ordinance and in Exhibit "A" attached hereto, to conduct the maintenance and improvements necessary to complete the Thornwood Crossing construction project; and,

WHEREAS, it is necessary to appropriate the Property described in the Exhibit "A" attached hereto for the purpose of maintenance and improvements necessary for the completion of the Thornwood Crossing construction project, including, but not limited to, the opening, widening, straightening, changing the grade and/or extending the roadway of Thornwood Crossing, such property currently owned by Steven and Jennifer Cannon, fka Jennifer Posey; and,

WHEREAS, it is immediately necessary to proceed with this improvement project due to the fact that modification of the current condition of the area of Thornwood Crossing enhances the health, safety and welfare of the citizens of the City of Newark, Ohio, and there is a significant and essential interest to complete the project within the present construction time table.

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

SECTION ONE: A fee simple interest, with limitation of access, in the respective portions of the Property described in attached Exhibit "A" are hereby appropriated for the public purpose of the Thornwood Crossing construction project pursuant to applicable Federal, State and Local Laws and Regulations.

SECTION TWO: The City of Newark Council finds the appropriation to be necessary to carry out the public purpose of the maintenance and improvements to Thornwood Crossing including, but not limited to, the opening, widening, straightening, changing the grade of and extending the roadway, as well as the construction or operation of streets and bridges, that the Property Owner has been unable to agree with the City as to the fair market value of the land to be appropriated and that it is necessary to take immediate possession of the Property to be appropriated to achieve the public purpose set forth herein.

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

SECTION FOUR: The City of Newark Council hereby fixes the value of the acquired interest on the portions of the Property specified herein and specifically delineated in Exhibit "A" as \$210,000.00 and authorizes the depositing of the same with the Clerk of the Licking County Court of Common Pleas for the use and benefit of the Owners of the portions of the Property appropriated. Upon such deposit, the City of Newark shall be authorized to enter upon the Property and take possession of the same in accordance with the law.

SECTION FIVE: An emergency is declared to exist to preserve the health, safety and welfare of the City of Newark inhabitants, as there is a significant and essential interest to complete the project within the present construction time table. Therefore, this Ordinance shall be immediately effective upon passage as provided in the Newark City 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

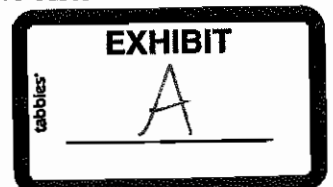
TO: Steven V. Cannon
Jennifer L. Cannon

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:

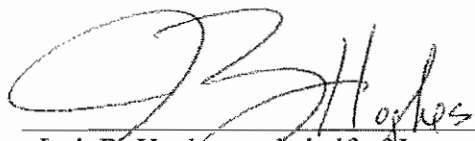
Real Property To Be Acquired	\$210,000.00
Damages To Your Property Which Is Not Acquired	
Temporary Construction Easement	
Total Good Faith Offer	\$210,000.00

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

Page 1 of 4

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

Page 2 of 4

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

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

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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: <i>AS</i>	
DATE: <i>4/27/21</i>	

EXHIBIT A

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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

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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

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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.

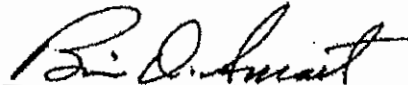
The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.001 is 0.208 acres.

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>	

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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

LPA RX 853 WL

Rev. 06/09

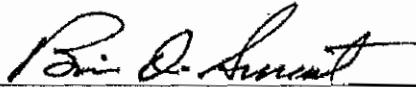
The Gross Take from Licking County Auditor's Parcel Number 054-228294-00.000 is 0.189 acres.

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

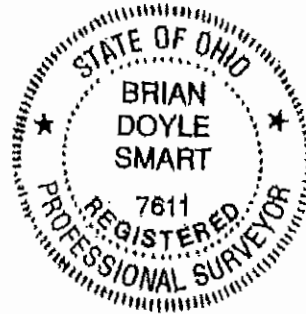
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.


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.



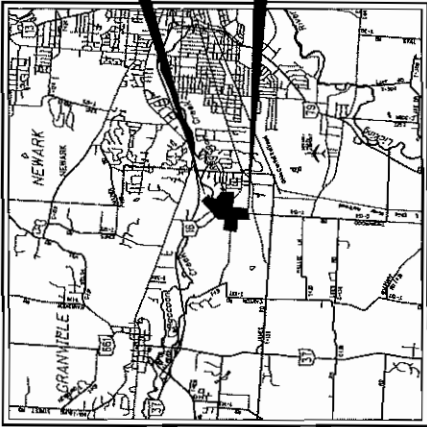
BRIAN D. SMART
REG. SURVEYOR NO. 7611



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) -----
- Standard Highway Easement (EX) -----
- Temporary Right of Way -----
- Channel Easement (EX) -----
- Utility Easement (EX) -----
- Railroad -----
- Guardrail (EX) -----
- Construction Limits -----
- Edge of Pavement (EX) -----
- Edge of Shoulder (EX) -----
- Edge of Shoulder (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

I, Brian D. Smart, P. S., have conducted a survey of the existing conditions for the Ohio Department of Transportation in Newark, Ohio, in accordance with the Ohio Revised Code, Sections 3101.01 through 3101.06. The survey was conducted on the Ohio State Plane Coordinate System South Zone on NAD 83 (85) datum. The 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 right of way lines, and other lines of interest. I have also established the locations of the existing and proposed utility poles, telephone poles, and power poles. I have also established the locations of the existing and proposed structures, including residential, commercial, and out-buildings. I have also established the locations of the existing and proposed easements, including utility easements, channel easements, and temporary right of way easements. The words I and my as used herein are to mean either myself or someone working under my direct supervision, 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

Date: -----

Brian D. Smart, Professional Land Surveyor 8364

Date: -----

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 SCHROEPF & BRIAN L. KUNZBERG, P.E.
- R/W REVIEWERS: SAMUEL L. STILLINGER, P.S. & BRIAN D. SMART, P.S.
- FIELD REVIEWER: SAMUEL L. STILLINGER, P.S.
- PRELIMINARY FIELD REVIEW DATE: MAY 9, 2019
- TRACINGS FIELD REVIEW DATE: _____
- OWNERSHIP UPDATED BY: _____
- DATE COMPLETED: _____
- PLAN COMPLETION DATE: _____

LEGEND

- ND = WARRANTY DEED
- W = WEAVER TRACT
- SL = SEE SHOWN LEGALLY
- CH = CHANNEL EASEMENT
- T = TEMPORARY EASEMENT

THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THROUGH TRAFFIC AND HAS BEEN DECLARED A LIMITED DEDICATED PUBLIC HIGHWAY BY THE BOARD OF DIRECTORS 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 65.64 O.R.C.

TYPE	NAME & ADDRESS	UTILITY OWNERS	TYPE	NAME & ADDRESS
WATER / SANITARY	CITY OF NEWARK WATER AND WASTE WATER DIVISION ATTN: ROGER LOOMIS 34 SOUTH FIFTH STREET NEWARK, OHIO 43085 (740) 670-1940	AMERICAN ELECTRIC POWER CO. (DISTRIBUTION GROUP) ATTN: PAUL PAXTON 700 MORRISON ROAD GAHANNA, OHIO 43220 (614) 883-6831	ELECTRIC	
WATER	CITY OF NEWARK STORMWATER UTILITY DIVISION ATTN: JOAN KREACER 1275 EAST MAIN STREET NEWARK, OHIO 43085 (740) 349-6762	MARATHON PIPE LINE, LLC ATTN: OREG NEWARK 20-C INDUSTRIAL DRIVE LEXINGTON, OHIO 44904 (419) 884-0800, EXT. 236		
TELECOM	WINDSTREAM COMMUNICATIONS ATTN: GEOFFREY HALM 560 TERNES AVENUE ELYRIA, OHIO 44035 (740) 329-4246	NATIONAL GAS AND OIL CORP. ATTN: GREG WILSON 120 O'NEILL DRIVE HEBRON, OHIO 43025 (740) 348-1254	GAS	
CABLE	CHARTER COMMUNICATIONS 111 NORTH 11TH STREET NEWARK, OHIO 43085 (740) 322-6703	COLUMBIA GAS OF OHIO ATTN: MICHAEL DIBENEDETTO 2429 LINGEN AVENUE ZANESVILLE, OHIO 43701 (740) 450-1216		

FEDERAL PROJECT NO. 87642

TRRS
CHECKED
SLS

129
164

TOTAL NUMBER OF 1
30 OWNERSHIPS WITH STRUCTURES INVOLVED
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

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECD NO.	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.D.	GRDES TAKE	P.R.O. IN TAKE	NET TAKE	STRUC TURE	NET RESIDUE LEFT	RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK PAGE
1-1	RIVER ENTERPRISES LTD	21,22	INST. NO. 20031106024836	054-216600-00.000	5.00	0.165							STATE/ LOCAL	CONSTRUCT DITCH	
2-WDV	KATHLEEN F. HARTY	21,22	INST. NO. 20101040001065	054-223172-00.000 054-223166-00.000	1.126 1.000 2.126	0.057 0.057 0.108							STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE 6 TREES TO BE REMOVED SHRUB ROW TO BE REMOVED	
3-WDV	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. 20020710025557	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-WDV	WILLIS JEWKINS & LILA I. JEWKINS	11-12, 35-36	INST. NO. 199803170038905	054-229746-00.000 054-229735-00.000	0.650 0.570 1.260	0.122 0.000 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-WLV	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-WDV	NEWARK TWP LLC	21,22	INST. NO. 20171070024120	056-041370-01.000 056-045684-00.000	4.650 1.500 6.150	0.155 0.070 0.225							STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE	

LEGEND:
 WD = WARRANTY DEED
 NL = 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.

NOTE: 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

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

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

PARCEL NO.	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	ALL AREAS IN ACRES			STRUC TURE	NET RESIDUE LEFT	TYPE	REMARKS	AS ACQUIRED BOOK PAGE
							P.R.O. IN TAKE	NET TAKE	NET TAKE					
11-WV	11-12	O.R. 150, PG. 707	054-225139-00.000	4.75	0.029						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE TREE LINE TO BE REMOVED		
	21-24		054-225144-00.000	21.76	0.637									
	TOTAL			26.51	0.126									
11-WL VI	11-14, 23-24		054-225144-00.000	21.76	0.637						STATE/ LOCAL	CONSTRUCT ROADWAY AND DRAINAGE		
11-WL V2	13-16		054-225144-00.000	21.76	0.637						STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL													
11-CHY	23-24		054-225144-00.000	21.76	0.000						STATE/ LOCAL	CONSTRUCT CHANNEL		
11-T	21-22		054-225138-00.000	4.75	0.000						STATE/ LOCAL	CONSTRUCT DRIVEWAY		
12-WLV	13-16	INST. NO. 2010280013884	054-228208-00.000	0.06	0.030				YES		STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT		
	TOTAL			1.49	0.030									
13-WLV	13-16, 25-28	O.R. 280, PG. 243 O.R. 307, PG. 659	054-228294-00.000 054-228294-00.001	0.71 1.29	0.076 0.225				YES		STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS. POTENTIAL UNECONOMIC REMAINT		
	TOTAL			2.00	0.301									
13-WDV	13-16, 25-28		054-228294-00.001	1.290	0.225						STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
14-SIV	5-16, 25-28	D.B. 609, PG. 1018	019-041282-02.000	2.880	0.273						STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE 28.925 DEED ACREAGE		
15-WLV	15-18	INST. NO. 201008300012170	020-041304-00.000 054-217110-01.001	11.87 12.58	0.000 0.000						STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
	TOTAL													
16-WLV	17-18	INST. NO. 201308140020866	020-043944-00.000	0.96	0.000						STATE/ LOCAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE		
16A	17-18	INST. NO. 201308140020867	NO A.P.N. ASSIGNED	0.179	0.000						STATE/ LOCAL	NO TAKE 0.179 DEED ACREAGE OWNERSHIP ON BOTH SIDES OF CORPORATION LINE		

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

SUMMARY OF ADDITIONAL RIGHT OF WAY

LIC-THORNWOOD

REV. BY: _____ DATE: _____
 FIELD REVIEW BY: _____ DATE: _____
 OWNERSHIP VERIFIED BY: _____ DATE: _____
 DATE COMPLETED: _____

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	STRUC- TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK	PAGE
15B	VILLAGE OF GRANVILLE, OHIO	17-18	INST. NO. 20140327005422	NO A.P.N. ASSIGNED	0.121	0.121							STATE/ LOCAL	NO TAKE 0.121 DEED ACREAGE OWNERSHIP ON BOTH SIDES OF CORPORATION LINE		87642
16C	CITY OF NEWARK, OHIO	17-20	INST. NO. 20160408009839	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. 20000202003316	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. 19980406001765	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. 20050820018634	054-233274-02.001	1.11	0.141							STATE/ LOCAL	NO TAKE		

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

OF ADDITIONAL RIGHT OF WAY SUMMARY
LIC-THORNWOOD CROSSING

STATE JOB NO.,
FEDERAL PROJECT NO.,
PID NO.,
87642

DATE: 10/3/16
REV. BY: [blank]
FIELD REVIEW BY: [blank]
OWNERSHIP VERIFIED BY: [blank]
DATE COMPLETED: [blank]

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.

NOTE: 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

5/17/2019 9:06:49 AM
J:\Projects\713701 - ADR - LIC-CR128-07-PID87642 Field Survey\87642\Drawings\87642RS001.dgn

BY: _____

AN ORDINANCE APPROPRIATING THE REAL ESTATE KNOWN AS PARCEL # 054-216618-00.000, LOCATED AT 2229 RIVER ROAD, NEWARK, LICKING COUNTY, OHIO; AUTHORIZING THE DIRECTOR OF LAW TO PROCEED WITH A COMPLAINT FOR APPROPRIATION IN THE LICKING COUNTY COURT OF COMMON PLEAS; AND DECLARING AN EMERGENCY.

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

WHEREAS, Ohio Revised Code Chapter 719 authorizes a municipal corporation to appropriate property for opening, widening, straightening, changing the grade of, and extending streets, as well as the construction or operation of streets and bridges; and,

WHEREAS, the Newark City Council recognizes the necessity of the Appropriation more specifically described in this Ordinance and in Exhibit "A" attached hereto, to conduct the maintenance and improvements necessary to complete the Thornwood Crossing construction project; and,

WHEREAS, it is necessary to appropriate the Property described in the Exhibit "A" attached hereto for the purpose of maintenance and improvements necessary for the completion of the Thornwood Crossing construction project, including, but not limited to, the opening, widening, straightening, changing the grade and/or extending the roadway of Thornwood Crossing, such property currently owned by Raymond and Gay Ellen Clodfelter; and,

WHEREAS, it is immediately necessary to proceed with this improvement project due to the fact that modification of the current condition of the area of Thornwood Crossing enhances the health, safety and welfare of the citizens of the City of Newark, Ohio, and there is a significant and essential interest to complete the project within the present construction time table.

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

SECTION ONE: A temporary easement on the respective portions of the Property described in attached Exhibit "A" are hereby appropriated for the public purpose of the Thornwood Crossing construction project pursuant to applicable Federal, State and Local Laws and Regulations.

SECTION TWO: The City of Newark Council finds the appropriation to be necessary to carry out the public purpose of the maintenance and improvements to Thornwood Crossing including, but not limited to, the opening, widening, straightening, changing the grade of and extending the roadway, as well as the construction or operation of streets and bridges, that the Property Owner has been unable to agree with the City as to the fair market value of the land to be appropriated and that it is necessary to take immediate possession of the Property to be appropriated to achieve the public purpose set forth herein.

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

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

SECTION FIVE: An emergency is declared to exist to preserve the health, safety and welfare of the City of Newark inhabitants, as there is a significant and essential interest to complete the project within the present construction time table. Therefore, this Ordinance shall be immediately effective upon passage as provided in the Newark City Charter, Article 4.07.

Passed this _____ day of _____, 2022.

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

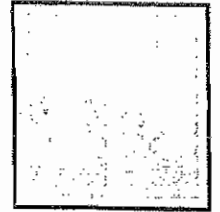
DATE FILED WITH THE MAYOR: _____

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:

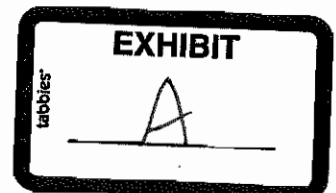
The City of Newark, Licking County, Ohio needs your property for a highway project identified as LIC-Thornwood Crossing and will need to acquire the following from you:

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

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 Joyee 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.

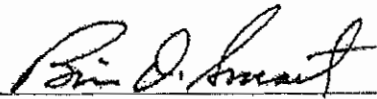
The Gross Take from Licking County Auditor's Parcel Number 054-216618-00.000 is 0.017 acres.

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

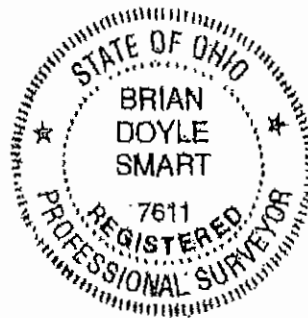
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

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>4/29/21</i>	



7021 0350 0000 6414 8100

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

Handwritten:
LW
11-5
11/c
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 Stovessall 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
 X
 Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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
- 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



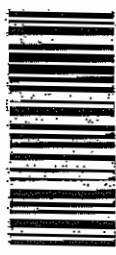
1 OF 1

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

Trx Ref No.: Shipment Reference #1
Trx Ref No.: Shipment Reference #2



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.



RECEIPT

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:

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.

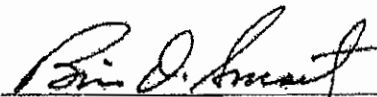
The Gross Take from Licking County Auditor's Parcel Number 054-216618-00.000 is 0.017 acres.

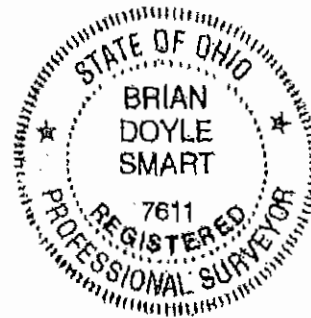
The P.R.O. in Take for Licking County Auditor's Parcel Number 054-216618-00.000 is 0.000 acres.

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>4/29/21</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 Racoon 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.

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. 2003H10021436	054-216900-00.000	5.00	0.105	0.229	0.000	0.010			STATE/FEDERAL	CONSTRUCT BITCH 0.000 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS	
2-WD	KATHLEEN F. HARTY	23-24	INST. NO. 2010B1040020185	054-223865-00.000 054-223871-00.000	1.620 1.620	0.051 0.057	0.169 0.231	0.051 0.109	0.058 0.123		0.691 1.004 1.695	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 & JOYCE A. KLEMA PEES LAURA L. RICE & KATHLYN D. HALBLUB (LAND CONTRACT)	23-24	INST. NO. 2010B1040020349 INST. NO. 20170907008918	054-210625-00.000	1.502	0.061	0.112	0.067	0.051		1.350	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	
4-T	GAY ELLEN CLODFELTER & RAYMOND DENE CLODFELTER	21-24, 31-36	INST. NO. 20110210023174	054-210618-00.000	1.330	0.017	0.017	0.000	0.017		0.017	STATE/FEDERAL	CONSTRUCT DRIVEWAY MAILBOX TO BE REMOVED AND REPLACED	
5	TODD E. PANGBORN & LAUREN H. PANGBORN	21-24, 31-36	INST. NO. 20020710025517	054-216714-00.000	2.550	0.131						STATE/FEDERAL	NO TAKE MAILBOX TO BE REMOVED AND REPLACED	
6	JEFFREY B. DELOZIER & DEBORAH A. DELOZIER	37-38	O.R. 635, PG. 850	054-216714-00.000	1.400	0.070						STATE/FEDERAL	NO TAKE MAILBOX TO BE REMOVED AND REPLACED	
7-WD	WILLIS WENKOS	01-14, 37-38	INST. NO. 2010B0500020175 INST. NO. 199909170038906	054-229745-00.000 054-229732-00.000	0.690 0.570	0.122 0.000	0.033 0.009	0.010 0.009	0.085 0.000		0.543 0.570 1.113	STATE/FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE	
8	GARY L. PINE & CAROLE J. PIKE	23-14	INST. NO. 2010B170011303	054-230022-00.000	1.140	0.000						STATE/FEDERAL	NO TAKE	
9	REDINGTON VILLAGE LLC	12-16, 27-28	INST. NO. 20031022005134	NO A.P.N. ASSIGNED	17.254	0.000						STATE/FEDERAL	NO TAKE PLATTED CONDOMINIUM P.284 DEED AGREEMENT	
9A-WL	CITY OF NEWARK, OHIO	21-16, 27-28	INST. NO. 20041010028733	NO A.P.N. ASSIGNED	1.074	1.074	0.321	0.321	0.000			STATE/FEDERAL	SA CONVEYANCE OF EX. EEE P/W TO L.C.A. BY CITY OF NEWARK 1.074 DEED AGREEMENT 14 TREES/SHRUBS TO BE REMOVED LANDSCAPING, 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

(c) = CALCULATED AREA

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

ALL AREAS IN ACRES

TOTAL NUMBER OF 1 OWNERSHIPS WITH STRUCTURES INVOLVED
 25 PARCELS
 3 TOTAL TRACES

OWNER RECORD
 1-T
 2-WD
 3-WD
 4-T
 5
 6
 7-WD
 8
 9
 9A-WL

RECORD AREA
 5.00
 1.620
 1.620
 2.26
 1.502
 1.330
 2.550
 1.400
 0.690
 0.570
 1.260
 1.140
 17.254
 1.074

TOTAL P.R.O.
 0.105
 0.051
 0.057
 0.169
 0.231
 0.061
 0.017
 0.000
 0.131
 0.070
 0.122
 0.000
 0.220
 0.000

GROSS TAKE
 0.229
 0.169
 0.231
 0.112
 0.061
 0.017
 0.000
 0.000
 0.033
 0.009
 0.000
 0.000
 0.000

PRO-IN TAKE
 0.000
 0.051
 0.109
 0.067
 0.000
 0.000
 0.000
 0.000
 0.010
 0.009
 0.000
 0.000
 0.321

NET TAKE
 0.010
 0.058
 0.005
 0.123
 0.051
 0.017
 0.000
 0.000
 0.085
 0.000
 0.023
 0.000
 0.000

STRUCTURE
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL
 FEDERAL

NET RESIDUE LEFT
 0.691
 1.004
 1.695
 1.350
 1.330
 2.550
 1.400
 0.543
 0.570
 1.113
 1.140
 17.254
 1.074

TYPE FUND
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
 STATE/FEDERAL
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 STATE/FEDERAL
 STATE/FEDERAL

REMARKS
 CONSTRUCT BITCH
0.000 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS
 CONSTRUCT ROADWAY AND DRAINAGE
6 TREES TO BE REMOVED
SHOUB ROOF TO BE REMOVED
0.043 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS
 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
 CONSTRUCT DRIVEWAY
MAILBOX TO BE REMOVED AND REPLACED
 NO TAKE
MAILBOX TO BE REMOVED AND REPLACED
 NO TAKE
MAILBOX TO BE REMOVED AND REPLACED
 CONSTRUCT ROADWAY AND DRAINAGE
 NO TAKE
 NO TAKE
PLATTED CONDOMINIUM
P.284 DEED AGREEMENT
 SA CONVEYANCE OF EX. EEE P/W
TO L.C.A. BY CITY OF NEWARK
1.074 DEED AGREEMENT
14 TREES/SHRUBS TO BE REMOVED
LANDSCAPING, LIGHTING, AND OUTLET TO BE REMOVED
0.043 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS

AS ACQUIRED BOOK PAGE

STATE JOB NO. 457473

P.D. NO. 87642

FEDERAL PROJECT NO. E100098

DATE COMPLETED

REV. BY DATE

FIELD REVIEW BY DATE

OWNERSHIP VERIFIED BY DATE

DESCRIPTION DATE



P.D. NO. 87642

REV. RECORD
TR
R/W

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

LICKING COUNTY, OHIO
LIC-THORNWOOD
CROSSING

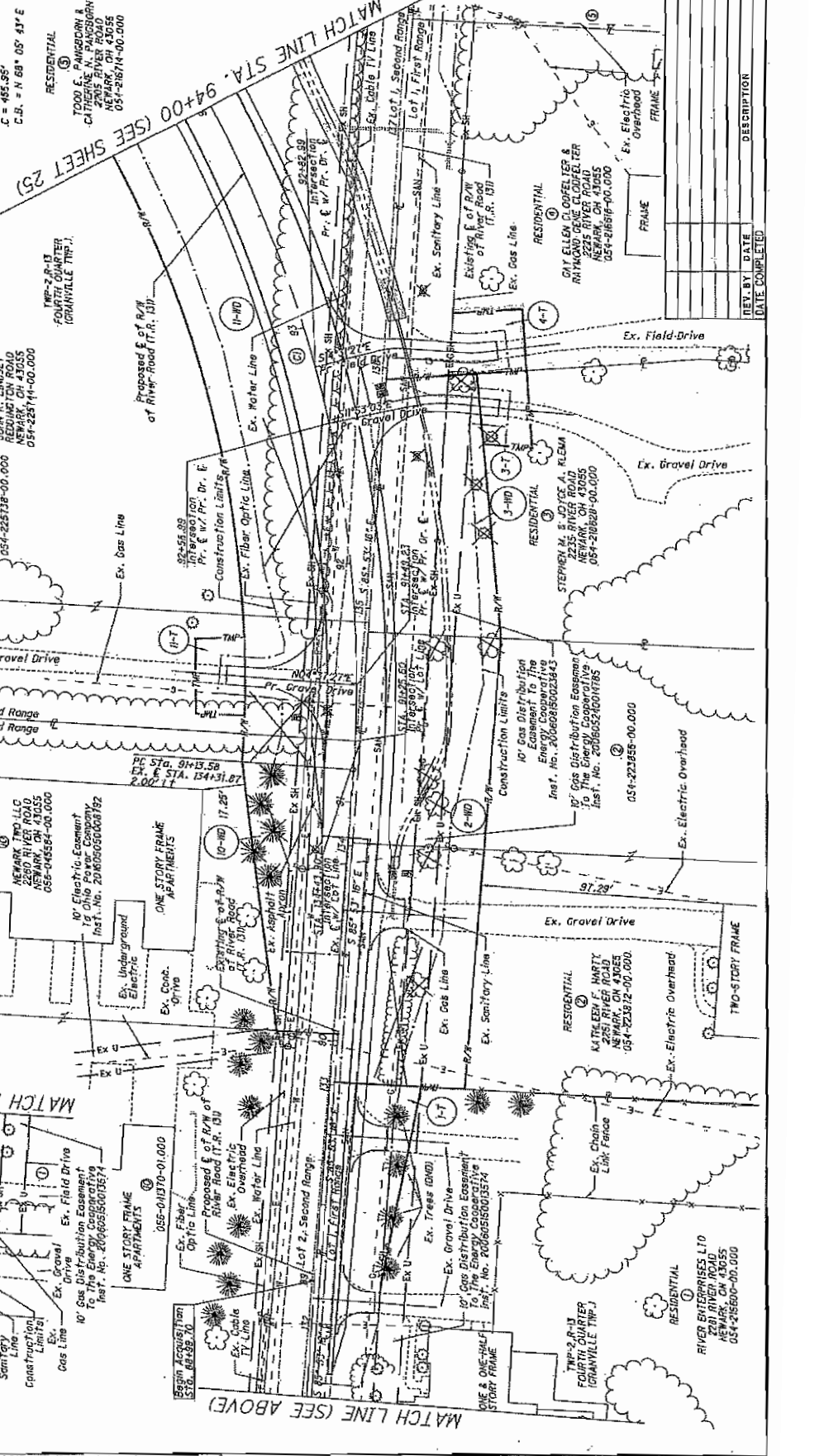
22 / 38
REV. BY DATE
DESCRIPTION

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,
OF THE UNITED STATES MILITARY LANDS,
VILLAGE OF GRANVILLE AND CITY OF NEWARK
LICKING COUNTY, OHIO

P.T. Sta. 93+47.81
Δ = 52° 02' 00" (LT)
D = 11" 00' 00"
R = 620.87'
T = 254.24'
L = 474.03'
E = 56.73'
C = 485.95'
C.B. = N 68° 05' 41" E
RESIDENTIAL

FOR EXISTING & PROPOSED EASEMENTS,
RIGHTS OF WAY, CONSTRUCTION LIMITS,
AND CORRESPONDING BOUNDARY SHEET 24
(SEE SHEET 25)

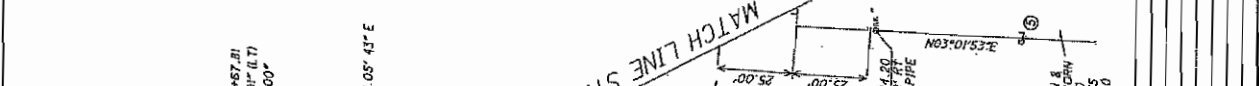
32+56.99
Intersection
Pr. & W. Fr. Dr. E.
Construction Limits
Ex. Fiber Optic Line
Ex. Water Line
Ex. Gas Line
Ex. Grovel Drive
Ex. Field Drive
Ex. Electric Overhead
Ex. Chain Link Fence



Match lines: MATCH LINE (SEE ABOVE) and MATCH LINE (SEE BELOW)

Table with columns for REV. BY, DATE, and DESCRIPTION. The table is mostly blank, indicating no revisions were made.

PROJECT: 2017 Lic-12701 - ADM - LIC-0128-0-97-P087642 Field Survey 12/22/2017 3:27:54 PM
LIC-THORNWOOD CROSSING



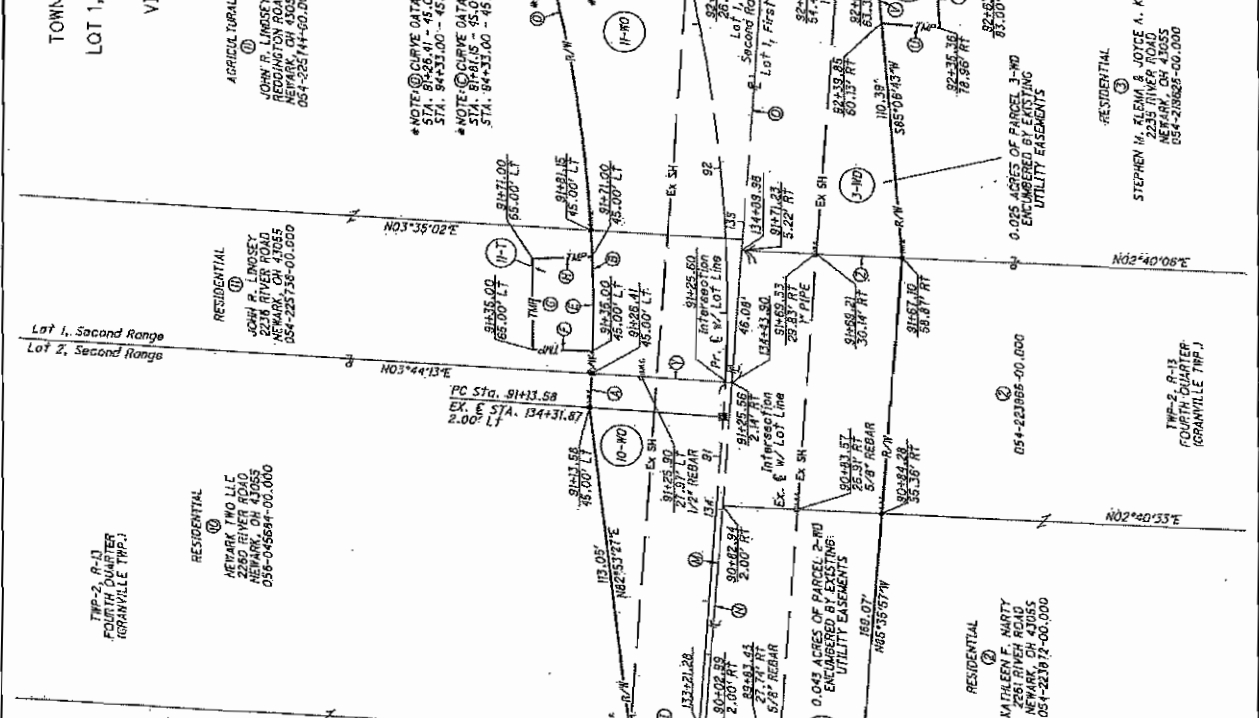
FOR EXISTING EASEMENTS, SEE PROPERTY MAP (SHEET 7) AND CORRESPONDING TOPO SHEET (SHEET 23)
 P.I. STA. 93+87.81
 A = 52° 02' 01" (L.T.)
 C = 11° 00' 00"
 R = 520.87'
 L = 471.03'
 T = 254.84'
 E = 59.23'
 C = 463.68'
 C.B. = N 86° 05' 43" E

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
A	0° 24' 43" L.T.	475.87'	11.73'	S 85° 35' 36" E	5.85' 25' 36" E
B	08° 01' 19" L.T.	475.87'	50.01'	N 89° 41' 22" E	
C	27° 42' 17" L.T.	475.87'	230.08'	N 72° 49' 38" E	
D	13° 43' 31" L.T.	475.87'	280.11'	N 75° 50' 18" E	
E	03° 57' 35" R.T.	475.87'	12.69'	S 80° 46' 20" W	

RIGHT OF WAY LINE DATA

BEARING	DISTANCE	
F	N 01° 45' 10" E	20.00'
G	N 89° 48' 30" E	31.50'
H	S 02° 12' 30" E	20.00'
I	N 03° 24' 32" E	25.00'
J	N 02° 58' 15" E	62.87'
K	S 85° 63' 15" W	63.71'
L	S 02° 58' 15" W	10.00'
M	N 85° 53' 15" E	142.62'
N	S 60° 53' 15" E	105.37'
O	S 60° 53' 15" E	105.37'
P	S 03° 42' 24" E	28.87'
Q	S 89° 01' 15" E	28.87'
R	S 03° 42' 24" E	28.87'
S	N 85° 53' 15" E	32.53'
T	N 05° 35' 10" E	19.53'
V	N 85° 06' 43" E	29.38'
W	S 03° 42' 24" E	19.87'
X	N 03° 42' 24" W	31.52'
Y	R 03° 44' 13" E	47.18'
Z	S 02° 40' 09" W	53.83'

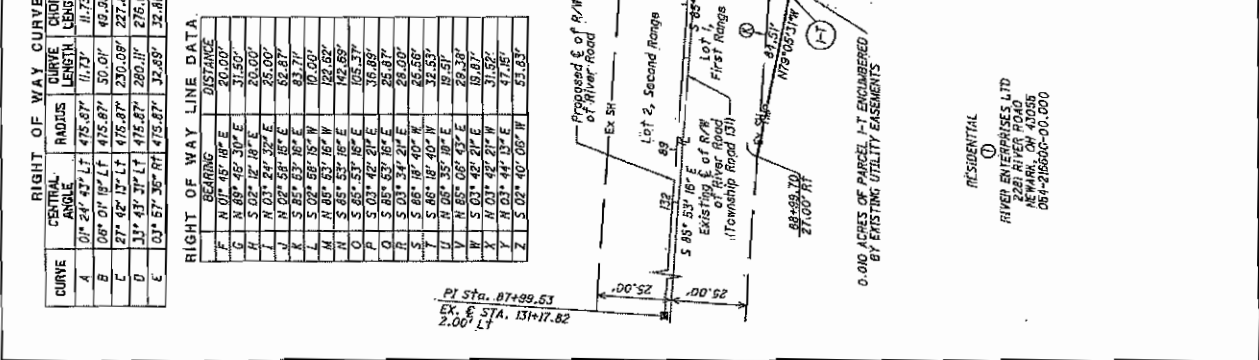


LOT 1, SECOND RANGE
 JOHN R. LINDSEY
 2236 RIVER ROAD
 NEWARK, OH 43055
 054-2321-267-00.000

LOT 2, SECOND RANGE
 JOHN R. LINDSEY
 2236 RIVER ROAD
 NEWARK, OH 43055
 054-2321-267-00.000

AGRICULTURAL
 JOHN R. LINDSEY
 2236 RIVER ROAD
 NEWARK, OH 43055
 054-2321-267-00.000

RESIDENTIAL
 JOHN R. LINDSEY
 2236 RIVER ROAD
 NEWARK, OH 43055
 054-2321-267-00.000



RESIDENTIAL
 MATHEW F. MARTY
 2281 RIVER ROAD
 NEWARK, OH 43055
 054-223672-00.000

RESIDENTIAL
 RIVER ENTERPRISES LTD
 2281 RIVER ROAD
 NEWARK, OH 43055
 054-218600-00.000

RESIDENTIAL
 STEPHEN V. KLEIN & JOYCE A. KLEIN
 2236 RIVER ROAD
 NEWARK, OH 43055
 054-218628-00.000

RESIDENTIAL
 TODD E. PANGBORN & CATHERINE N. PANGBORN
 2205 RIVER ROAD
 NEWARK, OH 43055
 054-218689-00.000

RESIDENTIAL
 GAY ELLEN CLONINGER
 2205 RIVER ROAD
 NEWARK, OH 43055
 054-218689-00.000

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

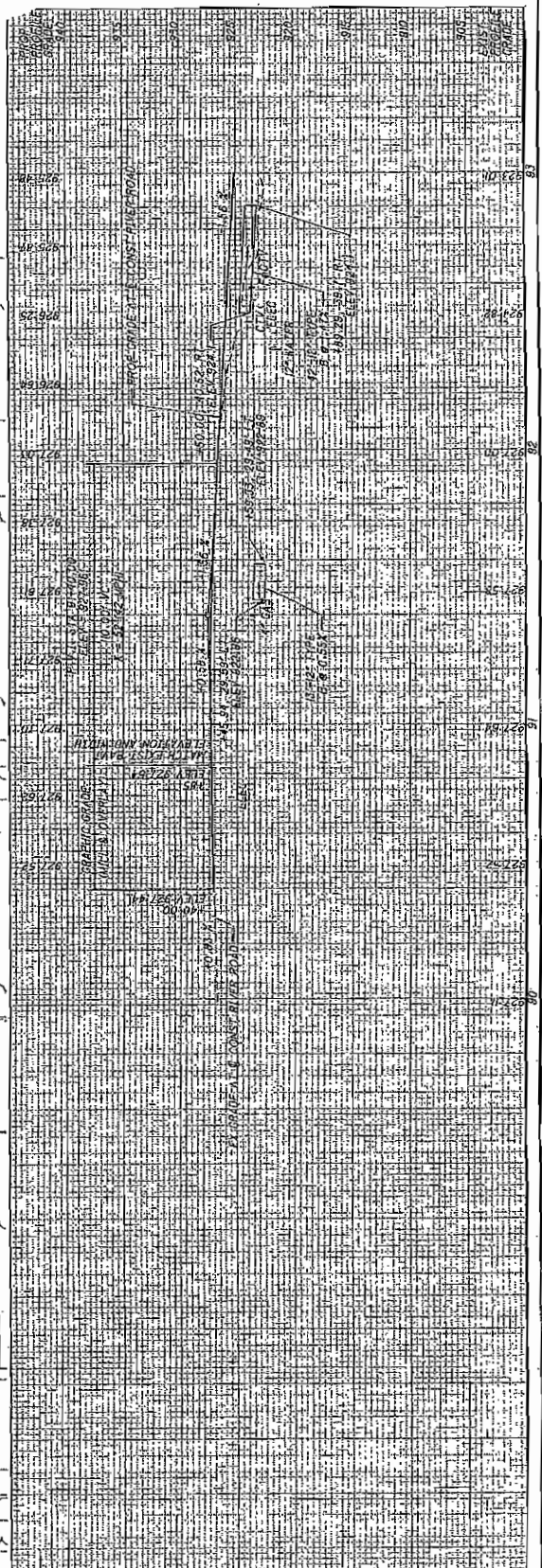
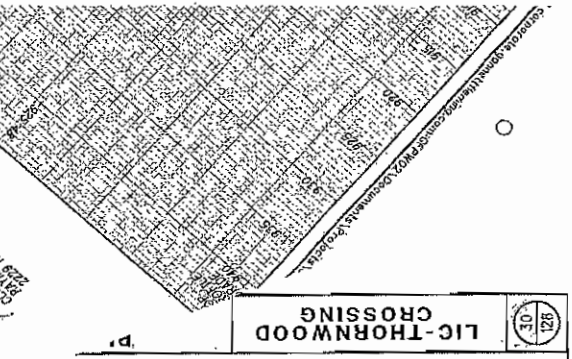
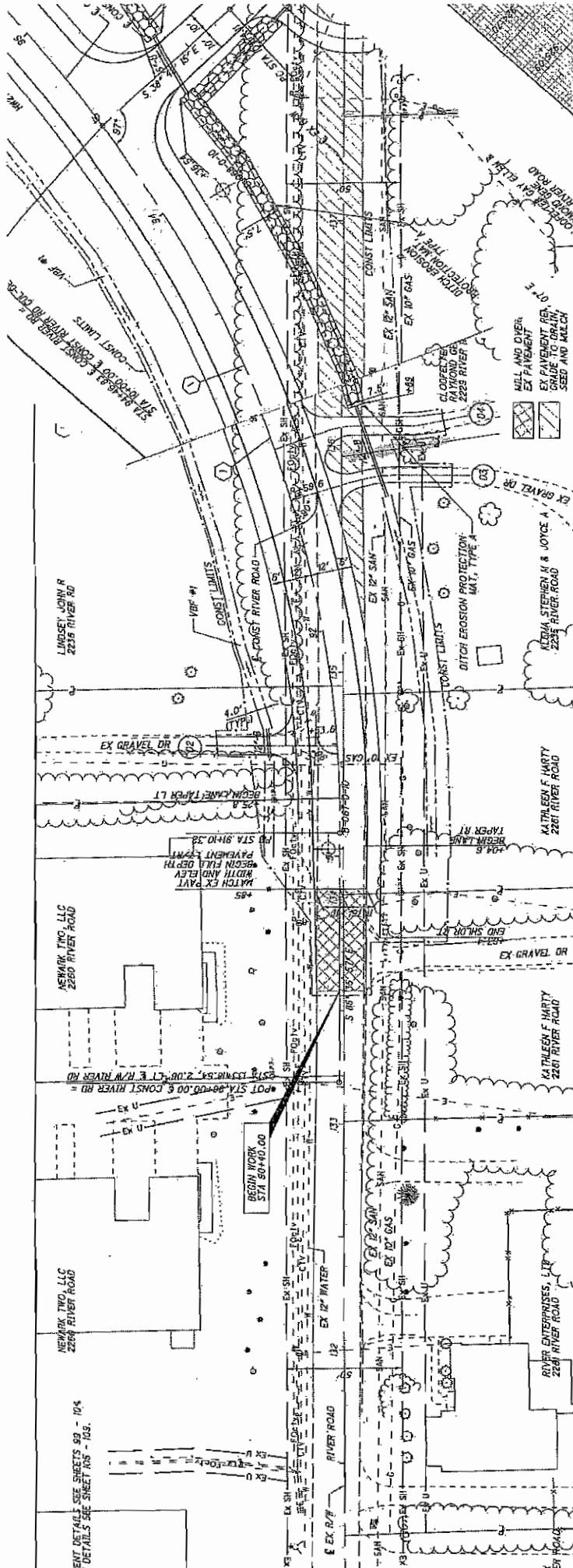
RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)

RESIDENTIAL
 TWP-2, R-1
 FOURTH QUARTER
 (GRANVILLE TWP.)



SEE SHEETS 99 - 104
 SEE SHEETS 105 - 109

NEWARK TWO, LLC
 2264 RIVER ROAD

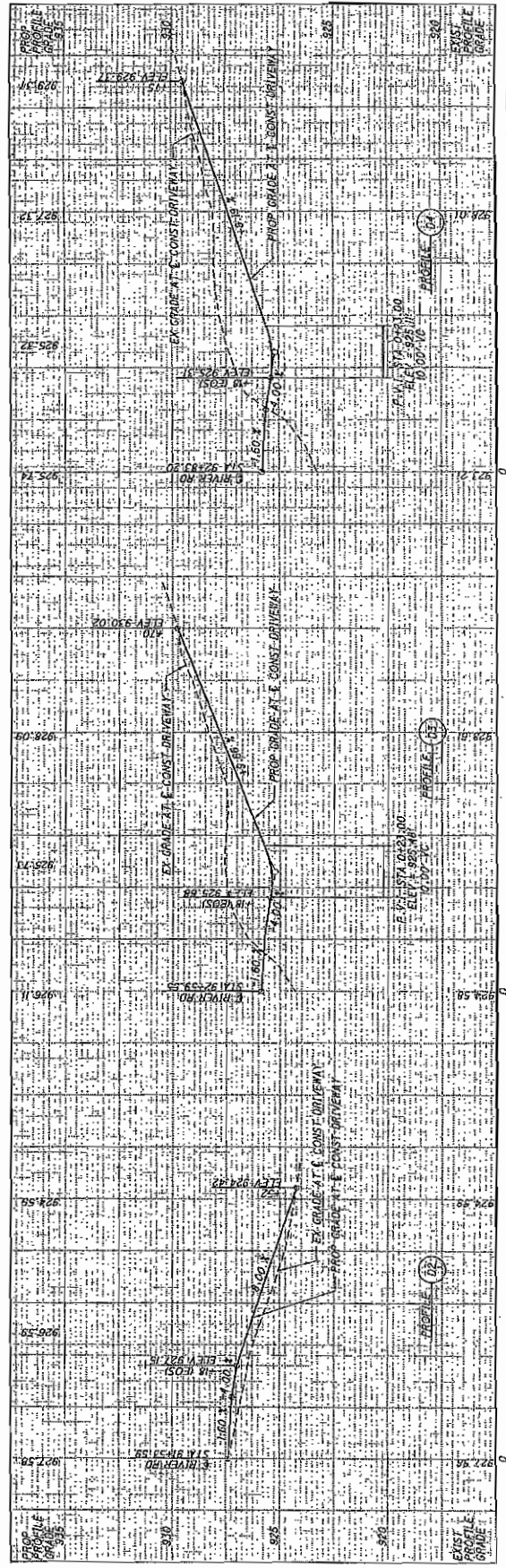
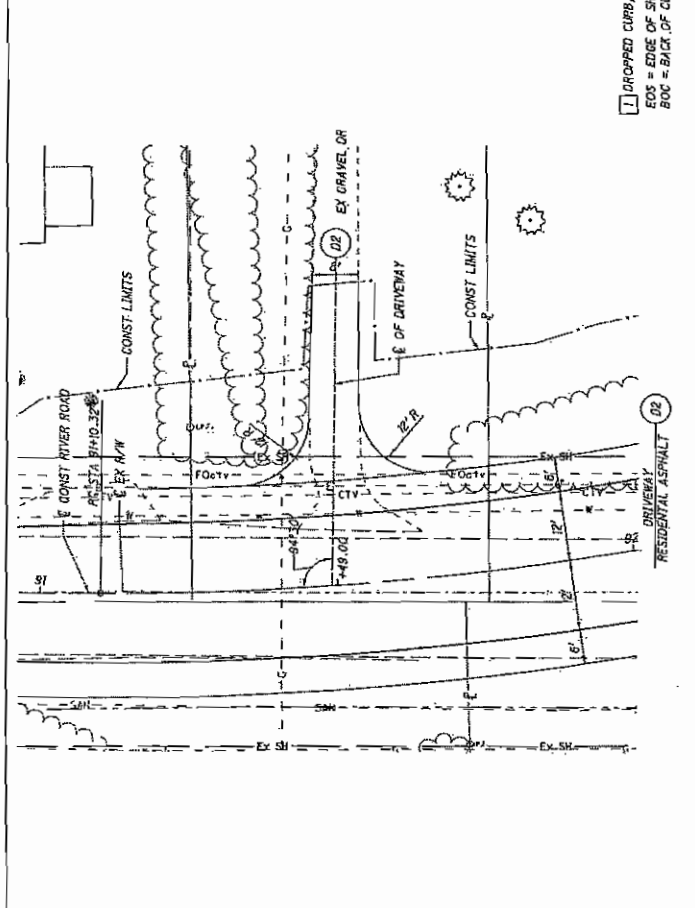
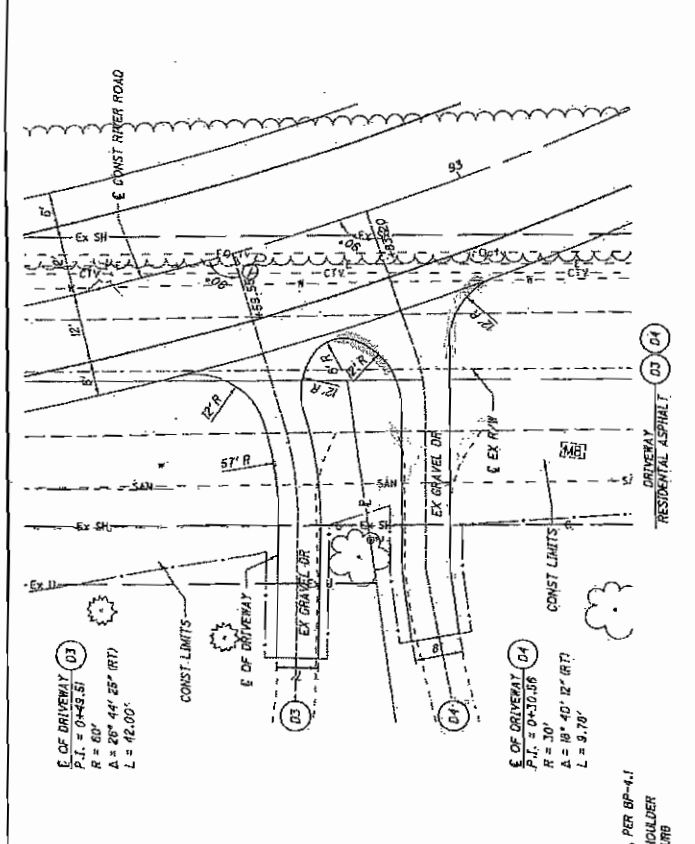
NEWARK TWO, LLC
 2260 RIVER ROAD

LINDSEY JOHN R
 2218 RIVER RD

RIVER ENTERPRISES, LLC
 2268 RIVER ROAD

KATHLEEM F HARTY
 2261 RIVER ROAD

KATHLEEM F HARTY & JOYCE A
 2255 RIVER ROAD



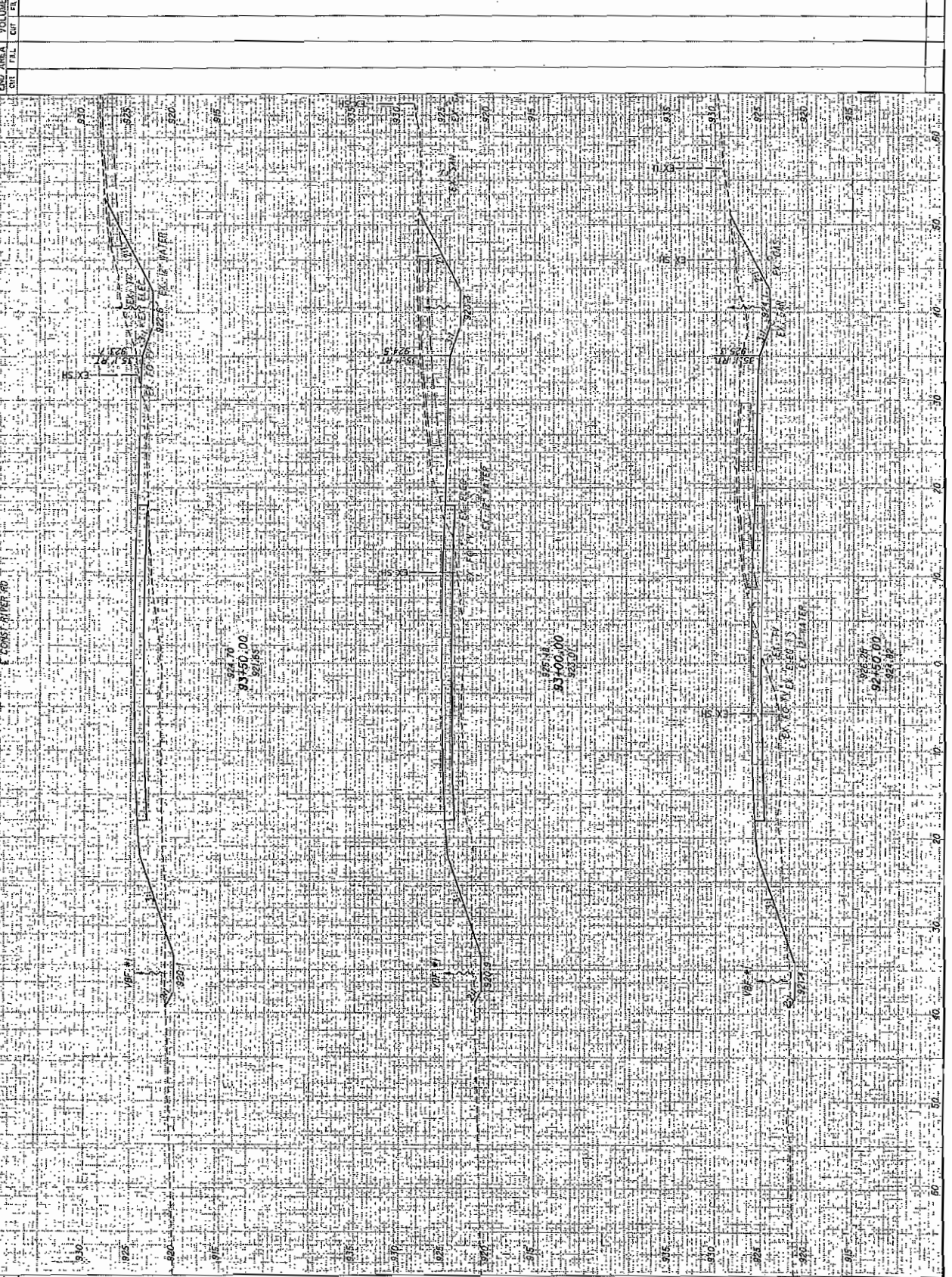
[] DROPPED CURB, PER 8P-4.1
 EOS = EDGE OF SHOULDER
 BOC = BACK OF CURB



LIC-THORNWOOD CROSSING

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

STA.	AREA	VOLUME	PERCENT
92+50.00	1.14	1.14	100.00
93+50.00	1.14	1.14	100.00
TOTAL	2.28	2.28	100.00



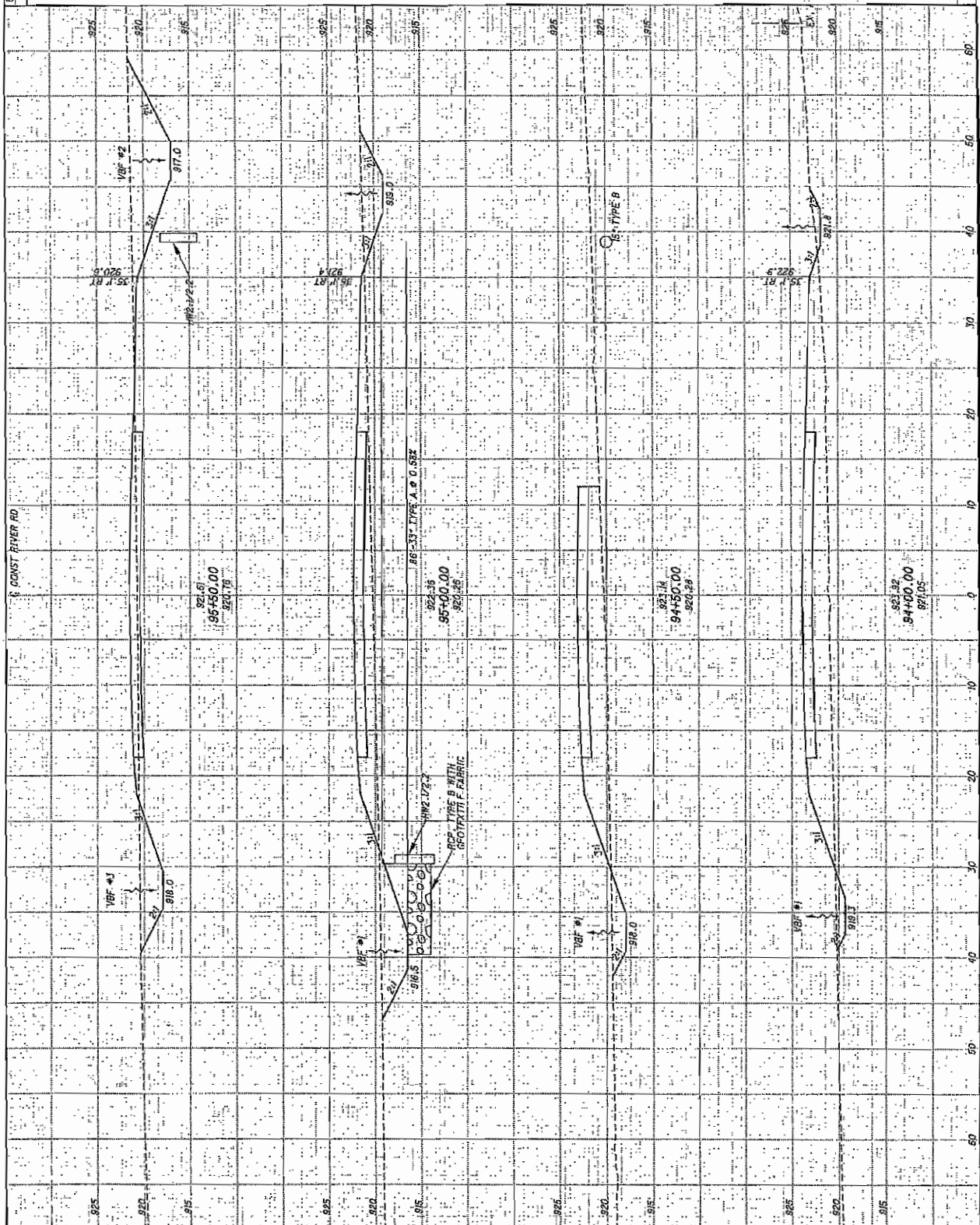
STATION	AREA	VOLUME	PERCENT
92+50.00	1.14	1.14	100.00
93+50.00	1.14	1.14	100.00
TOTAL	2.28	2.28	100.00

CROSSING	VOLUME		TOTAL
	FILL	CUT	
921			
920			
919			
918			
917			
916			
915			
914			
913			
912			
911			
910			
909			
908			
907			
906			
905			
904			
903			
902			
901			
900			

LIC-THORWOOD CROSSING

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

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DOCKST. RIVER RD

TYPE A

TYPE B

TYPE C

TYPE D

TYPE E

TYPE F

TYPE G

TYPE H

TYPE I

TYPE J

TYPE K

TYPE L

TYPE M

TYPE N

TYPE O

TYPE P

TYPE Q

TYPE R

TYPE S

TYPE T

TYPE U

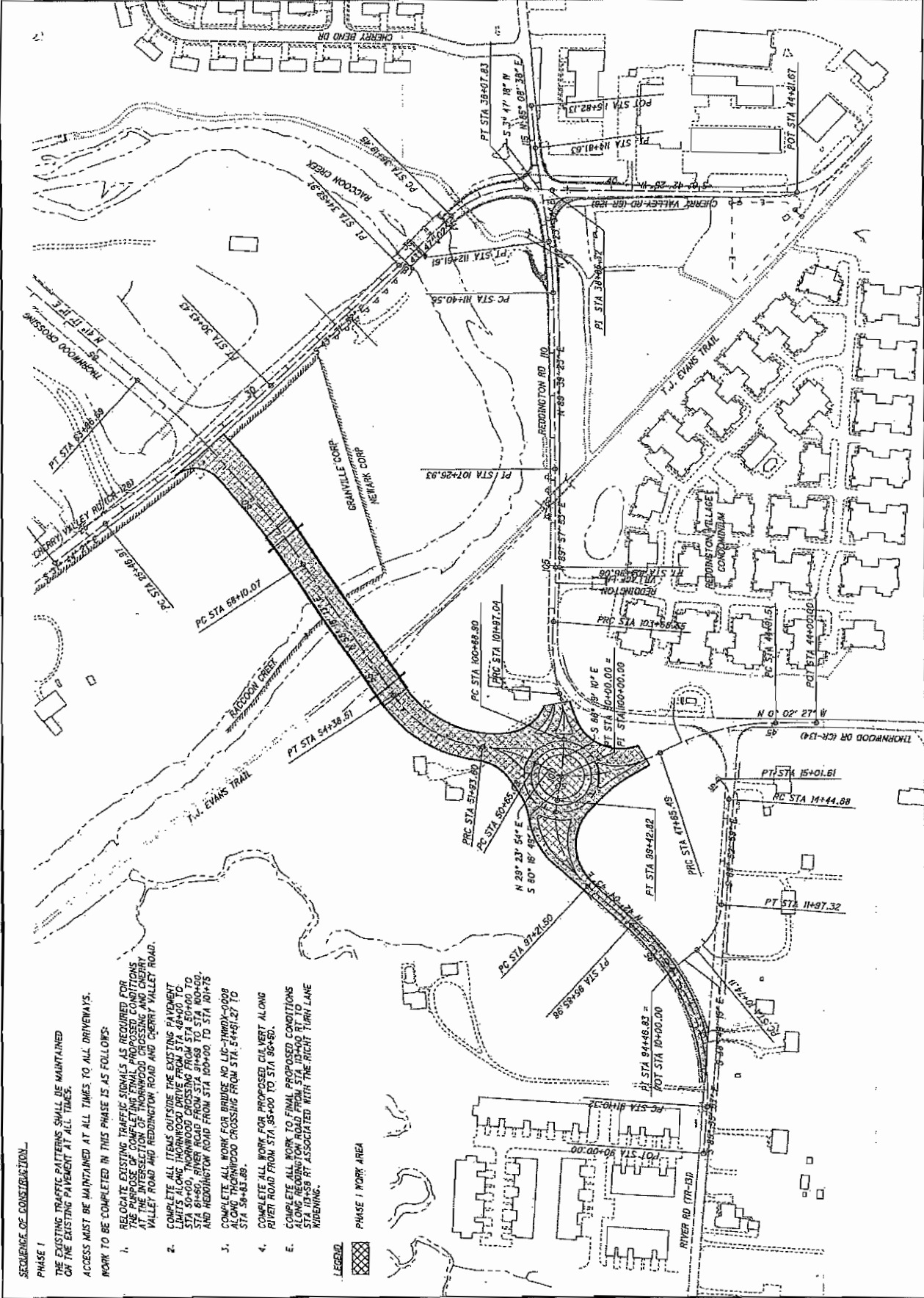
TYPE V

TYPE W

TYPE X

TYPE Y

TYPE Z



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 ALONG REDDINGTON ROAD AND CHERRY VALLEY ROAD.
2. COMPLETE ALL ITEMS OUTSIDE THE EXISTING PAVEMENT LIMITS ALONG THORNWOOD CROSSING FROM STA 48+00 TO STA 81+60. RIVER ROAD FROM STA 91+60 TO STA 100+00.00 AND REDDINGTON ROAD FROM STA 100+00 TO STA 101+75.
3. COMPLETE ALL WORK FOR BRIDGE NO. LIC-THORNWOOD-0008 ALONG THORNWOOD CROSSING FROM STA 54+61.27 TO STA 58+83.89.
4. COMPLETE ALL WORK FOR PROPOSED CULVERT ALONG RIVER ROAD FROM STA 85+00 TO STA 86+00.
5. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS ALONG REDDINGTON ROAD FROM STA 10+00 RT TO STA 10+00 LT ASSOCIATED WITH THE RIGHT TURN LANE PAVEMENT.

LEGEND

PHASE 1 WORK AREA

BY: _____

A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL 054-246708-00.000, NEWARK, LICKING COUNTY, FOR MAINTAINING AND IMPROVING WEST CHURCH STREET 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 West Church Street; 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 West Church Street, such property presently owned by Elton Griffith; 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 in order to meet construction deadlines; 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 West Church Street 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 Elton Griffith.

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

March 3, 2022

Elton E. Griffith
344 Darla Dr.
Newark, OH 43055

Re: LIC-CR804-1.73
Parcel Number: 003
Interest Acquired: SH

THE NOTICE OF INTENT TO ACQUIRE

TO: Elton E. Griffith

The City of Newark, Ohio needs your property for a highway project identified as LIC-CR804-1.73 and will need to acquire the following from you:

Parcel 003-SH is defined as a perpetual standard highway easement being acquired in the name of and for the use of the City of Newark, Ohio. This identifier is used when an area is needed for a highway improvement where fee simple title is not required and limitation of access from adjoining land is not desired.

Ohio law authorizes City of Newark, Ohio to obtain 003-SH from your property for the public purpose of a highway project. The legal description of your property that City of Newark, 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, 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, Ohio is required to make a good faith effort to purchase 003-SH.
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, 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, 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, Ohio.
5. You are to be provided with pertinent parts of the highway plans which are:

Legend Sheet, Property Map, Summary of Additional Right of Way, Topography Sheet, Boundary Sheet
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, Ohio decision to acquire your property by writing, within ten business days of receiving this notice, to:

City of Newark
Jeff Hall, Mayor
40 W. Main Street
Newark, OH 43055

The Mayor 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 003-SH, City of Newark, Ohio has the right to file suit to acquire 003-SH 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 Mayor will deposit the value of the property sought to be acquired with the court. At that time, City of Newark, 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, 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 003, SH, of Project LIC-CR804-1.73 is:

Real Property To Be Acquired	\$15,175.00
Damages To Your Property Which Is Not Acquired	N/A
Temporary Construction Easement	N/A
Total Good Faith Offer	\$15,175.00

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, 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, 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:

Travis Missler
West Erie Realty Solutions, Ltd.
Phone: (614) 467-0901
Email: Travism@westerierealty.com



Travis Missler
West Erie Realty Solutions, Ltd.
Agent of City of Newark, Ohio

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

Re: LIC-CR804-1.73
Parcel Number: 003
Interest Acquired: SH

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, 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, Ohio's 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)

PLAN LETTER ATTACHMENT

LIC-CR804-1.73

003-SH

Date of offer: 3/3/2022

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, Ohio.

The purpose of the proposed project is to replace the existing bridge carrying West Church Street over Raccoon Creek in the City of Newark. This project also includes resurfacing beyond the limits of the bridge replacement and curb ramp replacement. The proposed construction start date is anticipated for April 1, 2025 and should be completed by October 31, 2025.

The real property needed for the LIC-CR804-1.73 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels 003-SH. The acquisition is further explained as follows.

Parcel 003-SH:

Parcel 003-SH is a perpetual easement for highway purposes to be acquired in the name of the City of Newark, Ohio. This identifier is used when it is determined that less than fee simple interest is adequate to construct and maintain the highway facility, and where limitation of access to the roadway is of no consequence.

As shown on the Summary of Additional Right of Way, sheet 5/7, the irregular - shaped parcel located along West Church Street, will encumber a gross and net take area of 0.108 acres or approximately 4,704 square feet. This area is shaded in Green on right of way topo sheet 6/7. Also provided is the Right of Way Boundary sheet 7/7. Please note that sheets previously mentioned delineate the same area. However, sheet 6/7 shows detailed topographic features such as buildings and trees, while sheet 7/7 eliminates that detail and provides numerical survey information such as stations, bearings and distances.

The legal description noted as Exhibit "A" is also attached to the Easement instrument, form LPA RE 804.

Structures, Improvements and Tenant-Owned Improvements

1,090 SF of Asphalt

3,614 SF of Grass

20 LF Cable Fence on Wood Post

Drives

None impacted by this project.

New Pavement/Grade/Swale

The proposed pavement grade along West Church Street will remain similar to the existing pavement grade currently in front of the subject parcel.

Drainage

The contractor shall provide unobstructed outlets for all existing under drains encountered during construction. Unrecorded storm water drainage and sanitary sewer connections shall be furnished, a continuance in conformance with local permitting authorities.

Fencing

20 LF of Cable Fence on Wood Post

Items that will have to be moved or destroyed

See comments above under "Structures, Improvements and Tenant-Owned Improvements".

Field Tiles

The LPA 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 road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items.

Encroachments

There may be encroachments from your property into the City of Newark, Ohio right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

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, Ohio.

EXHIBIT A

LPA RX 871 SH

Page 1 of 2

Rev. 06/09

Ver. Date 03/04/2022

PID 109321

**PARCEL 3-SH
LIC-CR804-1.73
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF NEWARK, LICKING COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Newark, Licking County, Ohio, its successors and assigns forever.

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]

Being a parcel of land lying on the left side of the centerline of right-of-way of West Church Street (County Road 804) as shown on a centerline survey plat set made in 2021 for the City of Newark titled "LIC-CR804-01.73" as recorded in Instrument Number _____ of the records of Licking County, Ohio:

Situated in the State of Ohio, County of Licking, City of Newark, lying in Quarter Township 4, Township 2 North, Range 12 West, United States Military District, and being part of that tract conveyed as First Parcel to Elton E. Griffith by deed of record in Instrument Number 202201240001975 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at the southwesterly corner of said Griffith tract and in the existing northerly right-of-way line of West Church Street (County Road 804), located 28.78 feet left of existing centerline of right-of-way of West Church Street station 17+57.19;

Thence North 35° 49' 51" West, partially with said existing northerly right-of-way line and with the line common to said Griffith tract and that 2.077 acre tract conveyed to The K9 Spot, LLC by deed of record in Instrument Number 202103240008669, a distance of 61.72 feet to an iron pin set in the proposed northerly right-of-way line of said West Church Street, located 76.00 feet left of existing centerline of right-of-way of West Church Street station 17+17.45;

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

Thence South 85° 44' 36" East, crossing said Griffith tract and with said proposed northerly right-of-way line, a distance of 71.17 feet to an iron pin set, located 77.13 feet left of existing centerline of right-of-way of West Church Street station 17+90.00;

Thence South 59° 45' 04" East, continuing across said Griffith tract and with said proposed northerly right-of-way line, a distance of 106.95 feet to an iron pin set in the existing northerly right-of-way line of said West Church Street, located 30.00 feet left of existing centerline of right-of-way of West Church Street station 18+86.00;

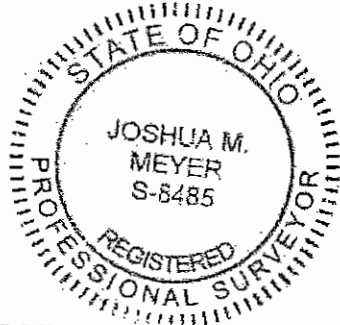
Thence North 85° 54' 02" West, with said existing northerly right-of-way line, a distance of 127.56 feet to the POINT OF BEGINNING, containing 0.108 acre, more or less, of which the present road occupies 0.000 acre, more or less, with 0.108 acre from Auditor's Parcel Number 054-246708-00.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are 3/4 inch rebar, thirty (30) inches long with a 2-inch aluminum cap placed on the top stamped "CITY OF NEWARK RW, PS NO. 8485, EMHT INC."

The bearings listed hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of West Church Street, having a bearing of South 85° 44' 36" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

3-4-2022

Date

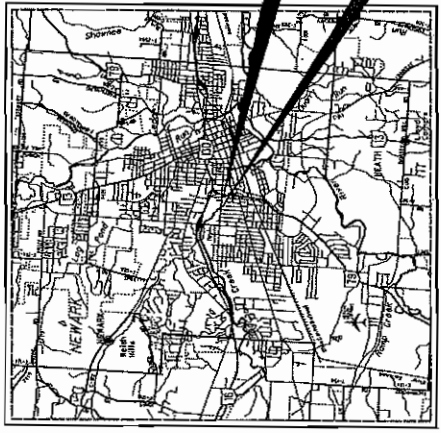
PROJECT DESCRIPTION
THIS PROJECT IS THE REPLACEMENT OF SPN 456078 CARRYING WEST CHURCH STREET OVER RACCOON CREEK IN THE CITY OF NEWARK. THIS PROJECT INCLUDES RESURFACING BEYOND THE LIMITS OF THE BRIDGE REPLACEMENT AND CURB RAMP REPLACEMENT.

PLANS PREPARED BY:
FIRM NAME: EVANS, MECHWART, HAMBLETON & TILTON, INC.
R/W DESIGNER: BRIAN MCGUTCHEN
R/W REVIEWER: JOSHUA M. NEVEY, P.S. 8465
FIELD REVIEWER: BRIAN MCGUTCHEN
PRELIMINARY FIELD REVIEW DATE: 8/24/2020
TRACINGS FIELD REVIEW DATE: 3/30/2021
OWNER/PROJECT: BRANDON KING
DATE COMPLETED: 7/13/2021
PLAN COMPLETION DATE: 7/22/2021

TYPES OF TITLE LEGEND
MD = WARRANTY DEED
SN = STANDARDS HIGHWAY EASEMENT

RIGHT OF WAY LEGEND SHEET LIC-CR804-01.73

LICKING COUNTY
NEWARK TOWNSHIP
CITY OF NEWARK
QTR. TWP. 4, T. 2 N., R. 12 W.
UNITED STATES MILITARY DISTRICT



SCALE IN MILES: 0 1 2 3 4

ELECTRIC
AEP OHIO POWER
700 MORRISON RD., 3rd FLOOR
GAHANNA, OHIO 43230
FAUL FAXTON
(614) 953-5831
PTFAXTON@aep.com

GAS
COLUMBIA GAS OF OHIO
2423 LINDEN AVE
JACKSONVILLE, OH 43701
SCOTT BURMAN
SUBURBANMHSOURCE.COM

NATIONAL GAS & OIL
(THE ENERGY COOPERATIVE)
120 O'NEIL DRIVE
HEBRON, OHIO 43025
GREG WILSON
(740) 348-1254
GWILSON@THEENERGYCOOP.COM

CITY OF NEWARK
40 WEST MAIN ST.
NEWARK, OHIO 43055
BRIAN ABBELELO
(740) 870-7727
BMOREHEAD@NEWARKOHIO.NET

STORMWATER UTILITY
CITY OF NEWARK
34 SOUTH 5TH STREET
NEWARK, OHIO 43055
JOHN TRUJILLO
(740) 870-7752
JTRUJILLO@NEWARKOHIO.NET

WATER AND SEWER
CITY OF NEWARK
1275 EAST MAIN STREET
NEWARK, OHIO 43055
JOHN KREAGER
(740) 870-7972
JKREAGER@NEWARKOHIO.NET

TELEPHONE / CABLE
CHARTER COMMUNICATIONS/SPECTRUM
737 HOWARD ST.
ZANESVILLE, OHIO 43701
CRAIG OMEN
(740) 322-9715 (OFFICE)
(614) 554-1831 (MOBILE)
CRAIG.OMEN@CHARTER.COM

INDEX OF SHEETS:
RIGHT OF WAY LEGEND
CENTERLINE PLAT
PROPERTY MAP
SUMMARY OF ADDITIONAL R/W
R/W TOPO & BOUNDARY SHEETS

FINAL
JULY 2021

I, JOSHUA M. NEVEY, P. S., have conducted a survey of the existing conditions for the City of Newark in November and December 2018. The results of that survey are contained herein. Underground utility locations are shown for informational purposes only. Though they are believed to be accurate, their location is as marked on the ground by the utility company per Ohio Confirmation Numbers B927401255, B927401262, B927401278, B931800782, B931800785, and those markings subsequently being surveyed as a part of this project. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 datum. The Project Coordinates US Survey Feet are relative to the centerline of the roadway as shown. The Survey was conducted by a Registered Professional Surveyor. I, Joshua M. Nevey, P.S., am the sole party to this project and I have accepted full responsibility for the accuracy of the information contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway take, Net Take and Net Residue, as well as prepared the legal description necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners and along the right of way and/or single points on the right of way. The Section Corner and other points as shown herein are to be used in any future surveys in accordance with the Ohio Code Sections 4131.37, 4131.38, 4131.39, 4131.40, 4131.41, and 4131.42. Surveys in the State of Ohio unless noted. The words I and my or used herein are to mean either myself or someone working under my direct supervision.

JOSHUA M. NEVEY, P.S., Professional Surveyor 8465
Date: 7-22-2021

CONVENTIONAL SYMBOLS

County Line	-----
Township Line	-----
Section Line	-----
Corporation Line	-----
Fence Line (EX)	-----
Center Line	-----
Railroad Right of Way (EX)	-----
Railroad Right of Way (PR)	-----
Right of Way (EX)	-----
Right of Way (PR)	-----
Standard Highway Eas. (EX)	-----
Standard Highway Eas. (PR)	-----
Temporary Right of Way	-----
Channel Eas. (PR)	-----
Utility Eas. (EX)	-----
Railroad	-----
Guardrail (EX) or (PR)	-----
Construction Limits	-----
Edge of Pavement (EX)	-----
Edge of Pavement (PR)	-----

STRUCTURE KEY

[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	OUT-BUILDING

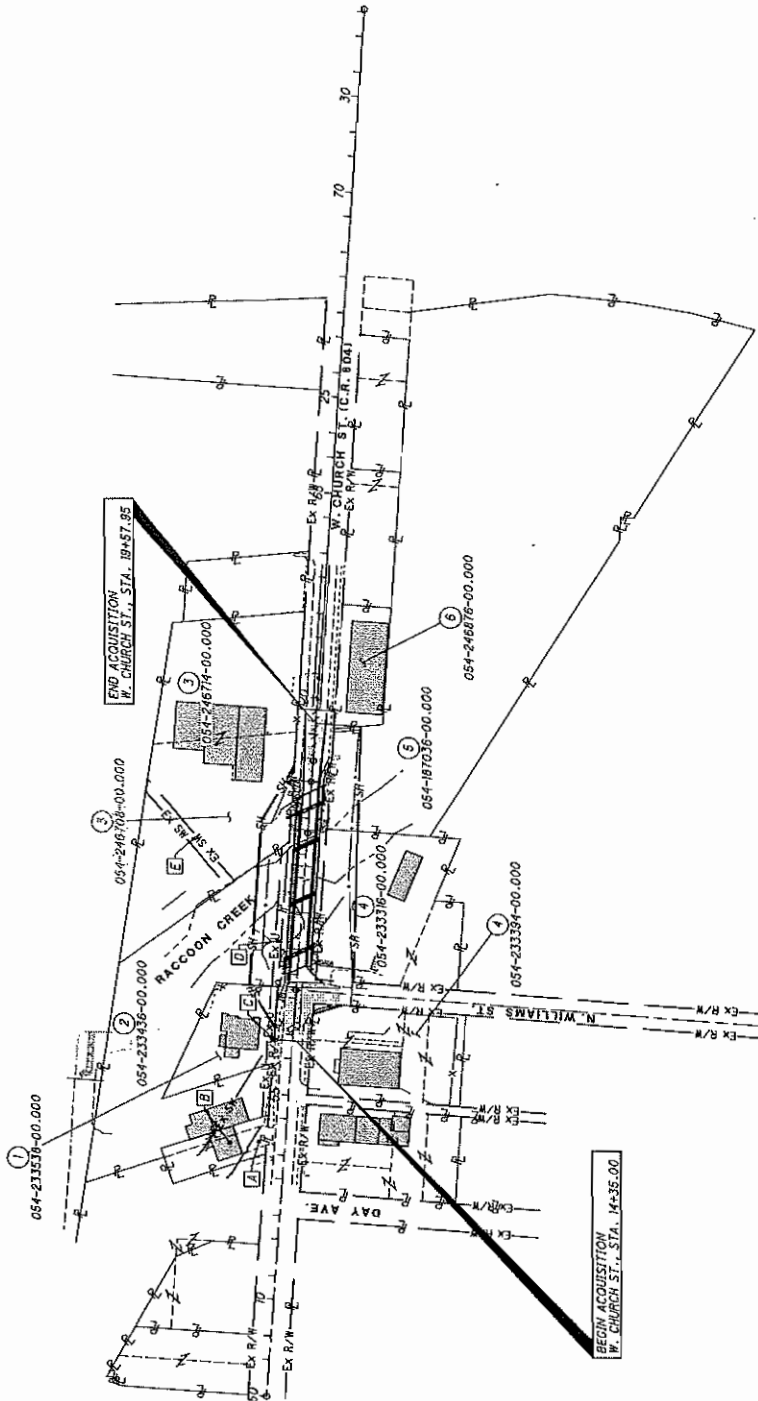
SURVEYORS SEAL

CONVENTIONAL SYMBOLS

Edge of Shoulder (EX)
Ditch / Creek (EX)
Tree Line (EX)
Ownership Hook Symbol Z, Example
Property Line Symbol Z, Example
Break Line Symbol V, Example
Tree (PR), Tree (EX), Shrub (EX)
Tree (Remove), Shrub (Remove)
Evergreen (EX), Shrub (PR), Shrub (Remove)
Evergreen (Remove), Field (PR), Field
Cross (PR), Mailbox (PR), Light Pole (EX)
Telephone Marker (EX) TEL, Light Pole (EX)
Fire Hydrant (EX), Water Meter (EX)
Water Valve (EX), Utility Valve Unknown (EX-J)
Telephone Pole (EX), Power Pole (EX)

- OWNERSHIP NAME AND NUMBER**
- ① VELE LOZANOVSKI
VIOLETA LOZANOVSKI
 - ② THE K9 SPOT, LLC
 - ③ ROSETTA MIRONI GRIFFITH
 - ④ MASONBRODY LLC
 - ⑤ THE BOARD OF EDUCATION OF
THE SCHOOL DISTRICT OF THE
CITY OF NEWARK, OHIO
 - ⑥ GARY W. BURNELL
SHIRLEY G. BURNELL

LICKING COUNTY
NEWARK TOWNSHIP
CITY OF NEWARK
QTR. TWP. 4, T. 2 N., R. 12 W.
UNITED STATES MILITARY DISTRICT



EASEMENT DESCRIPTIONS

- A SEWER EASEMENT
CITY OF NEWARK, OHIO
O.R. 97, P. 962
- B 60' SANITARY SEWER EASEMENT
CITY OF NEWARK
D.B. 292, P. 298
- C 10' NATURAL GAS PIPELINE EASEMENT
NATURAL GAS & OIL COOPERATIVE
I.N. 2010630000210
- D 10' NATURAL GAS PIPELINE EASEMENT
NATURAL GAS & OIL COOPERATIVE
I.N. 2010630000210
- E 15' STORM SEWER EASEMENT
VIOLETA GRIFFITH
O.R. 163, P. 501



109321
PID NO.

R/W DESIGNER
BLM
R/W REVIEWER
JMM

PROPERTY MAP

LIC-CR804-1.73

4 / 7

REV. BY	DATE	DESCRIPTION

DATE COMPLETED: 7/22/21

TOTAL NUMBER OF 1										NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE										GRANTEE,									
5 OWNERSHIPS										NET TAKE = GROSS TAKE - PRO IN TAKE										ALL RIGHT OF WAY ACQUIRED IN THE NAME OF									
5 PARCELS										ALL AREAS IN ACRES										THE CITY OF NEWARK, OHIO UNLESS OTHERWISE SHOWN.									
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD D.R.	PAGE	AUDITOR'S PARCEL NUMBER	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 I.N.													
1-SH	VELE LOZANOVSKI VIOLETA LOZANOVSKI	6, 7	I.M. 200503270069892	064-233538-00-000	0.519	0.000	0.035	0.000	0.035	0.035		0.475			0.04 AC. OVERLAP WITH GAS ESM. I.N. 2010051000210 #13 BOLLARDS APPROX. 46" OF 4" CHAINLINK FENCE														
2-SH	THE K9 SPOT, LLC	6, 7	I.M. 202102240006689	064-233436-00-000	2.077	0.000	0.232	0.000	0.232	0.232		1.845			0.054 AC. OVERLAP WITH GAS ESM. I.N. 20100510005120 REMOVAL OF 20 TREES														
3-SH	ROSETTA MAOMI GRIFFITH	6, 7	1	969	064-246708-00-000	1.230	0.000	0.000	0.000	0.000		1.22			3 WOOD POSTS AND CABLE FENCE, METAL PIPE/POST														
4-RO	MASONBRADY LLC	6, 7	I.M. 20070320007154	064-233394-00-000	0.871	0.000	0.009	0.000	0.009	0.009																			
4-SH	THE BOARD OF EDUCATION OF THE SCHOOL DISTRICT OF THE CITY OF NEWARK, OHIO	6, 7	I.M. 201112300031219	064-233336-00-000	0.680	0.000	0.327	0.000	0.327	0.327		1.415			APPROX. 17' OF 6" WOOD PRIVACY FENCE, 1 SIGN POLE 5 FENCE POST W/ CONC. BASE APPROX. 10' OF 5" CHAINLINK FENCE, 1 WOOD POST														
5-SH	GARY W. BURNELL SHURLEY D. BURNELL	6, 7	330	219	064-187036-00-000	7.530	0.000	0.184	0.000	0.184		7.346			REMOVAL OF 18 TREES, CONC. STEPS AND ADDITIONAL R/W REQUIRED														
6			361	768	064-246876-00-000	0.370																							
TOTAL																													

• DENOTES RIGHT OF WAY ENCROACHMENT

TYPES OF TITLE LEGEND:
 RD = WARRANTY DEED
 SH = STANDARD HIGHWAY EASEMENT

REV. BY DATE DESCRIPTION
 FIELD REVIEW BY: BRIAN MCCLUTCHEN DATE: 3/30/21
 OWNERSHIP VERIFIED BY: BRANDON KING DATE: 1/13/21
 DATE COMPLETED: 1/22/21

5 / 7

LIC-CR804-1.73

SUMMARY
 OF ADDITIONAL RIGHT OF WAY

R/W DESIGNER
 R/W REVIEWER
 STATE JOB NO. 458701
 PID NO. 109321
 FEDERAL PROJECT NO. E190 (316)



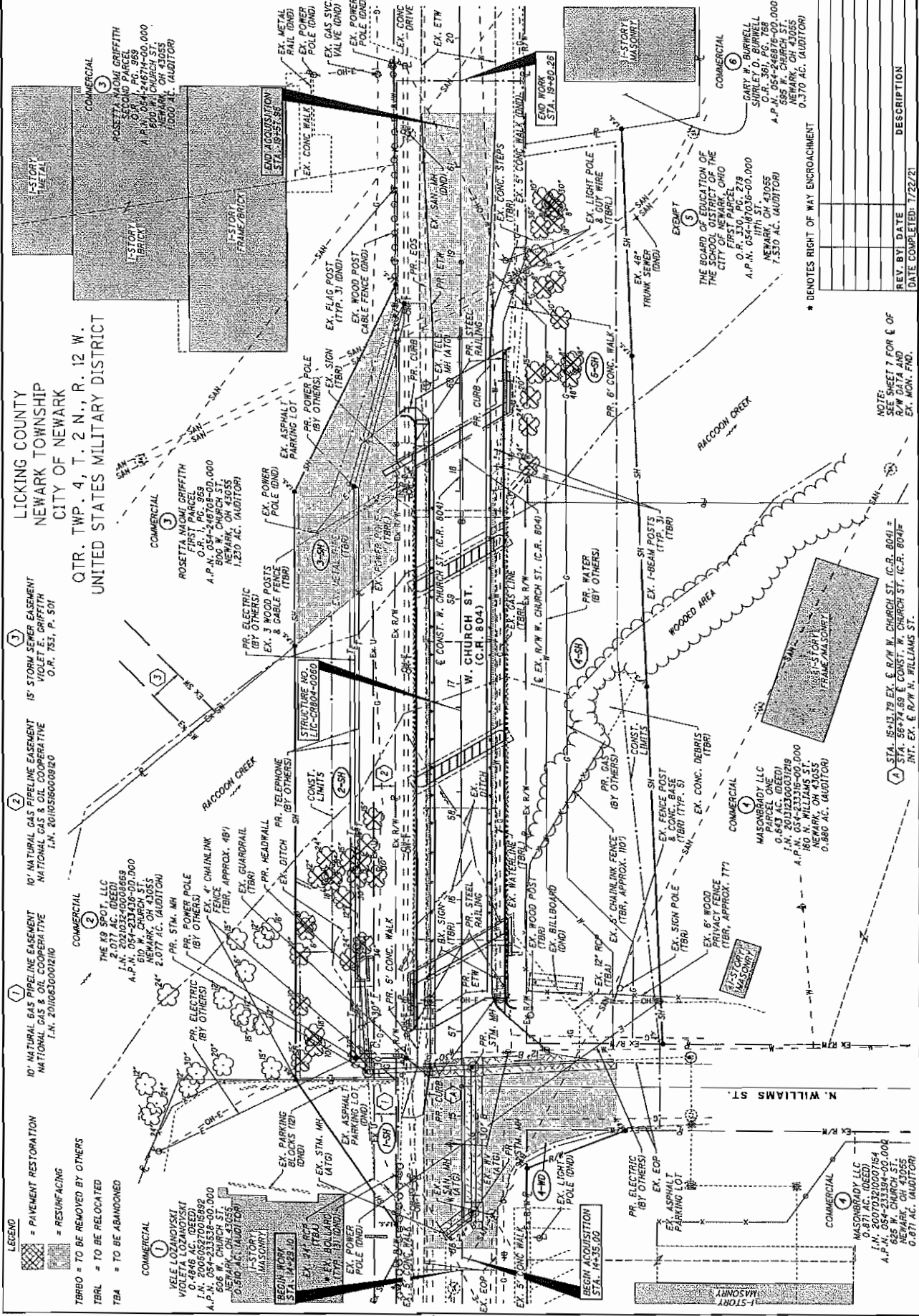
PLO NO. 109321

R/W DESIGNER JMM

RIGHT OF WAY TOPO SHEET
W. CHURCH ST. (C.R. 804)

LIC-CR804-1.73

6 / 7



LICKING COUNTY
NEWARK TOWNSHIP
CITY OF NEWARK
QTR. TWP. 4, T. 2 N., R. 12 W.
UNITED STATES MILITARY DISTRICT

- 1 10' NATURAL GAS PIPELINE EASEMENT NATIONAL GAS & OIL COOPERATIVE I.N. 2010623000210
- 2 10' NATURAL GAS PIPELINE EASEMENT NATIONAL GAS & OIL COOPERATIVE I.N. 2010360009120
- 3 15' STORM SEWER EASEMENT VIOLET E. GRIFFITH O.R. 753, P. 501

- LEGEND
- [Pattern] = PAVEMENT RESTORATION
 - [Pattern] = RESURFACING
 - [Pattern] = TO BE REMOVED BY OTHERS
 - [Pattern] = TO BE RELOCATED
 - [Pattern] = TO BE ABANDONED
- COMMERCIAL
- 1 VELE LOZANSKI 0.8645 AC. (DEED) I.N. 2006267000682 A.P.N. 054-233336-00.000 506 W. CHURCH ST. NEWARK, OH 43055
 - 2 THE 99 SPOT, LLC 2.2021032-40000669 I.N. 2010323000000 A.P.N. 054-233336-00.000 610 W. CHURCH ST. NEWARK, OH 43055
 - 3 ROSETTA NAOMI GRIFFITH 0.0110 AC. (DEED) I.N. 054-246714-00.000 810 W. CHURCH ST. NEWARK, OH 43055
 - 4 MASONBARDY LLC PARCEL ONE 0.871 AC. (DEED) I.N. 2010323000129 I.N. 2010323000129 A.P.N. 054-233336-00.000 160 N. WILLIAMS ST. NEWARK, OH 43055
 - 5 BEGIN ACQUISITION STA. 14+35.00
 - 6 MASONBARDY LLC 0.871 AC. (DEED) I.N. 2010323000164 A.P.N. 054-233336-00.000 626 W. CHURCH ST. NEWARK, OH 43055
 - 7 BEGIN ACQUISITION STA. 14+35.00

NOTE: SEE SHEET 7 FOR E OF R/W DATA AND EX. MON. FND.

4 STA. 15+13.79 EX. E R/W W. CHURCH ST. (C.R. 804) = STA. 55+74.59 EX. CONST. W. CHURCH ST. (C.R. 804) = INT. EX. E R/W N. WILLIAMS ST.

5 DENOTES RIGHT OF WAY ENCROACHMENT 0.370 AC. (AUDITOR)

DATE COMPLETED: 7/22/21

REV. BY:	DATE	DESCRIPTION



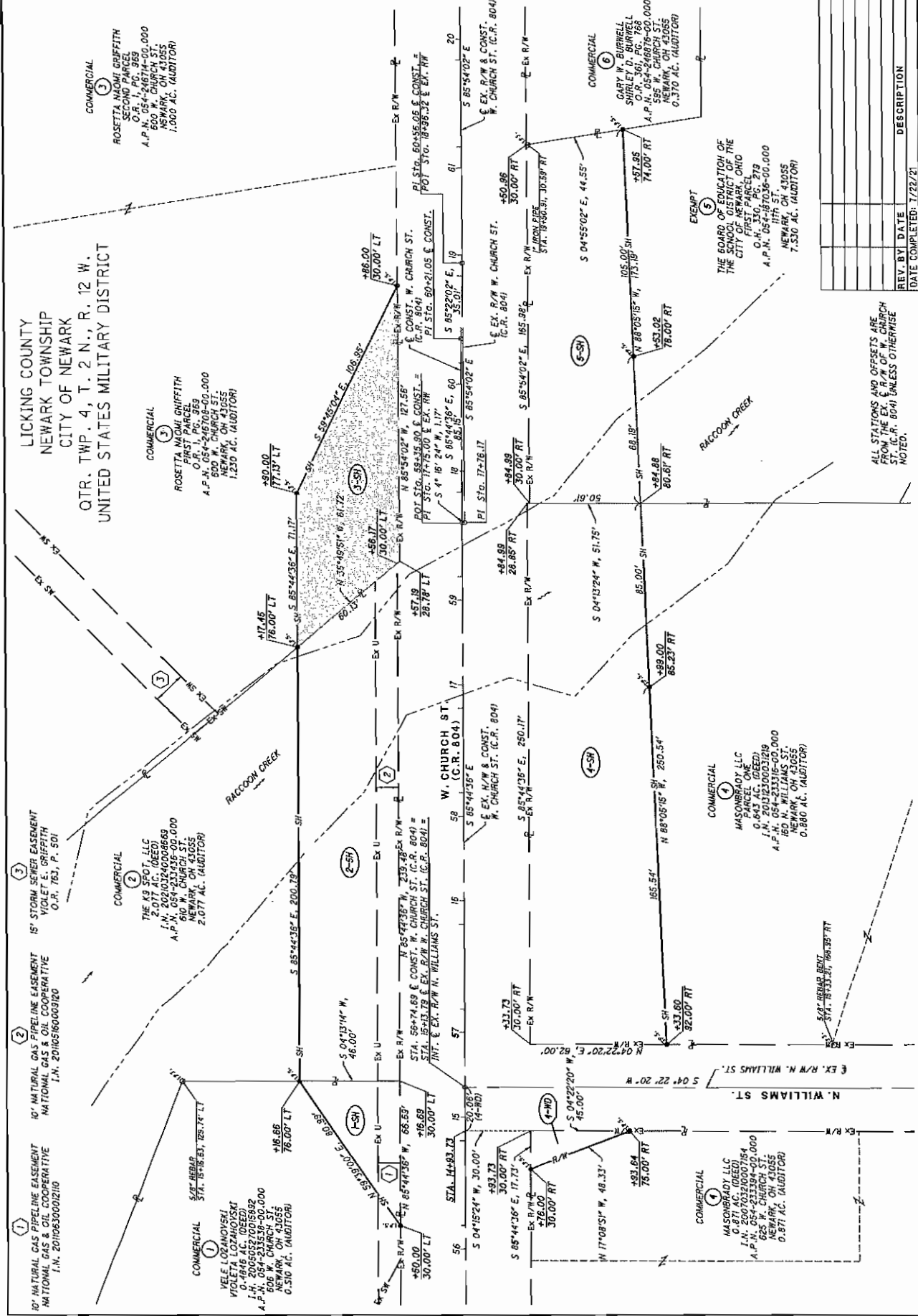
109321
PID NO.

R/M REVIEWER
JMM
R/M DESIGNER
BLM

RIGHT OF WAY BOUNDARY SHEET

W. CHURCH ST. (C.R. 804)
LIC-CR804-1.73

7/7
REV. BY DATE DESCRIPTION
DATE COMPLETED: 7/22/21



LICKING COUNTY
NEWARK TOWNSHIP
CITY OF NEWARK
QTR. TWP. 4, T. 2 N., R. 12 W.
UNITED STATES MILITARY DISTRICT

1) NATURAL GAS PIPELINE EASEMENT
NATIONAL GAS & OIL COOPERATIVE
I.N. 201063000210

2) NATURAL GAS PIPELINE EASEMENT
NATIONAL GAS & OIL COOPERATIVE
I.N. 201063000320

3) STORM SEWER EASEMENT
VIOLET E. GRIFFITH
O.R. 761, P. 501

1) VELE LOZANOVSKI
VIOLETA LOZANOVSKI
I.N. 20040527005829
A.P.N. 054-233538-00.000
606 W. CHURCH ST.
NEWARK, OH 43055
0.310 AC. (AUDITOR)

2) THE A3 SPOT, LLC
I.N. 20210324000869
A.P.N. 054-246708-00.000
600 W. CHURCH ST.
NEWARK, OH 43055
2.077 AC. (AUDITOR)

3) ROSSETTA MAOM GRIFFITH
FIRST PARCEL
O.R. 1, PG. 359
A.P.N. 054-246714-00.000
600 W. CHURCH ST.
NEWARK, OH 43055
1.000 AC. (AUDITOR)

4) MASONBRADY LLC
O. PAUL W. GREEDE
I.N. 20121200031019
A.P.N. 054-233316-00.000
625 W. CHURCH ST.
NEWARK, OH 43055
0.871 AC. (AUDITOR)

5) MASONBRADY LLC
O. PAUL W. GREEDE
I.N. 20121200031019
A.P.N. 054-233316-00.000
625 W. CHURCH ST.
NEWARK, OH 43055
0.860 AC. (AUDITOR)

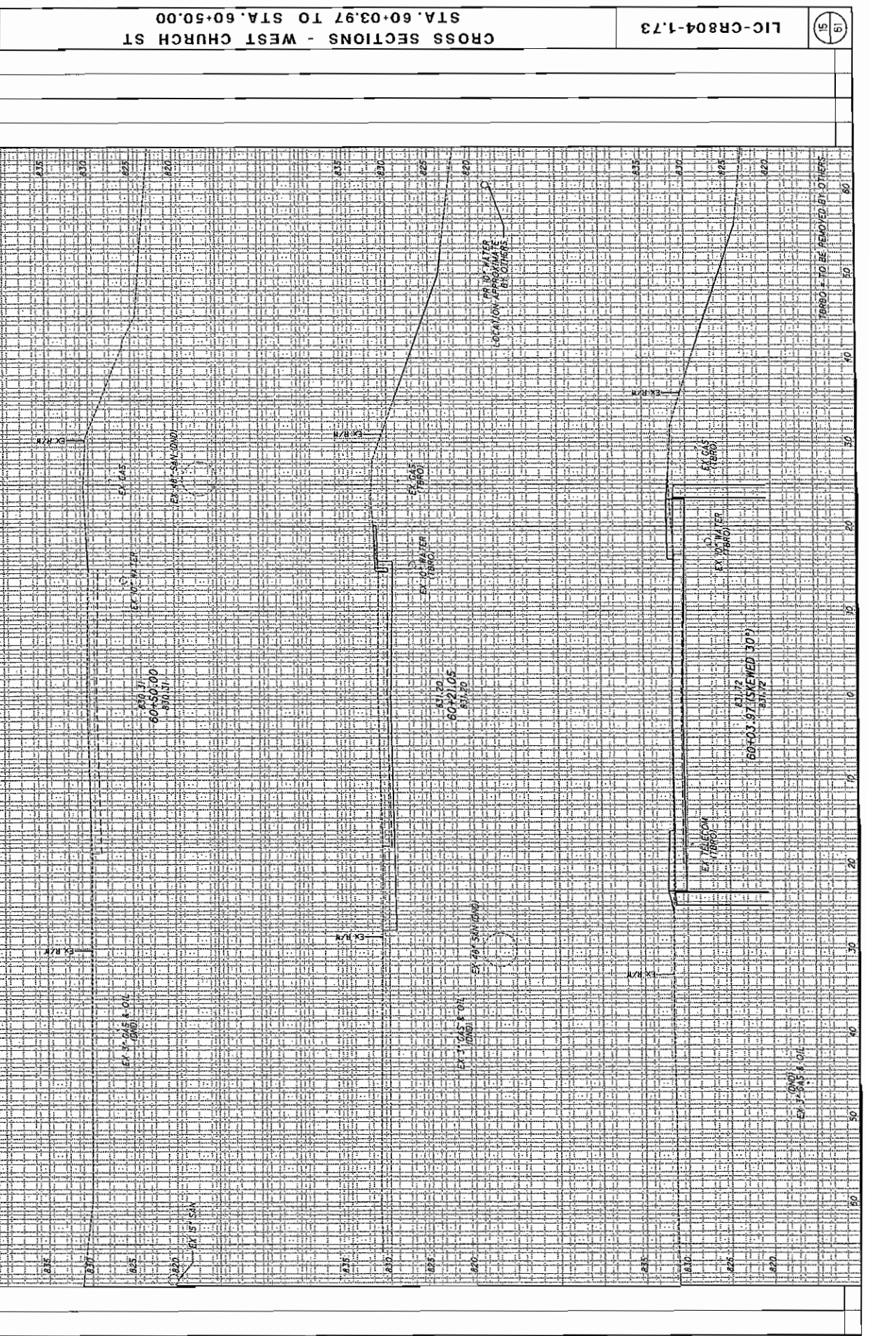
6) GARY W. BURWELL
SHIRLEY D. BURWELL
O.R. 361, PG. 768
A.P.N. 054-246876-00.000
559 W. CHURCH ST.
NEWARK, OH 43055
0.570 AC. (AUDITOR)

5) THE BOARD OF EDUCATION OF THE
SCHOOL DISTRICT OF THE
CITY OF NEWARK, OHIO
I.N. 20121200031019
A.P.N. 054-187036-00.000
11TH ST.
NEWARK, OH 43055
7.530 AC. (AUDITOR)

ALL STATIONS AND OFFSETS ARE
FROM THE CORNER OF W. CHURCH
ST. (C.R. 804) UNLESS OTHERWISE
NOTED.

END AREA	VOLUME
DIT	FILL
CUT	FILL

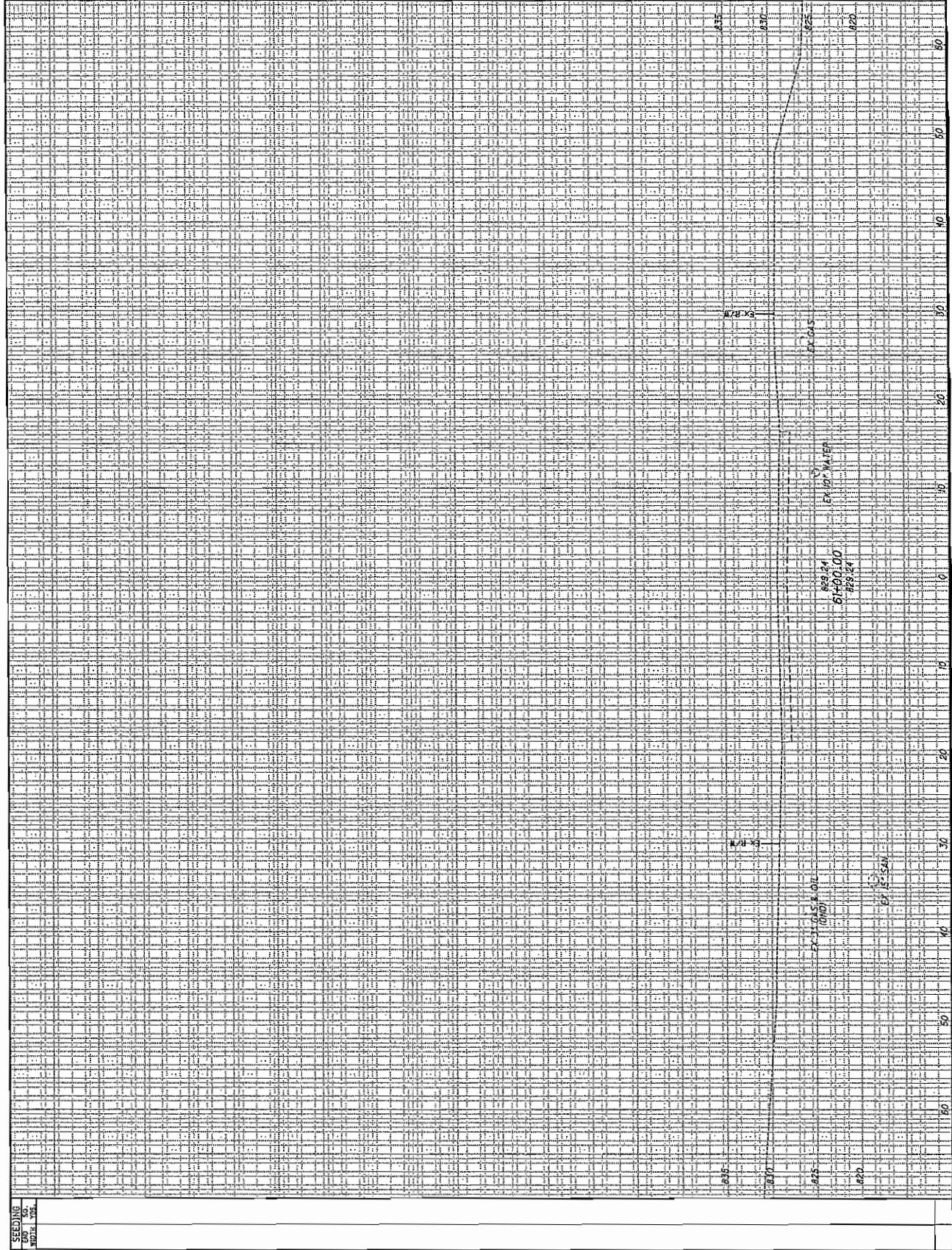
DATE	8/27	8/25	8/23	8/21	8/20	8/19	8/18	8/17	8/16	8/15	8/14	8/13	8/12	8/11	8/10	8/9	8/8	8/7	8/6	8/5	8/4	8/3	8/2	8/1	8/0	7/31	7/30	7/29	7/28	7/27	7/26	7/25	7/24	7/23	7/22	7/21	7/20	7/19	7/18	7/17	7/16	7/15	7/14	7/13	7/12	7/11	7/10	7/9	7/8	7/7	7/6	7/5	7/4	7/3	7/2	7/1	6/30	6/29	6/28	6/27	6/26	6/25	6/24	6/23	6/22	6/21	6/20	6/19	6/18	6/17	6/16	6/15	6/14	6/13	6/12	6/11	6/10	6/9	6/8	6/7	6/6	6/5	6/4	6/3	6/2	6/1	5/31	5/30	5/29	5/28	5/27	5/26	5/25	5/24	5/23	5/22	5/21	5/20	5/19	5/18	5/17	5/16	5/15	5/14	5/13	5/12	5/11	5/10	5/9	5/8	5/7	5/6	5/5	5/4	5/3	5/2	5/1	4/30	4/29	4/28	4/27	4/26	4/25	4/24	4/23	4/22	4/21	4/20	4/19	4/18	4/17	4/16	4/15	4/14	4/13	4/12	4/11	4/10	4/9	4/8	4/7	4/6	4/5	4/4	4/3	4/2	4/1	3/31	3/30	3/29	3/28	3/27	3/26	3/25	3/24	3/23	3/22	3/21	3/20	3/19	3/18	3/17	3/16	3/15	3/14	3/13	3/12	3/11	3/10	3/9	3/8	3/7	3/6	3/5	3/4	3/3	3/2	3/1	2/29	2/28	2/27	2/26	2/25	2/24	2/23	2/22	2/21	2/20	2/19	2/18	2/17	2/16	2/15	2/14	2/13	2/12	2/11	2/10	2/9	2/8	2/7	2/6	2/5	2/4	2/3	2/2	2/1	1/31	1/30	1/29	1/28	1/27	1/26	1/25	1/24	1/23	1/22	1/21	1/20	1/19	1/18	1/17	1/16	1/15	1/14	1/13	1/12	1/11	1/10	1/9	1/8	1/7	1/6	1/5	1/4	1/3	1/2	1/1
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CROSS SECTIONS - WEST CHURCH ST
STA. 61+00.00

CALCULATED
JTS
CHECKED
MHR

END AREA - VOLUME
DIT FILL CUT I FILL



BY: _____

A RESOLUTION OF INTENT TO APPROPRIATE THE REAL ESTATE KNOWN AS PARCEL # 020-041304-00.000, 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 Kimberly Hiser and Karol Van Runkle; 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 in order to meet construction deadlines; 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 Kimberly Hiser and Karol Van Runkle.

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



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

Date 1/12/22

Kimberly Hiser and Karol Van Runkle
7460 Tottenham Pl.
New Albany, OH, 43054

Re: LIC-Thornwood Crossing
Parcel Number: 15
Interest Acquired: WL

THE NOTICE OF INTENT TO ACQUIRE

TO: Kimberly Hiser and Karol Van Runkle.

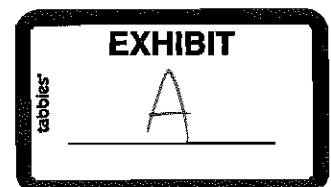
The City of Newark, Licking County, Ohio needs your property for a highway project identified as LIC-Thornwood Crossing and will need to acquire the following from you:
Parcel 15 WL is a Warranty Deed with Reservation of access. This means fee simple title is being acquired, including limitation of access.

Ohio law authorizes City of Newark, Licking County, Ohio to obtain Parcel 15 WL 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.

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



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 15 WL.
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 15 WL, City of Newark, Licking County, Ohio has the right to file suit to acquire Parcel 15 WL 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 15, WL, of Project LIC-Thornwood Crossing is:

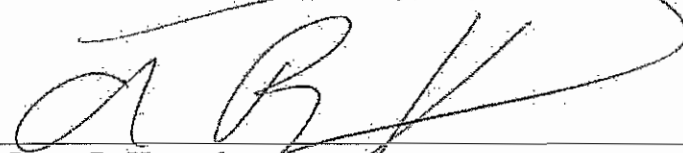
Real Property To Be Acquired	\$49,700.00
Damages To Your Property Which Is Not Acquired	\$33,400.00
Temporary Construction Easement	
Total Good Faith Offer	\$83,100.00

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: 15
Interest Acquired: WL

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

Page 1 of 4

LPA RX 853 WL

Rev. 06/09

Ver. Date 4/12/2021

PID 87642

**PARCEL 15-WL
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 Kimberly Hiser and Karol Van Ruckle by Instrument Number 201106300012170 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 020-041304-00.000), being Parcel 15-WL on both sides of the proposed centerline of Right-of-Way of Township Road 134 ("Thornwood Crossing" Right-of-Way Variable) and on the right side of the proposed centerline of Right-of-Way of Township Road 128 ("Cherry Valley 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 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, 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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Rev. 06/09

Thence along said westerly line of the Third Quarter of Newark Township, and the easterly line of said Lot 1, Second Range, and partially along the existing centerline of Right-of-Way of said Thornwood Drive, **North 02 degrees 08 minutes 17 seconds East, 952.26 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 Township Road 131 ("Reddington Road" Right-of-Way 66 feet) to a point of deflection in said township line, said point being 41.49 feet left of Station 55+93.54 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence continuing along said westerly line of the Third Quarter of Newark Township, and the easterly line of said Lot 1, Second Range, **North 04 degrees 01 minutes 29 seconds East, 45.56 feet** to an Iron Pin Set in the southwesterly line of said Hiser property, said point being on a northeasterly 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 78.83 feet left of Station 56+19.65 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 the southwesterly line of Hiser property, and the northeasterly line of said Thomas J. Evans Foundation property, **North 39 degrees 05 minutes 25 seconds West, 66.12 feet** to an Iron Pin Set, said point being 144.28 feet left of Station 56+10.29 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence crossing said Hiser property, also crossing from the City of Newark into the Village of Granville, **North 63 degrees 25 minutes 02 seconds East, 363.65 feet**, to an Iron Pin Capped "Willis" Found at an easterly corner of said Hiser property, said point being a westerly corner of the property conveyed to the State of Ohio by Instrument Number 201308140020866 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number 020-043944-00.000) said point also being 116.57 feet left of Station 59+72.81 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along an easterly line of said Hiser property, and the southwesterly line of said State of Ohio property, **South 41 degrees 13 minutes 48 seconds East, 198.07 feet** to an Iron Pin Capped "Willis" Found at an easterly corner of said Hiser property, said point being a southerly corner of said State of Ohio property, said point also being 78.34 feet right of Station 60+08.15 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along a northerly line of said Hiser property, and the southeasterly line of said State of Ohio property, **North 48 degrees 48 minutes 19 seconds East, 209.43 feet** to an Iron Pin Capped "Willis" Found at a northerly corner of said Hiser property, said point being the easterly

EXHIBIT A

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corner of said State of Ohio property, said point also being in the existing southerly limited access Right-of-Way line of said Cherry Valley Road as conveyed to the City of Newark, Ohio by Instrument Number 201604080006839 of the Licking County Recorder's Office (Licking County Auditor's Parcel Number Not Assigned), said point being 40.99 feet right of Station 62+14.45 of the proposed centerline of Right-of-Way of said Thornwood Crossing and 40.00 feet right of Station 28+17.77 of the proposed centerline of Right-of-Way of said Cherry Valley Road;

Thence along an easterly line of said Hiser property, and the southerly Limited Access Right-of-Way line of said Cherry Valley Road as conveyed to the City of Newark, Ohio, **South 41 degrees 40 minutes 12 seconds East, 62.07 feet** to an Iron Pin Set, said point being 102.00 feet right of Station 62+25.88 of the proposed centerline of Right-of-Way of said Thornwood Crossing and 39.55 feet right of Station 28+79.34 of the proposed centerline of Right-of-Way of said Cherry Valley Road;

Thence crossing said Hiser property, also crossing from the Village of Granville into the City of Newark, **South 53 degrees 54 minutes 09 seconds West, 572.63 feet** to an Iron Pin Set in the southwesterly line of said Hiser property, said point being in the northeasterly line of said Thomas J. Evans Foundation property, said point being 153.41 feet right of Station 56+55.56 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence along the southwesterly line of Hiser property, and the northeasterly line of said Thomas J. Evans Foundation property, being a curve to the right, non-tangent to the previous course, having the following curve elements: Radius: 4904.41 feet; Delta: 01 degrees 52 minutes 57 seconds; Chord: 161.13 feet bearing North 40 degrees 01 minutes 53 seconds West; **an arc distance of 161.14 feet** to an Iron Pin Set, said point being 5.69 feet left of Station 56+30.12 of the proposed centerline of Right-of-Way of said Thornwood Crossing;

Thence continuing along the southwesterly line of Hiser property, and the northeasterly line of said Thomas J. Evans Foundation property, **North 39 degrees 05 minutes 25 seconds West, 73.89 feet** to the **True Place of Beginning**, containing 2.483 acres, more or less, of which 0.746 acres is contained with the City of Newark and of which 1.437 acres is contained with the Village of Granville.

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

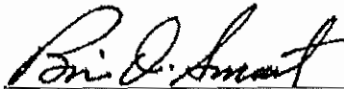
The Gross Take from Licking County Auditor's Parcel Number 020-041304-00.000 is 2.483 acres.

The P.R.O. in Take from Licking County Auditor's Parcel Number 020-041304-00.000 is 0.000 acres.

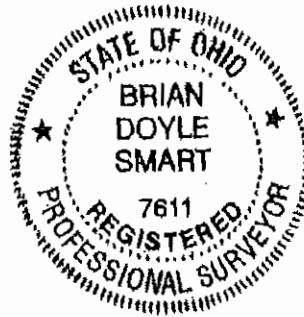
Bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and are intended to be used only to determine angles.

Address: Cherry Valley 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	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressed</p> <p>B. Received by (Printed Name) Peter Van Runkle</p> <p>C. Date of Delivery Dec 1-14-22</p>
<p>1. Article Addressed to: Kimberly Hiser & Karol Van Runkle 7460 Tottenham Place New Albany, Ohio 43054</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>9590 9402 6562 1028 9004 83</p>	<p>3. Service Type: <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restrict Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (transfer from service label) 7021 0350 0000 6414 8650</p>	<p><input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

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

OFFICIAL USE

0598
 4149
 0000
 0560
 1202

<p>Certified Mail Fee \$ _____</p>	<p>LIC-TC PCL-15-WL Postmark Here 01-13-22</p>
<p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p>	
<p>Postage \$ _____</p>	
<p>Total Postage and Fees \$ _____</p>	
<p>Sent To _____</p>	
<p>Street and Apt. No., or PO Box No. _____</p>	
<p>City, State, ZIP+4® _____</p>	

PS Form 3800, April 2015 PSN 7530-02-000-9107 See Reverse for Instructions

PLAN LETTER ATTACHMENT

LIC-Thornwood Crossing
PARCEL-15 WL

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 **Parcel 15 WL**. The acquisition is further explained as follows.

PARCEL 15 WL

WL is defined as a Warranty Deed including limitation of access rights. This means that the residue property will not have access to the roadway. You will notice that the WL area is outlined in green on the provided Right of Way Topo & Boundary sheet numbers 17 - 20 of 38. The entire WL area contains 2.483 acres as shown on the Summary Sheet. This WL area has a flag shape and has a length of approximately 572' and an approximate width of 234 +/-'. This area is needed to construct the roadway, bridge and drainage. This parcel will be purchased and transferred into the name of The City of Newark at no cost to the property owner.

Structures, Improvements and Tenant-Owned Improvements

None

Drives

N/A

New Pavement/Grade/Swale

Enclosed is the plan and profile sheet #26, #27 and #28 which reflects the existing and proposed grade elevations of the ground/roadway along the proposed acquisition area. Cross Section sheets #51-#54 reflect elevations of the bridge and roadway of Thornwood Crossing. 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. The numbers above and below the Station numbers, [Ex. 60 + 00.00, (891.24 – 876.74) 14.5'] show the existing and proposed elevation of the proposed road.

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 Thornwood Crossing shows the Geotextile Fabric to be installed from Station 59 to Station 60 + 50. This fabric drainage will outlet into a catch basin, diverting water southerly to rock channel protection. At the east end of the Geotextile Fabric there will be a headwall with rock channel protection carrying water westerly to through the geotextile fabric. 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.

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

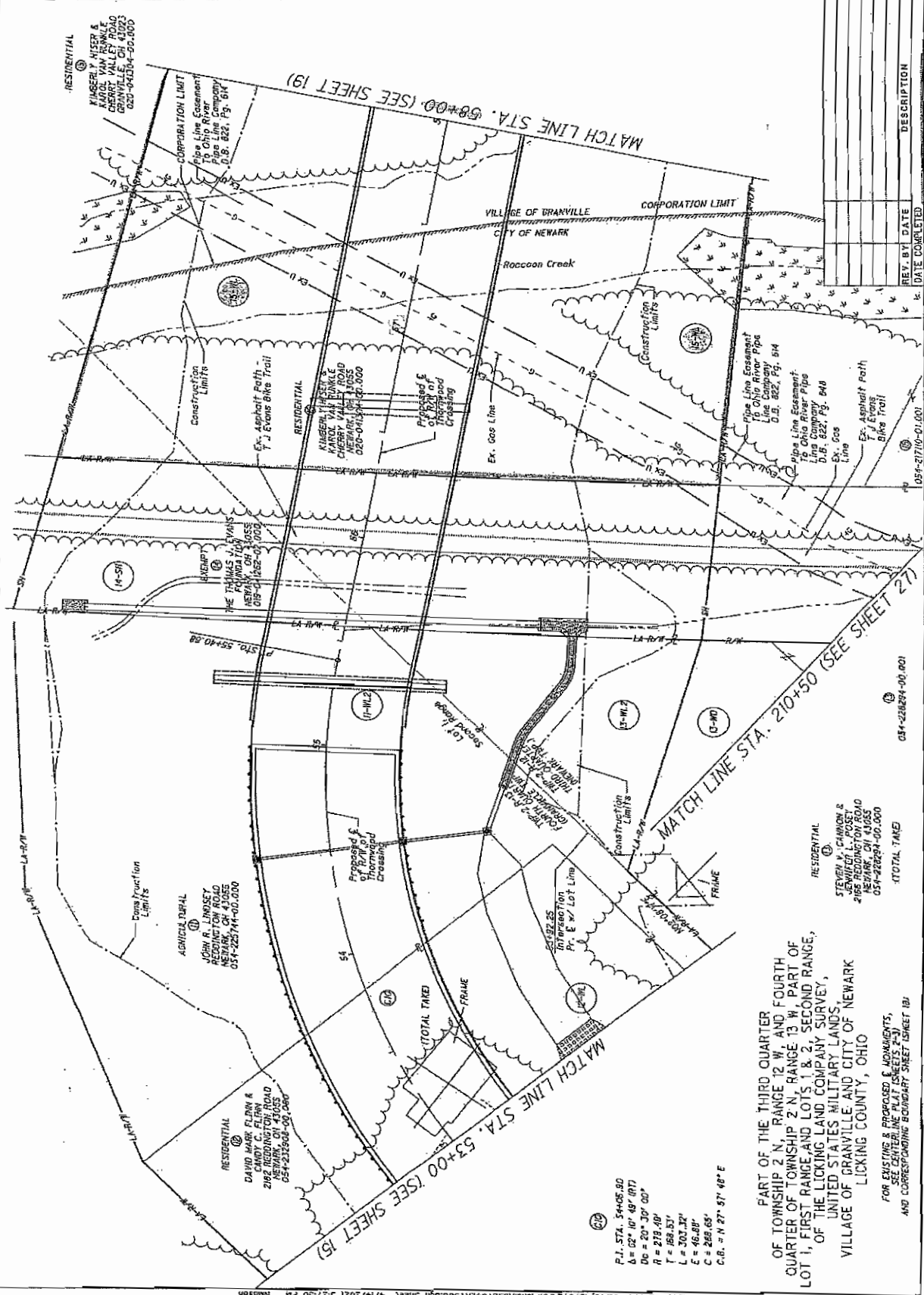
NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

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	RIGHT	TYPE FUND	REMARKS	AS ACQUIRED BOOK PAGE
10-140	23-24	HEWARK TWO LLC	054-24372-00.000 054-24372-00.000	4.850 1.820	0.166 0.104	0.000 0.000	0.000 0.000	0.000 0.000		4.485 1.396		STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE 5 THRES TO BE REMOVED	
	TOTAL			6.670	0.270	0.000	0.000	0.000		5.891				
11-140	13-14	JOHN J. LINDSEY	054-226734-00.000 054-226734-00.000	4.75 2.176	0.009 0.887	0.009 0.887	0.009 0.887	0.009 0.887		4.894 1.284		STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE TREE LINE TO BE REMOVED THRES TO BE REMOVED	
	TOTAL			6.926	1.896	0.018	1.878	1.878		5.039				
11-141	13-15	THE THOMAS J. EWINS FOUNDATION	054-226744-00.000	3.017	0.110	0.110	0.110	0.110		2.907		STATE/ FEDERAL	CONSTRUCT ROADWAY AND DRAINAGE	
11-142	15-18	OWNSHIP IN FARM TOTAL	054-226744-00.000	1.044	0.000	0.000	0.000	0.000		1.044		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE	
11-143	25-26	OWNSHIP IN FARM TOTAL	054-226744-00.000	5.305	0.657	0.657	0.657	0.657		5.245		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE	
11-144	23-24	OWNSHIP IN FARM TOTAL	054-226744-00.000	28.51	0.226	0.226	0.226	0.226		28.284		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE	
11-145	15-18	DAVID MARK FLINN & CANDY C. FLINN	054-226744-00.000 054-226744-00.000	0.052 (c) 1.487 (c)	0.000 1.487	0.000 1.487	0.000 1.487	0.000 1.487	YES	0.000 1.487		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS POTENTIAL UNECONOMIC REMAINT COULD NOT FIELD VERIFY ONSTIE WELL-CERTIFIED TOTAL TAKE	
11-146	15-18, 27-28	STEVEN V. CANNON & JENNIFER L. POSEY	054-226804-00.000 054-226804-00.000	1.189 (c) 1.337 (c)	0.076 0.336	0.076 0.336	0.076 0.336	0.076 0.336	YES	0.389 0.401		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE EXCESS LAND CREATED BY PROJECT REQUIREMENTS POTENTIAL UNECONOMIC REMAINT	
11-147	17-18	OWNSHIP IN FARM TOTAL	054-226894-00.000	2.466 (c)	0.189	0.189	0.189	0.189		2.277		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE	
11-148	15-18, 27-28	OWNSHIP IN FARM TOTAL	054-226894-00.000	2.860	0.073	0.073	0.073	0.073		2.787		STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE 28.685 DEED ACREAGE EXISTING UTILITY EASEMENTS	
11-149	17-20	OWNSHIP IN FARM TOTAL	054-226904-00.000 054-226904-00.000	9.024 (c) 0.401 (c)	0.000 0.000	0.000 0.000	0.000 0.000	0.000 0.000		4.025 0.000	2.809 0.401	STATE/ FEDERAL	CONSTRUCT ROADWAY, BRIDGE, AND DRAINAGE 0.171 ACRES OF TAKE ENCUMBERED BY EXISTING UTILITY EASEMENTS NET RESIDUE RIGHT OF C.R. 128	
	TOTAL			60.000	5.500	5.500	5.500	5.500		54.500				

LIC-THORNWOOD CROSSING
 SUMMARY OF ADDITIONAL RIGHT OF WAY
 STATE JOB NO. 457473
 FEDERAL PROJECT NO. E100098
 10/38
 REV. BY DATE DESCRIPTION
 FIELD REVIEW BY DATE
 OWNERSHIP VERIFIED BY DATE
 DATE COMPLETED

NOTES: ALL TEMPORARY PARCELS TO BE OF 30 MONTH DURATION.
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
 LEGEND:
 W = WARRANTY DEED
 M = FEE SIMPLE WITH LIMITATION OF ACCESS
 SR = STANDARD HIGHWAY EASEMENT
 CH = CHANNEL EASEMENT
 T = TEMPORARY
 (c) = CALCULATED AREA
 * DENOTES RIGHT OF WAY ENCROACHMENT



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

FOR EXISTING & PROPOSED EASEMENTS,
 SETBACKS, AND CONSTRUCTION LIMITS,
 AND CORRESPONDING BOUNDARY SHEET 18

P.I. STA. 54+05.80
 Δ = 62° 10' 48" (RT)
 Δc = 20° 30' 00"
 R = 219.48'
 T = 188.53'
 L = 303.32'
 E = 46.88'
 C = 288.65'
 C.B. = N 27° 57' 48" E

ADMIRAL & DAHAL
 JOHN C. DAWSEY
 RECORDING BLDG
 NEWARK, OH 43105
 554-225714-00.000

RESIDENTIAL
 DAVID MARK FLORN &
 CANDY C. FLORN
 218 W. MAIN ST. UNIT 105
 NEWARK, OH 43105
 054-232568-00.000

RESIDENTIAL
 STEVEN V. CAMRON &
 E. E. CAMRON
 2185 RECORDING BLDG
 NEWARK, OH 43105
 054-228294-00.000
 (TOTAL TIME)

RESIDENTIAL
 THE THOMAS L. WANK
 PO BOX 110
 NEWARK, OH 43105
 018-01282-03.000

RESIDENTIAL
 KIMBERLY HESSEY &
 KAROL VAN DUNKLE
 CHEWY VALLEY ROAD
 NEWARK, OH 43105
 020-013374-02.000

Pipe Line Easement
 To Ohio River Pipe
 Line Company
 D.S. 822, Pp. 914
 Ex. Asphalt Path
 & Easement
 Bike Trail

Pipe Line Easement
 To Ohio River Pipe
 Line Company
 D.S. 822, Pp. 914
 Ex. Asphalt Path
 & Easement
 Bike Trail

RESIDENTIAL
 KIMBERLY HESSEY &
 KAROL VAN DUNKLE
 CHEWY VALLEY ROAD
 NEWARK, OH 43105
 020-013374-02.000

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 KIMBERLY HESSEY &
 KAROL VAN DUNKLE
 CHEWY VALLEY ROAD
 NEWARK, OH 43105
 020-013374-02.000

RESIDENTIAL
 KIMBERLY HESSEY &
 KAROL VAN DUNKLE
 CHEWY VALLEY ROAD
 NEWARK, OH 43105
 020-013374-02.000



HORIZONTAL
 SCALE IN FEET

87642
 P8W
 REV. BY DATE
 DATE COMPLETED

805
 P8W
 REV. BY DATE
 DATE COMPLETED

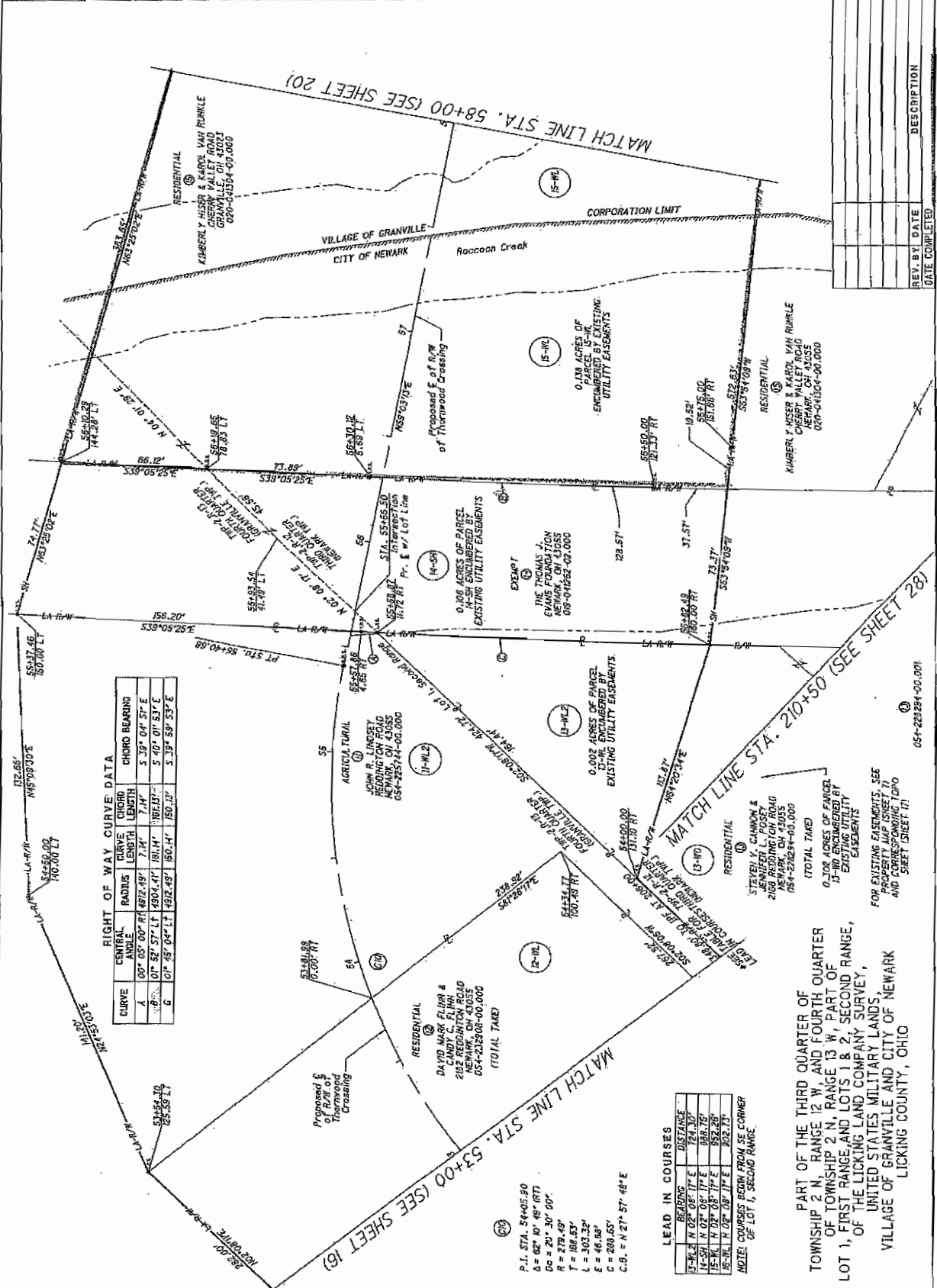
17/38
 LIC-THORNWOOD
 RIGHT OF WAY TOPO SHEET
 STA. 53+00 TO STA. 58+00

LIC-THORNWOOD
 STA. 53+00 TO STA. 58+00

STA. 53+00 TO STA. 58+00

STA. 53+00 TO STA. 58+00

STA. 53+00 TO STA. 58+00



RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	00° 05' 00"	4912.49'	7.74'	S 79° 04' 57" E
B	01° 52' 57"	14004.41'	181.14'	S 40° 01' 53" E
C	01° 45' 04"	14012.48'	180.11'	S 39° 59' 53" E

P.L. STA. 54+05.80
 Δ = 92° 07' 46" (RT)
 PC = 20' 30" 00"
 P = 184.59'
 T = 306.32'
 E = 46.36'
 C = 280.65'
 C.S. = N 21° 57' 46" E

LEAD IN COURSES

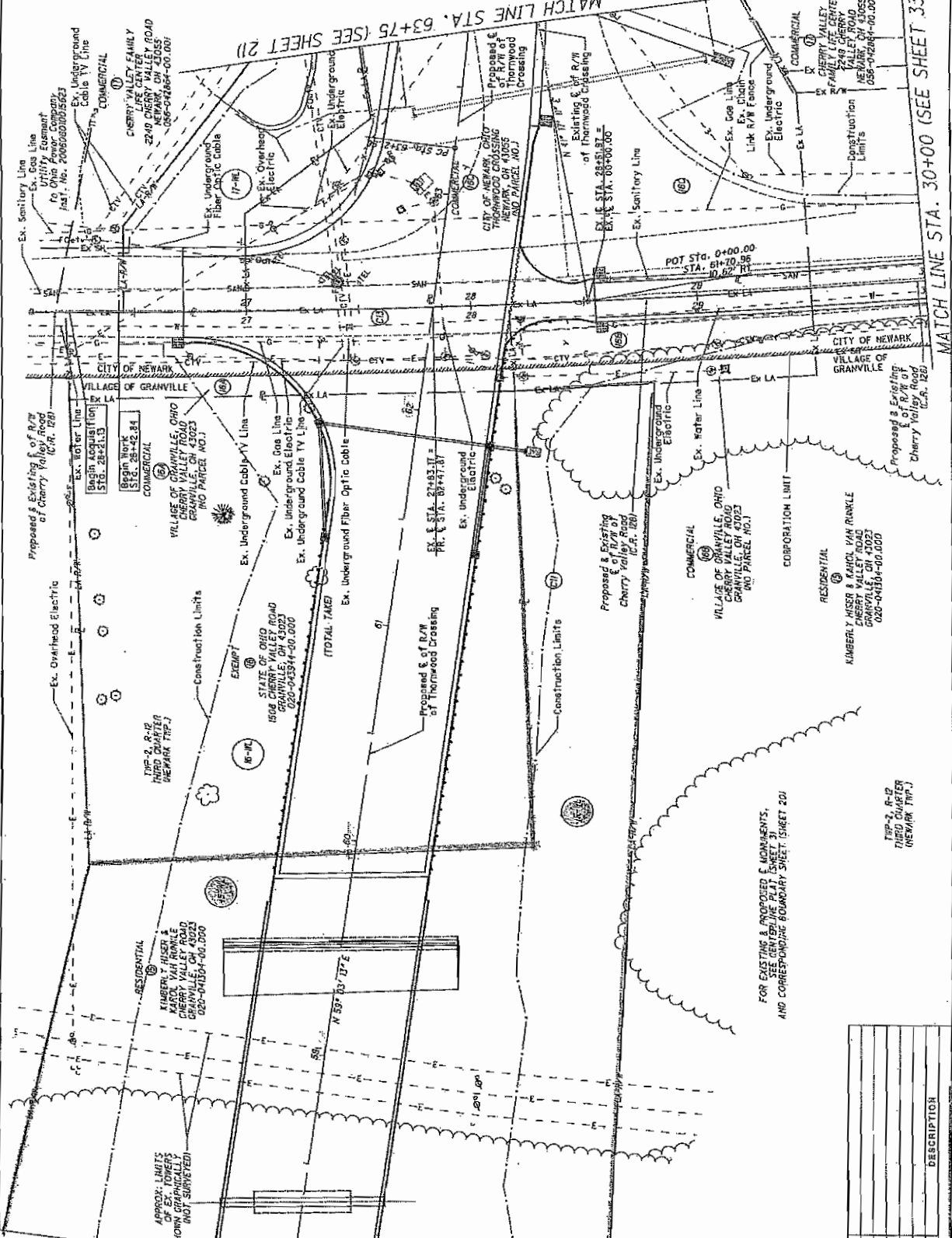
BEARING	DISTANCE
14-WL2 N 02° 08' 17" E	174.30'
14-SH N 02° 08' 17" E	164.70'
15-WL N 02° 08' 17" E	592.25'
15-SH N 02° 08' 17" E	502.71'

NOTE: COURSES BEGIN FROM SE CORNER OF LOT 6, SECOND RANGE.

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

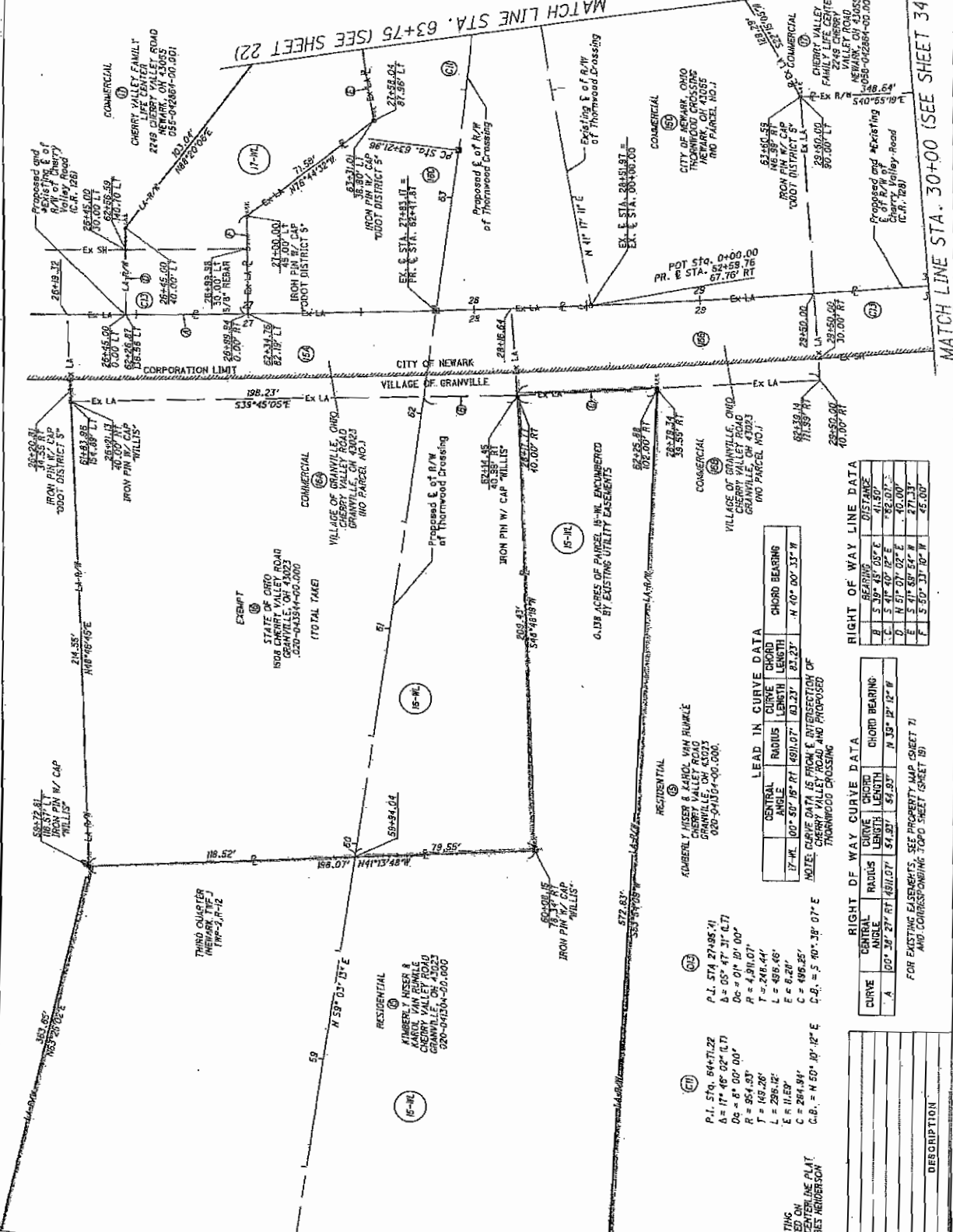
REV. BY	DATE	DESCRIPTION

054-223294-00-001



REV. BY	DATE	DESCRIPTION

FOR CLUTTING & PROPOSED CONCRETE MONUMENTS,
 SEE GENERAL NOTES AND CORRESPONDING BOUNDARY SHEET (SHEET 20)



MATCH LINE STA. 58+00 (SEE SHEET 18)
 MATCH LINE STA. 63+75 (SEE SHEET 22)

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	100° 30' 27" RT	1481.07'	541.21'	N 39° 12' 12" W
B	5° 39' 45" SE	41.50'	41.50'	N 88° 00' 00" W
C	81° 07' 07" E	12.00'	12.00'	N 88° 00' 00" W
D	5° 11' 58" SE	12.33'	12.33'	N 88° 00' 00" W
E	5° 59' 33" SE	45.00'	45.00'	N 88° 00' 00" W

LEAD IN CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
F	100° 30' 27" RT	1481.07'	541.21'	N 39° 12' 12" W

NOTE: CURVE DATA IS FROM E. INTERSECTION OF CHERRY VALLEY ROAD AND PROPOSED THORNWOOD CROSSING

P.I. STA. 27+98.71
 Δ = 65° 47' 31" LT
 Δc = 01° 01' 00"
 P = 4301.07'
 L = 240.44'
 E = 495.46'
 C = 495.25'
 Δ-B = S 90° 39' 07" E

P.I. STA. 84+71.22
 Δ = 17° 48' 02" LT
 Δc = 81° 00' 00"
 P = 954.33'
 L = 68.26'
 E = 288.12'
 C = 284.91'
 Δ-B = N 50° 10' 12" E

REALIGNED EXISTING
 E. OF R/W IS BASED ON
 LIC-0128-1.020 CENTERLINE PLAT
 PREPARED BY JAMES HENDERSON
 DATED 11-20-03

RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
A	100° 30' 27" RT	1481.07'	541.21'	N 39° 12' 12" W

FOR EXISTING EASEMENTS, SEE PROPERTY MAP (SHEET 7) AND CORRESPONDING TOPIC SHEET (SHEET 18)

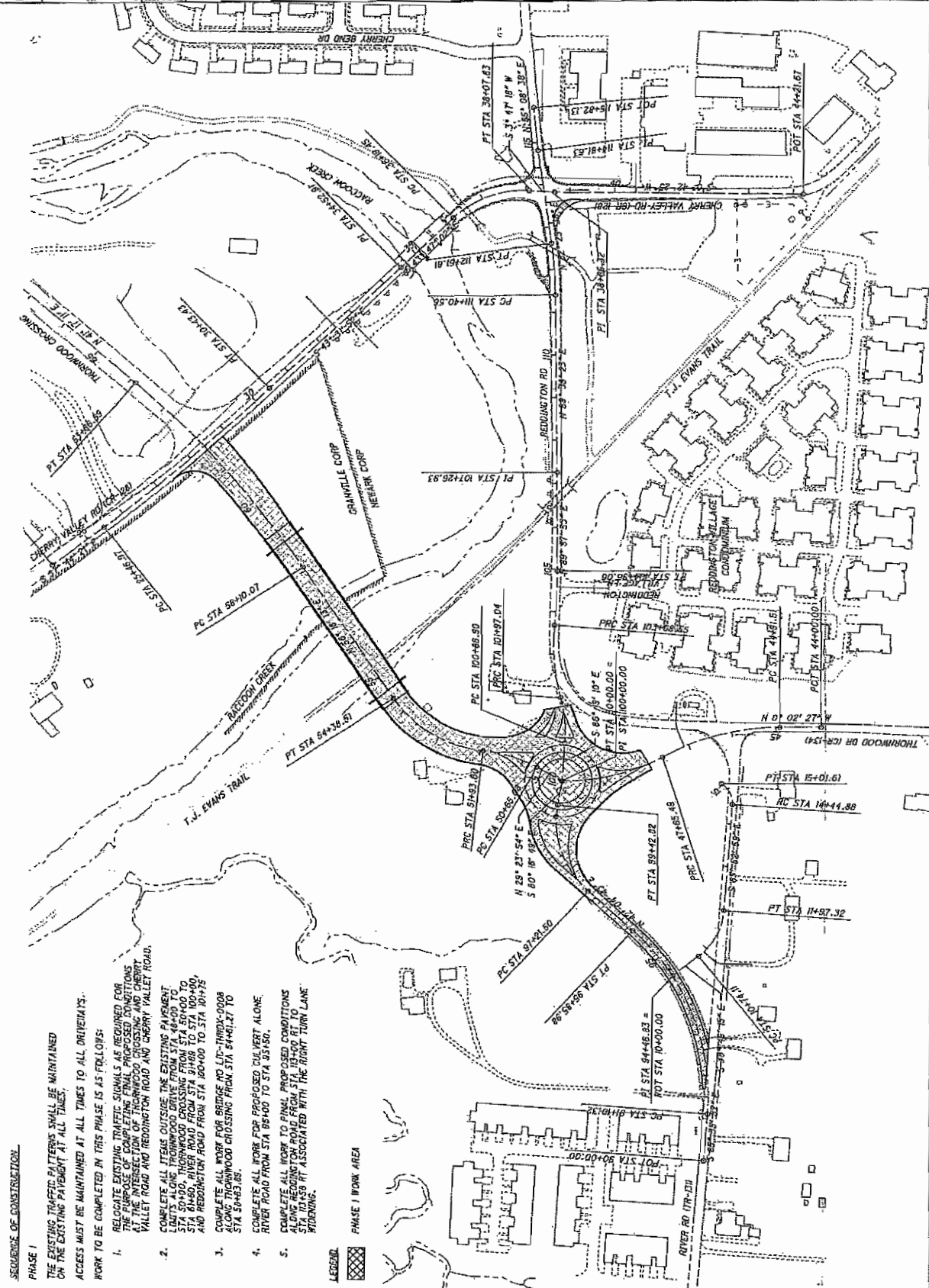
REV. BY	DATE	DESCRIPTION

SCALE IN FEET
 1" = 20'
 HORIZONTAL
 1" = 100'
 VERTICAL
 1" = 20'

CONCEPTUAL MOT - PHASE 1

LIC THORWOOD CROSSING

21
 123



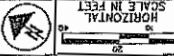
SEQUENCE OF CONSTRUCTION

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 ORIENTAIONS.
 WORK TO BE COMPLETED IN THIS PHASE IS AS FOLLOWS:

1. RELOCATE EXISTING TRAFFIC SIGNALS AS REQUIRED FOR THE PURPOSE OF COMPLETING FINAL PROPOSED CONDITIONS AT THE INTERSECTION OF THORWOOD CROSSING AND CHERRY VALLEY ROAD AND REDDINGTON ROAD AND CHERRY VALLEY ROAD.
2. COMPLETE ALL ITEMS OUTSIDE THE EXISTING PAVEMENT LIMITS ALONG THORWOOD DRIVE FROM STA 48+00 TO STA 50+00, RIVER ROAD FROM STA 50+00 TO STA 54+00, CHERRY VALLEY ROAD FROM STA 54+00 TO STA 60+00 AND REDDINGTON ROAD FROM STA 60+00 TO STA 104+75.
3. COMPLETE ALL WORK FOR BRIDGE NO. LIC-THMDC-0008 ALONG THORWOOD CROSSING FROM STA 54+41.27 TO STA 50+83.85.
4. COMPLETE ALL WORK FOR PROPOSED CULVERT ALONE, RIVER ROAD FROM STA 80+00 TO STA 83+60.
5. COMPLETE ALL WORK TO FINAL PROPOSED CONDITIONS ALONG REDDINGTON ROAD FROM STA 10+00 FT. TO STA 106+86 FT. ASSOCIATED WITH THE RIGHT TURN LANE SHIFTS.

LEGEND

PHASE 1 WORK AREA

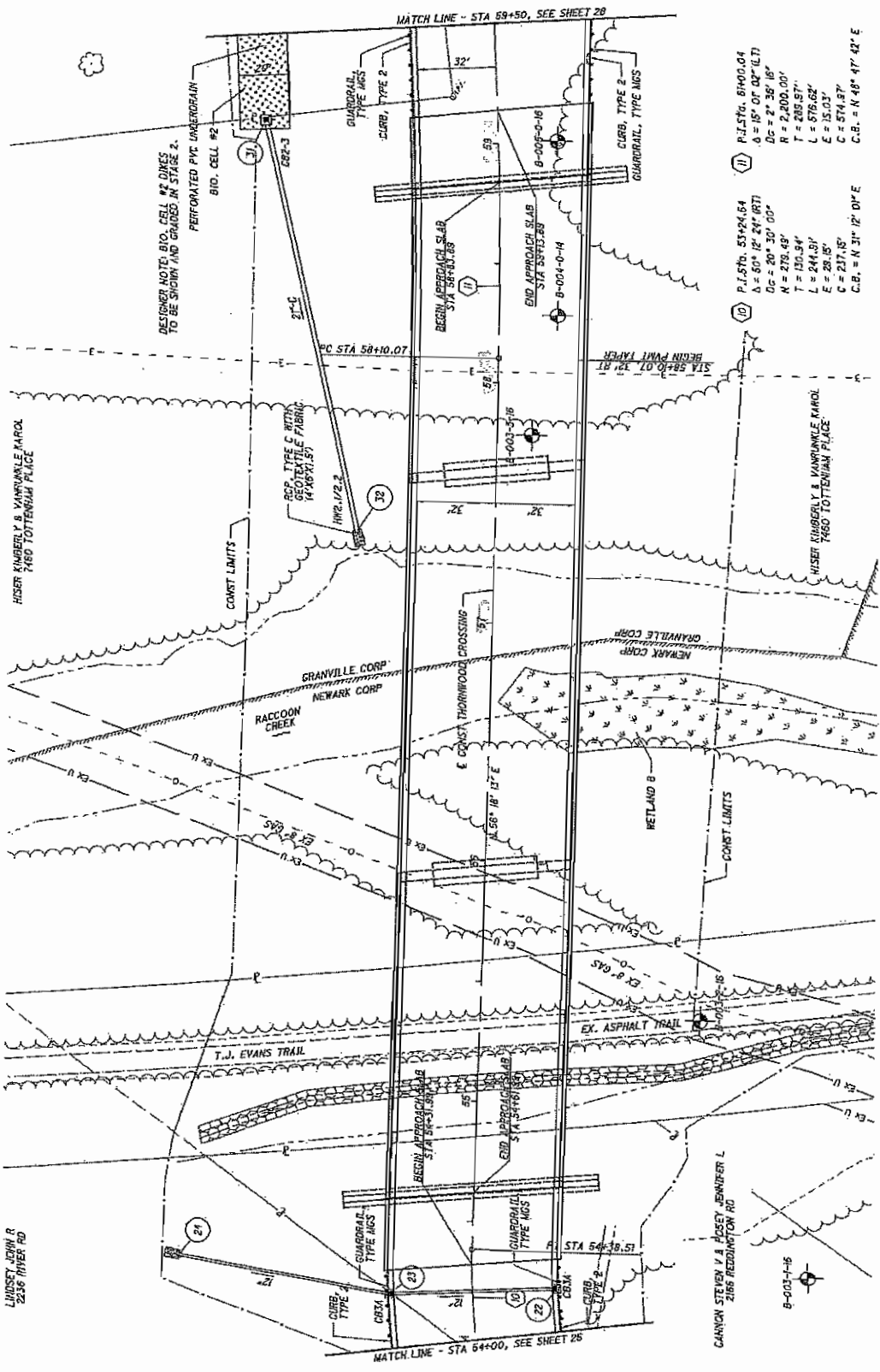


SCALE IN FEET
 0 20 40
 HORIZONTAL
 1" = 40'

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

LIC-THORNWOOD

26
 25



(17) P.I. 576.81400.04
 Δ = 15° OF CR (LT)
 Δc = 2' 38" 15"
 A = 2,200.00'
 T = 289.87'
 L = 576.62'
 E = 15.03'
 C = 574.87'
 C.B. = N 48° 41' 42" E

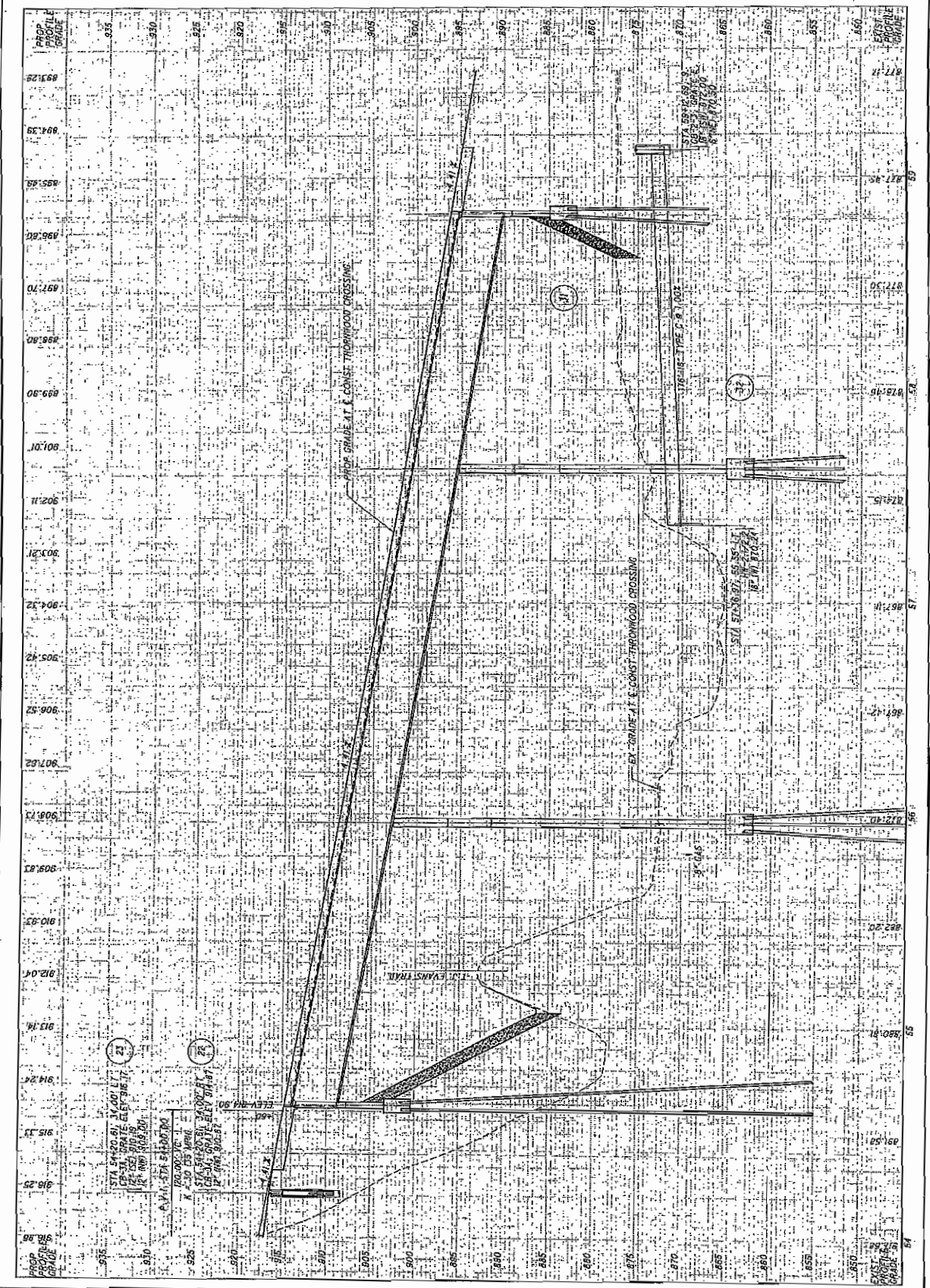
(18) P.I. 576.51424.64
 Δ = 60° 12' 24" (RT)
 Δc = 20' 30" 00"
 A = 279.49'
 T = 130.34'
 L = 244.91'
 E = 28.15'
 C = 237.15'
 C.B. = N 31° 12' 01" E

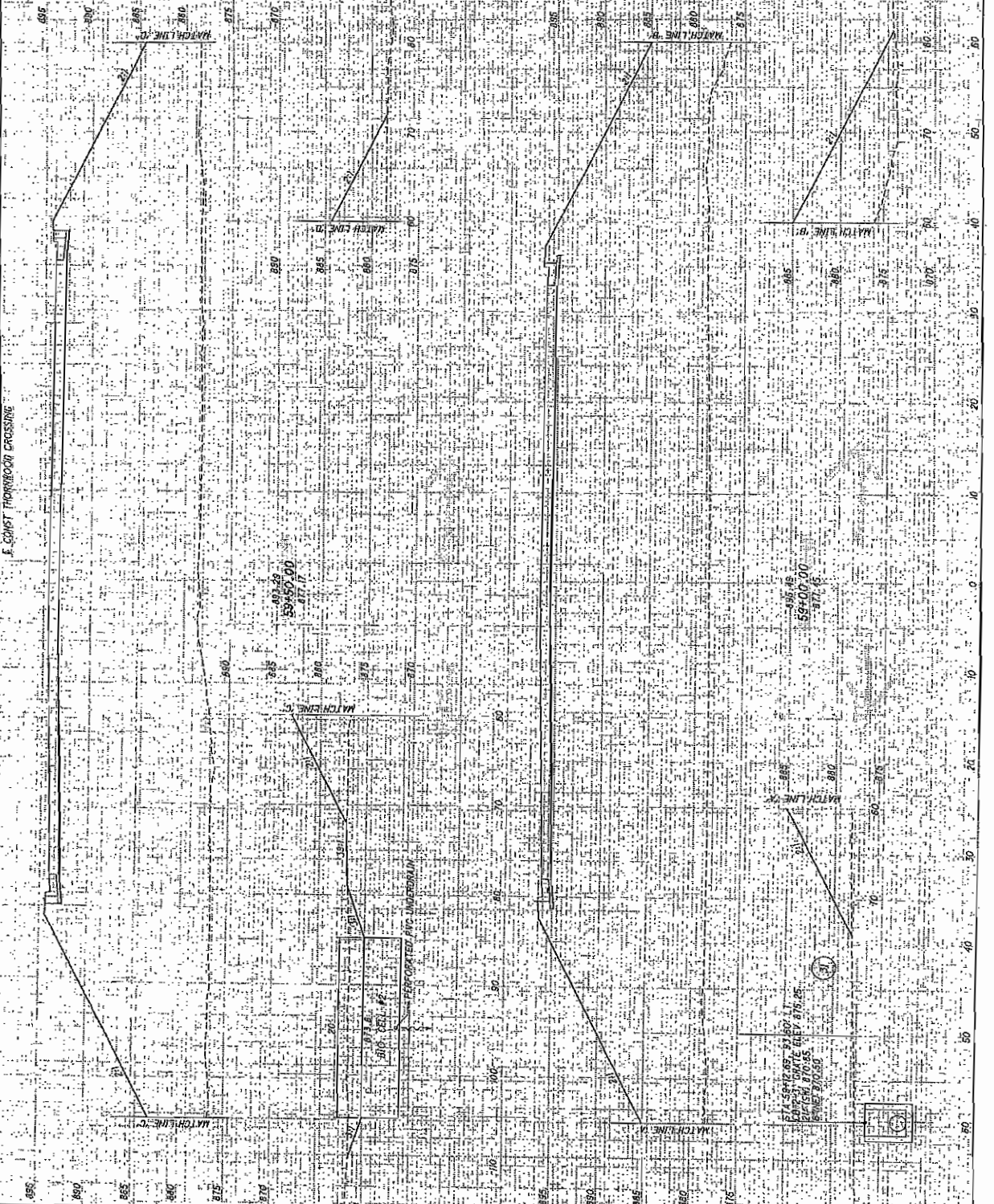
NOTES:
 1. FOR PAVEMENT DETAILS SEE SHEETS 99-104.

LINDSET JOHN R
 2236 RIVER RD

CANNON STEVEN J & PEGGY JENNIFER L
 2186 REDDINGTON RD

PROFILE - THORNWOOD CROSSING
LIC-THORNWOOD
 STA 54+00 TO STA 59.50





SECTION NO.	START STA.	END STA.	AREA	VOLUME
	59+00.00	59+50.00		

