

OHIO TURNPIKE AND INFRASTRUCTURE COMMISSION

Resolution Declaring the Necessity of Appropriating Property and Directing That Proceedings to Effect Such Appropriation Begin and be Prosecuted for Property Located in Washington Township, Sandusky County as Part of Project No. 71-21-04 – Parcel “A”

WHEREAS, the Ohio Turnpike and Infrastructure Commission (“Commission”) awarded a contract to DGL Consultant Engineers, LLC for design services and engineering support during construction for Project No. 71-21-04, Bridge Deck Overlay of the Mainline Bridge over Waggoner Road (County Route 82) at Milepost 83.3 in Sandusky County, and Removal of the Mainline Bridge over the North Coast Inland Trail at Milepost 83.3 in Sandusky County (“the Project”) under Resolution 7-2022; and

WHEREAS, in furtherance of the Project as it relates to the Removal of the Mainline Bridge over the North Coast Inland Trail, and for the purpose of maintaining and operating the Ohio Turnpike in a safe and efficient manner, the Commission desires to acquire an approximately 1.607 acre parcel near the Turnpike bridge in Washington Township, Sandusky County (near Milepost 83.3), which said approximate 1.607 acre parcel (as legally described as Parcel “A” on Exhibit A attached hereto and incorporated herein, “Parcel “A””) is a portion of the real estate currently designated as Sandusky County Auditor’s Permanent Parcel No. 21-29-00-0004-00, and recorded by Official Record 113, Page 2672 in the Sandusky County Records.

NOW, THEREFORE, BE IT

RESOLVED, that the Commission hereby declares that said acquisition of Parcel “A” is necessary for the removal of the existing structure, placement of the embankment/fill to support the mainline roadway of the Ohio Turnpike, provide a new alignment for the North Coast Inland Trail, and to provide access to Permanent Parcel No. 21-29-00-0013-00, as well as for the maintenance of the public roadway improvements therefor, all for the proper operation and maintenance of the Ohio Turnpike, as part of Design Project No. 71-21-04; and

FURTHER RESOLVED, that in compliance with Ohio Revised Code Chapters 5537 and 163, the General Counsel is authorized and directed to negotiate for a reasonable time, and if possible, enter into an agreement for the purchase of the Properties with the following entity identified to be the current owner of both Properties:

Netcher Family Rentals, LLC,
c/o David F. Netcher
2640 S. Linker Portage Road
Elmore, Ohio 43416

and such other persons or entities that have or may have an interest in said Properties, or are otherwise required to be named in the proceedings for appropriation under Ohio Revised Code Chapter 163; and

FURTHER RESOLVED, that the Executive Director or the General Counsel begin proceedings to appropriate and prosecute the appropriation of fee title, or any such lesser real estate interest as recommended by both Chief Engineer and General Counsel, to Parcel “A” and any necessary easements on and over the properties described herein or neighboring parcels; and

FURTHER RESOLVED, that the Executive Director or the General Counsel be, and he/she is hereby instructed to do or cause to be done all things that may be reasonably necessary so that proceedings for the appropriation of Parcel “A” described herein may be commenced and completed.

(Resolution No. 91-2023 adopted October 16, 2023)

EXHIBIT A



LEGAL DESCRIPTION For: North Coast Island Trail

Parcel "A"– 1.607 acres

A parcel of land located in the Southeast Quarter of Section 29, Town 6 North, Range 14 East, Washington Township, Sandusky County, Ohio and being further bounded and described as follows:

Commencing from a spike found marking the Northeast Corner of the Southeast Quarter of said Section 29;

Thence Southerly along the East line of the Southeast Quarter of said Section 29, also being the centerline of County Road 82 (right of way varies), South 00 degrees 08 minutes 37 seconds East, a distance of 500.05 feet to a mag nail set and the **True Point of Beginning** of the Parcel herein described;

1. Thence continuing Southerly along the East line of the Southeast Quarter of said Section 29, also being the centerline of said County Road 82, South 00 degrees 08 minutes 37 seconds East, a distance of 100.00 feet to a mag nail set;
2. Thence Westerly along a line perpendicular to the East line of the Southeast Quarter of said Section 29, South 89 degrees 51 minutes 23 seconds West, a distance of 426.19 feet to an iron pin set on the Northerly limited access right of way line of the Ohio Turnpike, passing over an iron pin set at a distance of 30.00 feet;
3. Thence Northwesterly along Northerly limited access right of way line of the Ohio Turnpike, North 63 degrees 06 minutes 45 seconds West, a distance of 145.97 feet to an iron pin set on the Easterly line of lands now or formerly owned by Sandusky County Park District R/T through Official Record 399, Page 001 of the Sandusky County Records;
4. Thence Northwesterly along the Easterly line of said Park District lands, North 44 degrees 54 minutes 11 seconds West, a distance of 320.01 feet to an iron pin set;
5. Thence Southeasterly along a line parallel with the Northerly limited access right of way line of the Ohio Turnpike (right of way varies), South 63 degrees 06 minutes 45 seconds East, a distance of 425.91 feet to an iron pin set;
6. Thence Easterly along a line perpendicular to the East line of the Southeast Quarter of said Section 29, North 89 degrees 51 minutes 23 seconds East, a distance of 402.16 feet to the **True Point of Beginning**, passing over an iron pin set at a distance of 372.16, containing in

all 1.607 acres of land more or less, of which 0.069 acres lie within County Road 82 right of way, subject however to all legal highways and prior easements of record.

Netcher Family Rentals, LLC claims title by Official Record 113, Page 2672 of the Sandusky County Records.

All 1.607 acres lie within Sandusky County Parcel No. 21-29-00-0004-00.

The above legal description is based on a Survey prepared for The Ohio Turnpike as shown on a survey plat titled "71-21-04" performed during June of 2022, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL – RJL 8029"



Date: October 3, 2023

Ronald J. Lumbrezer, P.S.
Ohio Professional Surveyor #8029
DGL Consulting Engineers, LLC
3455 Briarfield Blvd, Suite E
Maumee, Ohio 43537
Phone: (419)535-1015, Ext 232
Parcel "A"

