

# 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 – Easement “C”**

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 0.134 acre parcel near the Turnpike bridge in Washington Township, Sandusky County (near Milepost 83.3), which said approximate 0.134 acre parcel (as legally described as Easement “C” on Exhibit A attached hereto and incorporated herein, “Easement “C”) is a portion of the real estate currently designated as Sandusky County Auditor’s Permanent Parcel No. 21-28-00-0004-00, and recorded by Official Record 220, Page 1297 in the Sandusky County Records.

NOW, THEREFORE, BE IT

RESOLVED, that the Commission hereby declares that said acquisition of Easement “C” 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 Property with the following entity identified to be the current owner of both Properties:

Haar Farms, LLC  
c/o Jeffrey Haar  
209 W. Rice Street  
Elmore, OH 43416

and such other persons or entities that have or may have an interest in said Property, 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 Easement “C” 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 Easement “C” described herein may be commenced and completed.

**(Resolution No. 93-2023 adopted October 16, 2023)**

# EXHIBIT A



## LEGAL DESCRIPTION For: North Coast Island Trail

Easement "C" – 0.134 acres

A parcel of land located in the Southwest Quarter of Section 28, 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 Northwest Corner of the Southwest Quarter of said Section 28;

Thence Southerly along the West line of the Southwest Quarter of said Section 28, 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 point (Station 73+50.13, 422.77 feet left centerline turnpike);

Thence Easterly along a line perpendicular to the West line of the Southwest Quarter of said Section 28, South 89 degrees 51 minutes 23 seconds West, a distance of 30.00 feet to a point on the Easterly right of way line of said County Road 82 and the **True Point of Beginning** of the Easement herein described (Station 73+76.85, 436.40 feet left centerline turnpike);

1. Thence continuing Easterly along a line perpendicular to the West line of the Southwest Quarter of said Section 28, North 89 degrees 51 minutes 23 seconds East, a distance of 20.00 feet to a point (Station 73+94.67, 445.49 feet left centerline turnpike);
2. Thence Southerly along the a line parallel with the West line of the Southwest Quarter of said Section 28, South 00 degrees 08 minutes 37 seconds East, a distance of 298.05 feet to a point on the Northerly right of way line of County Road 149 (40' right of way) (Station 75+30.13, 180.00 feet left centerline turnpike);
3. Thence Northwesterly along the Northerly right of way line of said County Road 149, North 63 degrees 06 minutes 45 seconds West, a distance of 22.45 feet to the intersection with the Easterly right of way line of said County Road 82 (Station 75+07.68, 180.00 feet left centerline turnpike);
4. Thence Northerly along the Easterly line of right of way line of said County Road 82, North 00 degrees 08 minutes 37 seconds West, a distance of 287.85 feet to the **True Point of Beginning**, containing in all 0.134 acres of land more or less, subject however to all legal highways and prior easements of record.

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.



Date: October 3, 2023

Ronald J. Lumbrezer, P.S.  
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Phone: (419)535-1015, Ext 232  
Easement "C"

