

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 – Temporary Easement #1

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 0.120 acre parcel near the Turnpike bridge in Washington Township, Sandusky County (near Milepost 83.3), which said approximate 0.120 acre parcel (as legally described as Temporary Easement #1 on Exhibit A attached hereto and incorporated herein, “Temporary Easement #1”) is a portion of the real estate currently designated as Sandusky County Auditor’s Permanent Parcel No. 21-29-00-0013-00, and recorded by Official Record 249, Page 076 of the Sandusky County Records; and

NOW, THEREFORE, BE IT

RESOLVED, that the Commission hereby declares that said acquisition of Temporary Easement #1 is necessary to provide access during construction, and 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:

Tavacska, LLC
J. Douglas Ruck
427 W. College Ave.
Pemberville, Ohio 43450

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 a temporary easement to Temporary Easement #1 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 Temporary Easement #1 described herein may be commenced and completed.

(Resolution No. 94-2023 adopted October 16, 2023)

EXHIBIT A



LEGAL DESCRIPTION

For: North Coast Island Trail

Temporary Easement #1 – 0.120 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 817.45 feet to the intersection of the Northerly limited access right of way line of the Ohio Turnpike (Station 74+94.40 feet 140.00 feet left centerline turnpike);

Thence Northwesterly along the Northerly limited access right of way line of the Ohio Turnpike, North 63 degrees 06 minutes 45 seconds West, a distance of 944.44 feet to the Southeasterly corner of land now or formerly owned by TAVACSKA, LLC through Official Record 249, Page 076 of the Sandusky County Records and the **True Point of Beginning** of the Easement herein described (Station 65+49.97 feet 140.00 feet left centerline turnpike);

1. Thence continuing Northwesterly along the Northerly limited access right of way line of the Ohio Turnpike, North 63 degrees 06 minutes 45 seconds West, a distance of 187.55 feet to a point (Station 63+62.42 feet 140.00 feet left centerline turnpike);
2. Thence Northeasterly along a line, North 26 degrees 53 minutes 15 seconds East, a distance of 30.00 feet to a point (Station 63+62.42 feet 170.00 feet left centerline turnpike);
3. Thence Northeasterly along a line, North 87 degrees 31 minutes 46 seconds East, a distance of 40.79 feet to a point on the Easterly line of said TAVACSKA lands (Station 63+97.98 feet 190.00 feet left centerline turnpike);
4. Thence Southeasterly along the Easterly line of said TAVACSKA lands, South 44 degrees 54 minutes 11 seconds East, a distance of 160.00 feet to the **True Point of Beginning**, containing in all 0.120 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.

Stations taken from survey plat for The Ohio Turnpike as shown on a survey plat made in March 2023, for the Ohio Turnpike titled "71-21-04".



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
Temporary Easement #1

