

**ORDINANCE NO. 203-25**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT TWO EASEMENTS NECESSARY FOR THE NORTH HUNTINGTON RECONSTRUCTION, PH. 3 PROJECT, AND DECLARING AN EMERGENCY.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:**

- SEC. 1:** That the Mayor is hereby authorized to accept two (2) Easements necessary for Job #1123, North Huntington Reconstruction, Phase 3 Project.
- SEC. 2:** That the Easement marked Exhibit A, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19A-17-050, at 240 W. Union Street.
- SEC. 3:** That the Easement marked Exhibit B, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19A-17-072, at 236 Bradway Street.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 5:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to get recorded and the owner paid as soon as possible; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

**PASSED:** November 24, 2025

**SIGNED:** John M. Coyne, III  
President of Council

**ATTEST:** Kathy Patton  
Clerk of Council

**APPROVED:** November 25, 2025

**SIGNED:** Dennis Hanwell  
Mayor

ORD 203-25  
EXH. A

LPA RE 804  
Rev. 04/2021

E  
LPA

**EASEMENT**

Colleen Turk, unmarried, and Crystal R. Turk, unmarried, and the Grantor(s), in consideration of the sum of \$1,015.00, to be paid by the City of Medina, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 3-SH

N. Huntington Street Reconstruction, Phase III

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

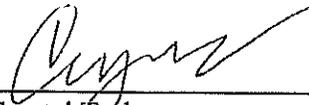
Medina County Current Tax Parcel No. 028-19A-17-050

Prior Instrument Reference: 2023OR009469, Medina County Recorder's Office.

Grantor(s), for himself and his successors and assigns, covenant(s) with the Grantee, its successors and assigns, that he is the true and lawful owner(s) in fee simple, and has the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed 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, Crystal R. Turk, has hereunto set her hand on the 15 day of October, 2025.

  
\_\_\_\_\_  
Crystal Turk

STATE OF OHIO,

COUNTY OF MEDINA ss:

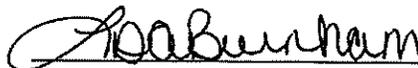
BE IT REMEMBERED that on the 15 day of October, 2025, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Crystal R. Turk, who acknowledged the foregoing instrument to be her voluntary act and deed. No oath or affirmation was administered to Crystal R. Turk 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.

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



Lisa Burnham  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires:  
February 19, 2028

  
\_\_\_\_\_

NOTARY PUBLIC  
My Commission expires: February 19, 2028

This document was prepared by or on behalf of the City of Medina, Ohio.



# Cunningham & Associates, Inc.

Civil Engineering & Surveying  
203 W. Liberty St., Medina, Oh 44256  
Phone: (330) 725-5980 \* Fax (330) 725-8019

## *EXHIBIT A*

Legal Description for Highway Easement  
Project No. 22-232  
November 26, 2024

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 162, also being a part of lands conveyed to Colleen and Crystal R. Turk by deed dated June 28, 2023 as recorded in Document Number 2023OR009469 of the Medina County Recorder's Records, further bounded and described as follows:

Commencing at the intersection of the Easterly Right-of-Way of North Huntington Street, having a varied width Right-of-Way, with Southerly Right-of-Way of West Union Street, having a 40-foot Right-of-Way, and the **TRUE PLACE OF BEGINNING** of the easement area herein described:

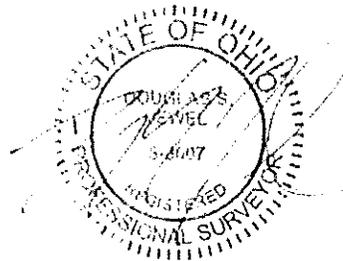
Thence along the Northern line of said MCL 162 and Southerly Right-of-Way of West Union Street, bearing North  $88^{\circ}25'14''$  East, a distance of 24.64 feet to a point thereon;

Thence, along a curve to the left having a radius of 25.00 feet with a central angle (Delta) of  $89^{\circ}10'00''$ , the long chord of which bears South  $43^{\circ}50'14''$  West for a distance of 35.10 feet for an arc length of 38.91 feet to a point on the Easterly Right-of-Way of North Huntington Street;

Thence along the Easterly Right-of-Way of North Huntington Street, bearing North  $00^{\circ}44'46''$  West, a distance of 24.64 feet to the intersection of the Easterly Right-of-Way of North Huntington Street with the Southerly Right-of-Way West Union Street and the **TRUE PLACE OF BEGINNING**, containing 0.0030 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in November 2024.



IN WITNESS WHEREOF, Colleen Turk, has hereunto set her hand on the 15<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_  
Colleen Turk

STATE OF OHIO,

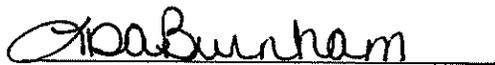
COUNTY OF MEDINA ss:

BE IT REMEMBERED that on the 15 day of October, 2025, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Colleen Turk, who acknowledged the foregoing instrument to be her voluntary act and deed. No oath or affirmation was administered to Colleen Turk 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.



Lisa Burnham  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires:  
February 19, 2028

  
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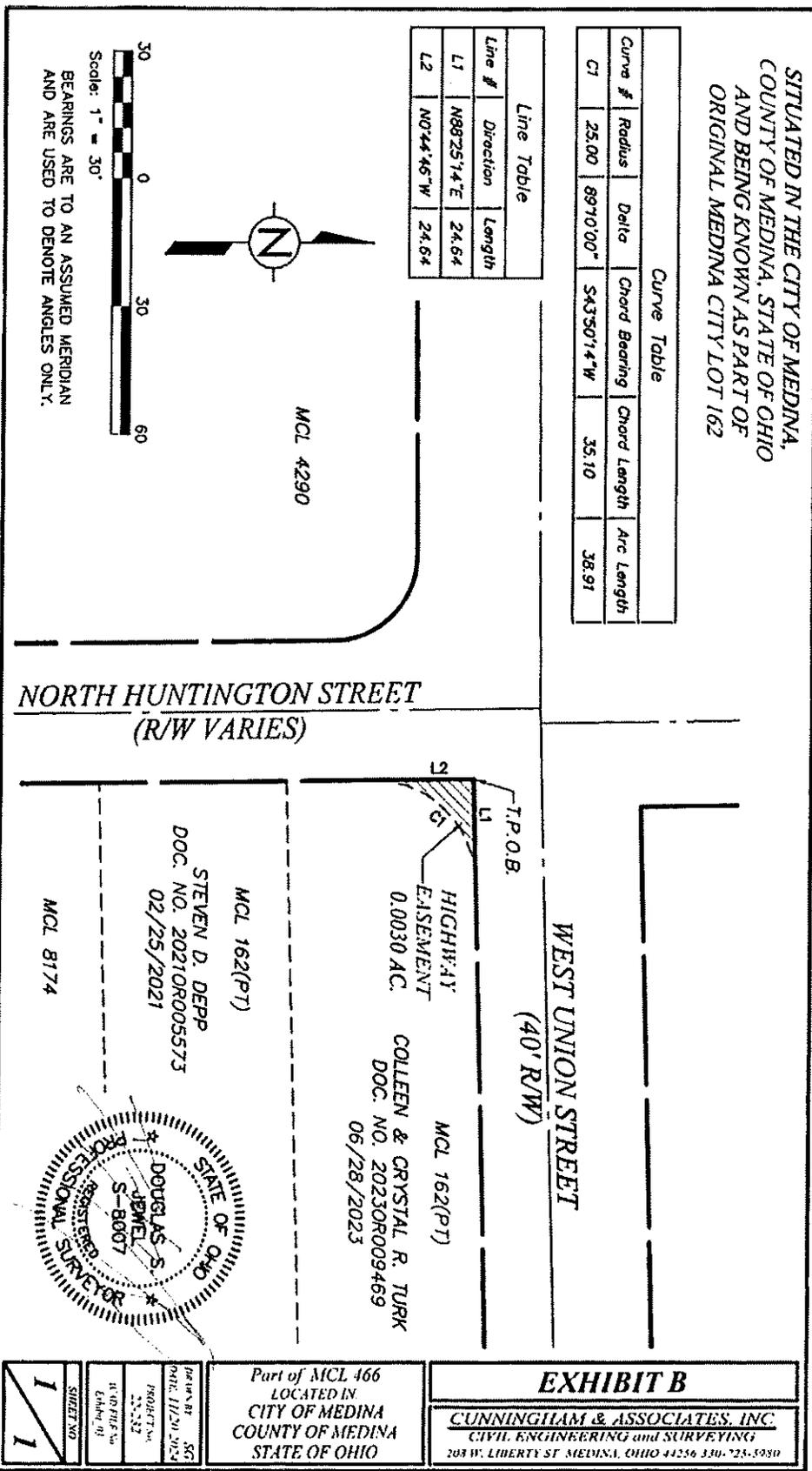
NOTARY PUBLIC

My Commission expires: February 19, 2028

SITUATED IN THE CITY OF MEDINA,  
 COUNTY OF MEDINA, STATE OF OHIO  
 AND BEING KNOWN AS PART OF  
 ORIGINAL MEDINA CITY LOT 162

Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
C1	25.00	89°10'00"	S43°50'14"W	35.10	38.91

Line Table		
Line #	Direction	Length
L1	N88°25'14"E	24.64
L2	N0°44'46"W	24.64

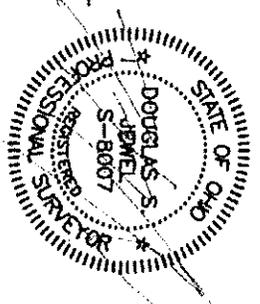


WEST UNION STREET  
 (40' R/W)

NORTH HUNTINGTON STREET  
 (R/W VARIES)

MCL 162(P1)  
 STEVEN D. DEPP  
 DOC. NO. 20210R005573  
 02/25/2021  
 MCL 8174

HIGHWAYS  
 EASEMENT  
 0.0030 AC.  
 COLLEEN & CRYSTAL R. TURK  
 DOC. NO. 20230R009469  
 06/28/2023



**EXHIBIT B**

**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 41256 330-723-5030

Part of MCL 466  
 LOCATED IN  
 CITY OF MEDINA  
 COUNTY OF MEDINA  
 STATE OF OHIO

DATE BY 09/11/2023	SCALE AS SHOWN
PROJECT NO. 22-232	
FIELD FILE NO. E4664 01	
SHEET NO. 1	

236 BRADWAY

LPA RE 804  
Rev. 04/2021

ORD 203-25  
Exh. B E  
LPA

### EASEMENT

Tracy Knox, unmarried, the Grantor(s), in consideration of the sum of \$7,687.00, to be paid by the City of Medina, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 4-S

N. Huntington Street Reconstruction, Phase III

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Medina County Current Tax Parcel No. 028-19A-17-072

Prior Instrument Reference: 2022OR021106, Medina County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenant(s) with the Grantee, its successors and assigns, that he is the true and lawful owner(s) in fee simple, and has the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public storm sewer.

IN WITNESS WHEREOF, Tracy Knox, has hereunto set her hand on the 27 day of November, 2025.

Tracy Knox  
Tracy Knox

STATE OF OHIO,

COUNTY OF MEDINA ss:

BE IT REMEMBERED that on the 27 day of November, 2025, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Tracy Knox, who acknowledged the foregoing instrument to be her voluntary act and deed. No oath or affirmation was administered to Tracy Knox 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.

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



Sharon Mattison

NOTARY PUBLIC

My Commission expires: 5/17/2030

This document was prepared by or on behalf of the City of Medina, Ohio.



## Cunningham & Associates, Inc.

Civil Engineering & Surveying  
203 W. Liberty St., Medina, Oh 44256  
Phone: (330) 725-5980 \* Fax (330) 725-8019

### *EXHIBIT A*

Legal Description for 30-Foot Storm Sewer Easement  
Project No. 22-232  
November 20, 2024

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 737, also being a part of lands conveyed to Tracy L. Knox by deed dated October 15, 2022 as recorded in Document Number 2022OR021106 of the Medina County Recorder's Records, further bounded and described as follows:

Commencing at the Northwest corner of said MCL 737, also being the intersection of the Easterly Right-of-Way of North Huntington Street, having a varied width Right-of-Way, and the Southern Right-of-Way of Bradway Street, having a 45-foot Right-of-Way and the **TRUE PLACE OF BEGINNING** of the easement area herein described;

Thence along the Southerly Right-of-Way of Bradway Street, bearing South 89°15'14" East, a distance of 30.00 feet to a point thereon;

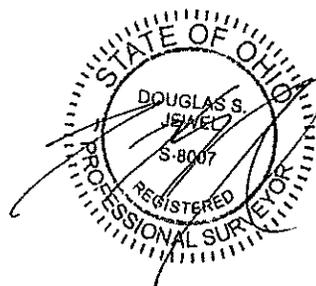
Thence at a right angle and parallel to the Easterly Right-of-Way of North Huntington Street, bearing South 00°44'46" East, a distance of 45.00 feet to a point;

Thence at a right angle and parallel to the Southerly Right-of-Way of Bradway Street, bearing South 89°15'14" West, a distance of 30.00 feet to a point on the Easterly Right-of-Way of North Huntington Street;

Thence at a right angle and along the Easterly Right-of-Way of North Huntington Street, bearing North 00°44'46" East, distance of 45.00 feet to the Southerly Right-of-Way of Bradway Street and the **TRUE PLACE OF BEGINNING**, containing 0.0310 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in October 2024.



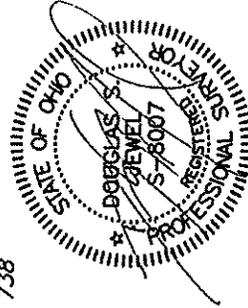
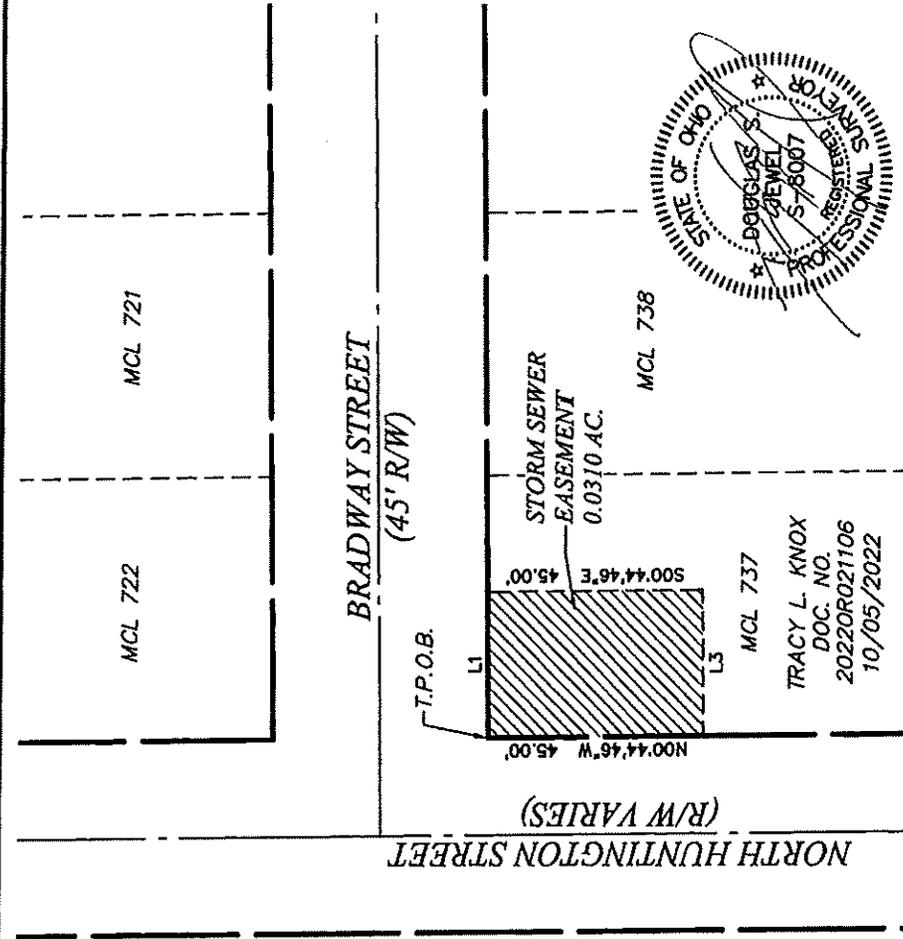
SITUATED IN THE CITY OF MEDINA,  
 COUNTY OF MEDINA, STATE OF OHIO  
 AND BEING KNOWN AS PART OF  
 ORIGINAL MEDINA CITY LOT 737

Line Table		
Line #	Direction	Length
L1	N89°15'14"E	30.00
L3	S89°15'14"W	30.00



Scale: 1" = 30'

BEARINGS ARE TO AN ASSUMED MERIDIAN  
 AND ARE USED TO DENOTE ANGLES ONLY.



TRACY L. KNOX  
 DOC. NO.  
 20220R021106  
 10/05/2022

<b>EXHIBIT B</b>	Part of MCL 466 LOCATED IN: CITY OF MEDINA COUNTY OF MEDINA STATE OF OHIO	DR. I/P/N BY: SC DATE: 11/20/2024	PROJECT No. 22-232	ACAD FILE No. Exhibit 05	1 1
	CUNNINGHAM & ASSOCIATES, INC. CIVIL ENGINEERING AND SURVEYING 205 W. LIBERTY ST. MEDINA, OHIO 43256-330-735-5980				