

ORDINANCE NO. 213-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT ONE EASEMENT NECESSARY FOR THE MEDINA STREET BRIDGE 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 one (1) Easement necessary for the Medina Street Bridge Project.
- SEC. 2:** That the Easement marked Exhibit A, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19A-20-049.
- SEC. 3:** 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. 4:** 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: December 8, 2025

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: December 9, 2025

SIGNED: Dennis Hanwell
Mayor

GRANT OF EASEMENT

ORD 212-25
EXH. A

KNOWN TO ALL MEN BY THESE PRESENTS, that Montrose Land Corporation, an Ohio corporation, the Grantor(s), for and in consideration of Three Thousand Five Hundred Dollars (\$3,500.00) and other valuable considerations received to my/our full satisfaction from the CITY OF MEDINA, OHIO, the Grantee, do hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns to have and to hold forever an easement upon real property with the right to enter upon said real property easement to construct, maintain, operate, repair and remove a water main and appurtenances in, through and under the real property described as follows:

Said easement is granted upon parcel number **028-19A-20-049**

****SEE EXHIBIT A ATTACHED****

Prior Instrument Reference: Instrument No. 2001OR023509, Medina County Recorder's Office.

No structure, buildings, ponds or other utilities of any kind shall be constructed or placed on or in said easement without the written consent of the CITY OF MEDINA, OHIO.

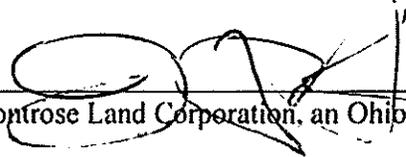
As a part of the consideration for the granting of said easement(s) to the Grantee, the Grantee for its successors and assigns agrees that it will use its best efforts to have the construction of the proposed water main undertaken by a competent contractor who shall complete said construction as expeditiously as possible and who shall restore the site of the work as nearly as possible to its original condition and shall maintain it in such condition for a period of one (1) year after completion of said construction.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor(s) for themselves and their heirs, executors and administrators, hereby covenant with said Grantee, its successors and assigns that they are the true and lawful owner(s)

of said premises, and are lawfully seized of the same in fee simple, and have good right and full power, to grant, bargain, sell, convey and release the same in the manner aforesaid.

IN WITNESS WHEREOF, Montrose Land Corporation, an Ohio corporation has caused its name to be subscribed by JAMES H. PATNEAU JR., its duly authorized PRESIDENT, and its duly authorized agent on this 29th day of September, 2025.



Montrose Land Corporation, an Ohio corporation

JAMES H. PATNEAU JR., PRESIDENT

By:

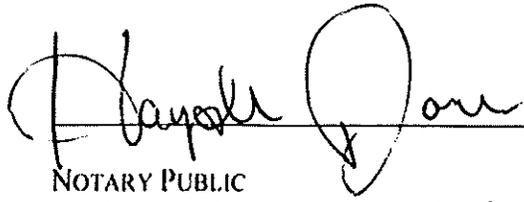
STATE OF OHIO, COUNTY OF MEDINA. SS:

BE IT REMEMBERED, that on the 29 day of SEPTEMBER 2025 before me the subscriber, a Notary Public in and for said state and county, personally came the above named JAMES H. PATNEAU JR. who acknowledged being the PRESIDENT and duly authorized agent of Montrose Land Corporation, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to JAMES H. PATNEAU JR. 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.



HAYDAN R. JONES
Notary Public, State of Ohio
My Commission Expires
05/12/2029



NOTARY PUBLIC
My Commission expires: 5/12/29

This document was prepared by: MCSE
791 W. Smith Rd., Medina, OH 44256



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 a 0.0225 Acre Easement Area
Project No. 23-285
October 10, 2024

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 311, also being a part of lands conveyed to Montrose Land Corporation by deed dated October 10, 2001 as recorded in Document Number 2001OR023509 of the Medina County Recorder's Records, further bounded and described as follows:

Commencing at the Northwest corner of MCL 312, also being the Northwest corner of lands conveyed to Todd A. and Laura L. Nafziger by deed dated June 07, 2007 as recorded in Document Number 2007OR015363 of the Medina County Recorder's Records, also being a point on the Easterly Right-of-Way of Medina Street, having a varied width Right-of-Way and the **TRUE PLACE OF BEGINNING** of the Easement Area herein described;

Thence along the Easterly Right-of-Way of Medina Street, along a non-tangent curve to the left having a radius of 2035.45 feet with a central angle (Delta) of 01°30'20", the long chord of which bears North 22°15'24" East for a distance of 53.49 feet for an arc length of 53.49 feet to a point thereon;

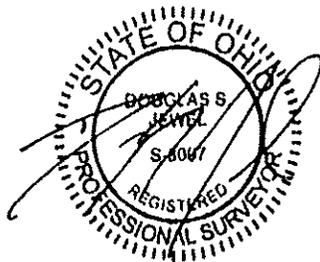
Thence, bearing South 41°02'17" East, a distance of 19.91 feet to a point;

Thence, bearing South 05°19'36" West, a distance of 34.19 feet to a point on the Northern line of MCL 312 and the Northern line of lands conveyed to Richard B. Milgate Jr. by deed dated July 31, 1992 as recorded in Official Record Volume 722, Page 38 of the Medina County Recorder's Records;

Thence along the Northern line of said MCL 312 and said lands of Milgate and the Westerly projection thereof, bearing South 89°09'32" West, a distance of 30.16 feet to a point on the Easterly Right-of-Way line of Medina Street, also being the Northwest corner of lands conveyed to Todd A. and Laura L. Nafziger by deed dated June 07, 2007 as recorded in Document Number 2007OR015363 of the Medina County Recorder's Records and the **TRUE PLACE OF BEGINNING** containing 0.0225 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 311

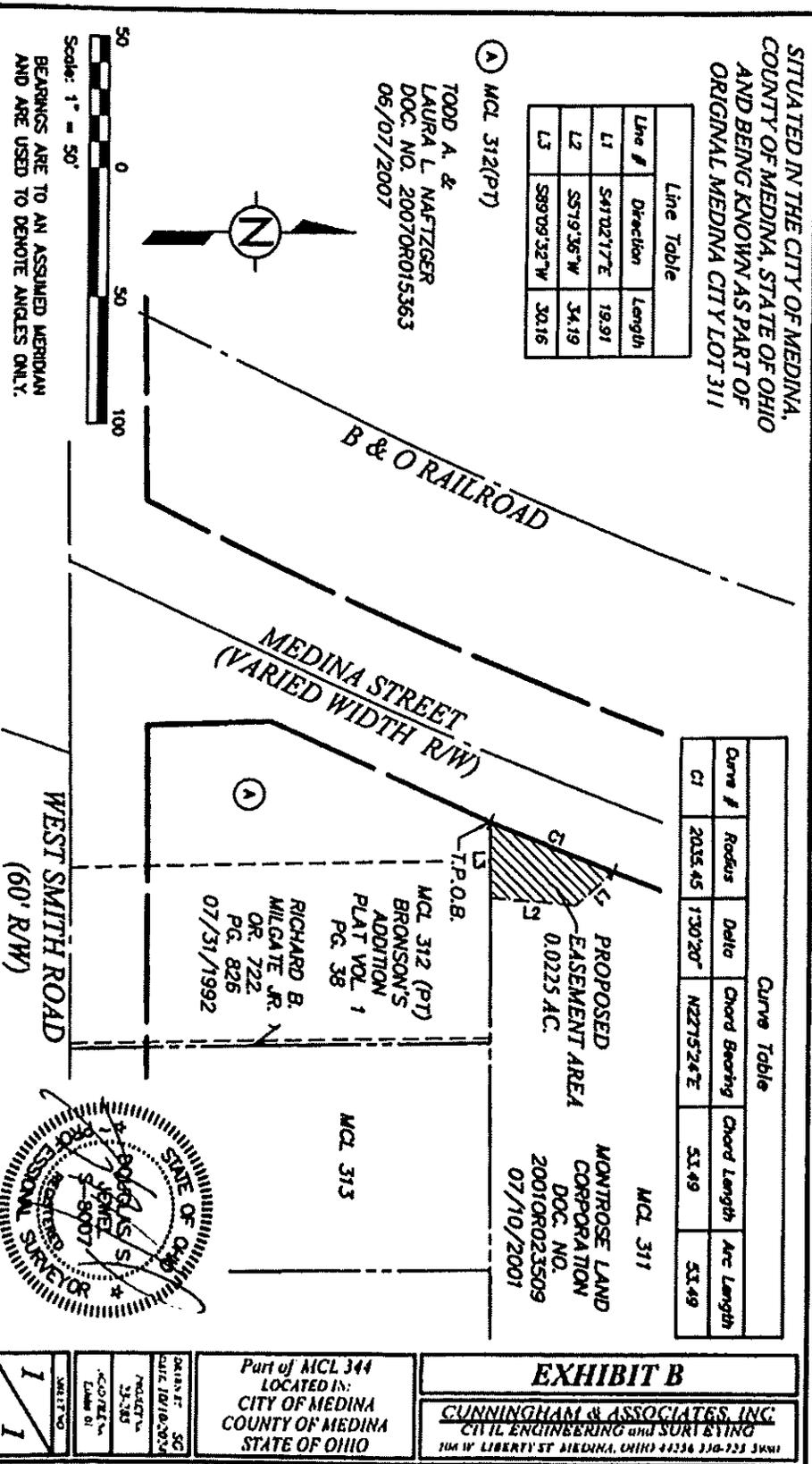
Line Table		
Line #	Direction	Length
L1	S41°21'17"E	19.91
L2	S57°36'36"W	34.19
L3	S89°09'32"W	30.16

Ⓐ MCL 312(P1)

TODD A. &
 LAURA L. NAFTZGER
 DOC. NO. 2007OR015363
 06/07/2007



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



Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
C1	2035.45	130°20'	N27°52'47"E	53.49	53.49

PROPOSED
 EASEMENT AREA
 0.0225 AC.
 MCL 311
 MONTROSE LAND
 CORPORATION
 DOC. NO.
 2001OR023509
 07/10/2001

Ⓐ
 MCL 312 (PT)
 BRONSON'S
 ADDITION
 PLAT VOL. 1
 PG. 38
 RICHARD B.
 MILGATE JR.
 OR. 722
 PG. 826
 07/31/1992
 MCL 313

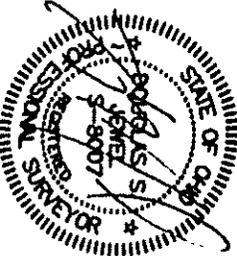


EXHIBIT B

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING AND SURVEYING
 104 W. LIBERTY ST. MEDINA, OHIO 44136 336-7333 FAX

Part of MCL 344
 LOCATED IN:
 CITY OF MEDINA
 COUNTY OF MEDINA
 STATE OF OHIO

DATE: 06/18/2007	PROJECT: 21-385
DRAWN BY: JMM	CHECKED BY: JMM
SCALE: AS SHOWN	DATE: 06/18/2007