

ORDINANCE NO. 54-26

**AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT
THREE EASEMENTS NECESSARY FOR THE S.
HUNTINGTON 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 three (3) Easements necessary for the S. Huntington Street Bridge Project.
- SEC. 2:** That the Temporary Easement marked Exhibit A, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19C-05-389 at 246 W. Smith Rd., Parcel(s): 9-T.
- SEC. 3:** That the Highway Easement marked Exhibit B, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19C-05-389 at 246 W. Smith Rd., Parcel(s): 9-SH.
- SEC. 4:** That the Highway Easement marked Exhibit C, attached hereto and incorporated herein, is located on Permanent Parcel No. 028-19C-05-389 at 246 W. Smith Rd., Parcel(s): 9-SW.
- SEC. 5:** That the funds to cover the easements, in the amount of \$17,361.00 are available in Account No. 108-0610-54411.
- SEC. 6:** 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. 7:** 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: March 23, 2026

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: March 24, 2026

SIGNED: James A. Shields
Mayor

ORD. 54-26
Exh. A

TEMPORARY EASEMENT

Champion Creek Land Holdings LLC, the Grantor(s), in consideration of the sum of \$1,555.00, to be paid by City of Medina, Ohio, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 9-T

MED-MR929-0.14

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19C-05-389

Prior Instrument Reference: Instrument 2022OR018103, Medina County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 4 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors. Additionally, the use of the temporary easement by the Grantee shall in no way impact the Grantor's ability to use said easement area except during the following operations: tree removal (1 week); sanitary sewer installation (3 weeks); sidewalk installation and grading (1 week); removal and replacement of the S. Huntington Street drive access (2 weeks).

The temporary easement(s) interest granted 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 Champion Creek Land Holdings LLC has caused its name to be subscribed by Matt Kiene, its duly authorized Owner, and its duly authorized agent on the 23rd day of February 2026.

CHAMPION CREEK LAND HOLDINGS LLC

SIGN:

[Signature]

BY & TITLE:

Matt Kiene Owner

DATE:

2-23-26

STATE OF OHIO, COUNTY OF MEDINA SS:

BE IT REMEMBERED, that on the 23rd day of February, 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Matt Kiene, who acknowledged being the Owner and duly authorized agent of Champion Creek Land Holdings LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to Matt Kiene 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.



RYAN MICHAEL BURGESS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 07/06/2029

[Signature]

NOTARY PUBLIC

My Commission expires: 7/06/29

This document was prepared by or for The City of Medina, Ohio, on a form approved by the Office of the Attorney General of Ohio.

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 10/02/25

PID 120263

**PARCEL 9-T
MED-MR 929-0.14 (HUNTINGTON)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND DRIVE CONSTRUCTION
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF MEDINA, MEDINA COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Medina, City of Medina, City Lot 1048, and being a parcel of land that is right (east) of the centerline of South Huntington Street, 33.00 feet wide, and being part of a parcel of land conveyed to Champion Creek Land Holdings, LLC by Document 2022OR018103 Official Records Medina County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found at the intersection of the centerline of said South Huntington Street and the centerline of West Smith Road, 60.00 feet wide, Station 14+79.69;

Thence South 00 degrees 16 minutes 45 seconds West, 222.02 feet along the centerline of said South Huntington Street to a point therein, Station 12+57.67;

Thence South 89 degrees 43 minutes 15 seconds East, 16.50 feet to an iron pin set at the intersection of the easterly line of said South Huntington Street and the northerly line of a parcel of land conveyed to Hawkins Markets, Inc. by Volume 107, Page 625 Medina County Deed Records, Station 12+57.67, 16.50 feet right;

Thence South 89 degrees 51 minutes 52 seconds East, 13.50 feet along the northerly line of said parcel of land conveyed to Hawkins Markets, Inc to an iron pin set therein and being the **Principal Place of Beginning** of the parcel herein described, Station 12+57.70, 30.00 feet right;

Thence with the following nine (9) courses:

- 1) North 00 degrees 16 minutes 45 seconds East, 57.30 feet to an iron pin set, Station 13+15.00, 30.00 feet right;

MED-MR 929-0.14 PARCEL 9-T

EXHIBIT A

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- 2) **North 44 degrees 43 minutes 15 seconds West, 14.14 feet** an iron pin set, Station 13+25.00, 20.00 feet right;
- 3) **North 00 degrees 16 minutes 45 seconds East, 124.74 feet** to an iron pin set at its intersection with the southerly line of said West Smith Road, Station 14+49.74, 20.00 feet right;
- 4) **South 89 degrees 51 minutes 52 seconds East, 17.00 feet** along the southerly line of said West Smith Road to a point therein, Station 14+49.78, 37.00 feet right;
- 5) **South 01 degrees 33 minutes 19 seconds West, 89.80 feet** to a point, Station 13+60.00, 35.00 feet right;
- 6) **South 34 degrees 32 minutes 43 seconds East, 28.02 feet** to a point, Station 13+37.00, 51.00 feet right;
- 7) **South 00 degrees 16 minutes 45 seconds West, 52.00 feet** to a point, Station 12+85.00, 51.00 feet right;
- 8) **South 21 degrees 20 minutes 09 seconds West, 29.22 feet** to its intersection with the northerly line of said parcel of land conveyed to Hawkins Markets, Inc, Station 12+57.73, 40.50 feet right;
- 9) **North 89 degrees 51 minutes 52 seconds West, 10.50 feet** along the northerly line of said parcel of land conveyed to Hawkins Markets, Inc. to the **Principal Place of Beginning** and containing 3657 square feet or 0.0840 acres of land of which 0.0000 acres of land are within P.R.O.

All iron pins set are 5/8-inch by 30-inch-long rebar with cap marked "ZARANEC PS-7126".

The bearings used in this description are based on ODOT Ohio County Coordinate System, Medina County NAD 83 (2011).

The above described parcel being part of Auditor's Parcel Number 028-19C-05-389.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in March 2025.

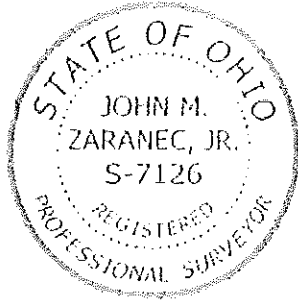
MED-MR 929-0.14 PARCEL 9-T

EXHIBIT A

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A handwritten signature in black ink, appearing to read "John M. Zaranec Jr.", written over a faint horizontal line.

John M. Zaranec Jr. P.S. 7126 October 2, 2025

MED-MR 929-0.14 PARCEL 9-T

LPA RE 804
Rev. 07/2025

E
LPA

ORD. 54-26
Exh. B

EASEMENT

Champion Creek Land Holdings LLC, the Grantor(s), in consideration of the sum of \$9,910.00, to be paid by City of Medina, Ohio, 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): 9 - SH

MED-MR929-0.14

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19C-05-389

Prior Instrument Reference: Instrument 2022OR018103, Medina County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenant(s) with the Grantee, its successors and assigns, that it 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 Champion Creek Land Holdings LLC has caused its name to be subscribed by Matt Kiene, its duly authorized Owner, and its duly authorized agent on the 23rd day of February, 2026.

CHAMPION CREEK LAND HOLDINGS LLC

SIGN: [Signature]

BY & Title: Matt Kiene / owner

DATE: 2-23-26

STATE OF OHIO, COUNTY OF MEDINA SS:

BE IT REMEMBERED, that on the 23rd day of February, 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Matt Kiene, who acknowledged being the Owner and duly authorized agent of Champion Creek Land Holdings LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to Matt Kiene 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.



RYAN MICHAEL BURGESS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 07/06/2029

[Signature]
NOTARY PUBLIC

My Commission expires: 7/06/29

This document was prepared by or for the The City of Medina, Ohio, on a form approved by the Office of the Attorney General of Ohio.

EXHIBIT A

LPA RX 871 SH

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Rev. 06/09

Ver. Date 10/02/25

PID 120263

**PARCEL 9-SH
MED-MR 929-0.14 (HUNTINGTON)
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MEDINA, MEDINA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Medina, Medina County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Medina, City of Medina, City Lot 1048, and being a parcel of land that is right (east) of the centerline of South Huntington Street, 33.00 feet wide, and being part of a parcel of land conveyed to Champion Creek Land Holdings LLC by Document 2022OR018103 Official Records Medina County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found at the intersection of the centerline of said South Huntington Street and the centerline of West Smith Road, 60.00 feet wide, Station 14+79.69;

Thence South 00 degrees 16 minutes 45 seconds West, 222.02 feet along the centerline of said South Huntington Street to a point therein, Station 12+57.67;

Thence South 89 degrees 43 minutes 15 seconds East, 16.50 feet to an iron pin set at the intersection of the easterly line of said South Huntington Street and the northerly line of a parcel of land conveyed to Hawkins Markets, Inc. by Volume 107, Page 625 Medina County Deed Records and being the **Principal Place of Beginning** of the parcel herein described, Station 12+57.67, 16.50 feet right;

Thence with the following nine (9) courses:

MED-MR 929-0.14 PARCEL 9-SH

EXHIBIT A

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LPA RX 871 SH

- 1) **North 00 degrees 16 minutes 45 seconds East, 180.51 feet** along the easterly line of said South Huntington Street to an iron pin set at its intersection with the southerly line of a parcel of land conveyed to City of Medina by Document 2022OR008326 Official Records Medina County, Station 14+38.18, 16.50 feet right;
- 2) **South 89 degrees 43 minutes 15 seconds East, 1.50 feet** along the southerly line of said parcel of land conveyed to City of Medina to an iron pin set, Station 14+38.18, 18.00 feet right;
- 3) **North 00 degrees 16 minutes 45 seconds East, 9.37 feet** along the easterly line of said parcel of land conveyed to City of Medina to an iron pin set, Station 14+47.55, 18.00 feet right;
- 4) **North 24 degrees 14 minutes 46 seconds East, 2.39 feet** along the easterly line of said parcel of land conveyed to City of Medina to an iron pin set at its intersection with the southerly line of said West Smith Road, Station 14+49.73, 18.97 feet right;
- 5) **South 89 degrees 51 minutes 52 seconds East, 1.03 feet** along the southerly line of said West Smith Road to an iron pin set therein, Station 14+49.74, 20.00 feet right;
- 6) **South 00 degrees 16 minutes 45 seconds West, 124.74 feet** to an iron pin set, Station 13+25.00, 20.00 feet right;
- 7) **South 44 degrees 43 minutes 15 seconds East, 14.14 feet** to an iron pin set, Station 13+15.00, 30.00 feet right;
- 8) **South 00 degrees 16 minutes 45 seconds West, 57.30 feet** an iron pin set at its intersection with the northerly line of said parcel of land conveyed to Hawkins Markets, Inc., Station 12+57.70, 30.00 feet right;
- 9) **North 89 degrees 51 minutes 52 seconds West, 13.50 feet** along the northerly line of said parcel of land conveyed to Hawkins Markets, Inc. to the **Principal Place of Beginning** of the parcel of land herein described, and containing 1277 square feet or 0.0293 acres of land of which 0.0000 acres of land are within P.R.O.

MED-MR 929-0.14 PARCEL 9-SH

EXHIBIT A

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LPA RX 871 SH

All iron pins set are 5/8-inch by 30-inch-long rebar with cap marked "ZARANEC PS-7126".

The bearings used in this description are based on ODOT Ohio County Coordinate System, Medina County NAD 83 (2011).

The above described parcel being part of Auditor's Parcel Number 028-19C-05-389.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in March 2025.



[Handwritten Signature]
John M. Zaranec Jr. P.S. 7126 October 2, 2025

MED-MR 929-0.14 PARCEL 9-SH

LPA RE 804
Rev. 07/2025

ORD. 54-26
Exh. C

E
LPA

EASEMENT

Champion Creek Land Holdings LLC, the Grantor(s), in consideration of the sum of \$5,896.00, to be paid by City of Medina, Ohio, 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): 9 - SW

MED-MR929-0.14

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19C-05-389

Prior Instrument Reference: Instrument 2022OR018103, Medina County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenant(s) with the Grantee, its successors and assigns, that it 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 Champion Creek Land Holdings LLC has caused its name to be subscribed by Matt Kiene, its duly authorized Owner, and its duly authorized agent on the 23rd day of February, 2026.

CHAMPION CREEK LAND HOLDINGS LLC

SIGN:

[Signature]

BY & Title:

Matt Kiene / owner

DATE:

2-23-26

STATE OF OHIO, COUNTY OF MEDINA SS:

BE IT REMEMBERED, that on the 23rd day of February, 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Matt Kiene, who acknowledged being the Owner and duly authorized agent of Champion Creek Land Holdings LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to Matt Kiene 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.



RYAN MICHAEL BURGESS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 07/06/2029

[Signature]
Ryan M. Burgess

NOTARY PUBLIC

My Commission expires: 7/06/29

This document was prepared by or for the The City of Medina, Ohio, on a form approved by the Office of the Attorney General of Ohio.

EXHIBIT A

LPA RX 877 SW

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Rev. 05/22

Ver. Date 10/02/25

PID 120263

**PARCEL 9-SW
MED-MR 929-0.14 (HUNTINGTON)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF MEDINA, MEDINA COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Medina, City of Medina, City Lot 1048, and being a parcel of land that is right (east) of the centerline of South Huntington Street, 33.00 feet wide, and being part of a parcel of land conveyed to Champion Creek Land Holdings LLC by Document 2022OR018103 Official Records Medina County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found at the intersection of the centerline of said South Huntington Street and the centerline of West Smith Road, 60.00 feet wide, Station 14+79.69;

Thence South 00 degrees 16 minutes 45 seconds West, 222.02 feet along the centerline of said South Huntington Street to a point therein, Station 12+57.67;

Thence South 89 degrees 43 minutes 15 seconds East, 16.50 feet to an iron pin set at the intersection of the easterly line of said South Huntington Street and the northerly line of a parcel of land conveyed to Hawkins Markets, Inc. by Volume 107, Page 625 Medina County Deed Records, Station 12+57.67, 16.50 feet right;

Thence South 89 degrees 51 minutes 52 seconds East, 13.50 feet along the northerly line of said parcel of land conveyed to Hawkins Markets, Inc to an iron pin set therein and being the **Principal Place of Beginning** of the parcel herein described, Station 12+57.70, 30.00 feet right;

Thence with the following six (6) courses:

MED-MR 929-0.14 PARCEL 9-SW

EXHIBIT A

LPA RX 877 SW

- 1) **North 00 degrees 16 minutes 45 seconds East, 57.30 feet to an iron pin set, Station 13+15.00, 30.00 feet right;**
- 2) **North 44 degrees 43 minutes 15 seconds West, 14.14 feet to an iron pin set. Station 13+25.00, 20.00 feet right;**
- 3) **North 00 degrees 16 minutes 45 seconds East, 84.04 feet to a point, Station 14+09.04, 20.00 feet right;**
- 4) **South 13 degrees 56 minutes 11 seconds East, 71.26 feet to a point. Station 13+39.96, 37.50 feet right;**
- 5) **South 00 degrees 16 minutes 45 seconds West, 82.24 feet to its intersection with the northerly line of said parcel of land conveyed to Hawkins Markets, Inc.. Station 12+57.72, 37.50 feet right;**
- 6) **North 89 degrees 51 minutes 52 seconds West, 7.50 feet along the northerly line of said parcel of land conveyed to Hawkins Markets, Inc. to the **Principal Place of Beginning** of the parcel of land herein described, and containing 1421 square feet or 0.0326 acres of land of which 0.0000 acres of land are within P.R.O.**

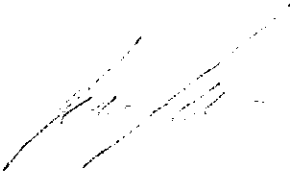
All iron pins set are 5/8-inch by 30-inch-long rebar with cap marked "ZARANEC PS-7126".

The bearings used in this description are based on ODOT Ohio County Coordinate System, Medina County NAD 83 (2011).

The above described parcel being part of Auditor's Parcel Number 028-19C-05-389.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in March 2025.




John M. Zaranec Jr. P.S. 7126 October 2, 2025
MED-MR 929-0.14 PARCEL 9-SW