

ORDINANCE NO. 126-26

**AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT
ONE (1) SANITARY SEWER EASEMENT ON WADSWORTH
ROAD.**

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

- SEC. 1:** That the Mayor is hereby authorized to accept one (1) Sanitary Sewer Easement on Wadsworth Road.
- SEC. 2:** That the Sanitary Sewer Easement is marked Exhibit A, attached hereto and incorporated herein, is located at 1011 Wadsworth Rd. on Permanent Parcel No. 028-19D-09-087.
- 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 in full force and effect at the earliest period allowed by law.

PASSED: August 24, 2026

SIGNED: John M. Coyne, III
President of Council

ATTEST: Teresa Knox
Deputy Clerk of Council

APPROVED: August 24, 2026

SIGNED: James A. Shields
Mayor

NO TRANSFER NECESSARY
L2 06/22/2026 DATE
ANTHONY P. CAPRETTA
MEDINA COUNTY AUDITOR

Sanitary Sewer Easement

ORD 12626
Exh. A

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (ONE and 00/100) Dollar (\$1.00) and other good and valuable consideration recited herein given to STATION 3 PARTNERS LLC hereinafter "Grantor(s)" by the CITY OF MEDINA, Ohio, hereinafter "Grantee", the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a sanitary sewer easement for the purpose of erecting, constructing, installing and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing a SANITARY SEWER AND APPURTENANCES under, across, and through certain land of the Grantor(s) situated in the City of Medina, County of Medina and State of Ohio and more particularly described as follows:

Said easement is granted upon parcel number: 028-19D-09-087

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 5019 as shown by plat recorded in Document Number 00PL21000035 of the Medina County Recorder's Records, further bounded and described in Exhibits A and B:

together with the right of reasonable ingress and egress over the immediately adjacent lands of the Grantor(s) for the purpose and use of said easement.

As additional consideration for this easement and right-of-way, the Grantee covenants and agrees as follows:

1. Grantee shall observe, maintain, repair, or replace the proposed sanitary sewer and appurtenances if any maintenance issues arise. Grantee will be responsible for all excavation and backfill associated with any such maintenance activities, but all surface restoration and storm sewer replacement will be the responsibility of the Grantor.
2. Grantee shall have no responsibility or liability for any foundation or foundation wall damage caused by, resulting from, or associated with the maintenance, repair, or replacement of the sanitary sewer system.
3. Grantee will for its successors and assigns agrees that it will use its best efforts to have any future maintenance of the proposed sanitary sewer main and appurtenances undertaken by the Grantee or a competent sanitary sewer main contractor who shall complete said construction as expeditiously as possible.

Grantor(s) covenant and agrees as follows:

1. Grantor will not install, erect or maintain any structure, fixture or device upon the easement which could in any way interfere with Grantee's use of the easement and right-of-way without written consent from the City of Medina; however, Grantor retains the right to use the surface of the easement area provided said use does not interfere with the uses granted to Grantee.
2. Grantor shall complete the installation and testing of the proposed sanitary sewer and appurtenances in accordance with the plans and/or specifications approved by the City of Medina and Board of County Commissioners of Medina County, Ohio.
3. Authorize the City of Medina and the Board of County Commissioners of Medina County, Ohio and all other officials, assistants, employees, agents and contractors thereof to enter upon the property designated as 1011 Wadsworth Road,; Permanent Parcel No. 028-19D-09-087, part of Medina City Lot 5019 with the necessary equipment to observe, maintain, repair and or replace the proposed sanitary sewer and appurtenances. The Grantee will complete

all excavation and backfilling necessary to observe, maintain, repair or replace the sanitary sewer and appurtenances.

4. Release the City of Medina and the Board of County Commissioners of Medina County, Ohio, and all other officials, assistants, employees, agents and contractors thereof, from claims of damage, of compensation by reason for the observaton, maintenance, repair or replacement of the sanitary sewer main and appurtenances at the property designated as 1011 Wadsworth Road.; Permanent Parcel No. 028-19D-09-087, part of Medina City Lot 5019.
5. Grantor shall replace any existing surface treatment, pavement, patio pavers, lawn, landscaping, shrubbery, or other improvements which may be damaged as a result of future maintenance, repair, or replacement of the sanitary sewer and appurtenances by the Grantee.
6. Grantor will secure and protect all permanent structures associated with the sanitary sewer in the easement area.
7. Grantor will pay for all costs of surveying, recording of documents, filing and transfer fees, escrow costs and title expenses, if any.

All the terms and conditions of this Easement and Right-of-way shall be binding upon and inure to the benefit of the Grantor(s), the Grantee, their heirs, executors, administrator, successors and assigns.

The grant of this Easement and Right-of-way shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of June, 2026.

Grantor:

Station 3 Partners LLC

Signature: 

Print Name: Robert Root

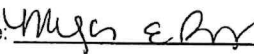
Official Title: Member

State of Ohio)
) SS:
County of Medina)

The foregoing instrument was acknowledged before me this 9th day of June, 2026

The Grantor, Robert Root, who acknowledged that he did sign this Power of Attorney, and that it is his free act and deed.

I have signed and sealed this Power of Attorney at Medina, Ohio this 9th day of June, 2026

Notary Signature: 

Print Name: Megan E. Rupp

My Commission Expires: March 26, 2028

Notary Seal:



MEGAN E RUPP
Notary Public
State of Ohio
My Comm. Expires
March 26, 2028

This instrument was prepared by:

Gregory Huber, Law Director, City of Medina, Ohio
132 N. Elmwood Avenue
Medina, OH 44256

Exhibit "A"
Boundary Description for
Sanitary Easement A
0.3368 Acre Easement

Situated in the City of Medina, County of Medina and State of Ohio and known as being part of the City Lot 5019 of the Medina County Recorder's Records and is bounded and described as follows:

Beginning at the northeast corner of Medina City Lot 5019; Thence along the northern line of said Medina City Lot 5019 and the south line of Medina City Lot 1302, South 88° 31' 50" West, 208.99 feet to a point being the Principal Place of Beginning of the parcel herein to be described;

Thence through said Medina City Lot 5019 the following five (5) courses:

1. South 22° 58' 51" East, 97.73 feet to a point;
2. South 07° 19' 16" East, 104.93 feet to a point;
3. North 88° 29' 49" East, 258.12 feet to a point on the western right-of-way line of Wadsworth Road, 60' (Public);
4. South 35° 31' 19" East, along said Wadsworth Road right-of-way, 24.13 feet to a point;
5. South 88° 29' 48" West, 406.91 feet to a point on a western line of said Medina City Lot 5019 and an eastern line of Medina City Lot 4541;

Thence with an eastern line of Medina City Lot 4541, North 30° 24' 57" East, 23.56 feet to a point;

Thence through said Medina City Lot 5019 the following three (3) courses:

1. North 88° 29' 46" East, 102.72 feet to a point;
2. North 07° 19' 16" West, 92.50 feet to a point;
3. South 88° 36' 14" West, 132.60 feet to a point on a eastern line of said Medina City Lot 4541;

Thence with an eastern line of said Medina City Lot 4541, North 33° 24' 36" West, 23.59 feet to a point;



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Page 1 of 2
F:\TGC Eng\PROJECTS\2964 REDWOOD JACKSON TWP WALES AVE
NWSURVEY INFO\DESCRIPTIONS\2964 Water Easement.docx

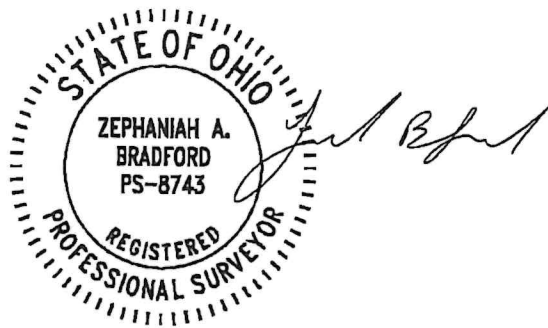
Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Thence through said Medina City Lot 5019 the following two (2) courses:

1. North 88° 36' 14" East, 139.41 feet to a point;
2. North 22° 58' 51" West, 89.52 feet to a point on said northern line of Medina City Lot 5019;

Thence, along said northern line of Medina City Lot 5019, North 88° 31' 50" East, 21.50 feet to the Place of Beginning, containing 14,669 square feet or 0.3368 acres of land, more or less, according to a survey by Zephaniah A. Bradford, P.S. No. S-8743, for Davey Resource Group in March of 2025. Subject to all highways, easements and covenants of legal record.

Basis of Bearing State Plane Ohio North, Nad1983 (2011), Ground. Iron pins indicated as set 5/8 of an inch in width and 30 inches long with a plastic cap reading "Davey Resource Group".





SANITARY EASEMENT

Exhibit "B"

SKETCH OF

Situated in the City of Medina, County of Medina and State of Ohio and known as being part of City Lot 4540 and 4541 as shown on Old Sturbridge Village Subdivision Phase II as recorded in Plat Book 19, Page 224

M.C.L. 4264
RIVERKNOLLS LOCH LLC
Doc. No. 2021OR018157
3.133 Acres
06/22/2021
Address: 989 Wadsworth Road
P.P.N. 028-19D-09-089

M.C.L. 1302
TINA Z. STEPP
Doc. No. 2021OR018157
0.46 Acres
03/27/2020
Address: 991 Wadsworth Road
P.P.N. 028-19D-09-088
S 88°31'50" W 208.99'

M.C.L. 1301

N 88°31'50" E 21.50'

N 33°24'36" W 23.59'
N 88°36'14" E 139.41'
S 88°36'14" W 132.60'

P.P.O.B. Esmt. A

M.C.L. 5019
STATION 3 PARTNERS LLC
Doc. No. 2025OR010908
3.3491 Acres
06/30/2025
Address: 1011 Wadsworth Road
P.P.N. 028-19D-09-087

P.O.B.

Ex R/W
Ex R/W
Ex R/W

Existing Sanitary Easement to Remain

M.C.L. 4541
Old Sturbridge Village Subdivision
P.B. 19, Pg. 224

N 07°19'16" E 102.72'
N 88°29'46" E 102.72'
S 88°29'46" W 132.60'

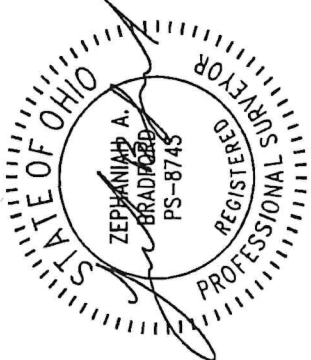
S 07°19'16" E 104.93'

Existing Sanitary Easement to Remain Until Project Completion

N 88°29'49" E 258.12'

S 88°29'48" W 406.91'

Sanitary Esmt. A
14,669 Sq. Ft.
0.3368 Ac.



DAVEY Resource Group
1310 SHAWAN CIRCLE ROAD, P.O. BOX 37
SHAWAN CENTER, OHIO 44274
(PHONE) 330.590.0004 (FAX) 330.590.0042

ONSITE SANITARY EASEMENT - PUBLIC

STATION 3 PARTNERS LLC

PROJECT NUMBER
3051
DATE
2028-04-27

