

Special Sylvania City Council

April 23, 2019

Council Chambers

5:00 p.m.

Agenda

1. Roll call. Mrs. Cappellini, Mr. Frye, Mr. Haynam, Mrs. Husman, Mr. Luetke, Mr. Richardson, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Mr. Haynam.
3. Sylvania Avenue Sanitary Sewer Extensions.
 - 3a. Proposed Ordinance No. 31-2019, Accepting an easement from Silica Valley, LLC for construction and maintenance of a public sewer.
 - 3b. Proposed Ordinance No. 32-2019 Accepting an easement from Silica Properties LLC for construction and maintenance of a public sewer.
 - 3c. Proposed Ordinance No. 33-2019, Accepting an easement from Lock-It-Up, LLC for construction and maintenance of a public sewer.
4. Adjournment.

ORDINANCE NO. 31 -2019**ACCEPTING AN EASEMENT FROM SILICA VALLEY, LLC FOR THE
CONSTRUCTION AND MAINTENANCE OF A PUBLIC SEWER; AND
DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania desires to construct, install and maintain a public sewer in, over and through a portion of the property located along Sylvania Ave., Sylvania, Ohio; and,

WHEREAS, the Director of Public Service has obtained the necessary easement from the Silica Valley, LLC, which easement has been executed and tendered to the City of Sylvania and a copy of said easement in the form and substance of "Exhibit A" is attached hereto and made a part hereof.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the easement as to executed and tendered as described on "Exhibit A" be, and the same hereby is, accepted from Silica Valley, LLC, the grantor therein.

SECTION 2. That the easement area identified and described in said easement as set forth on "Exhibit A" be, and the same hereby is, dedicated for the respective public purposes expressed in said easement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded easement document to the Director of Finance for retention by him as custodian of the records of this City.

SECTION 4. It is hereby 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 of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the installation of the sanitary sewer should proceed without further delay. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Silica Valley, LLC, an Ohio limited liability company, the Grantor, in consideration of One Dollar (\$1.00), and other good and valuable consideration, to it paid by the City of Sylvania, the Grantee, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, an easement for the construction and maintenance of a public sanitary sewer, in, on, over and through the real estate in Sylvania Township, Lucas County, Ohio, and legally described on Exhibit A, and drawn on Exhibit B, both of which are attached hereto and adopted by reference herein.

Grantor acquired the fee interest in such parcel, identified as Tax Parcel No. 78-31327, by general warranty deed from Silica Property, LLC filed for record in the Office of the Lucas County Recorder at OR 201903080008637.

TO HAVE AND TO HOLD the said easement rights with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

The Grantor, its successors and assigns, retains the right to use the attached described property for any and all purposes, provided that such use does not interfere with nor impair the exercise of the rights herein granted.

The Grantor hereby covenants that it is the true and lawful owner of said premises and is well-seized of the same, and has good right and full power to bargain, sell and convey the same in the manner aforesaid.

Executed this 8th day of March, 2019 by Grantor, Silica Valley, LLC, an Ohio limited liability company, through its duly authorized President Jennifer L. Tate.

SILICA VALLEY, LLC
an Ohio Limited Liability Company

By: Jennifer L. Tate
Jennifer L. Tate, President

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 8th day of March, 2019, by Jennifer L. Tate, President of Silica Valley, LLC, an Ohio limited liability company, on behalf of the Company.

Barbara J. Sandusky
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Barbara J. Sandusky
Notary Public



APPROVED:

CITY OF SYLVANIA, OHIO

Leslie Brinning, Esq., Law Director

By: Craig A. Stough, Mayor

By: Toby Schroyer, Director of Finance

THIS INSTRUMENT PREPARED BY:

John J. McHugh, III
5580 Monroe Street
Sylvania, OH 43560

EXHIBIT "A"

**SILICA VALLEY, LLC
A 35 Foot Wide Sanitary Sewer Easement
5886.6 Sq.Ft. Parcel**

That part of the Northeast 1/4 of Section 20, Town 9 South, Range 6 East in Sylvania Township, Lucas County, Ohio, being bounded and described as follows:

Commencing at a found monument box marking the intersection of the centerlines of Sylvania Avenue (North line of said Section 20) and Silica Road;

Thence South $89^{\circ}-51'-40''$ West, along the centerline of Sylvania a distance of 54.84 feet to a point;

Thence South $00^{\circ}-08'-20''$ East, a distance of 30.00 feet to a point on the South right-of-way line of Sylvania Avenue, said point being the point of BEGINNING of the hereinafter described 35.00 foot wide Sanitary Sewer Easement;

Thence continuing South $00^{\circ}-08'-20''$ East, a distance of 35.00 feet to a point;

Thence South $89^{\circ}-51'-40''$ West, parallel to the South right-of-way line of Sylvania Avenue, a distance of 167.97 feet to a point;

Thence North $00^{\circ}-51'-46''$ West, a distance of 35.00 feet to a point on the South right-of-way line of Sylvania Avenue

Thence North $89^{\circ}-51'-40''$ East, along the South right-of-way line of Sylvania Avenue, a distance of 168.41 feet to the point of BEGINNING.

Containing 5886.6 square feet more or less, all of which comes from Parcel No. 78-31327.

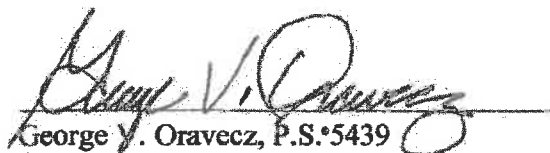

George V. Oravec, P.S.:5439



EXHIBIT "B" FOR THE 5886.6 SQ.FT. PARCEL ORAVECZ & ASSOCIATES, LLC

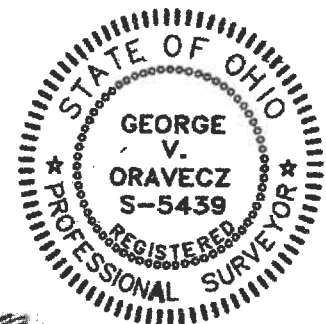
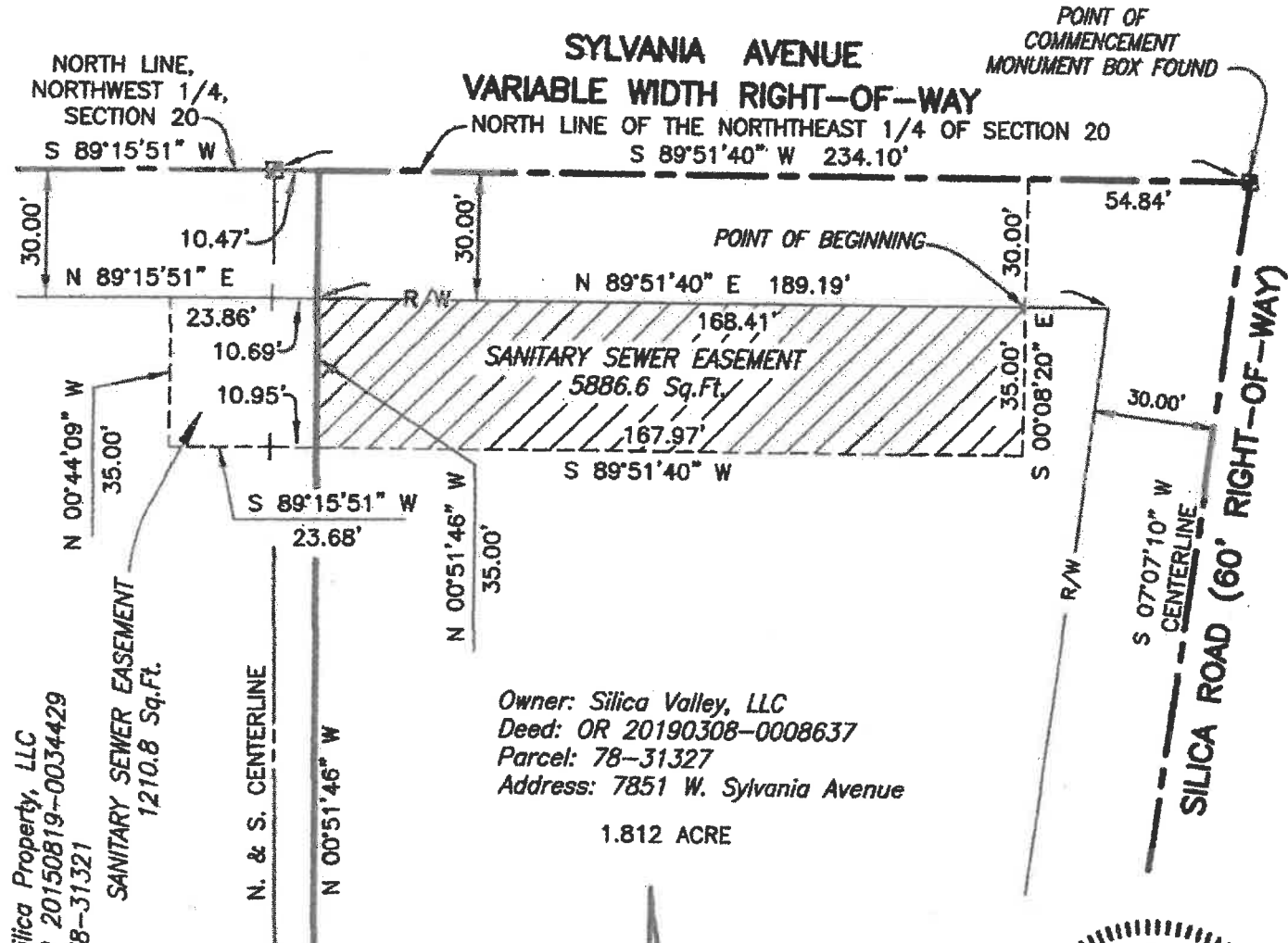
SURVEYORS & ENGINEERS

OFFICE: 419-474-6664, 419-474-2405
GORAVECZ@ORAVECZASSOCIATES.COM
5333 SECOR ROAD, SUITE 2 TOLEDO OHIO 43623

35' WIDE SANITARY SEWER EASEMENT

PART OF THE N.E. 1/4 OF SECTION 20, TOWN 9 SOUTH, RANGE 6 EAST
SYLVANIA TOWNSHIP LUCAS COUNTY OHIO

SILICA VALLEY, LLC



George V. Oravec Registered Surveyor No. 5439
Order No.: 23324-1
Date: 2/23/2019

36

ORDINANCE NO. 32 -2019

**ACCEPTING AN EASEMENT FROM SILICA PROPERTY, LLC FOR
THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC SEWER;
AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania desires to construct, install and maintain a public sewer in, over and through a portion of the property located along Sylvania Ave., Sylvania, Ohio; and,

WHEREAS, the Director of Public Service has obtained the necessary easement from the Silica Property, LLC, which easement has been executed and tendered to the City of Sylvania and a copy of said easement in the form and substance of "Exhibit A" is attached hereto and made a part hereof.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the easement as to executed and tendered as described on "Exhibit A" be, and the same hereby is, accepted from the Silica Property, LLC, the grantor therein.

SECTION 2. That the easement area identified and described in said easement as set forth on "Exhibit A" be, and the same hereby is, dedicated for the respective public purposes expressed in said easement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded easement document to the Director of Finance for retention by him as custodian of the records of this City.

SECTION 4. It is hereby 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 of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the installation of the sanitary sewer should proceed without further delay. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That SILICA PROPERTY, LLC, an Ohio limited liability company, the Grantor, in consideration of one dollar (\$1.00), and other good and valuable considerations, to it paid by the City of Sylvania, the Grantee, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, a non-exclusive easement for the construction and maintenance of a public sanitary sewer, in, on, over and through the real estate in the City of Sylvania, Lucas County, Ohio, and legally described on Exhibit A, and drawn on Exhibit B as attached hereto.

TO HAVE AND TO HOLD the said easement rights with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

The Grantor, its successors and assigns, retains the right to use the attached described property for any and all purposes, provided that such use does not interfere with nor impair the exercise of the rights herein granted.

The Grantor claim title by instrument recorded in Instrument Number 20150819-0034429 in the Deed Records of the Lucas County Recorder's Office.

The Grantor hereby covenants that it is the true and lawful Owner of said premises and is well-seized of the same, and has good right and full power to bargain, sell and convey the same in the manner aforesaid.

EXHIBIT "B" FOR THE 1210.8 SQ.FT. PARCEL
ORAVECZ & ASSOCIATES, LLC

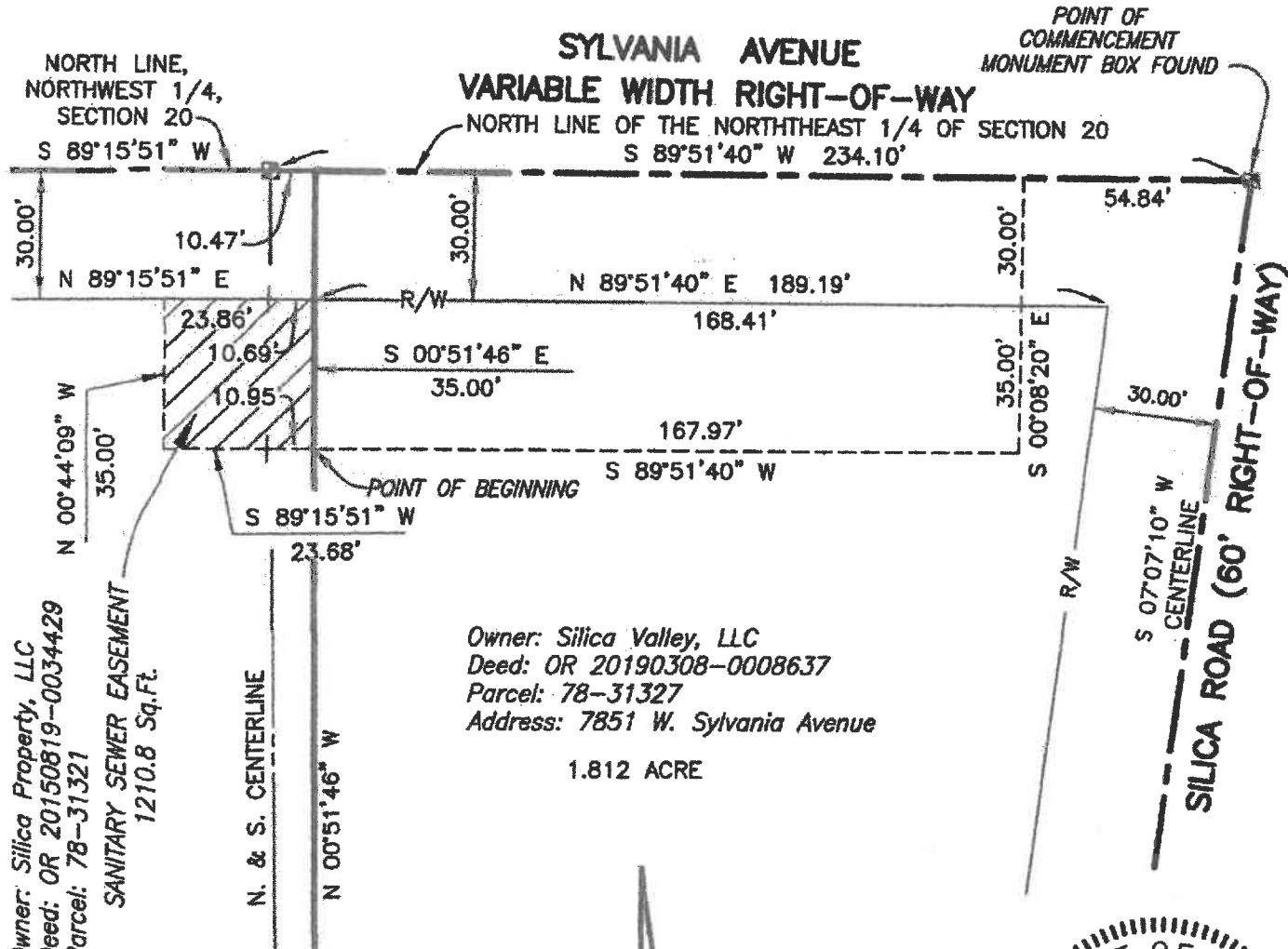
SURVEYORS & ENGINEERS

OFFICE: 419-474-6664, 419-474-2405
GORAVECZ@ORAVECZASSOCIATES.COM
5333 SECOR ROAD, SUITE 2 TOLEDO OHIO 43623

35' WIDE SANITARY SEWER EASEMENT

PART OF THE N.W. AND N.E. 1/4 OF SECTION 20, TOWN 9 SOUTH, RANGE 6 EAST
SYLVANIA TOWNSHIP LUCAS COUNTY OHIO

SILICA PROPERTY, LLC



MONUMENT BOX FOUND



Scale 1" = 40'

The bearings shown on this drawing are based on an assumed meridian and are shown only for the purpose of indicating angular relationships.

George V. Oravec Registered Surveyor No. 5439
Order No.: 23324-1
Date: 2/23/2019

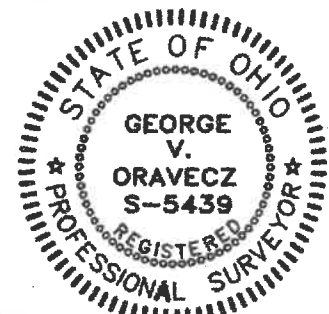


EXHIBIT "A"

**SILICA PROPERTY, LLC
A 35 Foot Wide Sanitary Sewer Easement
1210.8 Sq.Ft. Parcel**

That part of the Northwest 1/4 and Northeast 1/4 of Section 20, Town 9 South, Range 6 East in Sylvania Township, Lucas County, Ohio, being bounded and described as follows:

Commencing at a found monument box marking the intersection of the centerlines of Sylvania Avenue (North line of said Section 20) and Silica Road;

Thence South 89°-51'-40" West, along the centerline of Sylvania a distance of 54.84 feet to a point;

Thence South 00°-08'-20" East, a distance of 30.00 feet to a point on the South right-of-way line of Sylvania Avenue;

Thence continuing South 00°-08'-20" East, a distance of 35.00 feet to a point;

Thence South 89°-51'-40" West, a distance of 167.97 feet to a point, said point being the point of BEGINNING of the hereinafter described 35.00 foot wide Sanitary Sewer Easement;

Thence continuing South 89°-51'-40" West, a distance of 10.95 feet to a point;

Thence South 89°-15'-51" West, a distance of 23.68 feet to a point;

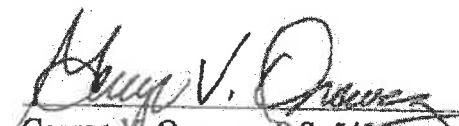
Thence North 00°-44'-09" West, a distance of 35.00 feet to a point on the South right-of-way line of Sylvania Avenue

Thence North 89°-15'-51" East, along the South right-of-way line of Sylvania Avenue, a distance of 23.86 feet to a point;

Thence North 89°-51'-40" East, along the South right-of-way line of Sylvania Avenue, a distance of 10.69 feet to a point;

Thence South 00°-51'-46" East, a distance of 35.00 feet to the point of BEGINNING.

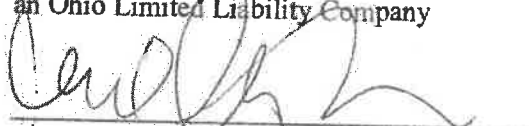
Containing 1210.8 sq.ft., more or less, all of which comes from Parcel No. 78-31321.


George V. Oravec, P.S. 5439



Executed this 1st day of March, 2019 by Grantor, Silica Property, LLC, an Ohio Limited Liability Company, through its duly authorized member and representative, Richard B. Stansley, Jr.

SILICA PROPERTY, LLC
an Ohio Limited Liability Company

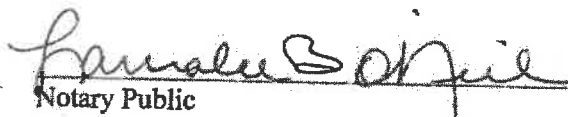

Richard B. Stansley, Jr., Member

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 1ST day of March, 2019, by Richard B. Stansley, Jr., a duly authorized member of Silica Property, LLC, an Ohio Limited Liability Company, on behalf of the Company.



LAURALEE B. O'NEIL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-23-2022


Notary Public
My commission expires:

APPROVED:

City of Sylvania, Ohio

Leslie Brinning, Esq., Law Director

By: _____
Craig A. Stough, Mayor

THIS INSTRUMENT PREPARED BY:
Christopher F. Parker (0009338)
405 Madison Ave., Suite 2200
Toledo, Ohio 43604

By: _____
Toby Schroyer, Director of Finance

3c

ORDINANCE NO. 33 -2019

**ACCEPTING AN EASEMENT FROM LOCK-IT-UP, LLC FOR THE
CONSTRUCTION AND MAINTENANCE OF A PUBLIC SEWER; AND
DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania desires to construct, install and maintain a public sewer in, over and through a portion of the property located along Sylvania Ave., Sylvania, Ohio; and,

WHEREAS, the Director of Public Service has obtained the necessary easement from the Lock-It-Up, LLC, which easement has been executed and tendered to the City of Sylvania and a copy of said easement in the form and substance of "Exhibit A" is attached hereto and made a part hereof.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the easement as to executed and tendered as described on "Exhibit A" be, and the same hereby is, accepted from Lock-It-Up, LLC, the grantor therein.

SECTION 2. That the easement area identified and described in said easement as set forth on "Exhibit A" be, and the same hereby is, dedicated for the respective public purposes expressed in said easement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded easement document to the Director of Finance for retention by him as custodian of the records of this City.

SECTION 4. It is hereby 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 of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the installation of the sanitary sewer should proceed without further delay. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2019, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That LOCK-IT-UP, LLC, an Ohio limited liability company, the Grantor, in consideration of one dollar (\$1.00), and other good and valuable considerations, to it paid by the City of Sylvania, the Grantee, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, a non-exclusive easement for the construction and maintenance of a public sanitary sewer, in, on, over and through certain real property located in the City of Sylvania, Lucas County, Ohio, and legally described on Exhibit A, and drawn on Exhibit B, and legally described on Exhibit C, and drawn on Exhibit D (collectively the "Easement Premises").

TO HAVE AND TO HOLD the said easement rights with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

The Grantor, its successors and assigns, retains the right to use the Easement Premises for any and all purposes, provided that such use does not interfere with nor impair the exercise by Grantee of the rights herein granted to Grantee.

The Grantor claims title to the Easement Premises by instruments recorded at Instrument Numbers 20120912-0044029 and 20120912-0044030 of the Deed Records of the Lucas County, Ohio Recorder's Office.

The Grantor hereby covenants that it is the true and lawful Owner of said the Easement Premises and is well-seized of the same, and has good right and full power to bargain, sell and convey the same in the manner aforesaid.

Executed this 25th day of March, 2019 by Grantor, Lock-It-Up, LLC, an Ohio limited liability company, through its duly authorized member, Harvey A. Tolson, Trustee of the Second Amended and Restated Trust Agreement of Harvey A. Tolson, dated December 13, 2017.

LOCK-IT-UP, LLC,
an Ohio limited liability company

Harvey A. Tolson
Harvey A. Tolson, Trustee of the Second Amended
and Restated Trust Agreement of Harvey A. Tolson,
dated December 13, 2017, Member

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 25th day of March, 2019, by Harvey A. Tolson, Trustee of the Second Amended and Restated Trust Agreement of Harvey A. Tolson, dated December 13, 2017, a duly authorized member of Lock-It-Up, LLC, an Ohio limited liability company, on behalf of the company.



BRANDI L. SCHMIDT
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 03-20-2022

Brandi L. Schmidt
Notary Public
My commission expires: 3/20/22

APPROVED:

Leslie Brinning, Esq., Law Director

City of Sylvania, Ohio

By: Craig A. Stough, Mayor

By: Toby Schroyer, Director of Finance

THIS INSTRUMENT PREPARED BY:
Christopher F. Parker (0009338)
405 Madison Ave., Suite 2200
Toledo, Ohio 43604

EXHIBIT "A"

**LOCK-IT-UP, LLC
A 20-Foot Wide Sanitary Sewer Easement
3110 Sq.Ft. Parcel**

That part of the Southeast 1/4 Section 17, Town 9 South, Range 6 East in the City of Sylvania, Lucas County, Ohio, being bounded and described as follows:

Commencing at a found monument box marking the Southwest corner of the Southeast 1/4 of said Section 17;

Thence South 89°-16'-53" East, along the South line of the Southeast 1/4 of said Section 17 said South line also being the centerline of Sylvania a distance of 468.50 feet to the Southeast corner of a parcel of land now or formerly owned by Lock-It-Up, LLC, recorded as Parcel I of OR 20120912-0044029, Lucas County, Ohio records;

Thence North 00°-43'-52" East, along the East line of OR 20120912-0044029, a distance of 30.00 feet to a point on the North right-of-way line of Sylvania Avenue, said point being the point of BEGINNING of the hereinafter described Sanitary Sewer Easement;

Thence North 89°-16'-53" West, along the North right-of-way line of Sylvania Avenue, a distance of 155.50 feet to its point of intersection with the West line of Parcel II of OR 20120912-0044029;

Thence North 00°-43'-52" East, along the West line of Parcel II of OR 20120912-0044029, a distance of 20.00 feet to a point;

Thence South 89°-16'-53" East, parallel to the North right-of-way line of Sylvania, a distance of 155.50 feet to its point of intersection with the East line of Parcel I of OR 20120912-0044029;

Thence South 00°-43'-52" West, a distance of 20.00 feet to the point of BEGINNING.

Containing 3110 square feet, of which 1550 square feet comes from Parcel 82-04543 and 1560 square feet comes from Parcel 82-04544, more or less.

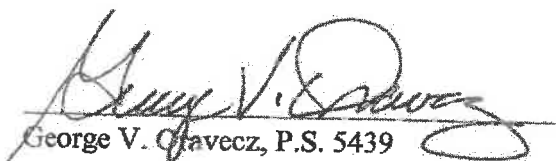

George V. Oravec, P.S. 5439



EXHIBIT "B" FOR THE 3110 SQ.FT. PARCEL
ORAVECZ & ASSOCIATES, LLC
SURVEYORS & ENGINEERS

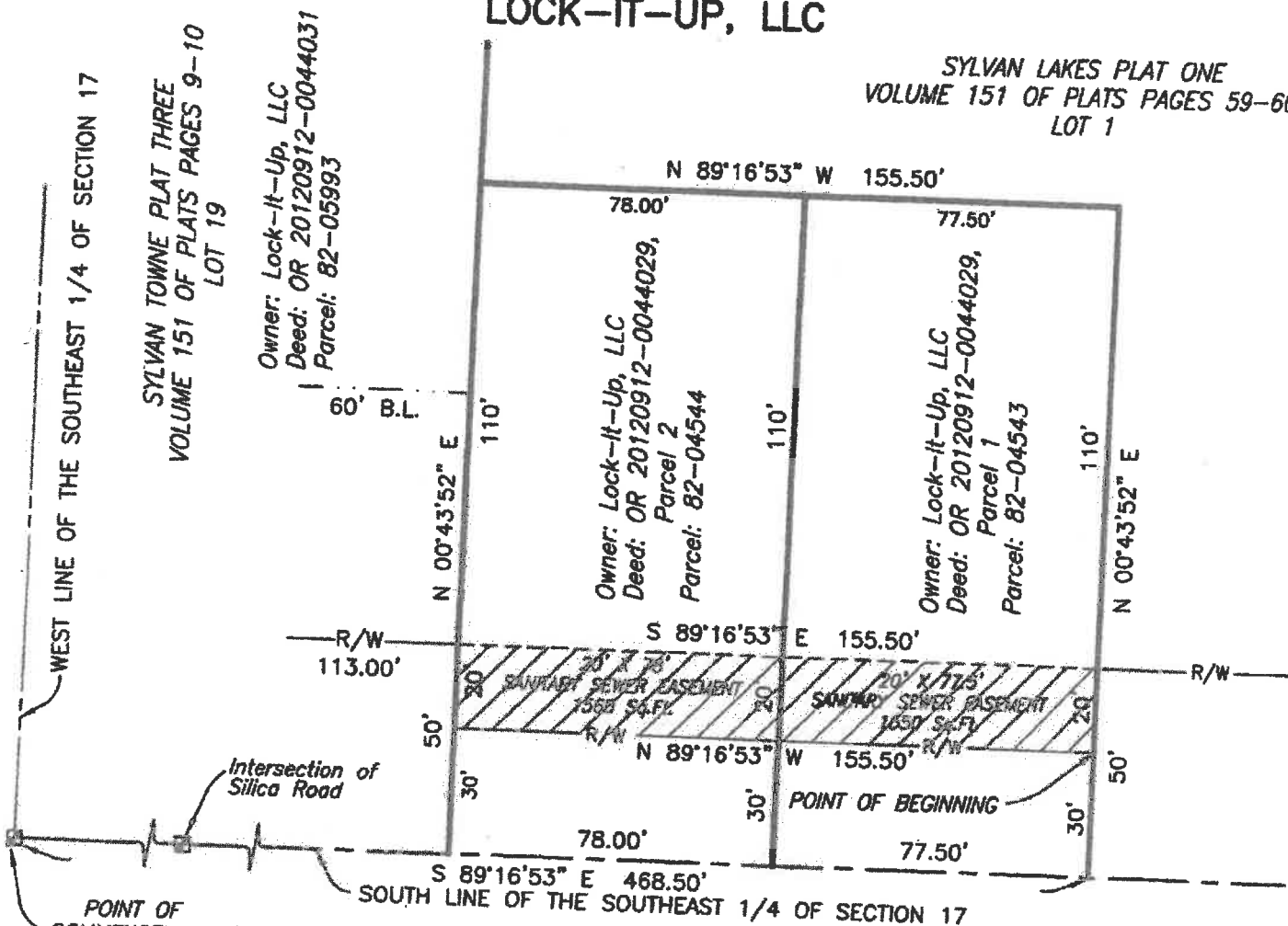
OFFICE: 419-474-6664, 419-474-2405
GORAVECZ@ORAVECZASSOCIATES.COM
5333 SECOR ROAD, SUITE 2 TOLEDO OHIO 43623

20' WIDE SANITARY SEWER EASEMENT

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 9 SOUTH, RANGE 6 EAST
CITY OF SYLVANIA LUCAS COUNTY OHIO

LOCK-IT-UP, LLC

SYLVAN LAKES PLAT ONE
VOLUME 151 OF PLATS PAGES 59-60
LOT 1



SYLVANIA AVENUE
VARIABLE WIDTH RIGHT-OF-WAY

☐ - MONUMENT BOX FOUND



Scale 1" = 40'

The bearings shown on this drawing are based on an assumed meridian and are shown only for the purpose of indicating angular relationships.

George V. Oravec Registered Surveyor No. 5439
Order No: 23324-1
Date: 2/23/2019



EXHIBIT "C"

**LOCK-IT-UP, LLC
A 20-Foot Wide Sanitary Sewer Easement
799.4 Sq.Ft. Parcel**

That part of the Southeast 1/4 of Section 17, Town 9 South, Range 6 East in the City of Sylvania, Lucas County, Ohio, being bounded and described as follows:

Commencing at a found monument box marking the Southwest corner of the Southeast 1/4 of said Section 17;

Thence South 89°-16'-53" East, along the South line of the Southeast 1/4 of said Section 17 said South line also being the centerline of Sylvania a distance of 200.00 feet to the Southeast corner of a parcel of land now or formerly owned by Lock-It-Up, LLC, recorded as OR 20120912-0044030, Lucas County, Ohio records;

Thence North 00°-43'-52" East, along the East line of OR 20120912-0044030, a distance of 30.00 feet to a point on the North right-of-way line of Sylvania Avenue, said point being the point of BEGINNING of the hereinafter described Sanitary Sewer Easement;

Thence North 89°-16'-53" West, along the North right-of-way line of Sylvania Avenue, a distance of 40.00 feet to a point;

Thence North 00°-43'-52" East, parallel to the East line of OR 20120912-0044030, a distance of 20.00 feet to a point;

Thence South 89°-16'-53" East, parallel to the North right-of-way line of Sylvania, a distance of 40.00 feet to its point of intersection with the East line of OR 20120912-0044030;

Thence South 00°-43'-52" West, a distance of 20.00 feet to the point of BEGINNING.

Containing 799.4 square feet, all of which comes from Parcel 82-04542, more or less.

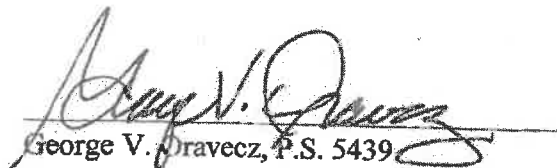

George V. Oravec, P.S. 5439



EXHIBIT "D" FOR THE 799.4 SQ.FT. PARCEL ORAVECZ & ASSOCIATES, LLC

SURVEYORS & ENGINEERS

OFFICE: 419-474-6664, 419-474-2405
GORAVECZ@ORAVECZASSOCIATES.COM
5333 SECOR ROAD, SUITE 2 TOLEDO OHIO 43623

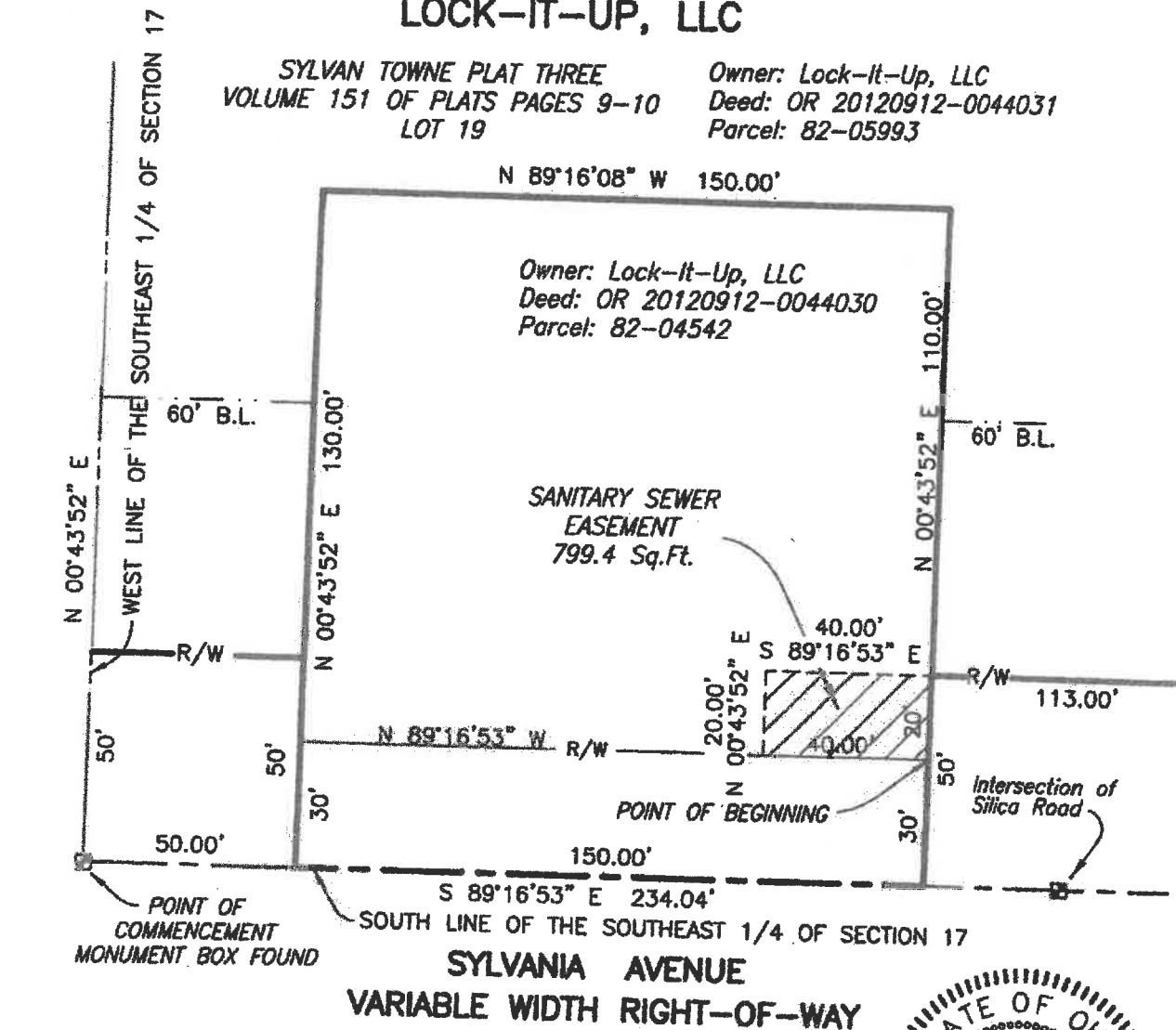
20' WIDE SANITARY SEWER EASEMENT

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 9 SOUTH, RANGE 6 EAST
CITY OF SYLVANIA LUCAS COUNTY OHIO

LOCK-IT-UP, LLC

SYLVAN TOWNE PLAT THREE
VOLUME 151 OF PLATS PAGES 9-10
LOT 19

Owner: Lock-It-Up, LLC
Deed: OR 20120912-0044031
Parcel: 82-05993



☒ - MONUMENT BOX FOUND



Scale 1" = 40'

The bearings shown on this drawing are based on an assumed meridian and are shown only for the purpose of indicating angular relationships.

George V. Oravec Registered Surveyor No. 5439
Order No. 23324-1
Date: 2/23/2019

