

COUNCIL AS A WHOLE
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ORDINANCE NO. 14-2025

AN ORDINANCE ACCEPTING A PERPETUAL RIGHT-OF-WAY AND EXCLUSIVE PERMANENT EASEMENT FOR A WATER BOOSTER STATION FROM SPIRONGO LORDSTOWN, LLC AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:

Section I: That the Board of Public Affairs has recommended that Village Council accept a perpetual right-of-way and exclusive permanent easement, in, under, and across that portion of the property pursuant to the Easement Agreement attached hereto on **Exhibit "A"** (the "**Easement Area**") attached hereto for the purposes of constructing, installing, operating, and maintaining a water booster station.

Section II: That the Council of the Village of Lordstown concurs with the recommendations of the Board of Public Affairs and hereby authorizes the Village of Lordstown to accept a perpetual right-of-way and exclusive permanent easement from Spirongo Lordstown, LLC.

Section III: That the Mayor and Clerk of the Village of Lordstown are hereby authorized and directed to accept the perpetual right-of-way and exclusive permanent easement from Spirongo Lordstown, LLC on a parcel of land known as Lot 3A, PPN: 45-196260, and as more particularly described in the attached **Exhibit "A"**.

Section IV: That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety, and welfare, and for the further reason that the perpetual right-of-way and exclusive permanent easement must be accepted due to funding-related deadlines and because completion of this project is time sensitive.

Section V: That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Passed in Council this 7 day of April, 2025.

J Woodward, Mayor
William J. Clark, Clerk

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That, Spirongo Lordstown, LLC, the Grantor herein, who claims title by or through instrument recorded in Instrument No. 202501150000659, Trumbull County Recorder's Office, for and in consideration of the sum of ONE DOLLAR (\$1.00) to be paid as hereinafter provided, does hereby forever give, grant, bargain and convey to the Village of Lordstown, an Ohio municipal corporation, the Grantee herein, a perpetual right-of-way and exclusive permanent easement, for the purposes hereinafter mentioned, in the following described premises, to wit:

Legal Description of Property for Water Booster Station

Situated in the Village of Lordstown, County of Trumbull, and State of Ohio, and known as being Lot 3A of the Replat of Lots 3, 4, and 5 of the Bingham Plat #1 as recorded in Instrument #202412230021316 of the Trumbull County Plat Records, and being part of a parcel of land conveyed to Spirongo Lordstown, LLC, in Instrument No. 202501150000659 (PPN 45-196260), and further bounded and described as follows:

Easement and description attached hereto as Exhibit A and prepared by Verdantas, LLC in April 2025.

In consideration of the mutual covenants herein contained, the Grantor hereby gives, grants, bargains and conveys unto the Grantee the right at all times to enter upon said premises for the construction, reparation, operation, maintenance or improvements of a water booster station and all appurtenances thereto, including a gravel access driveway, that in the opinion of the proper authorities of the Grantee may be necessary to construct, repair, operate, maintain or improve said facility or appurtenances.

TO HAVE AND TO HOLD the above-granted easement and the aforesaid water booster station and appurtenances and further additions for the purpose above mentioned unto said Grantee forever.

IN WITNESS WHEREOF, this instrument has been executed at the Village of Lordstown, Ohio, this _____ day of _____ 2025.

GRANTOR:

SPIRONGO LORDSTOWN, LLC

By: _____

Its: _____

STATE OF OHIO)
)SS:
COUNTY OF TRUMBULL)

Before me a Notary Public in and for said County, and State, personally appeared the above named _____ who acknowledged that they did sign the foregoing instrument as an authorized representative and on behalf of Spirongo Lordstown, LLC and that same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at _____ this _____ day of _____ 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACCEPTED:

VILLAGE OF LORDSTOWN:

Jackie Woodward
Jackie Woodward, Mayor

William Blank
William Blank, Clerk

APPROVED AS TO FORM:

Matthew M. Ries, Solicitor

This Instrument was prepared by Matthew M. Ries, Esq., Harrington, Hoppe & Mitchell, Ltd. 108 Main Ave., Suite 500, Warren, OH 44481.

EXHIBIT A

Description of Easement (Water Booster)

Situated in the Village of Lordstown, County of Trumbull, and State of Ohio and known as being a part of Original Lot 10, Tract 16 and more specifically Lot 3A of the Replat of Lots 3, 4, and 5 in the Bingham Plat #1 as recorded in instrument 2024122300021316 of the Trumbull County Records;

Beginning at an iron pin found in a monument box at the intersection of the centerline of Tod Avenue (State Route 45), variable width, and the southerly line of Trumbull County;

Thence N. $0^{\circ}23'13''$ W., along the said centerline of Tod Avenue, 175.00 feet to the northwest corner of land conveyed to Brenda L. Bradley, who claims title by instrument 200303030008168 of Trumbull County Records, said point is also the southwest corner of Lot 3A in said Replat;

Thence N. $89^{\circ}36'47''$ E., along the northerly line of said land conveyed to Brenda L. Bradley and a southerly line of said Lot 3A, 60.00 feet to the easterly line of Tod Avenue and the Principle Point of Beginning;

Thence N. $0^{\circ}23'13''$ W., along said easterly line of Tod Avenue, 100.00 feet to a point;

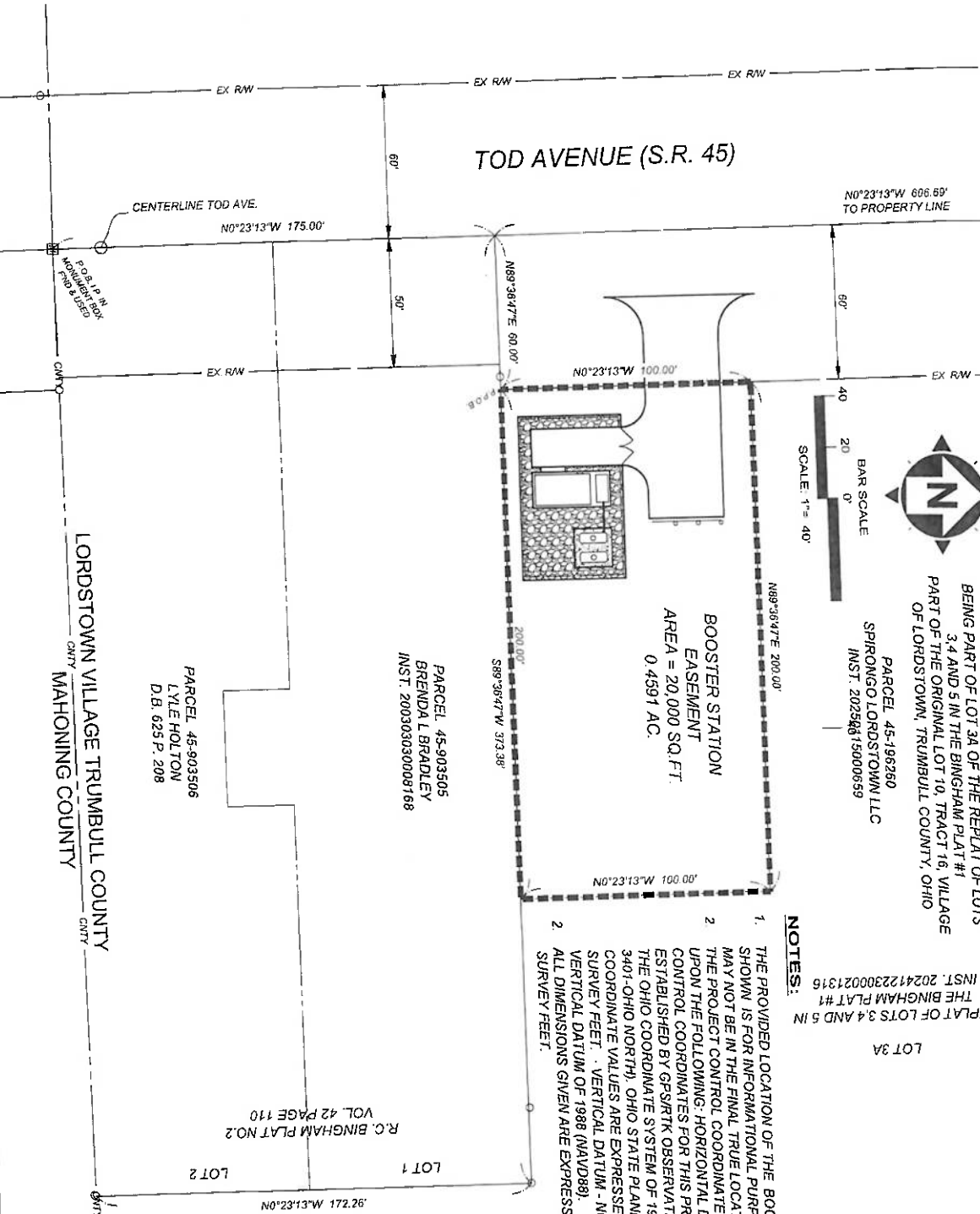
Thence N. $89^{\circ}36'47''$ E., perpendicular to said easterly line of Tod Avenue, 200.00 feet to a point;

Thence S. $0^{\circ}23'13''$ E., parallel with said easterly line of Tod Avenue, 100.00 feet to said northerly line of Brenda L Bradley and the southerly line of Lot 3A;

Thence S. $89^{\circ}36'47''$ W., along said northerly line of Brenda L Bradley, 200.00 feet to the Principle Point of Beginning, and containing about 20,000 square feet (0.4591 Acres), of land, as calculated and described in April 2025 by James S Davenport, Ohio Registered Professional Surveyor No. 7749 of Verdantas;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of Continuously Operating Reference Stations.

H:\2022\12\SRV\SRV\SRV_211225 SURVEY CONTROL LONG - NEW BOOSTER - 4/11/2023 3:24 PM - JAMES O'NEILL.DWG



LORDSTOWN VILLAGE TRUMBULL COUNTY
MAHONING COUNTY

PARCEL 45-903506
LYLE HOLTUN
D.B. 625 P. 208

R.C. BINGHAM PLAT NO. 2
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LOT 2
LOT 1

- NOTES:**
1. THE PROVIDED LOCATION OF THE BOOSTER STATION AS SHOWN IS FOR INFORMATIONAL PURPOSES ONLY, AND MAY NOT BE IN THE FINAL TRUE LOCATION.
 2. THE PROJECT CONTROL COORDINATE SYSTEM IS BASED UPON THE FOLLOWING: HORIZONTAL DATUM - PROJECT CONTROL COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS/RTK OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM OF 1983 (ZONE 3401-OHIO NORTH), OHIO STATE PLANE GRID. COORDINATE VALUES ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET - VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET.

PROJECT NO.	231265
DATE	02/21/23
BY	JSD
CHECKED BY	JSD
SCALE	AS SHOWN
DESIGNED BY	JSD
DRAWN BY	JSD
CHECKED BY	JSD

SR 45 NEW BOOSTER STATION
VILLAGE OF LORDSTOWN, TRUMBULL COUNTY, OHIO

EASEMENT EXHIBIT

ISSUED FOR	
ISSUE DATE	3/1/23
SCALE	AS SHOWN
DESIGNED BY	JSD
DRAWN BY	JSD
CHECKED BY	JSD

