

ORDINANCE NO. 2026-87

**AN ORDINANCE AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT A DONATION OF TEMPORARY EASEMENTS, PERMANENT RIGHT OF WAY AND SHARED USE PATH EASEMENTS FROM THE KENT CITY SCHOOL DISTRICT BOARD OF EDUCATION TO COMPLETE THE NORTH MANTUA STREET IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Kent Service Department desires to obtain certain temporary easements, permanent right-of-way easements and shared use path easements from the Kent City School District Board of Education to complete the North Mantua Street Improvement project ("Project"); and

**WHEREAS**, the Kent City School District Board of Education is donating the property in the attached list to the City for the Project.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Kent, Portage County, Ohio, that:

**SECTION 1.** That Council does hereby authorize the City Manager or his designee to accept a donation of temporary easements, permanent right-of-way easement and shared use path easements from Kent City School District Board of Education to complete the North Mantua Street Improvement project and marked as Exhibit "A", attached hereto and incorporated herein.

**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption 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 of Section 121.22 of the Ohio Revised Code.

**SECTION 3.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the residents of this City, for which reason and other reasons manifest to this Council this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED:

September 16, 2026  
Date

EFFECTIVE:

September 16, 2026  
Date

ATTEST:

Kathleen Coleman  
Kathleen Coleman  
Clerk of Council

Jack Amrhein  
Jack Amrhein  
Mayor and President of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF *ORDINANCE No. 2026-87*, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON *September 16*, 20*26*.

(SEAL)

  
KATHLEEN COLEMAN  
CLERK OF COUNCIL

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller  
Kathy Coleman

FROM: Jim Bowling *JB*

DATE: 8/21/26

RE: North Mantua Street Improvement Project – Right of Way Donation

The Service Department is requesting council's approval to accept the attached donation of temporary easements, permanent right of way, and shared use path easements from the Kent City School District Board of Education to complete the North Mantua Street Improvement Project. The donations are from one parcel located along the corridor.

The following is a list of the easements required.

| Property Owner            | R/W Plan Number | Description     | Easement Area |
|---------------------------|-----------------|-----------------|---------------|
| Kent City School District | 1-SC            | Shared Use Path | 1.6815 acres  |
| Board of Education        | 1-T1            | Temporary       | 0.0055 acres  |
|                           | 1-T2            | Temporary       | 2.4344 acres  |
|                           | 1-SH            | Permanent       | 0.0416 acres  |

The above donations follow the Federal Uniform Relocation Act that is required when using Federal Funding. This donation represents the last of the properties required to be acquired for the project.

All property is scheduled to be acquired and the right-of-way cleared by November 2026.

c: Melanie Baker, Service Director  
Brian Hanna, Senior Engineer  
Patti Long, Executive Assistant  
Hope Jones, Law Director  
Rhonda Hall, Budget and Finance Director  
Sandy Lance

**DONATION LETTER**

July 8, 2026

Mr. Tom Larkin, Superintendent  
Kent City School District Board of Education  
321 N Depeyster St  
Kent, OH 44240

Re: POR-43-12.74  
1-SH, 1-SC, 1-T1, and I-T2  
PID 121376

Dear Mr. Tom Larkin, Superintendent  
Kent City School District Board of Education:

Your real property is needed by the City of Kent for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation

The Kent City School District Board of Education will donate 0.042-acres of Standard Highway Easement, 1.682-acres of Scenic Easement, 0.006-acres of Temporary Easement, and 2.434-acres of Temporary Easement of parcel number 1. The Kent City School District Board of Education will not pursue a property appraisal. This is all the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by an City of Kent representative of his rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Kent from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Kent.

Respectfully,

City of Kent

\_\_\_\_\_  
City of Kent, City Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name

Thomas P. Larkin  
Kent City School District Board of Education

8/20/24  
Date

Thomas P Larkin  
Print name

LPA RE 806D  
Rev. 01/2026

ED  
LPA

### **EASEMENT**

Kent City School District Board of Education, the Grantor(s), as a GIFT/DONATION to the Grantee, City of Kent; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 1-SC

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-004-000

Prior Instrument Reference: (Book 808, Page 587), (Book 868, Page 587), (Book 676, Page 646), (Book 866, Page 251), (Book 866, Page 253), Portage County Recorder's Office.

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.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF Kent City School District Board of Education has hereunto set their hands on the 20<sup>th</sup> day of August, 2026.

Ther P. Louie

Kent City School District Board of Education

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2026, by Kent City School District Board of Education.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Erica Routt

NOTARY PUBLIC

My Commission expires:

July 04, 2029

This document was prepared by or on behalf of the City of Kent.

**EXHIBIT A**

LPA RX

Ver. Date 04/10/26

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PID 121376

**PARCEL 1-SC**

**POR-43-12.74**

**PERPETUAL EASEMENT FOR SHARED USE PATH EASEMENT PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF KENT, PORTAGE COUNTY, OHIO**

An exclusive perpetual easement for public bike, pedestrian and other modes of active transportation purposes, the right to preserve the use and development of an area adjacent to the highway in a manner consistent with the nature and intent of the City of Kent Proposed Bicycle Facilities plan, Safe Routes to Schools plan, Climate Action plan and Lake Rockwell Trail plan as it pertains only to the shared use path construction and/or maintenance work deemed appropriate by the City of Kent, Portage County, Ohio its successors and assigns forever. Any future alterations or modifications to the shared used path alignment, path width and/or grading can only be made with the express written consent and approval from both the Kent City School District (Grantor) and the City of Kent (Grantee).

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any 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)**

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Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to Kent City School District Board of Education by Document 202204071 Official Records Portage County and bounded and described as follows:

**Beginning** at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 773.97 feet along the centerline of said State Route 43 passing through said City Lot 42 to an angle point, Station 117+26.32;

Thence South 22 degrees 34 minutes 10 seconds West, 500.06 feet continuing along the centerline of said State Route 43 to an angle point, Station 112+26.26;

**POR-43-12.74 1-SC PG 1 OF 4**

**EXHIBIT A**

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Thence South 22 degrees 35 minutes 36 seconds West, 541.26 feet continuing along the centerline of said State Route 43 to a point, Station 106+85.00;

Thence North 67 degrees 24 minutes 24 seconds West, 33.00 feet to a point on the westerly right of way line of line of State Route 43 to its intersection with a point on the easterly line of parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 of the Official Records Portage County and being the **Principal Place of Beginning** of the parcel herein described, Station 106+85.00, 33.00 feet left;

Thence with the following twenty (20) courses:

- 1) **North 67 degrees 24 minutes 24 seconds West, 20.00 feet to point, Station 106+85.00, 53.00 feet left;**
- 2) **North 02 degrees 38 minutes 04 seconds East, 101.07 feet to point, Station 107+80.00, 87.50 feet left;**
- 3) **North 26 degrees 10 minutes 11 seconds East, 120.23 feet to point, Station 109+00.00, 80.00 feet left;**
- 4) **North 60 degrees 28 minutes 06 seconds East, 57.01 feet to point, Station 109+45.00, 45.00 feet left;**
- 5) **North 13 degrees 07 minutes 52 seconds East, 106.45 feet to point, Station 110+50.00, 62.50 feet left;**
- 6) **North 26 degrees 40 minutes 44 seconds East, 35.09 feet to point, Station 110+85.00, 60.00 feet left;**
- 7) **North 06 degrees 15 minutes 08 seconds East, 151.06 feet to point, Station 112+30.00, 102.50 feet left;**
- 8) **North 10 degrees 48 minutes 04 seconds East, 122.58 feet to point, Station 113+50.00, 127.50 feet left;**
- 9) **North 33 degrees 11 minutes 20 seconds East, 40.70 feet to point, Station 113+90.00, 120.00 feet left;**
- 10) **North 04 degrees 08 minutes 04 seconds East, 63.25 feet to point, Station 114+50.00, 140.00 feet left;**

**EXHIBIT A**

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- 11) **North 22 degrees 34 minutes 10 seconds East, 75.00 feet** to point, Station 115+25.00, 140.00 feet left;
- 12) **North 35 degrees 16 minutes 50 seconds East, 136.34 feet** to point, Station 116+58.00, 110.00 feet left;
- 13) **North 22 degrees 34 minutes 10 seconds East, 52.00 feet** to point, Station 117+10.00, 110.00 feet left;
- 14) **North 42 degrees 43 minutes 09 seconds East, 46.07 feet** to point, Station 117+50.00, 95.00 feet left;
- 15) **North 59 degrees 07 minutes 45 seconds East, 70.46 feet** to point, Station 118+08.00, 55.00 feet left;
- 16) **North 23 degrees 11 minutes 56 seconds East, 130.04 feet** to its intersection with the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Volume 1013, Page 203 of the Official Records Portage County, Station 119+38.00, 58.04 feet left;
- 17) **South 89 degrees 42 minutes 55 seconds East, 27.46 feet** along the southerly line of said parcel of land conveyed to The Davey Tree Expert Company to its intersection with the westerly line of State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet South 00 degrees 17 minutes 05 seconds West and 0.10 feet North 65 degrees 27 minutes 47 seconds West to its intersection with the westerly line of said State Route 43, Station 119+49.28, 33.00 feet left;
- 18) **South 24 degrees 32 minutes 13 seconds West, 223.53 feet** along the southerly line of said State Route 43 to an angle point, Station 117+25.75, 33.00 feet left (on extended back tangent);
- 19) **South 22 degrees 34 minutes 10 seconds West, 500.61** continuing along the southerly line of said State Route 43 to an angle point, Station 112+26.25, 33.00 feet left (on extended back tangent);
- 20) **South 22 degrees 35 minutes 36 seconds West, 541.26** continuing along the southerly line of said State Route 43 to the **Principal Place of Beginning** containing 73245 square feet or 1.6815 acres of land of which 0.0000 acres of land are within P.R.O.

**EXHIBIT A**

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

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-004-000.

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 July 2025.



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

John M. Zaranec Jr. P.S. 7126 April 10, 2026

LPA RE 807-D  
Rev. 01/2026

TED  
LPA

### **TEMPORARY EASEMENT**

Kent City School District Board of Education, the Grantor(s), as a GIFT/DONATION, does grant to City of Kent, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 1-T1

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-043-00-00-004-000

Prior Instrument Reference: (Book 808, Page 587), (Book 868, Page 587), (Book 676, Page 646), (Book 866, Page 251), (Book 866, Page 253), Portage 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 twenty four 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.

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 Kent City School District Board of Education has hereunto set their hands on the 20<sup>th</sup> day of August, 2026.

Ther P. L. L.  
Kent City School District Board of Education

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2026, by Kent City School District Board of Education.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Erica Routt  
NOTARY PUBLIC

My Commission expires: July 04, 2029

**EXHIBIT A**

LPA RX 887 T

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Ver. Date 03/18/26

PID 121376

**PARCEL 1-T1  
POR-43-12.74  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PURPOSE OF TEMPORARY  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to Kent City School District Board of Education by Document 202204071 Official Records Portage County and bounded and described as follows:

**Beginning** at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 773.97 feet along the centerline of said State Route 43 passing through said City Lot 42 to an angle point, Station 117+26.32;

Thence South 22 degrees 34 minutes 10 seconds West, 500.06 feet continuing along the centerline of said State Route 43 to an angle point, Station 112+26.26;

Thence South 22 degrees 35 minutes 36 seconds West, 614.21 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Carolyn Brown and Raymond Raenala by Document 200616057 Official Records Portage County, Station 106+12.05;

Thence North 89 degrees 46 minutes 13 seconds West, 57.31 feet along the northerly line of said parcel of land conveyed to Carolyn Brown and Raymond Raenala to a point, Station 105+90.25, 53.00 feet left;

Thence North 22 degrees 35 minutes 36 seconds East, 22.25 feet to a point and being the **Principal Place of Beginning** of the parcel herein described, Station 106+12.50, 53.00 feet left;

**EXHIBIT A**

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Thence with the following four (4) courses:

- 1) **North 67 degrees 24 minutes 24 seconds West, 16.00 feet to point, Station 106+12.50, 69.00 feet left;**
- 2) **North 22 degrees 35 minutes 36 seconds East, 15.00 feet to point, Station 106+27.50, 69.00 feet left;**
- 3) **South 67 degrees 24 minutes 24 seconds East, 16.00 feet to point, Station 106+27.50, 53.00 feet left;**
- 4) **South 22 degrees 35 minutes 36 seconds West, 15.00 feet to the Principal Place of Beginning containing 240 square feet or 0.0055 acres of land of which 0.0000 acres of land are within P.R.O.**

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

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-004-000.

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 July 2025.



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

John M. Zaranec Jr. P.S. 7126 March 18, 2026

### **TEMPORARY EASEMENT**

Kent City School District Board of Education, the Grantor(s), as a GIFT/DONATION, does grant to City of Kent, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 1-T2

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-043-00-00-004-000

Prior Instrument Reference: (Book 808, Page 587), (Book 868, Page 587), (Book 676, Page 646), (Book 866, Page 251), (Book 866, Page 253), Portage 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 twenty four 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.

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 Kent City School District Board of Education has hereunto set their hands on the 20<sup>th</sup> day of August, 2026.

Theresa L. Carlin  
Kent City School District Board of Education

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2026, by Kent City School District Board of Education.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Erica Routt  
NOTARY PUBLIC

My Commission expires: July 04, 2029

**EXHIBIT A**

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Ver. Date 03/23/26

PID 121376

**PARCEL 1-T2  
POR-43-12.74  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PURPOSE OF TEMPORARY  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF KENT, PORTAGE COUNTY, OHIO**

---

**[Surveyor's description of the premises follows]**

---

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to Kent City School District Board of Education by Document 202204071 Official Records Portage County and bounded and described as follows:

**Beginning** at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 773.97 feet along the centerline of said State Route 43 passing through said City Lot 42 to an angle point, Station 117+26.32;

Thence South 22 degrees 34 minutes 10 seconds West, 500.06 feet continuing along the centerline of said State Route 43 to an angle point, Station 112+26.26;

Thence South 22 degrees 35 minutes 36 seconds West, 541.26 feet continuing along the centerline of said State Route 43 to a point, Station 106+85.00;

Thence North 67 degrees 24 minutes 24 seconds West, 33.00 feet to a point on the westerly right of way line of line of State Route 43 to its intersection with a point on the easterly line of parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 Official Records Portage County and being the **Principal Place of Beginning** of the parcel herein described, Station 106+85.00, 33.00 feet left;

Thence with the following nineteen (19) courses:

## **EXHIBIT A**

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- 1) **North 67 degrees 24 minutes 24 seconds West, 25.00 feet to point, Station 106+85.00, 58.00 feet left;**
- 2) **North 01 degrees 06 minutes 10 seconds West, 98.29 feet to point, Station 107+75.00, 97.50 feet left;**
- 3) **North 02 degrees 27 minutes 25 seconds East, 79.88 feet to point, Station 108+50.00, 125.00 feet left;**
- 4) **North 31 degrees 52 minutes 08 seconds West, 43.01 feet to point, Station 108+75.00, 160.00 feet left;**
- 5) **North 40 degrees 24 minutes 44 seconds East, 220.58 feet to point, Station 110+85.00, 92.50 feet left;**
- 6) **North 05 degrees 21 minutes 21 seconds East, 261.68 feet to point, Station 113+35.00, 170.00 feet left;**
- 7) **North 30 degrees 41 minutes 58 seconds East, 70.71 feet to point, Station 114+05.00, 160.00 feet left;**
- 8) **North 08 degrees 23 minutes 40 seconds West, 58.31 feet to point, Station 114+55.00, 190.00 feet left;**
- 9) **North 86 degrees 00 minutes 15 seconds East, 55.90 feet to point, Station 114+80.00, 140.00 feet left;**
- 10) **North 22 degrees 34 minutes 10 seconds East, 45.00 feet to point, Station 115+25.00, 140.00 feet left;**
- 11) **North 35 degrees 16 minutes 50 seconds East, 136.34 feet to point, Station 116+58.00, 110.00 feet left;**
- 12) **North 22 degrees 34 minutes 10 seconds East, 52.00 feet to point, Station 117+10.00, 110.00 feet left;**
- 13) **North 42 degrees 43 minutes 09 seconds East, 46.07 feet to point, Station 117+50.00, 95.00 feet left;**
- 14) **North 59 degrees 07 minutes 45 seconds East, 70.46 feet to point, Station 118+08.00, 55.00 feet left;**

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**EXHIBIT A**

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- 15) **North 23 degrees 11 minutes 56 seconds East, 130.04 feet** to its intersection with the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Volume 1013, Page 203 Official Records Portage County, Station 119+38.00, 58.04 feet left;
- 16) **South 89 degrees 42 minutes 55 seconds East, 27.46 feet** along the southerly line of said parcel of land conveyed to The Davey Tree Expert Company to its intersection with the westerly line of State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet South 00 degrees 17 minutes 05 seconds West and 0.10 feet North 65 degrees 27 minutes 47 seconds West to its intersection with the westerly line of said State Route 43, Station 119+49.28, 33.00 feet left;
- 17) **South 24 degrees 32 minutes 13 seconds West, 223.53 feet** along the southerly line of said State Route 43 to an angle point, Station 117+25.75, 33.00 feet left (on extended back tangent);
- 18) **South 22 degrees 34 minutes 10 seconds West, 500.61** continuing along the southerly line of said State Route 43 to an angle point, Station 112+26.25, 33.00 feet left (on extended back tangent);
- 19) **South 22 degrees 35 minutes 36 seconds West, 541.26** continuing along the southerly line of said State Route 43 to the **Principal Place of Beginning** containing 106,043 square feet or 2.4344 acres of land of which 0.0000 acres of land are within P.R.O.

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

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-004-000.

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 July 2025.



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

John M. Zaranec Jr. P.S. 7126 March 24, 2026  
**POR-43-12.74 1-T2 PG 3 OF 3**

### **EASEMENT**

Kent City School District Board of Education, the Grantor(s), as a GIFT/DONATION to the Grantee, City of Kent; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 1-SH

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-004-000

Prior Instrument Reference: (Book 808, Page 587), (Book 868, Page 587), (Book 676, Page 646), (Book 866, Page 251), (Book 866, Page 253)), Portage County Recorder's Office.

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.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF Kent City School District Board of Education has hereunto set their hands on the 20<sup>th</sup> day of August, 2026.

Theresa P. Loefer

Kent City School District Board of Education

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2026, by Kent City School District Board of Education.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Erica Routt

NOTARY PUBLIC

My Commission expires: July 04, 2029

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Ver. Date 03/18/26

PID 121376

**PARCEL 1-SH  
POR-43-12.74  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
THE CITY OF KENT, PORTAGE 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 The City Of Kent, **Portage** 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).

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**[Surveyor's description of the premises follows]**

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Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to Kent City School District Board of Education by Document 202204071 Official Records Portage County and bounded and described as follows:

**Beginning** at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 773.97 feet along the centerline of said State Route 43 passing through said City Lot 42 to an angle point, Station 117+26.32;

Thence South 22 degrees 34 minutes 10 seconds West, 500.06 feet continuing along the centerline of said State Route 43 to an angle point, Station 112+26.26;

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Thence South 22 degrees 35 minutes 36 seconds West, 614.21 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Carolyn Brown and Raymond Raenala by Document 200616057 Official Records Portage County, Station 106+12.05;

Thence North 89 degrees 46 minutes 13 seconds West, 35.68 feet along the northerly line of said parcel of land conveyed to Carolyn Brown and Raymond Raenala to its intersection with the westerly line of said State Route 43 from which point a 5/8 inch iron pin found bears 0.13 feet North 00 degrees 13 minutes 47 seconds East and 0.82 feet North 89 degrees 46 minutes 13 seconds West and being the **Principal Place of Beginning** of the parcel herein described, Station 105+98.48, 33.00 feet left;

Thence with the following four (4) courses:

- 1) **North 89 degrees 46 minutes 13 seconds West, 21.63 feet** along the Northerly line of said parcel of land conveyed to Carolyn Brown and Raymond Raenala to a point therein, Station 105+90.25, 53.00 feet left;
- 2) **North 22 degrees 35 minutes 36 seconds East, 94.75 feet** to point, Station 106+85.00, 53.00 feet left;
- 3) **South 67 degrees 24 minutes 24 seconds East, 20.00 feet** to its intersection with the westerly line of said State Route 43, Station 106+85.00, 33.00 feet left;
- 4) **South 22 degrees 35 minutes 36 seconds West, 86.52 feet** along the westerly line of said State Route 43 to the **Principal Place of Beginning** containing 1813 square feet or 0.0416 acres of land of which 0.0000 acres of land are within P.R.O.

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

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-004-000.

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 July 2025.

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

John M. Zaranec Jr. P.S. 7126 March 18, 2026

