

ORDINANCE NO. 2026- 79

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 DAVEY TREE EXPERT COMPANY 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 Davey Tree Expert Company to complete the North Mantua Street Improvement project ("Project"); and

WHEREAS, the Davey Tree Expert Company 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 Davey Tree Expert Company 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:

August 19, 2026
Date

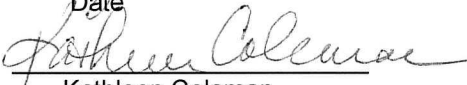


Jack Amrhein
Mayor and President of Council

EFFECTIVE:

August 19, 2026
Date

ATTEST:



Kathleen Coleman
Clerk 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. 2026-79, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON August 19, 2026.

(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 

DATE: 7/27/26

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

The Service Department is requesting council time for approval to accept the attached donation of temporary easements, permanent right of way, and shared use path easements from the Davey Tree Expert Company to complete the North Mantua Street Improvement Project. The donations are from three separate parcels located along the corridor.

The following is a list of the parcels and their respective easements required.

Property Owner	R/W Plan Number	Description	Easement Area
Davey Tree Expert Company	4-SC	Shared Use Path	0.0761 acres
	4-T	Temporary	1.8013 acres
Davey Tree Expert Company	5-SC	Shared Use Path	0.1825 acres
	5-T	Temporary	2.1715 acres
	5-WD	Permanent	1.1153 acres
Davey Tree Expert Company	6-T	Temporary	0.5452 acres
	6-WD	Permanent	0.1687 acres

The above donations follow the Federal Uniform Relocation Act that is required when using Federal Funding. Additional property is required from one additional owner, the Kent City School District, to complete 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

LPA
Rev. 01/2010

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
4-SC and 4-T
PID 121376

Dear The Davey Tree Expert Company:

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 Davey Tree Expert Company will donate 0.076-acres of Temporary Easement and 1.801-acres of Scenic Easement of parcel number 4. The Davey Tree Expert Company 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

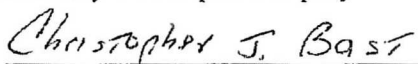
Date

Print name



The Davey Tree Expert Company

Date



Print name

EASEMENT

The Davey Tree Expert Company, 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): 4-SC

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

Prior Instrument Reference: (Book 1013, Page 203), 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.

Choose a building block. IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.



The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX

Page 1 OF 2

Ver. Date 04/10/26

Rev. 06/09

PID 121376

**PARCEL 4-SC
POR-43-12.74**

**PERPETUAL EASEMENT FOR SHARED USE PATH EASEMENT PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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.

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)

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 The Davey Tree Expert Company by Volume 1013, Page 203 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, 536.14 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 Official Records Portage County, Station 119+64.15;

EXHIBIT A

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Thence North 89 degrees 42 minutes 55 seconds West, 36.19 feet along the northerly line of said parcel of land conveyed to Kent City School District Board of Education to its intersection with the westerly line of said State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet North 00 degrees 17 minutes 05 seconds East and 0.10 feet North 65 degrees 27 minutes 47 seconds West and being the **Principal Place of Beginning** of the parcel herein described, Station 119+49.28, 33.00 feet left;

Thence with the following four (4) courses:

- 1) **North 89 degrees 42 minutes 55 seconds West, 27.46 feet** along the Northerly line of said parcel of land conveyed to Kent City School District Board of Education to a point therein, Station 119+38.00, 58.04 feet left;
- 2) **North 27 degrees 33 minutes 48 seconds East, 152.21 feet** to point, Station 120+90.00, 50.00 feet left;
- 3) **North 53 degrees 35 minutes 46 seconds East, 35.00 feet** to its intersection with the westerly line of State Route 43, Station 121+20.59, 33.00 feet left;
- 4) **South 24 degrees 32 minutes 13 seconds West, 171.32 feet** along the westerly line of said State Route 43 to the **Principal Place of Beginning** containing 3314 square feet or 0.0761 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 17-042-00-00-002-000.

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.




John M. Zaranec Jr. P.S. 7126 April 10, 2026
POR-43-12.74 4-SC PG 2 OF 2

LPA RE 807-D
Rev. 01/2026

TED
LPA

TEMPORARY EASEMENT

The Davey Tree Expert Company, 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): 4-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

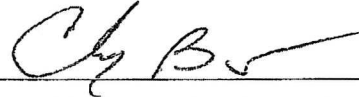
Prior Instrument Reference: (Book 1013, Page 203), Portage County Recorder's Office.

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 The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.



The Davey Tree Expert Company

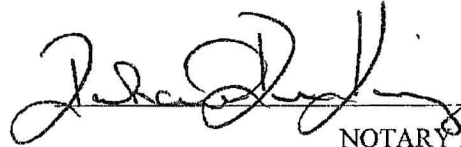
STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029



NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

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Ver. Date 03/23/26

PID 121376

**PARCEL 4-T
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 The Davey Tree Expert Company by Volume 1013, Page 203 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, 536.14 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 Official Records Portage County, Station 119+64.15;

Thence North 89 degrees 42 minutes 55 seconds West, 36.19 feet along the northerly line of said parcel of land conveyed to Kent City School District Board of Education to its intersection with the westerly line of said State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet North 00 degrees 17 minutes 05 seconds East and 0.10 feet North 65 degrees 27 minutes 47 seconds West and being the **Principal Place of Beginning** of the parcel herein described, Station 119+49.28, 33.00 feet left;

Thence with the following fifteen (15) courses:

- 1) **North 89 degrees 42 minutes 55 seconds West, 27.46 feet** along the Northerly line of said parcel of land conveyed to Kent City School District Board of Education to a point therein, Station 119+38.00, 58.04 feet left;

EXHIBIT A

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- 2) **North 27 degrees 33 minutes 48 seconds East, 152.21 feet to point, Station 120+90.00, 50.00 feet left;**
- 3) **North 67 degrees 57 minutes 09 seconds West, 115.11 feet to point, Station 120+85.00, 165.00 feet left;**
- 4) **South 82 degrees 55 minutes 46 seconds West, 76.32 feet to point, Station 120+45.00, 230.00 feet left;**
- 5) **South 48 degrees 09 minutes 59 seconds West, 87.32 feet to point, Station 119+65.00, 265.00 feet left;**
- 6) **South 86 degrees 05 minutes 38 seconds West, 136.47 feet to point, Station 119+00.00, 385.00 feet left;**
- 7) **North 10 degrees 30 minutes 03 seconds East, 20.62 feet to point, Station 119+20.00, 390.00 feet left;**
- 8) **North 79 degrees 19 minutes 10 seconds East, 104.04 feet to point, Station 119+80.00, 305.00 feet left;**
- 9) **North 02 degrees 01 minutes 41 seconds West, 22.36 feet to point, Station 120+00.00, 315.00 feet left;**
- 10) **North 44 degrees 14 minutes 42 seconds East, 355.84 feet to point, Station 123+35.00, 195.00 feet left;**
- 11) **North 56 degrees 32 minutes 32 seconds East, 47.17 feet to point, Station 123+75.00, 170.00 feet left;**
- 12) **North 73 degrees 21 minutes 04 seconds East, 53.15 feet to point, Station 124+10.00, 130.00 feet left;**
- 13) **North 87 degrees 58 minutes 19 seconds East, 89.44 feet to point, Station 124+50.00, 50.00 feet left;**

EXHIBIT A

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14) **North 51 degrees 46 minutes 32 seconds East, 37.14 feet** to its intersection with the westerly line of State Route 43 and the southerly line of a parcel of land conveyed to Laura Ellsworth and Ronald Renwick by Document Number 202023829 Official Records Portage County Station 124+83.02, 33.00 feet left;

15) **South 24 degrees 32 minutes 13 seconds West, 533.74 feet** along the westerly line of said State Route 43 to the **Principal Place of Beginning** containing 78,465 square feet or 1.8013 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 17-042-00-00-002-000.

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 March 24, 2026

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
5-WD, 5-SC, and 5-T
PID 121376

Dear The Davey Tree Expert Company:

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 Davey Tree Expert Company will donate 1.115-acres of Fee Simple, 0.183-acres of Scenic Easement, and 2.172-acres of Temporary Easement of parcel number 5. The Davey Tree Expert Company 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.

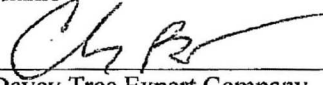
Respectfully,

City of Kent

City of Kent, City Manager

Date

Print name



The Davey Tree Expert Company

7/7/2026
Date

Christopher S. Bass
Print name

QUIT CLAIM DEED

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to City of Kent, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 5-WD

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-001-000
Prior Instrument Reference: INST. 20214439, Portage County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, 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.

The above parcel(s) 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 The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.



The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/26

PID 121376

**PARCEL 5-WD
POR-43-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

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 Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the 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, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County and being the **Principal Place of Beginning** of the parcel herein described, Station 124+97.76;

Thence with the following ten (10) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 99.14 feet** along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 125+41.00, 89.29 feet right;

EXHIBIT A

LPA RX 851 WD

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- 2) **South 07 degrees 49 minutes 47 seconds West, 102.44 feet to point, Station 124+40.00, 120.00 feet right;**
- 3) **South 65 degrees 27 minutes 47 seconds East, 55.00 feet to point, Station 124+40.00, 175.00 feet right;**
- 4) **South 01 degrees 20 minutes 18 seconds West, 76.16 feet to point, Station 123+70.00, 205.00 feet right;**
- 5) **South 86 degrees 53 minutes 28 seconds West, 118.53 feet to point, Station 123+15.00, 100.00 feet right;**
- 6) **South 58 degrees 13 minutes 37 seconds West, 18.03 feet to point, Station 123+00.00, 90.00 feet right;**
- 7) **South 31 degrees 07 minutes 08 seconds West, 130.86 feet to point, Station 121+70.00, 75.00 feet right;**
- 8) **South 37 degrees 40 minutes 22 seconds West, 88.01 feet to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 120+84.30, 55.00 feet right;**
- 9) **North 89 degrees 30 minutes 12 seconds West, 60.22 feet along the northerly line of said parcel of land conveyed to City of Kent to its intersection with the centerline of State Route 43, Station 120+59.76;**
- 10) **North 24 degrees 32 minutes 13 seconds East, 437.99 feet along the centerline of said State Route 43 to the Principal Place of Beginning containing 48,584 square feet or 1.1153 acres of land of which 0.3318 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 17-042-00-00-001-000.

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.

EXHIBIT A

LPA RX 851 WD

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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

EASEMENT

The Davey Tree Expert Company, 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): 5-SC

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-001-00
Prior Instrument Reference: INST. 20214439, 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:

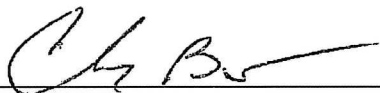
(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(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.

Choose a building block. IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.


The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

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Ver. Date 05/14/26

**PARCEL 5-SC
POR-43-12.74**

**PERPETUAL EASEMENT FOR SHARED USE PATH EASEMENT PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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.

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)

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the 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, 440.52 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 120+59.76;

Thence South 89 degrees 30 minutes 12 seconds East, 60.22 feet along the northerly line of said parcel of land conveyed to City of Kent and being the **Principal Place of Beginning** of the parcel herein described, Station 120+84.30, 55.00 feet right;

Thence with the following eight (8) courses:

EXHIBIT A

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- 1) **North 37 degrees 40 minutes 22 seconds East, 88.01 feet to point, Station 121+70.00, 75.00 feet right;**
- 2) **North 31 degrees 07 minutes 08 seconds East, 130.86 feet to point, Station 123+00.00, 90.00 feet right;**
- 3) **North 58 degrees 13 minutes 37 seconds East, 18.03 feet to point, Station 123+15.00, 100.00 feet right;**
- 4) **South 24 degrees 32 minutes 13 seconds West, 95.00 feet to point, Station 122+20.00, 100.00 feet right;**
- 5) **South 10 degrees 40 minutes 50 seconds East, 52.02 feet to point, Station 122+77.50, 130.00 feet right;**
- 6) **South 07 degrees 36 minutes 34 seconds West, 48.08 feet to point, Station 121+31.50, 144.00 feet right;**
- 7) **South 69 degrees 25 minutes 14 seconds West, 19.05 feet to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 121+18.00, 130.55 feet right;**
- 8) **North 89 degrees 30 minutes 12 seconds West, 82.73 feet along the northerly line of said parcel of land conveyed to City of Kent to the **Principal Place of Beginning** containing 7949 square feet or 0.1825 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 17-042-00-00-001-000.

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 May 14, 2026

LPA RE 807-D
Rev. 01/2026

TED
LPA

TEMPORARY EASEMENT

The Davey Tree Expert Company, 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): 5-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

Prior Instrument Reference: INST. 20214439, 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 The Davey Tree Expert Company has hereunto set their hands on the 14 day of July, 2026.

 C. B.
The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 14 day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029

 Rachael Renea King
NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 887 T

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Ver. Date 05/14/26

PID 121376

**PARCEL 5-T
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 right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the 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, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County, Station 124+97.76;

Thence South 89 degrees 29 minutes 11 seconds East, 99.14 feet along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said southerly line of a parcel of land conveyed to The Davey Tree Expert Company and being the **Principal Place of Beginning** of the parcel herein described, Station 125+41.00, 89.29 feet right;

Thence with the following twenty two (22) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 300.33** feet continuing along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said southerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 126+72.00, 359.54 feet right;

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- 2) **South 12 degrees 20 minutes 22 seconds East, 48.70 feet to point, Station 126+34.00, 390.00 feet right;**
- 3) **South 20 degrees 27 minutes 15 seconds West, 67.86 feet to point, Station 125+66.50, 397.00 feet right;**
- 4) **South 33 degrees 18 minutes 08 seconds West, 111.03 feet to point, Station 124+44.00, 382.00 feet right;**
- 5) **South 18 degrees 20 minutes 31 seconds East, 19.10 feet to point, Station 124+30.00, 395.00 feet right;**
- 6) **South 43 degrees 49 minutes 37 seconds West, 105.95 feet to point, Station 123+30.00, 360.00 feet right;**
- 7) **South 83 degrees 34 minutes 24 seconds West, 87.46 feet to point, Station 122+85.00, 285.00 feet right;**
- 8) **South 74 degrees 32 minutes 15 seconds West, 113.57 feet to point, Station 122+12.00, 198.00 feet right;**
- 9) **North 26 degrees 59 minutes 43 seconds West, 93.24 feet to point, Station 122+70.00, 125.00 feet right;**
- 10) **South 76 degrees 14 minutes 48 seconds West, 24.21 feet to point, Station 122+55.00, 106.00 feet right;**
- 11) **South 19 degrees 17 minutes 38 seconds West, 50.21 feet to point, Station 122+05.00, 110.59 feet right;**
- 12) **South 10 degrees 40 minutes 50 seconds East, 33.66 feet to point, Station 121+77.50, 130.00 feet right;**
- 13) **South 07 degrees 36 minutes 34 seconds West, 48.08 feet to point, Station 121+31.50, 144.00 feet right;**

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- 14) **South 69 degrees 25 minutes 14 seconds West, 19.05 feet** to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 121+18.00, 130.55 feet right;
- 15) **North 89 degrees 30 minutes 12 seconds West, 82.73 feet** along the northerly line of said parcel of land conveyed to City of Kent to its intersection with the centerline of State Route 43, Station 120+84.30, 55.00 feet right;
- 16) **North 37 degrees 40 minutes 22 seconds East, 88.01 feet** to point, Station 121+70.00, 75.00 feet right;
- 17) **North 31 degrees 07 minutes 08 seconds East, 130.86 feet** to point, Station 123+00.00, 90.00 feet right;
- 18) **North 58 degrees 13 minutes 37 seconds East, 18.03 feet** to point, Station 123+15.00, 100.00 feet right;
- 19) **North 86 degrees 53 minutes 28 seconds East, 118.53 feet** to point, Station 123+70.00, 205.00 feet right;
- 20) **North 01 degrees 20 minutes 18 seconds East, 76.16 feet** to point, Station 124+40.00, 175.00 feet right;
- 21) **North 65 degrees 27 minutes 47 seconds West, 55.00 feet** to point, Station 124+40.00, 120.00 feet right;
- 22) **North 07 degrees 49 minutes 47 seconds East, 102.44 feet** to the **Principal Place of Beginning** containing 94,590 square feet or 2.1715 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 17-042-00-00-001-000.

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.

EXHIBIT A

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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 May 14, 2026

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
6-WD, and 6-T
PID 121376

Dear The Davey Tree Expert Company:

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 Davey Tree Expert Company will donate 0.331-acres of Fee Simple and 0.545 acres of Temporary Easement of parcel number 6. The Davey Tree Expert Company 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.

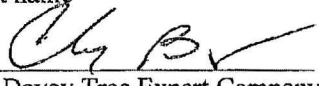
Respectfully,

City of Kent

City of Kent, City Manager

Date

Print name



The Davey Tree Expert Company

7/7/2026
Date

Christopher J. Bast
Print name

QUIT CLAIM DEED

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to City of Kent, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 6-WD

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-049-00-12-012-000

Prior Instrument Reference: NST. 201707740, Portage County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, 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.

The above parcel(s) 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:

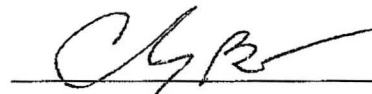
(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(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 The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.


The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 03/18/26

PID 121376

**PARCEL 6-WD
POR-43-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

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 Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 60.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the 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 the **Principal Place of Beginning** of the parcel herein described, Station 125+00.29

Thence with the following five (5) courses:

- 1) **South 24 degrees 32 minutes 13 seconds West, 2.53 feet** along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the northerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County, Station 124+97.76;
- 2) **South 89 degrees 29 minutes 11 seconds East, 99.14 feet** along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 125+41.00, 89.29 feet right;

EXHIBIT A

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- 3) **North 10 degrees 32 minutes 13 seconds East, 217.25 feet** to its intersection with the easterly line of State Route 43, Station 127+50.00, 30.00 feet right;
- 4) **North 63 degrees 37 minutes 30 seconds West, 30.00 feet** to its intersection with the centerline of State Route 43 and also being the City of Kent and Franklin Township Corporation Line, Station 127+50.00;
- 5) **South 26 degrees 22 minutes 30 seconds West, 249.71 feet** along the centerline of said State Route 43 and said City of Kent and Franklin Township Corporation Line to the **Principal Place of Beginning** containing 14,398 square feet or 0.3305 acres of land of which 0.1687 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 17-049-00-12-012-000.

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 March 18, 2026

LPA RE 807-D
Rev. 01/2026

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TEMPORARY EASEMENT

The Davey Tree Expert Company, 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): 6-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-049-00-12-012-000

Prior Instrument Reference: INST. 201707740, 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 The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.

[Signature]
The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

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

[Signature]
NOTARY PUBLIC



Rachael Renee Myrland
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 887 T

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Ver. Date 03/18/26

PID 121376

**PARCEL 6-T
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 right (east) of the centerline of State Route 43, 60.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the 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, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the northerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County, Station 124+97.76;

Thence South 89 degrees 29 minutes 11 seconds East, 99.14 feet along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company and being the **Principal Place of Beginning** of the parcel herein described, Station 125+41.00, 89.29 feet right;

Thence with the following twelve (12) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 300.33 feet** continuing along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 126+72.00, 359.54 feet right;

EXHIBIT A

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- 2) **North 30 degrees 10 minutes 21 seconds West, 5.44 feet** to point, Station 126+75.00, 355.00 feet right;
- 3) **North 89 degrees 26 minutes 46 seconds West, 68.88 feet** to point, Station 126+45.00, 293.00 feet right;
- 4) **North 00 degrees 36 minutes 19 seconds West, 61.72 feet** to point, Station 127+00.00, 265.00 feet right;
- 5) **South 89 degrees 48 minutes 35 seconds West, 22.36 feet** to point, Station 126+90.00, 245.00 feet right;
- 6) **North 76 degrees 45 minutes 33 seconds West, 30.81 feet** to point, Station 126+83.00, 215.00 feet right;
- 7) **North 60 degrees 31 minutes 52 seconds West, 37.05 feet** to point, Station 126+85.00, 178.00 feet right;
- 8) **North 33 degrees 27 minutes 06 seconds West, 49.74 feet** to point, Station 127+10.00, 135.00 feet right;
- 9) **South 86 degrees 37 minutes 48 seconds West, 80.62 feet** to point, Station 126+70.00, 65.00 feet right;
- 10) **North 05 degrees 07 minutes 28 seconds East, 96.57 feet** to its intersection with the easterly line of State Route 43, Station 127+60.00, 30.00 feet right;
- 11) **South 26 degrees 22 minutes 30 seconds West, 10.00 feet** along the centerline of said State Route 43 to a point therein, Station 127+50.00, 30.00 feet right;
- 12) **South 10 degrees 32 minutes 13 seconds West, 217.25 feet** to the **Principal Place of Beginning** containing 23,750 square feet or 0.5452 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).

EXHIBIT A

LPA RX 887 T

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The above-described parcel being part of Auditor's Parcel Number 17-049-00-12-012-000.

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 March 18, 2026