

Wooldridge, John

From: Morgan, Douglas
Sent: Wednesday, March 3, 2021 1:18 PM
To: Wooldridge, John; Heim, Kimber; Durant, Allison; Walker, Luke
Cc: Gwinn, Julie; Gilmore, Drew; Sturgeon, Jason; Thompson, Tyrell; Miller, Jared
Subject: 110412 FAI 037 PCL 020 Proposal to Settle and Purchase Home
Attachments: 110412_Parcel 20_Temporary Easement.pdf

All,

After discussions with Jason, Julie, Drew and John, a decision was made to purchase a temporary easement from Parcel 20 instead of acquiring warranty deed as shown in the previous email. The temporary easement will cover construction parking, use/then removal of the two story home, use of the existing septic system during construction and removal of a pine tree adjacent to SR 256. The attached sketch shows the dimensions needed for the temporary easement.

Kimber,

Please share this temporary easement layout with the landowner and work with Luke Walker to have a legal description written for the temporary easement. If you have any questions or need assistance moving forward, John and/or Drew are willing to help.

Thanks everyone for your help in moving this project along.

Douglas N. Morgan, P.E.

(p) 740.323.5122

From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, March 2, 2021 12:45 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Durant, Allison <Allison.Durant@dot.ohio.gov>; Morgan, Douglas <Doug.Morgan@dot.ohio.gov>; Gilmore, Drew <drew.gilmore@dot.ohio.gov>; Gwinn, Julie <Julie.Gwinn@dot.ohio.gov>; Sturgeon, Jason <Jason.Sturgeon@dot.ohio.gov>; Walker, Luke <Luke.Walker@dot.ohio.gov>; Schmelzer, Edward <Ed.Schmelzer@dot.ohio.gov>; Deitrich, William <William.Deitrich@dot.ohio.gov>; Thompson, Tyrell <Ty.Thompson@dot.ohio.gov>; Miller, Jared <Jared.Miller@dot.ohio.gov>
Subject: 110412 FAI 037 PCL 020 WD Proposal to Settle and Purchase Home

Hello All,

Hope everyone is doing well. After attempts to settle this parcel by changing the plans to avoid this parcel or adding guardrails; we were not yet successful. The current proposal is for ODOT to 'buy their house' as requested by the owner. Upon purchase of the home and homesite, we would allow about 6 months for the owner to move out and then the house could be used as a "Field Office" for the project. We are proposing to purchase the home in fee ownership (not an easement) and will need sufficient land to include parking, drive access for the residue retained by owner, and have the septic on the property to comply with Health Department. We also will need to get the County to approve the

“split” of the parcel; so I have made it a size and dimension that appears to comply with zoning requirements for the ODOT home parcel and the residue. Attached is the proposed sketch of what we can purchase from the owner. It would be a small commercial ‘buildable site’ based on current zoning requirements in the after but it is only approximately half an acre from their property. My sketch is not perfectly square nor to scale, but it is an accurate reflection of what we would ask Luke to survey and draft a legal description for if approved by all of us and acceptable to the owner. The numbers with “~” before the # are approximate and will change to be certain we are not taking the Garage that owner wishes to keep. Please review and let me know if any changes are requested before Kimber presents to the owner to see if they agree with our understanding of ‘buying the home.’

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

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