

Wooldridge, John

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Tuesday, December 31, 2024 4:26 PM
To: Wooldridge, John; Megan Matrka
Subject: Re: PID 111621 FAI-158 Parcels Legal Descriptions and Recordings Update

John,

Let's connect later this week on this project and discuss fees for the additional scope of work. Just need to know what you need from me for that request.

Happy New Year!

Thanks,

Greg Vriezelaar, President
West Erie Realty Solutions, Ltd.
Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, December 31, 2024 4:20:08 PM
To: Megan Matrka <MeganM@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>
Subject: RE: PID 111621 FAI-158 Parcels Legal Descriptions and Recordings Update

Happy New Year Megan,

It is in REAL OS. We do not have a word doc. Let me know if you have any questions about how to update the title new owner in REAL OS. It looks like this will be the 3rd or 4th owner for the parcel since we started. Thank you!

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5
9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A
John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Tuesday, December 31, 2024 3:43 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>
Subject: RE: PID 111621 FAI-158 Parcels Legal Descriptions and Recordings Update

John,

As expected, unfortunately, the delay to close has impacted ownership on parcel 12. It was previously owned and signed by Jordan Remodeling. They have since sold the home.

Are you able to send the word document of the title reports on this project? I can update them much more simpler for closing and for the new owners.

Thank you and happy new year

Megan



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Tuesday, December 31, 2024 8:28 AM

To: Megan Matrka <MeganM@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Subject: PID 111621 FAI-158 Parcels Legal Descriptions and Recordings Update

Happy New Year Megan,

ODOT met with R/W designer and received some details that I can share.

We have a list of parcels that you can move forward with closing and recording. These parcels will use the legal description previously provided. It is ten parcels with five having checks drawn. Here are the parcels:

- 12
- 15
- 17
- 19
- 20
- 22
- 28
- 30
- 31
- 32

According to our records, we sent you warrants for 19 (already recorded as confirmed with online recorder) and parcels 12, 15, 22, & 30. Those can be closed and recorded when property owner is able.

FYI that Stage 3 plans are uploaded in REAL OS. I expect the remaining parcels legal descriptions and revised plans in January (likely late January).

Please let us know when parcel 19 is vacant, RE-95-R is signed, and Asbestos testing completed. Please let me know when 18 billing package is in REAL OS and when you need the check for closing. Hopefully, they have started the moving process on 19 as that house needs down soon (within 90 days preferred). Thank you!

Respectfully,

John R. Wooldridge
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**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Friday, December 27, 2024 3:37 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>

Subject: RE: FAI-158 Parcel 29 -Noland & 27-Richardson

John,

Parcel 19- Horn, is closed. Any update to the Utility Easement can be done by ODOT. I am working on that file.

Thank you,

Megan



Megan Matrka

Project Manager

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Friday, December 27, 2024 8:11 AM

To: Megan Matrka <MeganM@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

Subject: RE: FAI-158 Parcel 29 -Noland & 27-Richardson

Hi Megan,

Pid 111621 updates:

- PCL 29 not staked yet as they want to finish the U legal descriptions 1st.
- ODOT is meeting with R/W consultant on Monday regarding U legal descriptions as they are not done yet.

- I was verbally told that the 18-U1,2 and 19-U1,2 might need to change due to connectivity of the easement corridors (will know Monday) ... I would hold on the recordings, although you can still close and give owner the proceeds as we discussed.
- I do need a billing package in REAL OS for 18 Young.

Thanks and Merry Christmas.

Respectfully,

John R. Wooldridge
Real Estate Administrator
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**Department of
 Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Wednesday, November 27, 2024 12:47 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Subject: RE: FAI-158 Parcel 29 -Noland & 27-Richardson

John,

I have spoken to everyone but one ownership and right now, this is the only one that requested staking. I did walk the area with parcel 27 and it likely would be helpful to stake their property as well.

Thank you!



Megan Matrka

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Monday, November 25, 2024 4:27 PM

To: Megan Matrka <MeganM@WestErieRealty.com>

Subject: RE: FAI-158 Parcel 29 -Noland & 27-Richardson

Hi Megan,

We can Stake 29 but survey likes to stake once for all needed. Please provide a list of all that need staked as to send survey out one time to capture all needed. Thank you.

27-T & 29-T are for tree removal overlapping the UV. ODOT will remove the Trees ahead of the Utility Company using their U..

Utilities will need tree clearing between now (as soon as we get all parcels cleared) and end of March preferred (due to the environmental bat tree rules) or as soon thereafter as possible (i.e., ASAP). The Utilities can relocate as soon as we have possession and trees cleared. They need to be moved before construction (i.e., spring or early summer of 2025).

Mailboxes are placed by contractor at USPS instruction. It is unlikely that it will be in a drive, but likely close to it. It is subject to change based on USPS direction.

Thank you.

Respectfully,

John R. Wooldridge
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ODOT District 5

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John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Thursday, November 14, 2024 11:53 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Subject: FAI-158 Parcel 29 -Noland & 27-Richardson

John,

Thanks for your answers today. I have a couple follow up questions. I just spoke to Nikki Noland and she asked if we can stake the easement areas for parcel 29?

Also a quick question- double checking that the Temporary Easements for parcel 27 & 29 are really to just remove the trees that are within the utility area?

When are utilities beginning their construction portion and do we have any construction information that we can pass along to owners?

For parcel 27 they wanted to know about their mailbox as it appears it is going to be replaced in the same spot, but that the driveway is expanding right there and the mailbox is within the drive?

(See attached)

Thanks,
Megan



Megan Matrka

Project Manager

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