



## Legislation Details (With Text)

**File #:** O-111-23      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Approved  
**File created:** 2/24/2023      **In control:** City Council  
**On agenda:** 3/7/2023      **Final action:** 3/7/2023  
**Title:** Amending Ordinance 567-21 which declared the vacation of Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19th Street and 20th Street, in the City of Toledo, Lucas County, Ohio; by removing the retention of the Utility Easement; and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
3/7/2023	1	City Council	Suspension	Pass
3/7/2023	1	City Council	Emergency	Pass
3/7/2023	1	City Council	Passage	Pass

The Clerk Reports

**Amending Ordinance 567-21 which declared the vacation of Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup> Street, in the City of Toledo, Lucas County, Ohio; by removing the retention of the Utility Easement; and declaring an emergency.**

### SUMMARY & BACKGROUND:

The Council of the City of Toledo, by Resolution No. 255-21 adopted on May 11, 2021, declaring its intent to vacate Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup> Street, in the City of Toledo, Lucas County, Ohio; as more fully described in Section 1 hereof. On June 10, 2021, the Toledo City Plan Commission recommended approval of the request for the vacation of Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup> Street, in the City of Toledo, Lucas County, Ohio. The City Council Zoning and Planning Committee on July 14, 2021, sent as approved the request for the vacation of Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup> Street, in the City of Toledo, Lucas County, Ohio. The Board of Revision met on October 21, 2021 and approved the request for the vacation of Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup> Street, in the City of Toledo, Lucas County, Ohio.

A request has been made by the applicant that Ordinance 567-21 be amended to remove Section 3, the utility easement retention, in order to allow the private sewer line to be relocated and to allow for the building to be built as approved in Site Plan Review SPR 16-21.

All of the preliminary steps have been taken as required by law, the Charter of the City of Toledo, and the Toledo Plan Commission has made reports regarding the proposed vacations; and all things required by law to be done, have been done.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That pursuant to Ordinance 567-21 the Council of the City of Toledo vacated Pawlonia Alley bounded by Madison Avenue and Jefferson Avenue and 19<sup>th</sup> Street and 20<sup>th</sup>, in the City of Toledo, Lucas County, Ohio.

Vacating the 16-foot alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street known as Pawlonia Alley

Legal Description of Proposed Pawlonia Alley, Being 16-Foot Wide Vacation, Between 19<sup>th</sup> Street and 20<sup>th</sup> Street: Being in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a stone with cross found at the centerline intersection of Madison Avenue and 19<sup>th</sup> Street. Thence South 32 degrees, 27 minutes, 27 seconds West, along the centerline of 19<sup>th</sup> Street, a distance of 33.00 feet to a point on the Southwesterly 33.00 foot Right-of-way of Madison Avenue.

Thence North 57 degrees, 34 minutes, 52 seconds West, along the Southwesterly 33.00 foot Right-of-way of Madison Avenue, a distance of 33.00 feet to a point on the Northwesterly 33.00 foot Right-of-way of 19<sup>th</sup> Street.

Thence South 32 degrees, 27 minutes, 27 seconds West, along the Northwesterly 33.00 foot Right-of-way of 19<sup>th</sup> Street, a distance of 134.36 feet to a point on the Northeasterly Right-of-way of Pawlonia Alley, being 16.00 foot wide, said point being the True Point of Beginning.

Course 1: Thence continuing South 32 degrees, 27 minutes, 27 seconds West, along the Northwesterly 33.00 foot Right-of-way of 19<sup>th</sup> Street, a distance of 16.00 feet to a point on the Southwesterly Right-of-way of Pawlonia Alley, being 16.00 foot wide.

Course 2: Thence North 57 degrees, 33 minutes, 38 seconds West, along the Southwesterly Right-of-way of Pawlonia Alley, being 16.00 foot wide, a distance of 200.55 feet to a point on the Southeasterly 33.00 foot Right-of-way of 20<sup>th</sup> Street.

Course 3: Thence North 32 degrees, 25 minutes, 46 seconds East, along the Southeasterly 33.00 foot Right-of-way of 20<sup>th</sup> Street, a distance of 16.00 feet to a point on the Northeasterly Right-of-way of Pawlonia Alley, being 16.00 foot wide.

Course 4: Thence South 57 degrees, 33 minutes, 38 seconds East, along the Northeasterly Right-of-way of Pawlonia Alley, being 16.00 foot wide, a distance of 200.56 feet to the True Point of Beginning.

Containing 3,208.93 square feet or 0.0737 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. All 1/2 inch galvanized steel pipe set are capped with the company name and PLS No. 7476. This legal description is based upon a field survey prepared by Lewandowski Engineers on April 23, 2021.

SECTION 2. That Section 3 of Ordinance No. 567-21, which reads as follows:

“SECTION 3. That a full width easement in favor of the City is retained across, under and through said vacated area as described in Section 1 herein for the City’s future maintenance, repair, and replacement of the existing sewer, water and/or storm water facilities located in the vacated area. All City facilities located within said vacated area are hereby dedicated to the City for exclusive City utility use only and shall not be combined with easements or rights for other utilities. The easement retained by the City shall be primary to any other utilities located therein, and any easement retained by any other utility shall be subordinate to and subject to the easement rights of the City of Toledo. Said

easement shall be permanent in nature for each utility and shall run with the land. Said easement also includes reasonable rights of egress and ingress over and through the vacated area. No fence, wall, building foundation, roof overhang, or other barrier which would impede access to the easement shall be constructed or maintained. Driveways, parking lots, walkways and other similar improvements are permitted subject to the prior written consent of the City. The City shall be released and held harmless for any liability, responsibility costs, or damages resulting from the City's removal of any barriers which impede the City ingress or egress from the easement or which obstruct access to the utilities located within the vacated area. The City shall have no obligation or duty to restore or compensate the barrier owner for any barrier removed in whole or in part by the City. Any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained separately from each utility, as to their interest (s) only, by separate recordable instrument."

is repealed.

SECTION 3. That a new Section 3 of Ordinance No. 567-21 is enacted to read as follows:

"SECTION 3: That the Owner of the vacated alley property, as described in Section 1, shall be responsible for the relocation of any utility facilities or equipment, whether owned by a public or private utility within the vacated alley or preserving access to such utility facilities. Utility facilities include conduits, cables, wires, towers, poles, sewer line, pipelines, gas and water lines, or other equipment of any railroad or public utility, located on, over or under the portion of the vacated alley property. Any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance and operation of Ohio law shall be obtained separately from each utility, as to their interest(s) only. The City shall be released and held harmless for any liability, responsibility costs, or damages resulting from Owners construction in the vacated alley property, which interferes with any utility easement retained as a matter of law in accord with Section 723.041 of the Ohio Revised Code."

SECTION 4. That other than as amended herein, all provisions of Ordinance No. 567-21 shall remain in full force and effect.

SECTION 5. That the Real Estate Section of the Department of Development is hereby directed to cause a copy of this Ordinance to be recorded in the records of the office of Lucas County Recorder.

SECTION 6. That it is hereby found and determined that all formal actions of Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council, and that all deliberations of Council and any of its committees that result in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. That this Ordinance is hereby declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Ordinance must be immediately effective so that the vacations can be expeditiously completed to enable the property owner(s) to obtain the resulting benefits at the earliest time.

Vote on emergency clause: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Passed: \_\_\_\_\_, as an emergency measure: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor