

**ORDINANCE NO. 21-085**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT WITH GREGORY S. AND MARLENE M. GOSSER, TO PROVIDE FOR THE USE OF A CERTAIN PORTION OF THE CITY'S RIGHT-OF-WAY, AS DESCRIBED IN THE GRANT OF A LICENSE FOR ENCROACHMENT, FOR PURPOSES OF RETAINING AN EXISTING WOOD FENCE; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.**

**WHEREAS**, certain property of the City is currently platted as City right-of-way including the property identified and more fully described in Exhibit "A"; and

**WHEREAS**, during the design phase of the Warren Street Reconstruction Project, the consulting firm, LJB, Inc., discovered eight (8) properties along the project limits were encroaching onto City right-of-way without a License Agreement in place; and

**WHEREAS**, this proposed License for Encroachment will allow the current property owners, Gregory S. and Marlene M. Gosser, of property located at 504 Madison Street, to retain and maintain an existing wood fence within the City's right-of-way located on the east side of Warren Street and south side of Madison Street; and

**WHEREAS**, this City Commission, under powers of Local self-government granted to the City by Article XVIII of the Ohio Constitution and Section 3 and Section 25 of the Charter of the City of Sandusky, has the power to change the use of City property to a use that would be of greater benefit and use to the public; and

**WHEREAS**, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to allow the Grant of a License for Encroachment to be fully executed and recorded prior to construction planning for the Warren Street Reconstruction Project scheduled later this year; and

**WHEREAS**, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is authorized and directed to enter into the Grant of a License for Encroachment Agreement with Gregory S. and Marlene M. Gosser, substantially in the same form as contained in Exhibit "1", which is attached to this Ordinance and is specifically incorporated as if fully rewritten

herein together with such revisions or additions as are approved by the Law Director as not being adverse to the City and as being consistent with carrying out the City's public purpose as set forth in the preamble hereto.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.



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RICHARD R. BRADY  
PRESIDENT OF THE CITY COMMISSION



ATTEST:

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MCKENZIE E. SPRIGGS  
CLERK OF THE CITY COMMISSION

Passed: June 14, 2021

**GRANT OF A LICENSE FOR ENCROACHMENT ON THE EAST SIDE OF WARREN  
STREET, SOUTH SIDE OF MADISON STREET  
(504 East Madison Street)**

This License Agreement is made this day \_\_\_\_\_ of \_\_\_\_\_, 2021, between the City of Sandusky, Ohio ("City") whose tax mailing address is 240 Columbus Avenue, Sandusky, Erie County, Ohio, 44870, and Gregory S. and Marlene M. Gosser, ("Licensee") whose tax mailing address is 301 Pomona Avenue, Long Beach, California, 90803 under the following conditions and circumstances:

Whereas, the City of Sandusky, Erie County, Ohio, is the Owner and Trustee for the general public of the rights-of-way as defined in the Ohio Revised Code, Section 4511.01(uu), including Warren Street and is more fully described in Exhibit "A" which is attached to this License Agreement and is specifically incorporated as if fully rewritten herein.

Whereas, the Licensee is the owner in fee simple of the real estate adjoining the east side of the Warren Street right-of-way located at 504 East Madison Street., Sandusky, OH 44870.

Whereas, the Licensee desires to retain and maintain the wood fence (the "Encroachment"), within the City's rights-of-way, located at 504 East Madison Street, Sandusky, Ohio, and as more fully described in Exhibits "A" and "B" which is attached to this License Agreement and is specifically incorporated as if fully rewritten herein.

Whereas, the City is willing to grant to Licensee a temporary license to maintain the Encroachment so long as the Encroachment is not substantially altered.

**NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE PARTIES  
AGREE AS FOLLOWS:**

1. The City grants to Licensee the license and permission to retain and maintain the Encroachment as more fully described in Exhibits "A" and "B" which are attached to this License Agreement and are specifically incorporated as if fully rewritten herein, for the real property located at 504 East Madison Street, Sandusky, OH 44870, provided that the Encroachment is not substantially altered, that the Licensee complies with all legal requirements, and Licensee acknowledges that this grant of a license is terminable at the will of the City;

2. Licensee agrees that, except for the license granted pursuant to this Agreement, Licensee makes no claim of right and has no interest or title in any part of the property and Licensee further agrees that the maintenance of the Encroachment shall not, at any time, be deemed or construed to be an adverse possession of any part of the City's right-of-way;

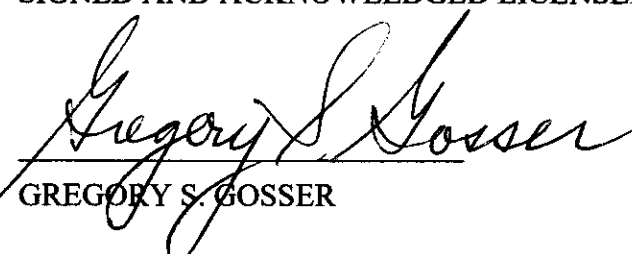
3. Licensee agrees to maintain the Encroachment and further agrees to indemnify and hold harmless the City of Sandusky (it's officials, employees, boards, commissions and agents) from any and all loss, damage, expense, or liability arising from the maintenance of the Encroachment;


4. This Agreement shall run with the land but is only a temporary license, terminable at the will of the City.

**SIGNATURE PAGES TO FOLLOW**

IN WITNESS WHEREOF, the parties have hereunto set their hands on the dates indicated below:

SIGNED AND ACKNOWLEDGED LICENSEE:

  
\_\_\_\_\_  
GREGORY S. GOSSER

  
\_\_\_\_\_  
MARLENE M. GOSSER

State of California)

) ss:

County of Los Angeles)

Before me a Notary Public for the State of California, appeared the above named, Gregory S. Gosser and Marlene M. Gosser, who acknowledged that they signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this 24 day of Aug, 2020.

Notary Public: See (L) Notary A5002 J

My Commission Expires: Aug 23, 2022

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On AUG 26, 2020 before me, Mahnoosh Afrashteh, Notary Public

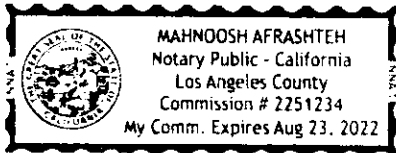
personally appeared GREGORY S BOSSER

MARLENE M BOSSER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

SIGNED AND ACKNOWLEDGED CITY SANDUSKY:

\_\_\_\_\_  
ERIC L. WOBSE, CITY MANAGER

State of Ohio )  
                                  ) ss:  
County of Erie )

Before me a Notary Public for the State of Ohio, appeared the above named, Eric L. Wobser, City Manager of the City of Sandusky, who acknowledged that he signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_

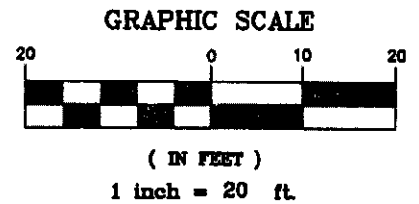
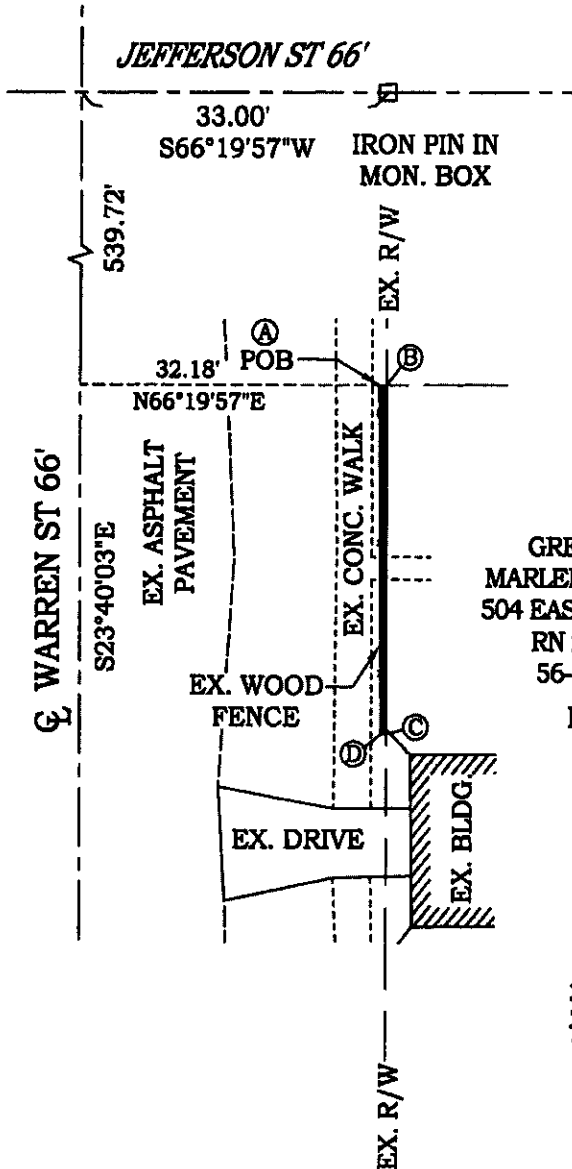
My Commission Expires: \_\_\_\_\_

Instrument prepared by:

\_\_\_\_\_  
Ohio Supreme Court # \_\_\_\_\_  
Law Director  
City of Sandusky

# ENCROACHMENT LICENSE AGREEMENT

504 EAST MADISON STREET  
 EAST SIDE OF WARREN STREET, SOUTH SIDE OF  
 MADISON STREET,  
 CITY OF SANDUSKY, ERIE COUNTY, OHIO



A-B	N66°19'57"E	0.82'
B-C	S23°40'03"E	37.57'
C-D	S66°19'57"W	0.58'
D-A	N24°02'35"W	37.57'

GREGORY S. &  
 MARLENE M. GOSSER  
 504 EAST MADISON ST  
 RN 201500423  
 56-00498.000  
 LOT 39

ENCROACHMENT  
 LICENSE AREA  
 26 SQ. FT.



LJB Inc.  
 22710 Fairview Center Drive  
 Suite 200  
 Fairview Park, OH 44126  
 Tel: (440) 683-4504  
 LJBinc.com

### CERTIFICATION

I HEREBY CERTIFY THAT THIS AGREEMENT IS BASED ON A SURVEY CONDUCTED BY LJB, INC. IN APRIL 2020. BEARINGS USED HEREIN ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

*David Hulsmeyer* 7/15/2020  
 DAVID HULSMEYER, P.S. DATE  
 OHIO LICENSED PROFESSIONAL SURVEY NO. 8548





**LEGAL DESCRIPTION  
ENCROACHMENT LICENSE AGREEMENT (ELA)  
FOR A PORTION OF AN EXISTING WOOD FENCE  
504 E. MADISON STREET  
26 SQ. FT.**

Situated in the City of Sandusky, County of Erie, State of Ohio and being part of parcel 56-00498.000 currently owned by Gregory S. and Marlene M. Gosser by record number 201500423 of Erie County Records (ECR) and further described bounded as follows:

Commencing at the intersection of the centerlines of Jefferson Street and Warren Street (66 feet wide); THENCE; S 23° 40'03" E, along said Warren Street centerline, a distance of 539.72 feet to a point on same; THENCE; N 66° 19'57" E, leaving said centerline, a distance of 32.18 feet to a point and being the principal place of beginning of the ELA herein described;

Thence N 66° 19'57" E, a distance of 0.82 feet to a point on the easterly right of way of Warren Street;

Thence S 23° 40'03" E, along said right of way, a distance of 37.57 feet to a point;

Thence S 66° 19'57" W, leaving said right of way, a distance of 0.58 feet to a point;

Thence N 24° 02'35" W, a distance of 37.57 feet to the principal place of beginning.

Containing 26 square feet, more or less, and being subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. The intent is to describe an encroachment license agreement area encompassing a portion of an existing wood fence. This description was prepared by David Hulsmeyer P.S. No. 8548 from a survey by LJB, Inc. conducted in April 2020.

