

**ORDINANCE NO. 23-115**

**AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH FAIRMOUNT PROPERTIES, LLC, AND NORTH COAST INNS, INC. FOR THE POTENTIAL REDEVELOPMENT OF THE JACKSON STREET PARKING LOT IN SANDUSKY; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.**

**WHEREAS**, the City is the owner of the public parking lot referred to as the Jackson Street Parking Lot located on the east side of Jackson Street between Water street and Market Street in Sandusky, Ohio; and

**WHEREAS**, the City Commission adopted the Downtown Sandusky Master Plan for the City of Sandusky by Ordinance No. 21-028, passed on March 8, 2021, which included the redevelopment of the Jackson Street Parking Lot with a 120 key hotel with 5,000-10,000 square feet of event space, a rooftop bar, and a 300-car parking garage at the site; and

**WHEREAS**, on May 9, 2022, the City issued a Request for Proposals for the development of a Downtown Sandusky Hotel and Conference Center in which four (4) submittals were received and evaluated by a selection committee and based upon the firm's experience, past performance, understanding of the project, approach, project schedule and financial capacity to complete the project, it was determined Fairmont Properties, LLC and North Coast Inns, Inc. was the top ranked development team for the project; and

**WHEREAS**, the Memorandum of Understanding (MOU) establishes the framework and guiding principles established by the City, developer, and hotel partner, in furtherance of the redevelopment project and the negotiation of a development agreement; and

**WHEREAS**, this Ordinance should be passed as an emergency measure under suspension of the rules and in accordance with Section 14 of the City Charter in order to immediately proceed with execution of MOU and prevent delays in the development of the site; 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 Municipal Departments, including the Department of Community Development, 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:

**PAGE 2 - ORDINANCE NO. 23-115**

Section 1. The City Manager is authorized and directed to enter into a Memorandum of Understanding with Fairmount Properties, LLC, and North Coast Inns, Inc. for the potential redevelopment of the Jackson Street Parking Lot in Sandusky, substantially in the same form as Exhibit "1", a copy of 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 terms of this Ordinance.

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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CATHLEEN A. MYERS  
CLERK OF THE CITY COMMISSION

Passed: May 22, 2023

## **MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (this "MOU") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023 (the "Effective Date") by and between The City of Sandusky, a municipality under the laws of the State of Ohio (the "City"), Fairmount Properties, LLC, an Ohio limited liability company ("Developer"), and North Coast Inns, Inc, an Ohio corporation ("Hotel Partner"), or any of their assigns, (together, the "Parties").

### **RECITALS**

A. On \_\_\_\_\_, 2022, the City publicly issued a Request for Proposals for Downtown Sandusky Hotel and Conference Center ("RFP") resulting in a competitive process through which the City has chosen Developer and Hotel Partner as its development partnership team for the redevelopment of the RFP site, bounded by Market St, Jackson St, Water St and Peddler's Alley, Sandusky, Ohio (the "Development Site").

B. Developer desires to undertake the development of a mixed-use project (the "Project") on the Development Site owned by the City pursuant to the vision outlined within the RFP. Hotel Partner desires to own, lease, or sublease and operate a high-quality hotel and conference center within the Project.

C. The City has determined that the development of the Development Site is in the best interest of the City and is necessary for the purpose of the creation of public infrastructure including a new downtown public parking garage facility, private investments in new downtown hospitality, residential, and retail, new jobs and employment opportunities in the City, as well as to improve the economic wellbeing of residents and increase the tax base within the City.

D. The City desires to facilitate the redevelopment of the Project through the use of Tax Increment Financing ("TIF") and, potentially, the use of funding via other development funds.

E. This MOU sets forth the general framework and guiding principles established by Developer, Hotel Partner, and the City in furtherance of the Project and the negotiation of a development agreement acceptable to all Parties (the "Development Agreement") reflecting the goals and requirements of the City, Developer and Hotel Partner. This MOU is intended to be superseded by a formal Development Agreement and is not intended to include all the necessary terms, conditions, and other details of the Development Agreement. It is intended nevertheless to

establish a framework on which the Parties may rely in negotiating the Development Agreement and in entering into certain commitments and understandings in anticipation of the execution of the Development Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants, agreements, and considerations set forth herein and for other good and valuable consideration, the City, Developer and Hotel Partner hereby agree as follows:

- 1) Description of Project. The Project will consist of the redevelopment by Developer and Hotel Partner of the Development Site consisting of an approximately 1.3485 acre parcel(s) which is owned by the City, and generally described as bounded on the north by Water St, on the east by Peddler's Alley, on the south by Market St and on the west by Jackson St, all in Sandusky, Ohio. The land is legally described on Exhibit A, attached hereto and made a part hereof. The redevelopment will result in multiple story buildings tentatively comprising the following uses; provided, however, Developer will not be obligated to own the parking garage and the parties will work together in good faith to determine an ownership and management structure for the garage that is mutually acceptable:
  - a. Parking garage
  - b. Hotel and conference center
  - c. Multi-family residential
  - d. Retail/restaurants
- 2) Definitive Agreements
  - a. Development Agreement. Developer, Hotel Partner, and the City agree to enter into good faith negotiations of a Development Agreement with the intention that such Development Agreement will govern the Project planning, implementation, and management.
  - b. Purchase and Sale Agreement or Ground Lease. During the Development Agreement negotiation, the Parties will mutually agree upon a transactional

structure, anticipated to be either a sale of the Development Site or a ground lease of the Development Site.

3) General Terms and Conditions.

- a. Term. This MOU shall remain in full force and effect until the earlier of (a) mutual execution by all Parties of the Development Agreement, or (b) expiration of this MOU pursuant to Section 5 hereof. Upon the expiration of this MOU, all obligations and liabilities of the Parties by reason of this MOU shall cease, except that any obligations or liabilities under Sections 3 and 4 hereof shall survive any termination or expiration of this MOU. City agrees to negotiate exclusively with Developer and Hotel Partner to be the development partnership team of the Project in accordance with the RFP until such time as any Party shall have terminated this MOU pursuant to Section 5 hereof.
- b. Condition of Development Site: Unless otherwise provided in the Definitive Agreements, the Development Site shall be delivered to Developer and Hotel Partner in a vacant state. The Development Agreement will contain provisions addressing how any unanticipated environmental conditions will be handled.
- c. Approval of uses, tenant mix and design criteria: City shall have approval, such approval not to be unreasonably withheld, conditioned, or delayed, over the proposed use categories to be developed in the Project, as well as the conceptual site plan and design criteria for the Project, all of which will be agreed to in the Development Agreement and any applicable exhibits. No tenant in the Project may engage in the following uses without the prior written consent of the City: amusement galleries; pool rooms; off-track betting parlors; adult bookstores; adult novelty stores; drug paraphernalia stores; legalized marijuana stores; video game rooms; catalog stores; self-service shoe stores; discount stores; dollar stores; pawn shops; tattoo parlors; auto parts stores; laundromats; and gasoline service stations, payday loan stores and adult entertainment parlors.
- d. Timeline for Development: The Development Agreement will establish a proposed timeline for development of the Project, including any governmental approvals.

Expenses: Each party will be responsible for its own expenses related to the Project's pursuit and due diligence.

- 4) Indemnification: Developer, Hotel Partner and to the extent permitted by law the City shall each indemnify, defend, and hold harmless each other from and against all liability, damage, loss, cost and expense (including, but not limited to, interest and penalties, court costs and attorneys' fees) in connection with or relating to this MOU, including those for personal injury (including death) or property damage except for losses caused by the gross negligence or willful misconduct of any party. Developer and Hotel Partner will require in all contracts and sub-contracts an indemnification clause requiring the sub-contractor to indemnify the City indemnitee parties set forth in this Section 4.
- 5) Termination: The City hereby grants exclusive development rights to Developer and Hotel Partner with respect to the Development Site and the Project, commencing on the Effective Date and ending at Midnight on March 31, 2024. Notwithstanding anything set forth herein to the contrary, the obligations and liabilities under Sections 3 and 4 hereof shall survive any expiration of this MOU, provided that in no event shall either Party be liable hereunder for (and each Party hereby waives the right to claim or sue for) any indirect, consequential, or punitive damages.
- 6) This MOU may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.
- 7) This MOU cannot be changed nor can any provision of this MOU, or any right or remedy of any party, be waived orally. Changes and waivers can only be made in writing, and the change or waiver must be signed by the party against whom the change or waiver is sought to be enforced. Any waiver of any provision of this MOU, or any right or remedy, given on any one or more occasions shall not be deemed a waiver with respect to any other occasion.
- 8) Notices. Any notice, request or other communication given or made hereunder ("Notice") shall be in writing and sent by any of the Parties by any of the following

means: (i) by registered or certified mail, return receipt requested, postage prepaid, (ii) by personal delivery, (iii) by nationally recognized overnight delivery service or (iv) by confirmed email. Any such Notice shall be addressed to the other Party at the addresses or email address set forth below, or to such other address or addresses or email address or addresses for each Party as each Party shall hereafter designate by Notice given to the other Parties pursuant to this Section 8:

To City: City of Sandusky, Ohio  
240 Columbus Avenue  
Sandusky, Ohio 44870  
Attention: Interim City Manager  
[jorzech@cityofsandusky.com](mailto:jorzech@cityofsandusky.com)

With a copy to:

City of Sandusky, Ohio  
240 Columbus Avenue  
Sandusky, Ohio 44870  
Attention: Law Director  
[bheil@cityofsandusky.com](mailto:bheil@cityofsandusky.com)

To Developer: Randy Ruttenberg  
Fairmount Properties  
200 Park Ave, suite 220  
Orange Village, OH 44122  
[rruttenberg@fairmountproperties.com](mailto:rruttenberg@fairmountproperties.com)

With a copy to:

Rebecca Molyneux  
Fairmount Properties  
200 Park Ave, suite 220  
Orange Village, OH 44122  
[rmolyneux@fairmountproperties.com](mailto:rmolyneux@fairmountproperties.com)

To Hotel Partner: Leonard Longer  
North Coast Inns, Inc

11608 US 250  
Milan, OH 44846  
With a copy to:  
Joseph R. Miller  
Vorys, Sater, Seymour and Pease LLP  
52 E. Gay Street  
Columbus, Ohio 43215  
jrmiller@vorys.com

**IN WITNESS WHEREOF**, the Parties have executed this MOU on the date first above written.

**THE CITY OF SANDUSKY**

**FAIRMOUNT PROPERTIES LLC**

an Ohio limited liability company

By: \_\_\_\_\_ By: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

**NORTH COAST INNS INC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Leonard F. Longer

Title: \_\_\_\_\_

Approved as to form

By: \_\_\_\_\_

Name: Brendan Heil

Title: Law Director







LINE TABLE

Line #	Length	Bearing
L1	41.25' R-M.	S 64° 23' 00" W
L2	37.125' R-M.	S 25° 32' 22" E
L3	41.25' R-M.	N 64° 23' 00" E
L4	37.125' R-M.	N 25° 32' 22" W
L5	49.50' R-M.	N 64° 23' 00" E
L6	37.125' R-M.	S 25° 29' 27" E
L7	41.25' R-M.	N 64° 20' 19" E
L8	41.25' R-M.	N 25° 32' 22" W
L9	33.22' C.-M. 33.00' R.	N 64° 23' 00" E
L10	33.21' C.-M. 33.00' R.	N 64° 21' 51" E
L11	33.21' C.-M. 33.00' R.	S 64° 21' 51" W
L12	54.70' C.-M.	S 25° 31' 22" E
L13	33.20' C.-M.	S 64° 21' 21" W
L14	54.71' C.-M.	N 25° 31' 37" W
L15	44.81' C.-M.	S 25° 32' 22" E
L16	81.75' R.-M.	S 64° 21' 21" W
L17	28.30' C.-M.	N 13° 35' 28" E
L18	66.70' C.-M. 66.00' R.	S 25° 31' 22" E
L19	66.72' C.-M. 66.00' R.	S 25° 32' 22" E
L20	66.70' C.-M. 66.00' R.	S 25° 31' 22" E
L21	3.36' C.-M.	N 64° 23' 00" E
L22	3.35' C.-M.	N 64° 21' 51" E
L23	33.22' C.-M. 33.00' R.	N 64° 23' 00" E
L24	33.22' C.-M. 33.00' R.	N 64° 23' 00" E
L25	33.22' C.-M. 33.00' R.	N 64° 21' 51" E
L26	52.00' R.-M.	N 64° 23' 00" E
L27	177.16' C.-M. 176.98' R.	N 64° 23' 00" E
L28	52.00' R.-M.	N 64° 21' 51" E
L29	44.26' C.-M. 44.22' R.	N 64° 20' 19" E
L30	54.70' C.-M.	N 25° 31' 22" W
L31	44.28' C.-M. 44.22' R.	N 64° 21' 51" E
L32	12.00' R.-M.	S 25° 32' 22" E
L33	20.00' R.-M.	S 25° 32' 22" E
L34	99.61' C.-M. 99.00' R.	N 64° 21' 51" E
L35	20.00' R.-M.	S 25° 31' 37" E
L36	99.62' C.-M. 99.00' R.	N 64° 21' 51" E
L37	17.36' C.-M. 17.00' R.	S 25° 32' 22" E
L38	99.61' C.-M. 99.00' R.	S 64° 21' 36" W
L39	17.35' C.-M. 17.00' R.	S 25° 31' 37" E
L40	17.36' C.-M. 17.00' R.	S 25° 32' 22" E
L41	99.61' C.-M. 99.00' R.	S 64° 21' 21" W
L42	17.35' C.-M. 17.00' R.	S 25° 31' 37" E
L43	21.92' R.-M.	S 25° 32' 22" E
L44	29.86' C.-M.	N 64° 21' 51" E
L45	12.00' R.-M.	S 25° 30' 53" E
L46	22.13' R.-M.	S 64° 21' 51" W
L47	22.13' R.-M.	N 64° 20' 19" E
L48	33.21' C.-M.	N 64° 21' 51" E

LEGEND

- = Monument Box Found  
 = Iron Pin Found  
 = Iron Pipe Found  
 = 5/8"x30" Iron Pin Set  
 = Drill Hole Set / Found  
 = P.K. Nail Set / Found  
 = Centerline  
 = Easement No.

Calc./C. Calculated  
E. East  
Meas./M. Measured  
N. North  
Obs. Observed  
R/W Right-of-Way  
Rec./R. Record  
S. South  
V/Vol. Volume  
W. West

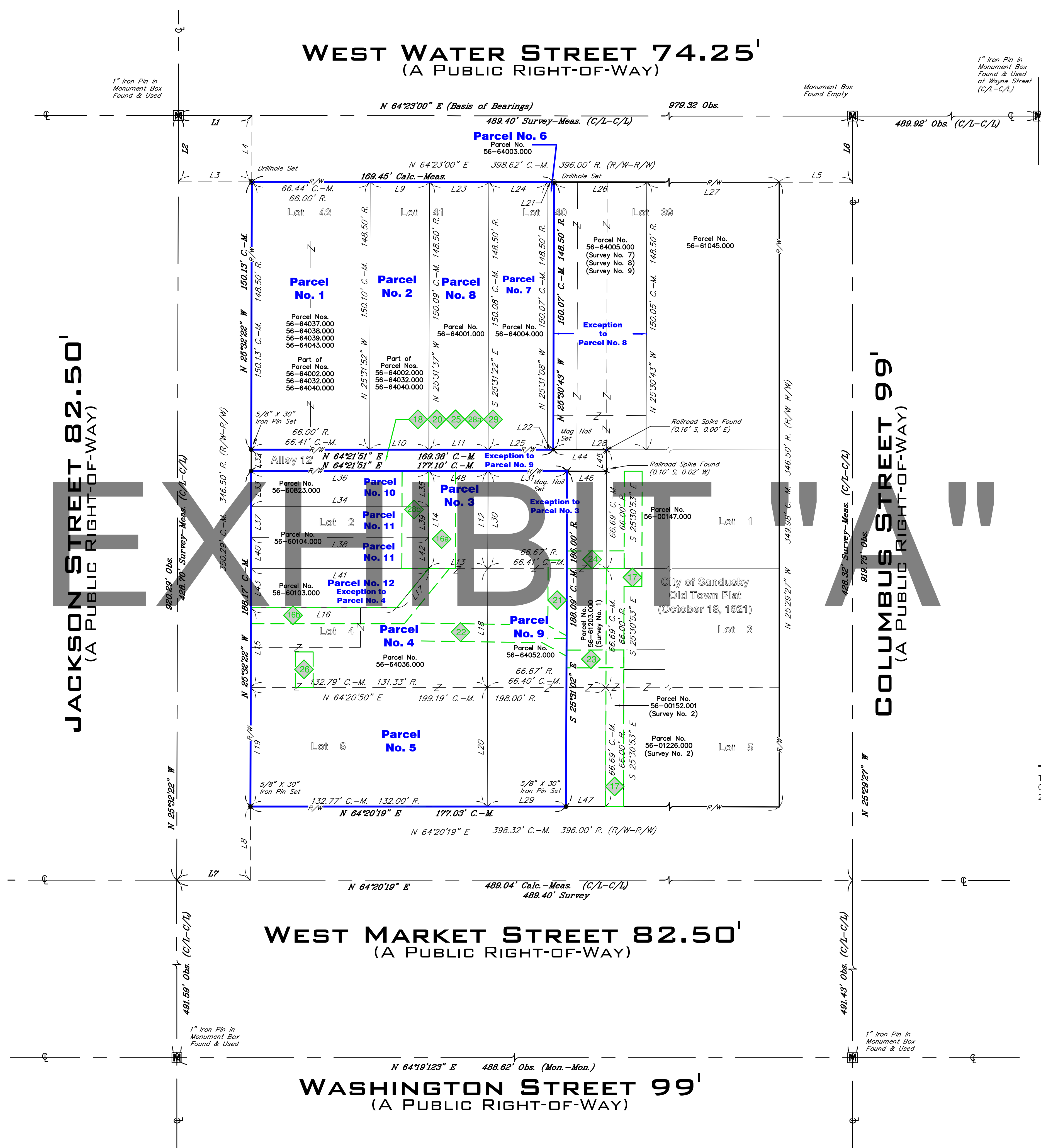
DEEDS OF RECORD

Land described to The City of Sandusky as recorded in Volume 428, Page 188 of Erie County Deed Records (As to Parcels 1 & 2) and Volume 429, Page 252 of Erie County Deed Records (As to Parcels 3, 4 & 5)

Land described to City of Sandusky as recorded in Volume 435, Page 485 of Erie County Deed Records (As to Parcels 6, 7 & 8)

Land described to The City of Sandusky as recorded in Volume 513, Page 874 of Erie County Deed Records (As to Parcel 9) and Document RN 200009782 of Erie County Deed Records (As to Parcel 10)

Land described to City of Sandusky as recorded in Document RN 200110010 of Erie County Deed Records (As to Parcels 11 & 12)



ALTA / NSPS  
LAND TITLE SURVEY  
OF  
134 JACKSON STREET  
(BOUNDARY AND  
SCHEDULE B, ITEM II  
EXCEPTIONS)

OWNERSHIP TABLE

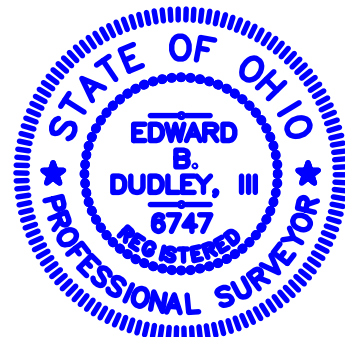
Parcel	Ownership	Recording Information
56-00147.000	Old Platt, LLC	RN 200811016
56-64001.000	The City of Sandusky	Volume 435, Page 485
56-64002.000	The City of Sandusky	Volume 428, Page 188
56-64003.000	The City of Sandusky	Volume 435, Page 485
56-64004.000	The City of Sandusky	Volume 435, Page 485
56-64005.000	Sandusky State Theatre, Inc.	Volume 544, Page 130
56-64032.000	The City of Sandusky	Volume 428, Page 188
56-64036.000	The City of Sandusky	Volume 429, Page 252
56-64037.000	The City of Sandusky	Volume 428, Page 188
56-64038.000	The City of Sandusky	Volume 428, Page 188
56-64039.000	The City of Sandusky	Volume 428, Page 188
56-64040.000	The City of Sandusky	Volume 428, Page 188
56-64043.000	The City of Sandusky	Volume 428, Page 188
56-64052.000	The City of Sandusky	Volume 513, Page 874
56-60103.000	The City of Sandusky	RN 200110010
56-60104.000	The City of Sandusky	RN 200110010
56-60823.000	The City of Sandusky	RN 200009782
56-61203.000	Old Platt, LLC	RN 201008009
56-61045.000	Sandusky State Theatre, Inc.	RN 200406855

REFERENCE SURVEYS

- 1.) Lot Combination 0.3254 Acres as surveyed by John Hancock, PS No. 6918 in August 16, 2010. (File No. 1693-SUR, Job No. 169308) (Survey)  
2.) Plat of Survey, Lot Split & Combination as surveyed by John Hancock, PS No. 6918 in March 17, 2011. (File No. 1693-SUR, Job No. 169308)  
3.) Boundary Survey for David Bier as surveyed by J.A.R./ Engineering in February of 2015. (File No. 1693-SUR, Job No. 169308)  
4.) Lot Combination Plat as surveyed by John Hancock, PS No. 6918 in December 22, 2016. (File No. 2454-COMB, Job No. 245416)  
5.) Encroachment License Agreement as surveyed by Alexander B. Etcill, PS No. 8512 in May 31, 2016. (File No. 2454-SURV, Job No. 245416)  
6.) Map of Survey for Job & Family Services as surveyed by Daniel E. Hartung, Jr. PS No. 5667 in March 25, 2005. (File No. 1693-SUR, Job No. 169308)  
7.) Survey of a 0.1544 Acre Parcel as surveyed by Benhardt Wayne Buser, Jr. PS No. 5801 in August 27, 2001.  
8.) Survey of a 0.1772 Acre Parcel as surveyed by Rudy O. Hartung, PS No. 8164 in April 30, 2004.  
9.) Survey of a 0.0212 Acre Parcel as surveyed by Rudy O. Hartung, PS No. 8164 in February 20, 2004.  
10.) Jackson Street Parking Lot Green Infrastructure plans performed by Environmental Design Group in October of 2016.

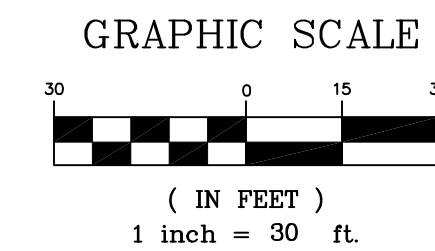
BASIS OF BEARINGS

The centerline of West Water Street as North 64°23'00" East as shown on the Lot Combination 0.3254 Acres as surveyed by John Hancock, PS No. 6918 in August 16, 2010. (File No. 1693-SUR, Job No. 169308)



Edward B. Dudley, III  
P.S. No. 6747  
August 2, 2019  
Date

Note: Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKESIDE AVENUE - SUITE 100  
CLEVELAND - OHIO - 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM



ALTA / NSPS  
LAND TITLE SURVEY  
OF  
134 JACKSON STREET  
(EXISTING CONDITIONS  
AND  
SCHEDULE B, ITEM II  
EXCEPTIONS  
AND UTILITIES)

POSSIBLE ENCROACHMENTS

- E1 Concrete walk extends into subject property by ±0.6 feet.  
E2 Subject's sign is within the right of way of West Water Street by ±5.1 feet.  
E3 Subject's asphalt pavement extends on to adjacent property by ±3.0 feet.  
E4 Adjacent concrete extends on to subject property by ±1.1 feet.  
E5 Subject's asphalt pavement extends on to adjacent property by ±0.3 feet.  
E6 Subject's metal fence extends into the right of way of West Market Street by ±0.6 feet to 0.8 feet.  
E7 Subject's metal fence extends into the right of way of Jackson Street by ±0.5 feet.



August 2, 2019  
Edward B. Dudley, III  
P.S. No. 6747

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKESIDE AVENUE - SUITE 100  
CLEVELAND - OHIO - 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
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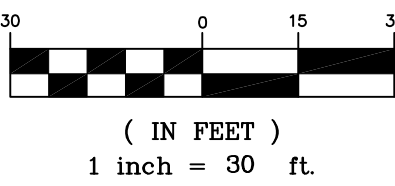
WEST WATER STREET 74.25'  
(A PUBLIC RIGHT-OF-WAY)

JACKSON STREET 82.50'  
(A PUBLIC RIGHT-OF-WAY)

COLUMBUS STREET 99'  
(A PUBLIC RIGHT-OF-WAY)

WEST MARKET STREET 82.50'  
(A PUBLIC RIGHT-OF-WAY)

GRAPHIC SCALE



LEGEND

	Monument Box Found		Spot Elevation Tag
	Iron Pin Found		Hydrant
	Iron Pipe Found		Stand Pipe
	5/8"x30" Iron Pin Set		Water Service Valve
	Drill Hole Set / Found		Water Line Valve
	Mag. Nail Set / Found		Water Meter
	Gas Meter		Water Manhole
	Gas Valve / Shut Off		Sanitary Manhole
	Utility Pole		Clean Out
	Light Pole		Unknown Manhole
	Traffic Pole		Storm Manhole
	Ground Light		Catch Basin
	Guy Anchor & Line		Yard Basin
	Flag Pole		Curb Inlet
	Electric Meter		Trench Drain
	Electric Manhole		Traffic Flow/Access
	Electric Box		Sign Post
	Transformer		Ballast
	Air Conditioning Unit		Handicap Parking
	Telephone Box / Manhole		Benchmark
	Cable Box / Manhole		Monitoring Well
	Traffic Control Box		Centerline
	Tree		Property Line
	Encroachments		Easement No.
	Violations		
<b>Parcel / Sublot Line</b>			
<b>Original Parcel / Sublot Line</b>			
<b>Original Lot / Section Line</b>			
<b>Centerline</b>			
<b>Subject Property Line</b>			
<b>Right-of-way Line</b>			
<b>Easement Line</b>			
<b>Waterline</b>			
<b>Gas Line</b>			
<b>Overhead Utility Line</b>			
<b>Electric Line</b>			
<b>Sanitary Sewer</b>			
<b>Storm Sewer</b>			
<b>Telephone</b>			
<b>Railroad Tracks</b>			
<b>Chain Link Fence</b>			
<b>Ornamental Fence</b>			
<b>Split Rail Fence</b>			
<b>Vinyl Fence</b>			
<b>Wood Fence</b>			
<b>Guardrail</b>			
<b>Tree or Brush Line</b>			
<b>A</b>			
<b>Adj.</b>			
<b>Asph.</b>			
<b>B.F.</b>			
<b>B.N.</b>			
<b>Bldg.</b>			
<b>B/W</b>			
<b>C.C.M.R.</b>			
<b>Calc./C.</b>			
<b>CB</b>			
<b>Cl.</b>			
<b>CH</b>			
<b>Cr.</b>			
<b>CMP</b>			
<b>Conc.</b>			
<b>Conn.</b>			
<b>CPP</b>			
<b>D.H.</b>			
<b>D.I.W.M.</b>			
<b>D.V.</b>			
<b>Doc.</b>			
<b>E.</b>			
<b>Ele.</b>			
<b>Elev.</b>			
<b>Encr.</b>			
<b>Ex.</b>			
<b>F.F.</b>			
<b>G.F.</b>			
<b>Gor.</b>			
<b>Gut</b>			
<b>H.N.</b>			
<b>Inst.</b>			
<b>Inv.</b>			
<b>L.C.A.</b>			
<b>L.F.</b>			
<b>L/S</b>			
<b>Meas./M.</b>			
<b>MH</b>			
<b>N.</b>			
<b>N/A</b>			
<b>O.D.O.T</b>			
<b>O.U.P.S.</b>			
<b>O.L.</b>			
<b>O.R.</b>			
<b>Obs.</b>			
<b>Ord.</b>			
<b>P.C.</b>			
<b>P.O.B.</b>			
<b>P.P.N.</b>			
<b>P.P.O.B.</b>			
<b>Pal.</b>			
<b>P/L</b>			
<b>Prop.</b>			
<b>PVC</b>			
<b>R/W</b>			
<b>RCP</b>			
<b>Rec./R.</b>			
<b>Res.</b>			
<b>S.</b>			
<b>S/L</b>			
<b>San.</b>			
<b>Sp.</b>			
<b>Sq.Ft.</b>			
<b>Sta.</b>			
<b>Stm.</b>			
<b>Sty.</b>			
<b>T/Tele</b>			
<b>T.F.</b>			
<b>T/C</b>			
<b>TBM</b>			
<b>TBR</b>			
<b>T/W</b>			
<b>Typ.</b>			
<b>VCP</b>			
<b>V/Vol.</b>			
<b>W.</b>			