

RESOLUTION NO. 2020.010

RESOLUTION AUTHORIZING MAYOR TO EXECUTE CONVEYANCE OF WARRANTY DEED ON BEHALF OF THE VILLAGE OF BLANCHESTER

NOW THEREFORE BE IT RESOLVED by the council of the Village of Blanchester, that John M. Carman, Mayor, shall be, and hereby is, the duly authorized, empowered and acting agent of the Village of Blanchester for the purpose of executing and delivering to the Board of County Commissioners of Clinton County, Ohio all necessary instruments to effect a good and sufficient conveyance of a warranty deed. The warranty deed is depicted and shown on the plans from the Village of Blanchester to the Board of County Commissioners of Clinton County, Ohio for the replacement of bridge NO. CLI CR6-4.86 which carries Westboro Road over the West Fork of the East Fork of the Little Miami River known as Parcel 002 for a project known as CLI CR6-4.86 – Westboro Road.

Chad Hollon moved the adoption and Gary Bauer seconded the motion and the roll being called upon its adoption the vote resulted as follows:

Mr. Bauer-	Yea.
Mr. Brumbaugh-	Yea.
Mr. Gephart-	Yea.
Mr. Hollon-	Yea.
Mr. Hopkins-	Yea.
Mr. Simpson-	Yea.

Adopted this 11th day of June, 2020.


John M. Carman, Mayor



Attest: Jewelie Casteel, Fiscal Officer

Fiscal Officer's Certificate:

The State of Ohio, County of Clinton, ss:

I, Jewelie Casteel, Fiscal Officer of the Village of Blanchester, Clinton County, and in whose custody the Files, Journals, and Records are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing Resolution is taken and copied from the original Resolution now on file with said Village, that the foregoing Resolution has been compared by me with the said original and that the same is a true and correct copy thereof, and has been posted as required by law. This Resolution has been duly published by posting in the following places: Blanchester Municipal Building, 318 E. Main St.; First National Bank, 121 E. Main St.; Blanchester Post Office, 115 S. Wright St.; Tom's Express Mart, 7529 Fairground Rd.; and at the Blanchester Public Library, 110 N. Broadway St., each for a period of fifteen (15) days commencing on the 11th day of June, 2020.

Witness my signature this 11th day of June, 2020.


Fiscal Officer of the Village of Blanchester, Clinton County, Ohio



QUIT CLAIM DEED

The Village of Blanchester, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to the Board of County Commissioners of Clinton County, Ohio, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 002-WD

CLI CR6-4.86 - WESTBORO ROAD

SEE EXHIBIT A ATTACHED

Clinton County Current Tax Parcel No. 160011501000900

Prior Instrument Reference: Official Record Book 72, Page 253, Clinton County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The above parcel(s) conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an

appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated or acquired by Grantee.

Notwithstanding the foregoing right of repurchase under Section 163.211 of the Revised Code, and as consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF The Village Of Blanchester by and through John M. Carman, the Mayor of The Village Of Blanchester, has hereunto subscribed their name on the 11 day of June , 2020.

THE VILLAGE OF BLANCHESTER

By: 
JOHN M. CARMAN
MAYOR

STATE OF OHIO, COUNTY OF Clinton SS:


BE IT REMEMBERED, that on the 11th day of June , 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named John M. Carman, who acknowledged being the Mayor of The Village Of Blanchester, and who

acknowledged the foregoing instrument to be the voluntary act and deed of said The Village Of Blanchester.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JEWELLIE CASTEEL
Notary Public, State of Ohio
My Commission Expires: July 30, 2022
Recorded in Clinton County



NOTARY PUBLIC
My Commission expires: 07/30/22

This document was prepared by: Dunrobin Associates, LLC on behalf of the Board of Commissioners of Clinton County, Ohio



Produced in Support of
the
National Bureau of Standards
Special Publication 300-100
NBS SPECIAL PUBLICATION 300-100
GENETIC CODES



DunrobinAssociates, LLC
Working Towards Greener, Safer, Improved Communities

DONATION LETTER

VIA ELECTRONIC MAIL: amccoey@clintonctyprosecutor.com

June 4, 2020

John M. Carman, Mayor
Village of Blanchester
318 E. Main Street
Blanchester, OH 45107

Project: CLI CR6-4.86
Parcel: 002-WD
.PID: 109966

Dear Village of Blanchester:

Your real property is needed by the Board of County Commissioners of Clinton County, Ohio for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The undersigned hereby acknowledges that he/she has been fully advised by a Board of County Commissioners of Clinton County, Ohio representative of its rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release ODOT from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to the Board of County Commissioners of Clinton County, Ohio.

Respectfully,

Lisa J. Burns

Lisa J. Burns

Agent for Dunrobin Associates, LLC on behalf of
the Board of County Commissioners of Clinton
County, Ohio

Village of Blanchester

John M. Carman, Mayor

Date: 6-15-20

Office Locations: Cincinnati, OH • Columbus, OH • Cold Spring, KY
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