

ORDINANCE NO. 2018.025

AN ORDINANCE ACCEPTING A PETITION FOR DETACHMENT OF WILSON PROPERTY, PARCEL NUMBER 220-06-01-03-0001-00, AND DECLARING AN EMERGENCY IN THE VILLAGE OF BLANCHESTER

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE VILLAGE COUNCIL THE FOLLOWING:

SECTION 1: That the application of Kyle and Megan Wilson being freehold electors owning land in the land described below, for the detachment from the Village of Blanchester of the following described real estate, to wit: Situated in the County of Clinton, State of Ohio, Village of Blanchester, and more particularly described as follows:

Being part of that part of the Village of Blanchester, Ohio, specifically being the following: Parcel number 220-06-01-03-0001-00, acreage 8.38 acres. This land is vacant and the property location is on Watkins Road. For a more detailed description of the property, see Exhibit A.

SECTION 2: The Village Fiscal Officer is directed to record a copy of this Ordinance together with any such other documents as may be appropriate to demonstrate detachment of said property in conformity with Revised Code §709.38.

SECTION 3: That this Resolution shall be declared an emergency for necessity of health, safety and welfare of the citizens of the Village of Blanchester and shall be effective upon passage and signing by the Mayor.

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

Mr. Bauer	Yea.
Ms. Byrom	Yea.
Mr. Gephart	Yea.
Mr. Hollon	No.
Mr. Hopkins	Yea.
Ms. Sutton	Yea.

Adopted this 14th day of June, 2018.


John 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 Ordinance is taken and copied from the original Ordinance now on file with said Village, that the foregoing Ordinance 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 Ordinance 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.; Save-A-Lot, 121 S. Broadway St.; and at the Blanchester Public Library, 110 N. Broadway St., each for a period of fifteen (15) days commencing on the 18th day of June, 2018.

Witness my signature this 14th day of June, 2018.


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



EXHIBIT A

TRANSFERRED

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE **175.00** EXEMPT

Terence G. Habermehl, Clinton Co. Auditor

Transfer Fee: **1.00** Date: **9-23-15**

duw



Doc ID: 002628160003 Type: OFF
Kind: DEED
Recorded: 09/24/2015 at 09:09:00 AM
Fee Amt: \$36.00 Page 1 of 3
Clinton County, Ohio
Brenda J. Huff Recorder
File# 2015-00004191

BK **931** Pg **107-109**

GENERAL WARRANTY DEED

JOHN A. HURST AND EVELYN M. HURST, husband and wife, ("Grantors"), for valuable consideration paid to them by **KYLE G. WILSON AND MEGAN L. WILSON**, husband and wife, for their joint lives, with remainder to the survivor of them ("Grantees"), whose address is 372 Watkins Road, Blanchester, Ohio 45107, grant with general warranty covenants to said Grantees, their successors and assigns forever, the following described real estate (the "Property"):

*See Legal Description attached hereto
And made a part hereof.*

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Prior Instrument References: Official Records Book 866, Page 671 in the Public Records of Clinton County, Ohio.

Auditor's Parcel ID Numbers: 220-0601030000-00 (Parent Parcel)

Grantor has executed this Deed this 16th day of September, 2015.

GRANTORS:

John A. Hurst

Evelyn M. Hurst

STATE OF OHIO)
) SS:
COUNTY OF CLINTON)

BE IT REMEMBERED, That on this 16th day of September, 2015, before me, the subscriber, a Notary Public, in and for said State and County, personally appeared **John A. Hurst and Evelyn M. Hurst, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.



TRAVIS L. ROSE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Clinton County
My Comm. Exp. 7/28/2020

Notary

This instrument was created by: Gordon L. Rose, Attorney at Law, c/o Trico Title Inc., 61E. Main Street, Suite #2
Wilmington, Ohio 45177 (937) 383-1320

A.S.A.P. SURVEYS

543 Grand Ave.

Sabina, Ohio 45169

Phone/fax 937-584-2027

File # 45X15

Legal Description

Part of John A. & Evelyn M. Hurst Lands

(8.500 Ac.)

(Page 1)

Situated in the Village of Blanchester and Marion Township, Clinton County, Ohio, and being part of Virginia Military Surveys No. 3342 & No. 4365, and being part of the original 220.168 acre tract as conveyed to John A. & Evelyn M. Hurst, (Official Record Volume 866, Page 671), also see (Survey Record Volume 30, Plat No. 104), and bounded and described as follows:

Beginning at mag nail (found) in the general center of Watkins Road (Township Road No. 270) marking the southwesterly corner of the aforesaid original 220.168 acre tract and marking a southerly corner to the 14.391 acre tract as conveyed to Kyle G. & Megan L. Wilson, (Official Record Volume 697, Page 233), also see (Survey Record Volume 36, Plat No. 134):

Running thence, from said point of beginning, with the lines of said 14.391 acre tract and said original 220.168 acre tract, on the following courses:

- (1) N. 48 deg. 33' 55" E. (passing a 1/2" pin (found, bent) at 19.00 feet) a distance of 223.30 feet to a 1/2" pin (found);
- (2) N. 29 deg. 38' 11" W. 516.04 feet to a 5/8" pin (set);

Thence, by new division lines, on the following courses:

- (1) N. 58 deg. 10' 12" E. 529.69 feet to a 5/8" pin (set);
- (2) S. 47 deg. 27' 31" E. 489.55 feet to a 5/8" pin (set);
- (3) S. 52 deg. 58' 41" W. 645.82 feet to a 5/8" pin (set);
- (4) S. 31 deg. 47' 32" E. 174.94 feet to a 5/8" pin (set);
- (5) S. 46 deg. 21' 15" E. 69.14 feet to a 5/8" pin (set);
- (6) S. 48 deg. 33' 55" W. (passing a 5/8" pin (set) at 224.69 feet) a distance of 246.69 feet to a point in the general center of Watkins Road;

Thence, with the general center of Watkins Road, N. 38 deg. 54' 50" W. 262.00 feet to the point of beginning, containing Eight and Five Hundred Thousandths (8,500) acres, more or less. Subject to all legal highways, right-of-ways, easements, restrictions and conditions of record.

(continued on page 2)

APPROVED FOR ACCURACY
Clinton County Engineers Map Dept.

Date: 9-18-15 Survey Vol: 40 Page: 174

Per: Mell

A.S.A.P. SURVEYS
543 Grand Ave.
Sabina, Ohio 45169
Phone/fax 937-584-2027

File # 45X15
Legal Description

Part of John A. & Evelyn M. Hurst Lands

(8.500 Ac.)

(Page 2)

In the above described 8.500 acre tract there being 8.380 acres, more or less, within the Village of Blanchester, and 0.120 of an acre, more or less, within Marion Township. Also there being 2.523 acres, more or less, within Virginia Military Survey No. 3342, and 5.977 acres, more or less, within Virginia Military Survey No. 4365.

This description is the result of a new boundary survey made under the direction of Steven D. Webb, Registered Surveyor No. 7250, by A.S.A.P. SURVEYS, Sabina, Ohio, in July, 2015 and recorded in Volume 40, Plat No. 174, of the Clinton County Engineers Record of Land Division. The bearings in this description were based upon the 220.168 acre tract, (Official Record Volume 866, Page 671), (Survey Record Volume 30, Plat No. 104), (N. 38 deg. 54' 50" W. on the center of Watkins Road). All pins (set) are 5/8" x 30" iron pins with plastic cap stamped A.S.A.P. SUR. L.S. 7250.

Previous Deed Reference: Volume 866, Page 671, of the Official Records of Clinton County, Ohio.



Steven D. Webb,
Registered Surveyor No. 7250

