

RECORD OF ORDINANCES

Ordinance No. 2014- 01

Passed JANUARY 13 20 14

**AN ORDINANCE AUTHORIZING ANNEXATION
OF 33.128 +/- ACRES (HEFFNER FAMILY REVOCABLE TRUST PROPERTY),
DIRECTING THE VILLAGE SOLICITOR TO PROSECUTE PROCEEDINGS
NECESSARY TO EFFECT IT, AND THE DECLARATION OF AN EMERGENCY**

WHEREAS, it is the desire of the Village of Baltimore to annex 33.128 +/-, located in Liberty Township, Fairfield County, Ohio, to the Village of Baltimore, Ohio; and,

WHEREAS, the property being annexed is owned by The Heffner Family Revocable Trust Dated February 7, 2000;

WHEREAS, the Board of Commissioners of Fairfield County, Ohio, on the 26th day of November, 2013, granted the Petition for Annexation for the tracts owned by the above-named property owner to the Village of Baltimore, Ohio; and,

WHEREAS, a certified transcript of the Orders of the Board of County Commissioners was received by the Village of Baltimore on or about the 2nd day of December, 2013; and,

WHEREAS, pursuant to Ohio Revised Code Section 709.023, the annexation was filed under the expedited process permitted under the above ORC provisions, and the property owners desire for the Village of Baltimore to complete the annexation of this parcel in an expeditious fashion as permitted by law so that the property can be timely surveyed and sold;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF
THE VILLAGE OF BALTIMORE, FAIRFIELD COUNTY, OHIO,
THREE-FOURTH'S (3/4'S) OF ITS MEMBERS CONCURRING:

SECTION 1: The Baltimore Village Council hereby authorizes the annexation of the tract of land which is herein accurately described and accompanied by an accurate map or plat thereof. Said legal description and map or plat is attached hereto and incorporated herein and designated as EXHIBIT A.

SECTION 2: The Baltimore Village Council further directs Jeffrey Feyko, the Village Solicitor, to prosecute proceedings necessary to effect the above-noted authorization.

SECTION 3: For the reasons noted in the preamble, this ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, morals, and welfare of the citizens of Baltimore, Ohio.



Robert M. Kalish, Mayor

DATE OF PASSAGE: 1-13-2014

EFFECTIVE DATE: 1-13-2014

(Continued)

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ATTEST: Florence D. Welker
Florence D. Welker, Fiscal Officer

SPONSOR:

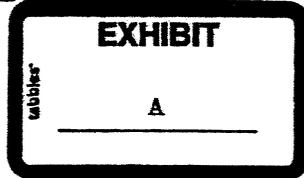
APPROVED AS TO FORM: Jeffrey Feyko
Jeffrey Feyko, Village Solicitor

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance 2014 01 .

Jan 13, 2014
Date

Florence D. Welker
Florence D. Welker, Fiscal Officer



October 23, 2013

**DESCRIPTION OF 33.128 ACRES
NORTH OF BALTIMORE-SOMERSET ROAD (S.R. 256)
EAST OF HANSBARGER AVENUE
LIBERTY TOWNSHIP, FAIRFIELD COUNTY, OHIO**

Situated in the State of Ohio, County of Fairfield, Township of Liberty, Southeasterly Quarter of Section 24, Township 16, Range 19, Congress Lands, being all of that 0.78 acre tract of land (Tract 1) and all of that 32.50 acre tract of land (Tract 2) as described in a deed to Erladean Heffner, Trustee, of record in Volume 1103, Page 2514, all references herein being to the records located at the Recorder's Office, Fairfield County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a 1-1/2" iron pipe found at the northeasterly corner of Lot 51 of "Home Addition", a subdivision of record in Plat Book 3, Page 6; Thence North $37^{\circ} 11' 57''$ East a distance of 30.19 feet to an iron pin set at the northeasterly corner of said "Homewood Addition", being 24.75 feet northerly of the northerly line of said Lot 51 and 17.34 feet easterly of the easterly line of said Lot 51, also being the intersection of the easterly line of an unimproved alley (width varies) and the centerline of East Cliff Street (width varies) as shown and delineated on said "Homewood Addition", said alley being vacated by Village of Baltimore Ordinance No. 2013-21, of record in Official Record 1642, Page 3363 and being the **TRUE PLACE OF BEGINNING**;

Thence North $87^{\circ} 44' 47''$ West, with the northerly line of said "Home Addition" and the centerline of said East Cliff Street, along a line 24.75 feet northerly of and parallel to the northerly line of Lot 51 and Lot 50 of said "Home Addition", a distance of **161.61 feet** to a MAG nail set in the southerly extension of the easterly line of Lot 11 of "Cornerstone Estates, Section 2", a subdivision of record in Plat Cabinet 2, Slot 124;

Thence North $2^{\circ} 26' 40''$ East, along the easterly line of said Lot 11, passing a 1" capped iron pipe found (Hyde 7529) at the southeasterly corner of said Lot 11 at a distance of 19.65 feet, a total distance of **333.10 feet** to a 5/8" iron pipe found at a corner to said Lot 11;

Thence South $87^{\circ} 33' 32''$ East, continuing along a line of said Lot 11 and along the southerly line of a 28.629 acre tract of land as described in a deed to Timothy J. and Laura S. Gold, of record in Official Record 1576, Page 1451, passing a 1" iron pin at a distance of 60.89 feet at a corner to said Lot 11, also being the southwesterly corner of said 28.629 acre tract, a total distance of **217.69 feet** to a 5/8" iron pipe found in the southerly corner of said 28.629 acre tract;

Thence Continuing along said southerly line of following corners:

1. **North 4° 22' 14" East**, a distance of **12.76 feet** to a $\frac{3}{4}$ " iron pipe found;
2. **South 86° 33' 49" East**, a distance of **1325.60 feet** to a $\frac{3}{4}$ " iron pipe found at the southeasterly corner of said 28.629 acre tract, also being a point in the westerly line of a 79 acre tract as described in a deed to Geraldine M. Acker, of record in Official Record 1539, Page 3653, a point in the easterly line of the southeasterly quarter of said Section 24 (westerly line of Section 19) and a point in the easterly line of Liberty Township (westerly line of Walnut Township);

Thence **South 3° 13' 13" West**, along the westerly line of said 79 acre tract, the easterly line of the southeasterly quarter of said Section 24 (westerly line of Section 19) and the easterly line of Liberty Township (westerly line of Walnut Township) a total distance of **1,199.10 feet** to a 1" iron pipe found at the northeasterly corner of a 3.858 acre tract of land as described in a deed to William W. and Colleen S. Gibbs, of record in Official Record 1399, Page 2314;

Thence **North 87° 23' 39" West**, along the northerly line of said 3.858 acre tract, the northerly line of a 3.111 acre tract as described in a deed to said William W. and Colleen S. Gibbs, of record in Official Record 1458, Page 1136 and the northerly line of a 3.001 acre tract of land as described in a deed to William L. and Mary M. Vanalmsick, of record in Volume 662, Page 157, passing a $\frac{5}{8}$ " capped iron pin found (Tobin McFarland) at a distance of 204.32 feet and a $\frac{5}{8}$ " capped iron pin found (Tobin McFarland) at a distance of 374.85 feet, a total distance of **546.19 feet** to a 1" iron pipe found in the easterly line of a 8.36 acre tract of land as described in a deed to Alvin H. McLaughlin, of record in Volume 564, Page 140;

Thence along the easterly and northerly lines of said 8.36 acre tract the following courses;

1. **North 3° 28' 20" East**, a distance of **328.41 feet** to a 1" iron pipe found;
2. **North 87° 00' 58" West**, passing a 1" iron pipe found at a distance of 820.76 feet, A total distance of **829.99 feet** to a point in the easterly line of the aforementioned unimproved and vacated alley, said point being near the center of a concrete pad and being 10.00 feet easterly of the easterly line of Lot 57 of said "Home Addition."

Thence **North 2° 55' 50" East**, along the easterly line of said alley, passing an iron pin set at a distance of 10.00 feet, a total distance of **538.92 feet** to the **TRUE PLACE OF BEGINNING** and containing **33.128 acres** of land;

Bearings herein are based on GPS observations, in conjunction with the Ohio Department of Transportation VRS System, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a $\frac{5}{8}$ " x 30" rebar with a plastic cap inscribed "Jon Adcock S-8461."

This description was prepared by American Land Surveyors, LLC by Jon B. Adcock, Ohio Professional Surveyor No. 8461 and is based on a field survey performed in December 2012.

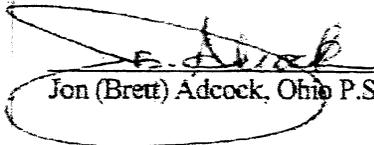


Focused
on
Excellence

Fairfield County Auditor's Parcel No. 021-00683-00

Property Address: 602 East Cliff Street, Baltimore, Ohio 43105

Prior Instrument Reference Volume 1103, Page 2514.


Jon (Brett) Adcock, Ohio P.S. No. 8461 10/29/13 Date

