

CITY OF OBERLIN, OHIO

ORDINANCE No. 17-53 AC CMS

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO REQUEST THAT THE LORAIN COUNTY LAND BANK TRANSFER TITLE TO CERTAIN REAL PROPERTY AND TO ACCEPT SUCH TITLE AND DECLARING AN EMERGENCY

WHEREAS, the Lorain County Land Reutilization Corporation has acquired title to properties located at 212 Sumner St. and four other contiguous parcels and to property located at 69 South Park Street in Oberlin Ohio; and,

WHEREAS, the City administration believes that the acquisition of the Lorain County Land Reutilization Corporation-owned properties by the City would be beneficial to the public and would advance certain public purposes, to wit to provide for neighborhood revitalization, to augment existing recreational facilities and to further the City's aspirations to acquire appropriate properties abutting Plum Creek; and,

WHEREAS, upon request of the City and for a stated public purpose, the Lorain County Land Reutilization Corporation is willing to convey title to the Sumner Street and South Park St. properties to the City, in fee simple.

THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the City Manager is hereby authorized and directed to request that the Lorain County Land Reutilization Corporation execute and deliver deeds to convey to the City of Oberlin title to the real property located at 212 Sumner Street, being Lorain County Auditor's Permanent Parcel Nos. 09-00-096-108-010 and 09-00-096-108-011, four other contiguous parcels being Permanent Parcel Nos. 09-00-096-108-012, 09-00-096-108-013, 09-00-096-108-001 and 09-00-096-108-002 and the property located at 69 South Park Street being Lorain County Auditor's Permanent Parcel No 09-00-086-110-035, said acquisitions to be for the purposes of neighborhood revitalization, the augmentation of existing recreational amenities and to facilitate the City's acquisition of property abutting Plum Creek for inclusion in the "Plum Creek Greenway" as was provided for in Resolution No. R17-12 CMS.

SECTION 2. That the City Manager is hereby authorized to accept said conveyance on behalf of the City of Oberlin and to cause the deeds to be recorded with the Lorain County Recorder subject to the City Law Director's approval of said deeds as to form.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of


Oberlin, Ohio or to provide for the usual daily operation of a municipal department, to wit: to accept title to real estate without delay so as to facilitate the purposes set forth in Section 1 above and shall take effect immediately upon passage.

PASSED: 1st Reading: November 6, 2017 (E)


2nd Reading: _____

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

POSTED: 11/07/2017

EFFECTIVE DATE: 11/06/2017



DENNIS P. WILL

Prosecuting Attorney

Lorain County, Ohio

225 Court Street • 3rd Floor • Elyria, Ohio 44035

Phone 440.329.5389 • Fax 440.329.5430

email lcp@lcprosecutor.org

November 20, 2017

Rob Hillard
Oberlin City Manager
85 S. Main Str.
Oberlin, OH 44074

Subj: Deeds for Property Transferred from Lorain County Land Reutilization Corporation

Dear Mr. Hillard:

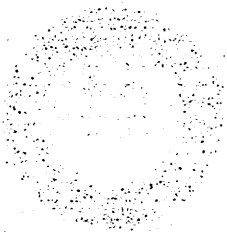
Please find enclosed the deeds for the property located on Sumner and South Park Streets transferred to the City of Oberlin by the Lorain County Land Reutilization Corporation. Should you have any additional questions, please feel free to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "C. Pyanowski".

Chris A. Pyanowski
Assistant Prosecuting Attorney
Counsel for LCLRC
Lorain County Prosecutor's Office

ПОЛОВОЙ УЧЕТ



TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202

OHIO REV. CODE

NOV 20 2017

Free & mem

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Quit Claim Deed

Know all Men by these Presents

That, Lorain County Land Reutilization Corporation, the Grantor, who may claim title to Vacant Land Located on S. Park St., Oberlin, OH 44074 (PPN: 09-00-086-110-035) by or through Instrument No. 2017-0629369 recorded in the Lorain County Recorder's Office, for good and valuable consideration received to its full satisfaction from **City of Oberlin**, the Grantees, whose *TAX MAILING ADDRESS* will be 85 South Main Street, Oberlin, 44074, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantees, its successors and assigns forever, all such right and title as it, the said Grantor, has or may have in and to the premises as described below:

Situated in the City of Oberlin, County of Lorain and State of Ohio: And known as being part of the Village Lot No. 31 of the Original Plat of Oberlin, a Subdivision of Original Russia Township Lot No. 86, as shown by the recorded plat in Volume 5 of Maps, Page 30 of Lorain County Records, and described as follows: Beginning on the center line of Water Street, now known as South Park Street, at the Southwesterly corner of land conveyed to Irving W. Metcalf by deed dated July 6, 1912, and recorded in Volume 125, Page 241 of Lorain County Deed Records; thence Southerly along said center line of South Park Street, said line being in part the Westerly line of said Village Lot No. 31, about 82.5 feet to the Northwesterly corner of land conveyed to Alexander Cliff by deed dated July 22, 1913, and recorded in Volume 129, Page 544 of Lorain County Deed Records; thence Easterly along the Northerly line of land so conveyed to Alexander Cliff to the Southwesterly corner of land conveyed to Irving W. Metcalf by deed dated August 27, 1912, and recorded in Volume 125, Page 324, of Lorain County Deed Records; thence Northwesterly along the Southwesterly line of land so conveyed to Irving W. Metcalf to an angle; thence Westerly along a Southerly line of land so conveyed to Irving W. Metcalf and along the Southerly line of land conveyed to Irving W. Metcalf as first aforesaid, to the place of beginning, be the same more or less, but subject to all legal highways.

PPN: 09-00-086-110-035

Property Address: Vacant Land S. Park St., Oberlin, OH 44074

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, its successors and assigns, so that neither the said Grantor, nor its successors or assigns, nor any other persons claiming title through or under it, shall



Doc ID: 020252230002 Type: OFF
Kind: DEEDS
Recorded: 11/20/2017 at 11:28:58 AM
Fee Amt: \$0.00 Page 1 of 2
Lorain County, Ohio
Judith M Nedwick County Recorder

File **2017-0652279**

SURVEY BEFORE NEXT TRANSFER

Vague Legal

TRANSFER / ENGINEERS DEPT.

*PPN
11-17-17*

STRENGTH BEFORE NEXT REVISION

1. The following information is for the purpose of providing a general overview of the project and is not intended to be used as a basis for design or construction.

2. The information is based on the data provided by the client and is subject to change without notice.

3. The information is provided for your information only and is not intended to be used as a basis for design or construction.

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25. The information is provided for your information only and is not intended to be used as a basis for design or construction.

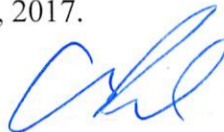
or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded forever.


Patrick Metzger – Assistant Director
Lorain County Land Reutilization Corporation
226 Middle Ave., 5th Floor
Elyria, OH 44035

State of Ohio)
)
Lorain County,) ss.

Before me, a Notary Public, Patrick Metzger, personally appeared, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Elyria,
Ohio, this 20th day of November, 2017.



This instrument prepared by:
Olivia Cruz
Paralegal, Lorain County Prosecutor's Office
225 Court Street 3rd Floor
Elyria, OH 44035
(440) 329-5398

CHRISTOPHER A. PYANOWSKI
Notary Public - State of Ohio
My Commission Does Not Expire

LORAIN COUNTY LAND
REUTILIZATION CORP
226 MIDDLE AVE
ELYRIA, OH 44035

My Commission Does Not Expire
Notary Public - State of Ohio
CHRISTOPHER A. BLANCO, Notary



APPROVED BY SECRETARY OF STATE

POWER

BY

[Handwritten signature]

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202

OHIO REV. CODE

NOV 20 2017

Free to mem

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



Doc ID: 020252240002 Type: OFF
Kind: DEEDS
Recorded: 11/20/2017 at 11:29:17 AM
Fee Amt: \$0.00 Page 1 of 2
Lorain County, Ohio
Judith M Nedwick County Recorder

File **2017-0652280**

Quit Claim Deed

Know all Men by these Presents

That, Lorain County Land Reutilization Corporation, the Grantor, who may claim title to 212 Sumner St., and Vacant Lots Oberlin, OH 44074 (PPN: 09-00-096-108-001, 09-00-096-108-002, 09-00-096-108-010, 09-00-096-108-011, 09-00-096-108-012, and 09-00-096-108-013) by or through Instrument No. 2016-0578253, recorded in the Lorain County Recorder's Office, for good and valuable consideration received to its full satisfaction from the **City of Oberlin**, the Grantees, whose *TAX MAILING ADDRESS* will be 85 South Main Street, Oberlin, OH 44074, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantees, its successors and assigns forever, all such right and title as it, the said Grantor, has or may have in and to the premises as described below:

Situated in the City of Oberlin, County of Lorain and State of Ohio and known and described as follows: And known as the Westerly half of Sublot 15, all of Sublot 16 and part of Sublot 17 of Penfield's Second Subdivision being part of Original Russia Township Lot No. 96 to the Village of Oberlin as recorded in Volume 1, Page 42 of Lorain County Plat Records; and part of Sublot 41 of Viet's Addition to the Village of Oberlin as recorded in Volume 1, Page 38 of Lorain County Plat Records and bounded and described as follows: Beginning at the Intersection of the Northerly line of Sumner Street with a Southeasterly line of the Right-of-Way of H. S. and M.S. Railway; thence Easterly along the Northerly line of Sumner Street a distance of about 581.19 feet to the Southwesterly corner of the premises conveyed to Mildred Hopewell by deed dated April 1, 1963, recorded in Volume 854, Page 538 of Lorain County Deed Records; thence Northerly along the Westerly line so conveyed to Mildred Hopewell a distance of about 141.9 feet to a point of the Southerly line of Sublot 41 of Viet's Addition as aforesaid; thence Easterly along the Southerly line of said Sublot 41 to the Westerly line of Spring Street; thence Northerly along the Westerly line of Spring Street to the Southerly line of lands now or formerly owned by Cleveland Quarries Company and known as Permanent Parcel No. 09-00-096-108-005; thence Westerly along the Southerly line of said Cleveland Quarries Company lands to the Southeasterly line of the Right-of-way of the L.S. and M.S. Railroad; thence Southwesterly along the Southeasterly line of said L.S. and M.S. Railroad Right-of-way to the place of beginning, be the same more or less, but subject to all legal highways.

PPN: 09-00-096-108-001, 09-00-096-108-002, 09-00-096-108-010, 09-00-096-108-011, 09-00-096-108-012, and 09-00-096-108-013

Property Address: 212 Sumner St., Oberlin, OH 44074 and Vacant Lots

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, its successors and assigns, so that neither the said

SURVEY BEFORE NEXT TRANSFER

Vague Legal 10/04/17

TRANSFER/ENGINEERS DEPT.

STAKEHOLDER NEXT STEPS

Grantor, nor its successors or assigns, nor any other persons claiming title through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded forever.



Patrick Metzger – Assistant Director
Lorain County Land Reutilization Corporation
226 Middle Ave., 5th Floor
Elyria, OH 44035

State of Ohio)
)
Lorain County,) ss.

Before me, a Notary Public, Patrick Metzger, personally appeared, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Elyria, Ohio, this 20th day of November, 2017.

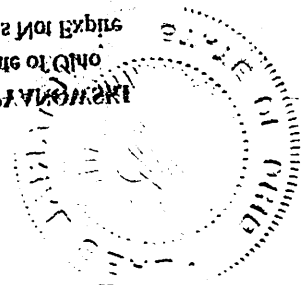
This instrument prepared by:
Heather Forinash
Paralegal, Lorain County Prosecutor's Office
225 Court Street 3rd Floor
Elyria, OH 44035
(440) 329-5432


CHRISTOPHER A. PYANOWSKI
Notary Public - State of Ohio
My Commission Does Not Expire

LORAIN COUNTY LAND
REUTILIZATION CORP
226 MIDDLE AVE
ELYRIA, OH 44035

My Commission Does Not Expire
Notary Public - State of Ohio
CHRISTOPHER A. BLANDHAKI

My Commission Does Not Expire
Notary Public - State of Ohio
CHRISTOPHER A. BLANDHAKI



Notary Public - State of Ohio
CHRISTOPHER A. BLANDHAKI
My Commission Expires 12/31/2011

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