

CITY OF OBERLIN, OHIO

ORDINANCE No. 20-27 AC CMS

AN ORDINANCE ACCEPTING THE ANNEXATION OF APPROXIMATELY 36.5672 ACRES OF REAL ESTATE TO THE CITY OF OBERLIN UPON APPLICATION OF OMEGA HEALTH SERVICES, LLC

WHEREAS, a Petition for the annexation of certain territory containing approximately 36.5672 acres of land within Pittsfield Township was duly filed with Board of Lorain County Commissioners by the property owner, Omega Health Services, LLC; and

WHEREAS, the Petition was duly considered by the Board of Commissioners of Lorain County, Ohio, on March 3, 2020; and

WHEREAS, said Board of Commissioners has approved the annexation of the territory to the City of Oberlin, as hereinafter described; and

WHEREAS, the Board of Commissioners certified the transcript of the proceedings in connection with the annexation with the map and petition required in connection therewith to the Clerk of Council who received same on March 13, 2020; and

WHEREAS, sixty (60) days from the date of that filing have now elapsed as is provided in the provisions of Section 709.04 of the Ohio Revised Code.

NOW THEREFORE, BE IT ORDAINED BY the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the application of the property owner, Omega Health Care Services, LLC for the annexation of the territory described in Exhibit A and depicted on Exhibit B attached hereto and incorporated herein by reference, in the County of Lorain and located adjacent to the City of Oberlin, an accurate map of which territory together with the petition for its annexation and other papers relating thereto and a certified copy of the transcript of the proceedings of the Board of County Commissioners of Lorain County in relation thereto, are on file with the Clerk of Council of the City of Oberlin, be and the same is hereby accepted.

SECTION 2. That the Clerk of Council is hereby authorized and directed to make three (3) copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to Craig Snodgrass, Lorain County Auditor, one copy to Judy Nedwick, Lorain County Recorder, and one copy to the Ohio Secretary of State, and shall file notice of this annexation with the Lorain

County Board of Elections within thirty (30) days after it becomes effective, and shall do all other things required by law therein.

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.

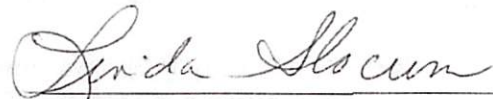
SECTION 4. That this Ordinance shall be effective from and after the earliest date allowed by law.

PASSED: 1st Reading: May 18, 2020
2nd Reading: _____
3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



LINDA SLOCUM
PRESIDENT OF COUNCIL

POSTED: 05/19/2020

EFFECTIVE DATE: 06/17/2020

ANNEXATION LEGAL DESCRIPTION
OF
14868 NORTH ASHLAND OBERLIN ROAD
PARCEL NO. 14-00-015-000-006



Situated in the Township of Pittsfield, County of Lorain and State of Ohio and known as being part of the Original Pittsfield Township Lot No. 15 and further bounded and described as follows:

Beginning at the northeasterly corner of Original Pittsfield Township Lot No. 15, being the northeasterly corner of land described to John A. Machnauer and Elizabeth J. Burgess by the deed dated August 31, 1981 and recorded in O.R. Volume 1288, Page 482 of Lorain County Records, said corner being on the original centerline of North Ashland Oberlin Road (State Route 58) (width varies);

Thence South 01°02'19" West along the original centerline of North Ashland Oberlin Road and the easterly line of the Original Pittsfield Township Lot No. 15 and the easterly line of land so described to John A. Machnauer and Elizabeth J. Burgess and the easterly line of lands described to David P. Ransome by the deed dated April 23, 1996 and recorded in O.R. Volume 1257, Page 632 of Lorain County Records and the easterly line of land described to HPCL Inc. Trs. by the deed dated August 29, 2013 and recorded in Document No. 2013-0476800 of Lorain County Records, 533.45 feet to the Principal Place of Beginning of the premises herein described;

Thence South 01°02'19" West continuing along the original centerline of North Ashland Oberlin Road and the easterly line of the Original Pittsfield Township Lot No. 15, 149.27 feet to northeasterly corner of land described to David R. Gibson and Glenn Turnbull by the deed dated June 1, 2006 and recorded in Document No. 2006-0146458 of Lorain County Records;

Thence South 89°21'19" West along the northerly line of land so described to David R. Gibson and Glenn Turnbull passing through a ¾" iron pipe found (0.31 feet north and 0.06 feet west) on the westerly right of way of North Ashland Oberlin Road at 46.81 feet, 450.00 feet to a 5/8" iron pin set;

Thence South 01°02'19" West along the westerly line of land so described to David R. Gibson and Glenn Turnbull, 80.00 feet to a 5/8" iron pin set on a southerly corporation line of the Township of Pittsfield and a northerly corporation line of the City of Oberlin at the northerly line of land described to Devicchio Investments LLC by the deed dated July 27, 2018 and recorded in the Document No. 2018-0681386 of Lorain County Records;

Thence South 89°21'19" West along the southerly corporation line of the Township of Pittsfield and the northerly corporation line of the City of Oberlin and the northerly line of land so described to Devicchio Investments LLC passing through a 5/8" iron pin found and capped (KS Associates) at northeasterly corner of land described to Wal-Mart Real Estate Business Trust by the deed dated October 27, 2005 and recorded in Document No. 2005-0106897 of Lorain County Records at 317.70 feet and passing through a 5/8" iron pin found and capped (KS Associates) at northeasterly corner of land described to the Oberlin Land Company by the deed recorded in O.R. Volume 83, Page 488 of Lorain County Records at 1658.70 feet, 2197.48 feet to a 1" iron pin found on a westerly line of the Original Pittsfield Township Lot No. 15 and a westerly corporation line of the Township of Pittsfield and the easterly corporation line of the City of Oberlin;

Thence North 00°37'00" East along the westerly line of the Original Pittsfield Township Lot No. 15 and the westerly corporation line of the Township of Pittsfield and the easterly corporation line of the City of Oberlin and the easterly line of land so described to the Oberlin Land Company, 795.63 feet to a 3/4" iron pin found at the northwesterly corner of the Original Pittsfield Township Lot No. 15 and the southwest corner of land described to the Huron County Holdings LLC by the deed dated December 15, 2015 and recorded in Document No. 2015-0569463 of Lorain County Records;

Thence South 89°55'51" East along the northerly line of the Original Pittsfield Township Lot No. 15 and a northerly corporation line of the Township of Pittsfield and a southerly corporation line of the City of Oberlin and the southerly line of land so described to Huron County Holdings LLC, 1864.82 feet to a 3/4" iron pipe found (0.48 feet north and 0.05 feet east) at the northwesterly corner of land so described to said John A. Machnauer and Elizabeth J. Burgess;

Thence South 01°02'19" West along the westerly line of land so described to John A. Machnauer and Elizabeth J. Burgess and an easterly corporation line of the Township of Pittsfield and the westerly corporation line of the City of Oberlin, 276.50 feet to a 5/8" iron pin set on the northerly line of land so described to said David P. Ransome;

Thence North 89°55'51" West along the northerly line of land so described to David P. Ransome, 59.89 feet to 3/4" iron pipe found;

Thence South 01°02'19" West along the westerly line of land so described to David P. Ransome, 256.95 feet to 5/8" iron pin set;

Thence South 89°55'51" East along the northerly line of land so described to David P. Ransome and passing through a 3/4" iron pipe found (0.02 feet south and 0.17 feet east) at 606.57 feet and passing through a 3/4" iron pipe found (0.81 feet south and 0.34 feet east) on the westerly right of way of North Ashland Oberlin Road at 803.92 feet, 847.64 feet to the original centerline of North Ashland Oberlin Road at the Principal Place of Beginning and containing 36.5672 acres of land of which 0.1554 acres are within the right of way of North Ashland Oberlin Road as surveyed and described by Edward B. Dudley, P.S. No. 6747, of the Riverstone Company in August 2019, and subject to all legal highways, restrictions, reservations and easements.

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

Intent: The intent of this survey and legal description is for the parcel of land located at 14868 North Ashland Oberlin Road (State Route 58) being Parcel No. 14-00-015-000-006 which is 36.5672 acres (1,592,866 square feet) and situated in the Township of Pittsfield to be annexed with the City of Oberlin.

Basis of Bearings: The new centerline of North Ashland Oberlin Road as North 00°58'25" East as shown in the Boundary Survey and Parcel Split Map as surveyed by Trevor A. Bizer, PS No. 7730 of KS Associates in September 2003 (Lorain County Survey Number 35844)

Deed of Reference: Land described to Omega Health Services LLC by the deed dated February 2, 2017 and recorded in Document No. 2017-0617386 of Lorain County Records;

Edward B. Dudley _____ September 11, 2019
Edward B. Dudley P.S. No. 6747 Date



LINE TABLE

Line #	Length	Bearing	Line #	Length	Bearing
01	480.00' D-M	N 89° 21' 12" W	101	48.00' D-M	N 89° 21' 12" W
02	48.00' D-M	S 89° 21' 12" W	102	480.00' D-M	N 89° 21' 12" W
03	480.00' D-M	S 89° 21' 12" W	103	48.00' D-M	S 89° 21' 12" W
04	48.00' D-M	S 89° 21' 12" W	104	480.00' D-M	S 89° 21' 12" W
05	480.00' D-M	S 89° 21' 12" W	105	48.00' D-M	S 89° 21' 12" W
06	48.00' D-M	S 89° 21' 12" W	106	480.00' D-M	S 89° 21' 12" W
07	480.00' D-M	S 89° 21' 12" W	107	48.00' D-M	S 89° 21' 12" W
08	48.00' D-M	S 89° 21' 12" W	108	480.00' D-M	S 89° 21' 12" W
09	480.00' D-M	S 89° 21' 12" W	109	48.00' D-M	S 89° 21' 12" W
10	48.00' D-M	S 89° 21' 12" W	110	480.00' D-M	S 89° 21' 12" W
11	480.00' D-M	S 89° 21' 12" W	111	48.00' D-M	S 89° 21' 12" W
12	48.00' D-M	S 89° 21' 12" W	112	480.00' D-M	S 89° 21' 12" W
13	480.00' D-M	S 89° 21' 12" W	113	48.00' D-M	S 89° 21' 12" W
14	48.00' D-M	S 89° 21' 12" W	114	480.00' D-M	S 89° 21' 12" W
15	480.00' D-M	S 89° 21' 12" W	115	48.00' D-M	S 89° 21' 12" W
16	48.00' D-M	S 89° 21' 12" W	116	480.00' D-M	S 89° 21' 12" W
17	480.00' D-M	S 89° 21' 12" W	117	48.00' D-M	S 89° 21' 12" W
18	48.00' D-M	S 89° 21' 12" W	118	480.00' D-M	S 89° 21' 12" W
19	480.00' D-M	S 89° 21' 12" W	119	48.00' D-M	S 89° 21' 12" W
20	48.00' D-M	S 89° 21' 12" W	120	480.00' D-M	S 89° 21' 12" W

BASIS OF BEARINGS

The bearings of North Ashland Oberlin Road as shown in this plat are based on the bearings of the centerline of North Ashland Oberlin Road as shown in the plat.



OWNERS ACCEPTANCE

I, the undersigned owner(s) of the land shown herein, do hereby accept the location of this plat.

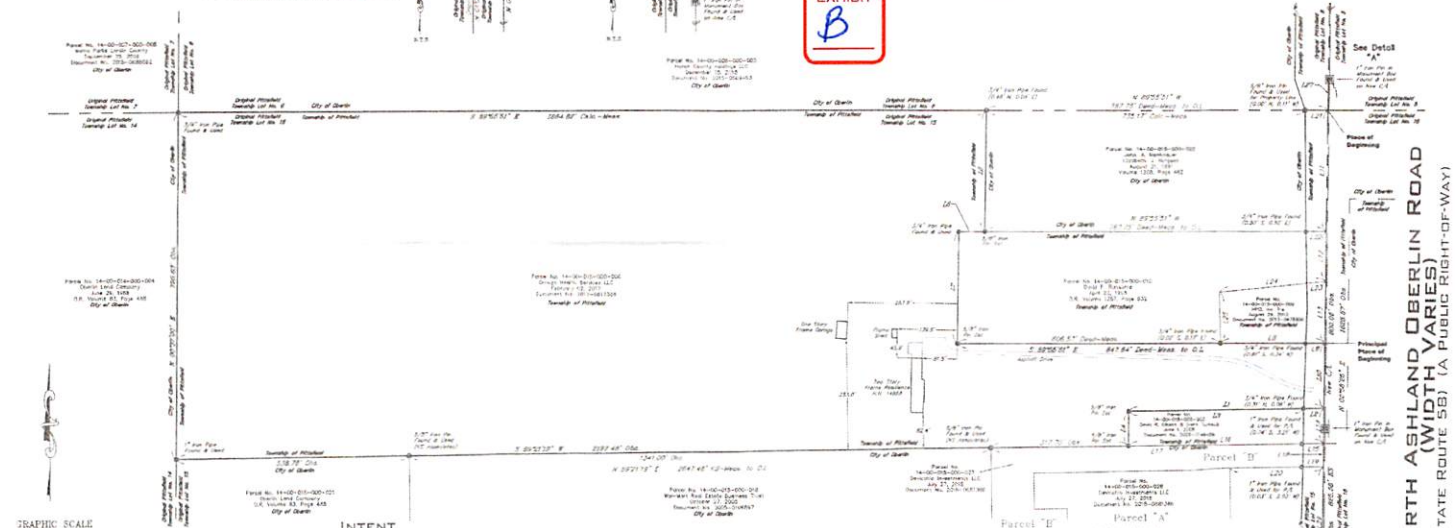
NOTARY
 State of _____
 County of _____
 Before me, a Notary Public in and for said County and State, personally appeared the above named owner(s) who acknowledged that he or she signed the foregoing instrument and that he or she is the owner of the land described therein.

ANNEXATION PLAT
OF
14868 NORTH ASHLAND OBERLIN ROAD
PARCEL 14-00-015-000-006

Shaded in the Township of Pleasant, County of Lorain and State of Ohio and shown as being part of the Original Plat of Township Lot No. 15.

LAND AREA

Total	35.972	Acres	1,582,809	Sq. Ft.
Water	0.000	Acres	0.000	Sq. Ft.
Net	35.972	Acres	1,582,809	Sq. Ft.



LEGEND

Symbol	Description
Circle with dot	Wellhead
Circle with cross	Well
Circle with horizontal lines	Water
Circle with vertical lines	Gas
Circle with diagonal lines	Oil
Circle with wavy lines	Other

INTENT

The intent of this survey is to show the location of the centerline of North Ashland Oberlin Road as shown in this plat.

REFERENCE SURVEYS

- Boundary Survey and Plat of Parcel No. 14-00-015-000-006, 15.8825 Acres, 1,582,809 Square Feet, located in the Township of Pleasant to be annexed by the City of Dublin.
- Water Subdivision Plat for Dublin Land Company performed by Robert S. Spurr, P.E. 5/14/1997 in March of 1997 (Lorain County Survey No. 4218).
- Boundary Survey as surveyed by Thomas M. Spurr, P.E. No. 7021 of Dublin and Madisonville, Ohio, November 2, 1975 (Lorain County Survey No. 4570).
- Plat of Survey as surveyed by Brian A. Johnson, P.E. No. 8416 of Brown & Becker in January 2018 (Lorain County Survey No. 48943).
- Lot Split Survey as surveyed by Douglas A. Thompson, P.E. No. 7188 of Pleasant (Engineering and Surveying of December 2017 (Lorain County Survey No. 48459)).
- The Department of Transportation Plans (2007) (OS-20-17).

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded data, recorded deeds, and city survey records. RIVERSTONE ENGINEERING, INC. is not responsible for the accuracy of the information shown on this plat. The user of this plat is advised that the user should verify the accuracy of the information shown on this plat before using it for any purpose. RIVERSTONE ENGINEERING, INC. is not responsible for the accuracy of the information shown on this plat.

OBERLIN ELYRIA ROAD
 (U.S. ROUTE 20) (A PUBLIC RIGHT-OF-WAY)

DRAWN BY RIVERSTONE
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APPROVED
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