

# CITY OF OBERLIN, OHIO

## ORDINANCE 23-43 AC CMS

AN ORDINANCE ACCEPTING THE DEDICATION OF REAL PROPERTY FROM THE OBERLIN COLLEGE BOARD OF TRUSTEES AND FROM THE BOARD OF EDUCATION OF THE OBERLIN CITY SCHOOL DISTRICT AS PART OF THE NORTH PARK STREET RIGHT OF WAY AS AN EMERGENCY MEASURE

WHEREAS, to ensure the safety of the traveling public, the City of Oberlin has determined to increase the width of the public right-of-way on North Park St., from forty feet to sixty feet, north of East Lorain St.; and

WHEREAS, on April 25, 2023, the Oberlin Planning Commission approved the North Park Street Right-of-Way Dedication Plat; and

WHEREAS, Oberlin College Board of Trustees and the Board of Education of the Oberlin City School District have agreed to donate additional property and have executed the North Park Street Right-of-Way Dedication Plat.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio:

SECTION 1. That the dedication of real property from Oberlin College Board of Trustees and the Board of Education of the Oberlin City School District is hereby accepted.

SECTION 2. That the City Manager is hereby authorized and directed to execute the North Park Street Right-of-Way Dedication Plat in the form attached hereto.


SECTION 3. That the Law Director is hereby authorized and directed to file the North Park Street Right-of-Way Dedication Plat with the Lorain County Recorder's Office.

SECTION 4. 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 5. 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 ensure the safety of the traveling public and provided that it is elevated to emergency status by the affirmative vote of at least five members of Council and receives the affirmative vote of at least five members of Council upon final passage, it shall go into full force and effect from and immediately after its passage; otherwise, it shall take effect at the earliest period allowed by law.

PASSED: 1st Reading: June 5, 2023  
2nd Reading: \_\_\_\_\_  
3rd Reading: \_\_\_\_\_

ATTEST:

  
\_\_\_\_\_  
BELINDA B. ANDERSON, MMC  
CLERK OF COUNCIL

  
\_\_\_\_\_  
BRYAN BURGESS  
PRESIDENT OF COUNCIL

POSTED: 06/06/2023

EFFECTIVE DATE: 06/05/2023

# NORTH PARK STREET RIGHT-OF-WAY DEDICATION

FOR

THE CITY OF OBERLIN

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO, BEING KNOWN AS PART OF LOT 119 AND OUTLOT 05 IN THE ORIGINAL VILLAGE PLAT OF OBERLIN AS RECORDED IN PLAT VOLUME 01, PAGE 20 AND RE-RECORDED IN VOLUME 05, PAGE 30 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 76.

Ordinance No. 23-43 AC CMS  
Exhibit A

**OWNER'S CERTIFICATE – OBERLIN COLLEGE:**

THIS IS TO CERTIFY THAT OBERLIN COLLEGE, AS REPRESENTED BY THE UNDERSIGNED, HEREBY ACCEPTS THIS PLAT OF "NORTH PARK STREET RIGHT-OF-WAY DEDICATION" AS CORRECT AND DEDICATES TO PUBLIC USE THE RIGHT-OF-WAY AS SHOWN HEREON

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MATT LAHEY, VICE PRESIDENT, GENERAL COUNSEL & SECRETARY OF OBERLIN COLLEGE

\_\_\_\_\_  
REY VAZQUEZ-SMILINGS, OBERLIN COLLEGE VICE PRESIDENT FOR FINANCE & ADMINISTRATION

**NOTARY SEAL:**

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ OF OBERLIN COLLEGE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: \_\_\_\_\_ DAY OR \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**NOTARY SEAL:**

STATE OF OHIO  
COUNTY OF LORAIN S.S.

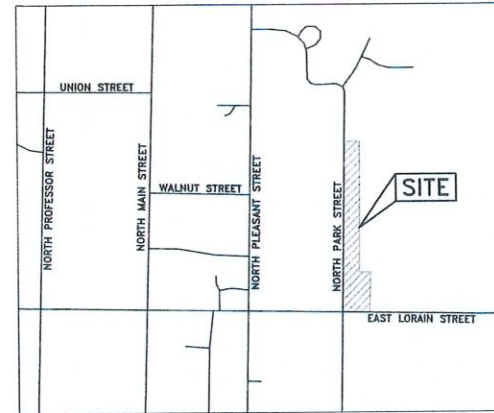
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ OF OBERLIN COLLEGE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

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THIS: \_\_\_\_\_ DAY OR \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES



**VICINITY MAP**

-NOT TO SCALE-

**OWNER'S CERTIFICATE – OBERLIN CSD:**

THIS IS TO CERTIFY THAT OBERLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION, AS REPRESENTED BY THE UNDERSIGNED, HEREBY ACCEPTS THIS PLAT OF "NORTH PARK STREET RIGHT-OF-WAY DEDICATION" AS CORRECT AND DEDICATES TO PUBLIC USE THE RIGHT-OF-WAY AS SHOWN HEREON

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
ROBERT RINEHART, TREASURER/CFO OBERLIN CITY SCHOOL DISTRICT

\_\_\_\_\_  
FARAH EMEKA, PRESIDENT BOARD OF EDUCATION OBERLIN CITY SCHOOL DISTRICT

**NOTARY SEAL:**

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ OF OBERLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: \_\_\_\_\_ DAY OR \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**NOTARY SEAL:**

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ OF OBERLIN CITY SCHOOL DISTRICT BOARD OF EDUCATION WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

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THIS: \_\_\_\_\_ DAY OR \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**CITY OF OBERLIN APPROVALS:**

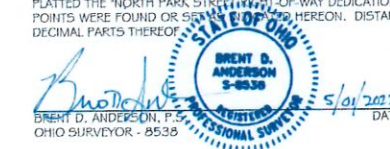
**PLANNING COMMISSION CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT OF "NORTH PARK STREET RIGHT-OF-WAY DEDICATION" IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OBERLIN, OHIO.

\_\_\_\_\_  
JACK FORD, CHAIRPERSON, CITY OF OBERLIN PLANNING COMMISSION      DATE

**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE CITY OF OBERLIN, I HAVE SURVEYED AND PLATTED THE "NORTH PARK STREET RIGHT-OF-WAY DEDICATION" PLAT AS SHOWN HEREON. ALL POINTS WERE FOUND OR SET AS SHOWN HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



\_\_\_\_\_  
BRENT D. ANDERSON, P.S.  
OHIO SURVEYOR - 8538      DATE

**OWNER'S CERTIFICATE – CITY OF OBERLIN:**

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IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
ROB HILLARD, CITY MANAGER

**NOTARY SEAL:**

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ OF CITY OF OBERLIN WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: \_\_\_\_\_ DAY OR \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

REV.	BY	DATE	DESCRIPTION
1	BDA	03-03-2023	ISSUE FOR SIGNATURES
2	BDA	05-01-2023	ADD ADDITIONAL SIGNATURE LINE FOR OBERLIN CSD

<p><b>NORTH PARK STREET RIGHT-OF-WAY DEDICATION</b></p> <p>SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO, BEING KNOWN AS PART OF LOT 119 AND OUTLOT 05 IN THE ORIGINAL VILLAGE PLAT OF OBERLIN, ALSO BEING KNOWN AS PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 76.</p> <p>CITY OF OBERLIN 85 SOUTH MAIN STREET OBERLIN, OHIO 44074</p>	<p><b>RAFTER A, LTD</b> LAND SURVEYING · ENGINEERING · TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 · www.raftera.com · info@raftera.com</p>
DRAWN BY: JSR	CHECKED BY: RAF
JOB No: 2625-21	SHEET 1 of 2



# NORTH PARK STREET RIGHT-OF-WAY DEDICATION

FOR

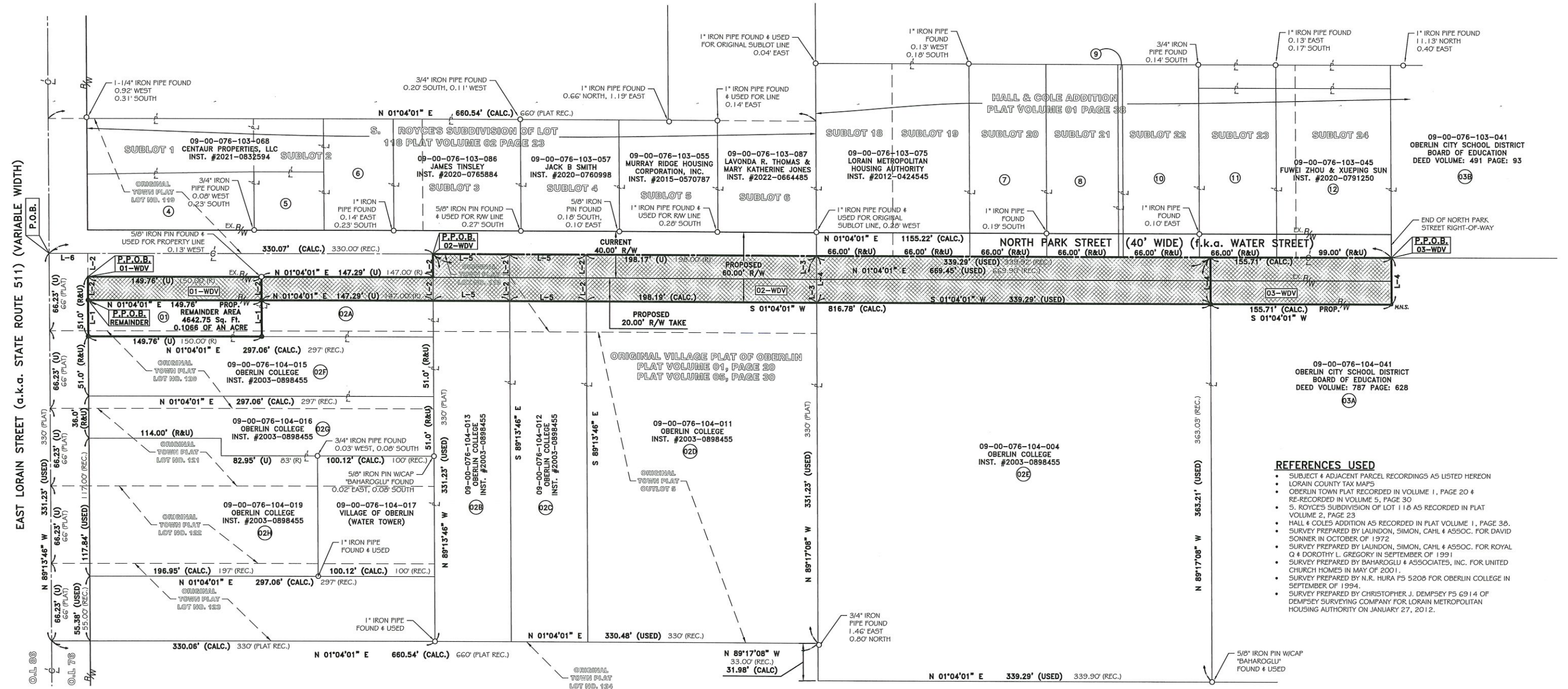
THE CITY OF OBERLIN

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ACREAGE TOTALS BY OWNERSHIP				
OWNERSHIP	TAKE PARCEL ID	PRESENT ROAD OCCUPIED	NET TAKE	TOTAL AREA TAKE
CITY OF OBERLIN	01-WDV	0.0 Sq. Ft. 0.00 OF AN ACRE	2,995.16 Sq. Ft. 0.0688 OF AN ACRE	2,995.16 Sq. Ft. 0.0688 OF AN ACRE
OBERLIN COLLEGE	02-WDV	13,389.11 Sq. Ft. 0.3074 OF AN ACRE	16,335.41 Sq. Ft. 0.3750 OF AN ACRE	29724.52 Sq. Ft. 0.6824 OF AN ACRE
OBERLIN CSD BOARD OF EDUCATION	03-WDV	3,114.17 Sq. Ft. 0.0715 OF AN ACRE	3,114.17 Sq. Ft. 0.0715 OF AN ACRE	6,228.34 Sq. Ft. 0.1430 OF AN ACRE

LINE REFERENCE TABLE			
LINE	LENGTH	BEARING	REMARKS
L-1	31.00'	S 89°13'46" E	
L-2	20.00'	S 89°13'46" E	
L-3	20.00'	S 89°17'08" E	
L-4	40.00'	S 89°17'08" E	
L-5	66.00'	S 01°04'01" W	
L-6	33.00'	S 01°04'01" W	

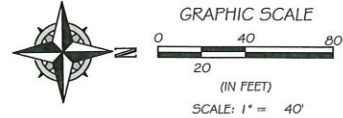
OWNERSHIP REFERENCE			
NO.	DESCRIPTION	NO.	DESCRIPTION
01	09-00-076-104-043 CITY OF OBERLIN INST. #2022-0864805	07	09-00-076-103-050 MARTIN R. & LYNDA D. HICKS VOLUME 1087, PAGE 211
02A	09-00-076-104-044 OBERLIN COLLEGE INST. #2003-0898455	08	09-00-076-103-071 URBAN & CHRISTINE M. PICARD INST. #2022-0884011
04	09-00-076-103-070 CASH HOMES P.L.L.C. INST. #2004-0009333	09	09-00-076-103-077 CITY OF OBERLIN INST. #2020-0787654
05	09-00-076-103-069 CENTAUR PROPERTIES, LLC INST. #2021-0832594	10	09-00-076-103-076 G & B LAND CO, INC INST. #2003-0972802
06	09-00-076-103-063 MARTIN E. DIGBY O.R. VOLUME 383, PAGE 823	11	09-00-076-103-048 BEN & CHARITY JACKSON INST. #2006-0164191



- REFERENCES USED**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
  - LORAIN COUNTY TAX MAPS
  - OBERLIN TOWN PLAT RECORDED IN VOLUME 1, PAGE 20 & RE-RECORDED IN VOLUME 5, PAGE 30
  - S. ROYCE'S SUBDIVISION OF LOT 116 AS RECORDED IN PLAT VOLUME 2, PAGE 23
  - HALL & COLES ADDITION AS RECORDED IN PLAT VOLUME 1, PAGE 38.
  - SURVEY PREPARED BY LAUNDON, SIMON, CAHL & ASSOC. FOR DAVID SONNER IN OCTOBER OF 1972
  - SURVEY PREPARED BY LAUNDON, SIMON, CAHL & ASSOC. FOR ROYAL O & DOROTHY L. GREGORY IN SEPTEMBER OF 1991
  - SURVEY PREPARED BY BAHAROGU & ASSOCIATES, INC. FOR UNITED CHURCH HOMES IN MAY OF 2001.
  - SURVEY PREPARED BY N.R. HURA P5 5208 FOR OBERLIN COLLEGE IN SEPTEMBER OF 1994.
  - SURVEY PREPARED BY CHRISTOPHER J. DEMPSEY P5 6914 OF DEMPSEY SURVEYING COMPANY FOR LORAIN METROPOLITAN HOUSING AUTHORITY ON JANUARY 27, 2012.

REV.	BY	DATE	DESCRIPTION
1	BDA	03-03-2023	ISSUE FOR SIGNATURES

- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
  - REBAR SET WITH CAP STAMPED 'RAFTER A LTD' GREEN CAPS = LINE PIN YELLOW CAPS = CORNER PIN
  - \*MNS. MAGNETIC NAIL SET



**BASIS OF BEARINGS**  
BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF NORTH PARK STREET WHICH IS ASSUMED TO BE NORTH 01°04'01" EAST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY OF 2021 AND FEBRUARY OF 2023.

**NORTH PARK STREET  
RIGHT-OF-WAY DEDICATION**  
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CITY OF OBERLIN  
85 SOUTH MAIN STREET  
OBERLIN, OHIO 44074

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LAND SURVEYING • ENGINEERING • TESTING

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JOB NO: 2625-21 SHEET 2 of 2