

CITY OF OBERLIN, OHIO

ORDINANCE NO. 24-69 AC CMS

AN ORDINANCE AUTHORIZING THE TRANSFER OF 0.045 ACRES OF LAND NOT NEEDED FOR ANY CURRENT MUNICIPAL PURPOSES TO GO INTO IMMEDIATE EFFECT

WHEREAS, by Ordinance 21-06, City Council authorized the purchase of Permanent Parcel Number 09-00-086-103-002, formerly 13 East Vine St.; and

WHEREAS, by Ordinance 24-48, City Council dedicated 0.028 acres of said Permanent Parcel Number 09-00-086-103-002 as permanent public right-of-way necessary for the replacement, operation and maintenance of the East Vine St. Bridge over Plum Creek; and

WHEREAS, the 0.045-acre remainder parcel, being a portion of said Permanent Parcel Number 09-00-086-103-002 is landlocked and is not necessary for any current municipal purposes; and

WHEREAS, ODEVCO Limited Liability Company is the owner of land abutting the Southern boundary of the remainder parcel and desires to incorporate said parcel for future development.

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

SECTION 1. That the Interim City Manager is hereby authorized and directed to transfer said remainder parcel to the Odevco Limited Liability Company and to execute any and all other documents or instruments and to take such other actions as may be necessary or convenient to effect the transfer of said remainder parcel.

SECTION 2. 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 3. To dispose of land not needed for any current municipal purpose to the adjoining property owner for its future development potential and provided that at least five (5) members of the Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: November 18, 2024

2nd Reading: _____

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 11/19/2024

EFFECTIVE DATE: 11/18/2024

2025-0048880

DEEDS Fee: \$42.00 Page 1 of 3

Recorded: 4/11/2025 at 02:52 PM

Receipt: T20250007753

Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

APR 10 2025

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

QUIT-CLAIM DEED

THE CITY OF OBERLIN, an Ohio chartered Municipal Corporation ("Grantor") for good and valuable consideration does hereby grant unto **ODEVCO LIMITED LIABILITY COMPANY**, an Ohio Limited Liability Company, all of Grantor's right, title, and interest in and to the following described real property:

**SEE EXHIBIT A FOR LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

Property Address:

Tax Mailing Address: 14928 Quarry Rd, Oberlin, OH 44074

Permanent Parcel No.

Prior Reference: Instrument No. 2021-0818424 of Lorain County Records.

GRANTOR set its hand at Oberlin, Ohio, on this 10th of April 2025.


City of Oberlin

By: 

Jon D. Clark

Its: Interim City Manager

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

4/11/25 
DEPUTY

STATE OF OHIO

§

COUNTY OF LORAIN

The foregoing instrument was acknowledged before me on this 9th day of April 2025 by Jon D. Clark, Interim City Manager for the City of Oberlin, Ohio. This is an acknowledgment certificate. No oath or affirmation was administered to the signer.



Notary Public



VICTORIA L. MERCADO
Notary Public
State of Ohio
My Comm. Expires
February 24, 2030

Prepared by Grantor

**DESCRIPTION OF A 0.045 ACRE REMAINDER PARCEL
(PARCEL 12 IN LOR-CR502-0.142)**

Situated in the State of Ohio, County of Lorain, City of Oberlin, being located in Original Russia Township Lot Numbers 86, Township 5, Range 18, Connecticut Western Reserve, being a part of Lot 37 of the Original Plat of Oberlin, of record in Plat Book 5, Page 30, being a part of that tract of land described in a deed to **City of Oberlin, Ohio**, of record in **Instrument Number 2021-0818424** (herein referred to as "City of Oberlin tract"), all records referenced herein are on file at the Office of the Recorder for Lorain County, Ohio, and being further bounded and described as follows:

Commencing for reference at an iron pin set at the intersection of the existing south right-of-way line for East Vine Street (f.k.a. Mill Street; 49.50' R/W width) and the existing east right-of-way line for Main Street (R/W width varies), both roadways as delineated on said Original Plat of Oberlin, being the northwest corner of said Lot 37, being the northwest corner of that tract of land described in a deed to Odevco Limited Liability Company, of record in Instrument Number 1997-0495267 tract (herein referenced as "Odevco tract"), and being the northwest corner of that proposed 0.074 acre right-of-way parcel, as delineated as proposed Parcel 10-WD on the right-of-way plans for LOR-CR502-0.142;

Thence **South 89 degrees 37 minutes 56 seconds East**, along the existing south right-of-way line for said East Vine Street, along the north line of said Lot 37, along the north line of said Odevco tract, and along the north line of said proposed Parcel 10-WD, a distance of **70.25 feet** to an iron pin set at the northeast corner of said Odevco tract, being the northeast corner of said proposed Parcel 10-WD, being the northwest corner of said City of Oberlin tract, and being the northwest corner of that proposed 0.028 acre right-of-way parcel, as delineated on the right-of-way plans and dedication plat for LOR-CR502-0.142;

Thence **South 01 degrees 36 minutes 47 seconds West**, along the east line of said Odevco tract, and along the east line of said proposed Parcel 10-WD, along the west line of said City of Oberlin tract, and along the west line of said proposed 0.028 acre right-of-way parcel, a distance of **40.59 feet** to an iron pin set at the southeast corner of said proposed Parcel 10-WD, being the southwest corner of said proposed 0.028 acre right-of-way parcel, and being on the proposed south right-of-way line for said East Vine Street, said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 89 degrees 37 minutes 56 seconds East**, across said City of Oberlin tract, along the proposed south right-of-way line for said East Vine Street, along the south line of said proposed 0.028 acre right-of-way parcel, a distance of **30.00 feet** to an iron pin set at the southeast corner of said proposed 0.028 acre right-of-way parcel, being on the east line of said City of Oberlin tract, and being on the west line of that tract of land described in a deed to Thomas A. Geretz (herein referred to as "Geretz tract"), of record in Instrument Number 2022-0884864;

Thence **South 01 degrees 36 minutes 47 seconds West**, along the east line of said City of Oberlin tract, along the west line of said Geretz tract, along a west line of that tract of land described as Parcel No. 6 in a deed to Odevco Limited Liability Company, of record in Instrument Number 1998-0534539, a distance of **65.41 feet** to an iron pin set at the southeast corner of said City of Oberlin tract, being a northwest corner of said Parcel No. 6;

Thence **North 89 degrees 37 minutes 56 seconds West**, along the south line of said City of Oberlin tract, along a north line of said Parcel No. 6, a distance of **30.00 feet** to an iron pin set at the southwest corner of said City of Oberlin tract, being the southeast corner of said Odevco tract;

Thence **North 01 degrees 36 minutes 47 seconds East**, along the west line of said City of Oberlin tract, along the east line of said Odevco tract, a distance of **65.41 feet** to the **TRUE POINT OF BEGINNING** for this description.

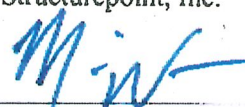
The above described remainder parcel contains a total area of **0.045 acres** (0.000 acres located within present road occupied), all of which are located in Lorain County Auditor's parcel number 09-00-086-103-002.

Bearing described hereon are based on South 89 degrees 37 minutes 56 seconds East for the centerline of right-of-way for East Vine Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

The above described remainder parcel was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on November 15, 2024, is based on an actual field survey of the premises performed in August 2023 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Michael J. Ward
Registered Professional Surveyor No. 8808



11/15/24
Date

LORAIN COUNTY TAX DEPT.

Page 1 of 1

P.P. NO. 09-00-086-103-045 Legal description reviewed by JS
on 2/24/25 per ORC, Section 5713.09

REMAINDER SURVEY PLAT FOR PARCEL 12 (LOR-CR502-0.142)

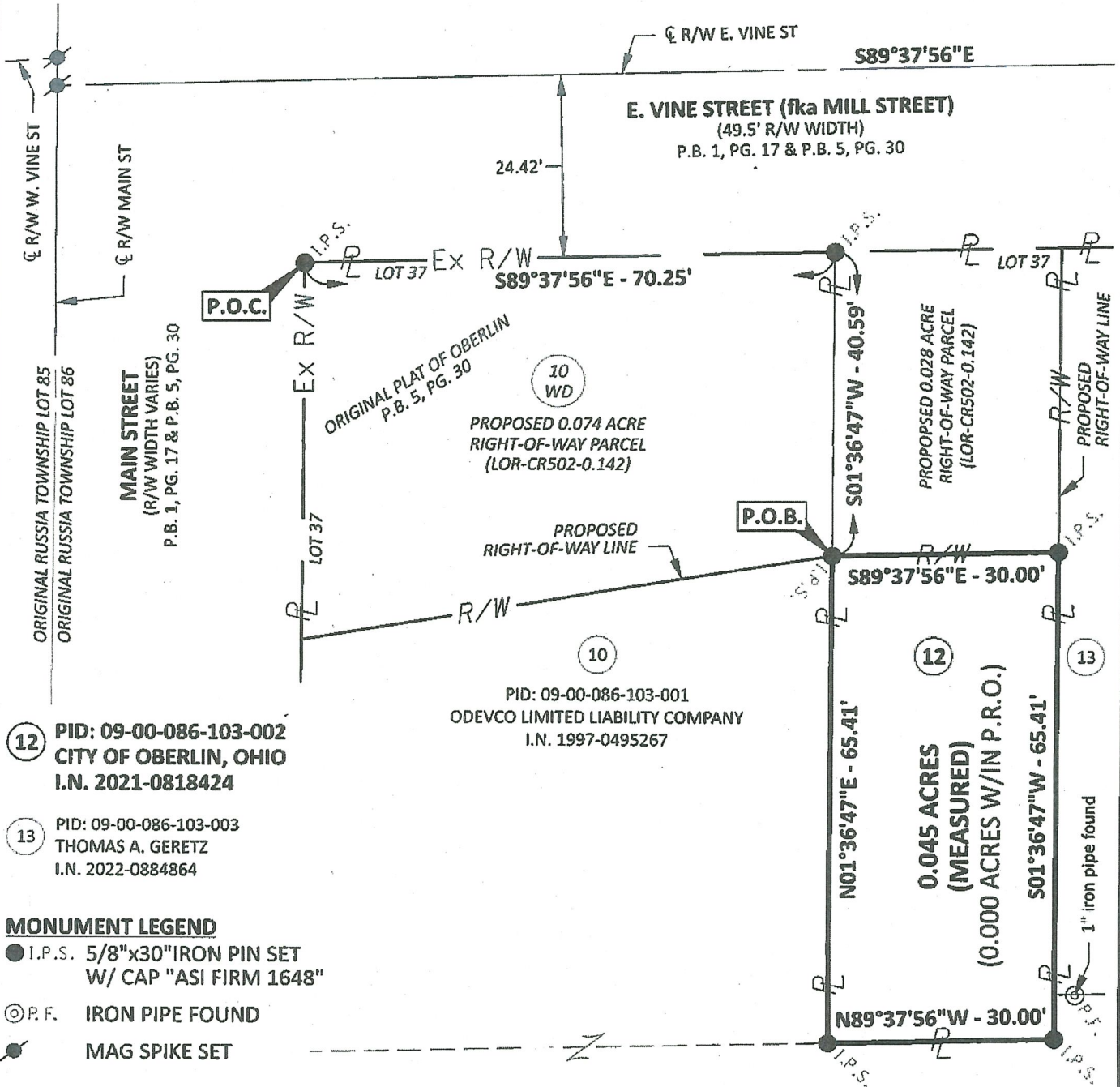
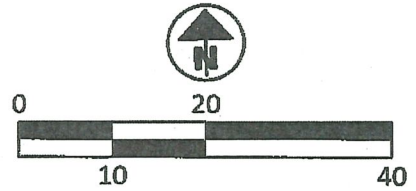
STATE OF OHIO, COUNTY OF LORAIN, CITY OF OBERLIN,
ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 86,

TOWNSHIP 5, RANGE 18, CONNECTICUT WESTERN RESERVE

PART OF LOT 37 OF THE ORIGINAL PLAT OF OBERLIN OF RECORD IN PLAT BOOK 5, PAGE 30

BASIS OF BEARINGS:

Bearings described hereon are based on the bearing of South 89 degrees 37 minutes 56 seconds East for the centerline of right-of-way of East Vine Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.



12 PID: 09-00-086-103-002
CITY OF OBERLIN, OHIO
I.N. 2021-0818424

13 PID: 09-00-086-103-003
THOMAS A. GERETZ
I.N. 2022-0884864

MONUMENT LEGEND

- I.P.S. 5/8"x30"IRON PIN SET
W/ CAP "ASI FIRM 1648"
- ⊙ P.F. IRON PIPE FOUND
- ⚡ MAG SPIKE SET

PARCEL 12 ACERAGE BREAKDOWN

TOTAL AREA: 0.073 ACRES
PROPOSED R/W: 0.028 ACRES
REMAINDER AREA: 0.045 ACRES

PID: 09-00-086-103-005
I.N. 1998-0534539
PARCEL NO. 6

This remainder survey plat was prepared on November 15, 2024, is based on an actual field survey of the premises performed in August 2023 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Michael J. Ward
Registered Professional Surveyor No. 8808

Date



PREPARED FOR:
CITY OF OBERLIN,
OHIO



PARCEL 12 REMAINDER SURVEY PLAT
FOR
LOR-CR502-0.142
CITY OF OBERLIN, LORAIN COUNTY, OHIO

DATE	11/15/2024
DRAWN BY:	MJM
CHECKED BY:	MJM
JOB #	2023 01079

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