

RECORD OF ORDINANCES

Ordinance No. 2015- 06

Passed MARCH 23 2015

**AN ORDINANCE TO ACCEPT A QUIT CLAIM DEED
FROM GEORGE C. DAFT AND PAMELA F. DAFT FOR THE TRANSFER AND
DEDICATION OF REAL PROPERTY TO THE VILLAGE OF BALTIMORE FOR USE
AS ACCESS TO THE VILLAGE'S WELLFIELD AND DEVELOPMENT OF VILLAGE
UTILITIES, AND FOR OTHER MUNICIPAL NEEDS,
AND THE DECLARATION OF AN EMERGENCY**

WHEREAS, the Village desires to obtain land owned by George C. Daft and Pamela F. Daft for access to and preservation of the Village's wellfield, and for future expansion and development of the Village's utilities, and for other municipal uses, the land being identified as an approximately 1.428 acre tract located on Romulus Street and being further identified as a part of parent Tax Parcel Number 0240259400; and,

WHEREAS, George C. Daft and Pamela F. Daft, have executed a Quit Claim Deed for the above described land; and,

WHEREAS, the Village desires to accept the transfer and dedication of said real property for the purposes of using said real property as access to and preservation of the Village's wellfield, and for future expansion and development of the Village's utilities, and for other municipal needs; and,

WHEREAS, in consideration of the transfer of this property the Village has agreed to provide the above property owners with the following: two (2) sanitary sewer capacity/taps; one (1) drinking water capacity/tap; and 1,000 feet of sanitary sewer line for connection to the municipal sanitary sewer system; and,

WHEREAS, this transfer and dedication needs to be accepted on an emergency basis in order for the transaction to be completed and the above serviced to be provided in a timely fashion;

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: That the Village of Baltimore hereby accepts the transfer and dedication of said real property from George C. Daft and Pamela F. Daft, for the purposes of using said real property as an access to and preservation of the Village's wellfield, and for future expansion and development of the Village's utilities, and for other municipal needs. A copy of the Quit Claim Deed is attached hereto and incorporated herein.

SECTION 2: That in consideration of the transfer of this real property to the Village, the Village shall provide the above property owners with the following: two (2) sanitary sewer capacity/taps; one (1) drinking water capacity/tap; and 1,000 feet of sanitary sewer line for connection to the municipal sanitary sewer system.

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. Therefore, this ordinance shall become effective upon its passage by Council.



Robert M. Kalish, Mayor

DATE OF PASSAGE: 3-23-2015

EFFECTIVE DATE: 3-23-2015

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Passed MARCH 23 20 15

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

SPONSOR: **KELLER**

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

CERTIFICATION

I hereby certify that the foregoing ordinance is
a true and exact copy of Ordinance 2015-06
as enacted by Baltimore Village Council on the
23rd day of March, 2015.

ATTEST: Florence D. Welker
Date: 3-23-15 Fiscal Officer

QUIT-CLAIM DEED

GEORGE C. DAFT and **PAMELA F. DAFT**, husband and wife, of 9230 Kumler Road NW, Baltimore, Ohio 43105, Grantors, for valuable consideration paid, grant to the **VILLAGE OF BALTIMORE, OHIO**, an Ohio municipal corporation, whose tax-mailing address is 103 W. Market Street, Baltimore, Ohio 43105, the following real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Property Address: 0 Romulus St., Baltimore, Ohio

Parent Parcel Number: 0240259400

Prior Instrument Reference: OR Book 1449 Page 1544, Deed Records of Fairfield County, Ohio

The Grantors herein do hereby remise, release and forever quit-claim unto the said Grantee, its heirs and assigns, all of their right and expectancy of Dower in the above-described premises.

IN WITNESS WHEREOF, the said **GEORGE C. DAFT** and **PAMELA F. DAFT** hereunto have set their hands, this 18th day of March, 2015.



GEORGE C. DAFT, Grantor



PAMELA F. DAFT, Grantor

STATE OF OHIO, COUNTY OF FAIRFIELD} ss:

The foregoing instrument was acknowledged before me on this 18th day of March, 2015,
by **GEORGE C. DAFT** and **PAMELA F. DAFT**, Grantors.

Witness my official signature and seal on the day last above mentioned.


Notary Public, State of Ohio

Prepared by:
Jeffrey Feyko
Baltimore Village Solicitor
115 N. Center Street
Pickerington, Ohio 43147
Phone: (614) 837-1870



JAMES L. KELLER
Notary Public
In and for the State of Ohio
My Commission Expires
Lifetime Commission

J & J Surveying Services, Inc.

87/18072

6515 East Livingston Ave.
Suite 12
Reynoldsburg, Ohio 43068

Phone 614\866-9158
Fax 614\866-9132

October 27, 2014

Split 1, Daft property, Romulus St.

SITUATED in the State of Ohio, County of Fairfield, Village of Baltimore, and being a part of the northwest quarter of Section 24, Township 16, Range 19, Congress Lands, and being part of a 12.37 acre (deed calc.) tract conveyed to George C. and Pamela F. Daft in Official Record (O.R.) 1449, pg. 1544, Fairfield County Recorder's Office.

All records referred to are those of record in the Fairfield County Recorder's Office;

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the half-section line of Section 24, having a bearing of South 01 degrees 34 minutes 15 seconds West, and monumented as described herein, is designated the "Basis of Bearing" for this survey.

BEGINNING for reference at a found 1 1/2" iron pipe at the northeast corner of the said northwest quarter of Section 24, being the northeast corner of the said 12.37 acre tract, the southeast corner of a 1.51 acre tract conveyed to George C. and Pamela F. Daft in O.R. 1449, pg. 1544, and a northwest corner of a 117.32 acre tract (Tract Two) conveyed to Karl E. and Judith A. Grube, Trustees in O.R. 1551, pg. 675;

THENCE South 01 degrees 34 minutes 15 seconds West, a distance of 836.07 feet, along the east line of the said 12.37 acre tract and a west line of the said 117.32 acre tract, to a set iron pin, being the True Point of Beginning;

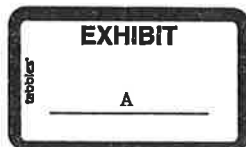
THENCE South 01 degrees 34 minutes 15 seconds West, a distance of 115.56 feet, continuing along the east line of the said 12.37 acre tract and a west line of the said 117.32 acre tract, to a found 3/4" iron pipe, being the southeast corner of the said 12.37 acre tract and a northeast corner of a 6 acre tract conveyed to the Village of Baltimore in Deed Book (D.B.) 187, pg. 317;

THENCE North 86 degrees 03 minutes 22 seconds West, a distance of 680.99 feet, along the south line of the said 12.37 acre tract, the north line of the said 6 acre tract, passing a point at 416.36 feet that is referenced by a found 1" iron pin that is South 1 degree 12 minutes 46 seconds West a distance of 0.37 feet from said point and by a found wood corner post that is South 26 degree 57 minutes 34 seconds East a distance of 1.31 feet from said point, the north line of Burl Finkbone Subdivision, Plat Book 6, pg. 11, a 1.640 acre tract (Tract Two, part of Reserve A) conveyed to Michael A. and Rachel S. Jasper in O.R. 1541, pg. 3450, passing a point at 650.50 feet that is referenced by a found 3/4" iron pipe (bent) that is North 64 degree 31 minutes 50 seconds West a distance of 0.49 feet from said point, and the north line of Lot 13 of the said Subdivision, to a set railroad spike, being the southwest corner of the said 12.37 acre tract, the northwest corner of the said Subdivision, a corner of a 11.26 acre tract conveyed to Z. Marshall and Phyllis J. Johnson in D.B. 374, pg. 678, and a point in the centerline of Romulus St. (60' wide, Kumler Rd. NW);

THENCE North 14 degrees 11 minutes 21 seconds East, a distance of 60.00 feet, along a west line of the said 12.37 acre tract, an east line of the said 11.26 acre tract, and along the centerline of the said Romulus St., to a set railroad spike;

THENCE South 86 degrees 03 minutes 22 seconds East, a distance of 264.62 feet, passing a set iron pin at 30.47 feet, crossing the said 12.37 acre tract, to a set iron pin,

THENCE North 14 degrees 11 minutes 21 seconds East, a distance of 57.33 feet, crossing the said 12.37 acre tract, to a set iron pin;



THENCE South 86 degrees 03 minutes 22 seconds East, a distance of 390.71 feet, crossing the said 12.37 acre tract, to the True Point of Beginning, containing an area of 62,215 square feet or 1.428 acres, according to a survey by J & J Surveying Services, Inc. in April of 2009 and March of 2014, done under the direct supervision of Raymond J. Wood, P.S. 7745. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

Raymond J. Wood 10/27/14
Raymond J. Wood P.S. 7745 date



LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS. FAIRFIELD
COUNTY ENGINEER.

BY [Signature] DATE 10/30/14

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY. FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS

BY AS DATE 3/11/15
87/18872

