

Village of Crooksville

ORDINANCE No. 2647

**ORDINANCE DECLARING CERTAIN REAL PROPERTY
NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE
AND AUTHORIZING ITS ADVERTISEMENT FOR SALE
TOGETHER WITH CERTAIN REAL PROPERTY PREVIOUSLY DECLARED
AS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE
AND DECLARING AN EMERGENCY**

Whereas, Ohio Revised Code § 721.01 provides municipal corporations the special power to sell real estate belonging to the municipal corporation, when such real estate is not needed for any municipal purpose; and

Whereas, the Village of Crooksville owns certain real estate located at Main Street, Crooksville, Ohio, commonly referred to as “The Lot West of Reed Station Park” and more fully described as set forth in attached Exhibit A; and

Whereas, the Village previously, by Ordinance No. 2555, declared a portion of said Lot, referred to in said Ordinance No. 2555 as Tract 1 West of Reed Station Park as no longer needed for any municipal purpose; and

Whereas, the entirety of The Lot West of Reed Station Park, formerly known as Tract 1 and Tract 2, but now surveyed as one lot described as set forth in attached Exhibit A, is no longer needed for any municipal purpose; and

Whereas, the Village of Crooksville wishes to place the entirety of The Lot West of Reed Station Park for sale; and

Whereas, the Village previously, by Ordinance No. 2490, declared its real property commonly known as Heritage Hall, legally described as set forth in attached Exhibit B, as no longer needed for any municipal purpose; and

Whereas, the Village desires to sell the entirety of The Lot West of Reed Station Park together with Heritage Hall.

NOW THEREFORE, two thirds (2/3) of the members of the Council of the Village of Crooksville, Perry County, Ohio, concurring therein, **IT IS THEREFORE ORDAINED**:

Section 1: That the real property owned by the Village of Crooksville, located at Main

Street, Crooksville, Ohio, commonly referred to as “The Lot West of Reed Station Park” and more fully described as set forth in attached Exhibit A, is no longer needed for any municipal purpose and is therefore declared surplus real property.

Section 2: The real property owned by the Village of Crooksville, located on Main Street, Crooksville, Ohio, and commonly referred to as “Heritage Hall” was previously declared as no longer needed for any municipal purpose and remains surplus real property.

Section 3: That in accordance with the provisions of Ohio Revised Code § 721.01 and § 721.03, the Council authorizes and directs the Village Administrator and/or Fiscal Officer to place said surplus real property for sale. The Village Administrator and/or Fiscal Officer shall advertise the sale of the real property commonly known as The Lot West of Reed Station Park and described more particularly as set forth on Exhibit A, together with the real property previously declared as surplus real property by Ordinance Number 2490, passed July 21, 2014, commonly known as Heritage Hall and described more particularly as set forth on Exhibit B, for advertisement once a week for five (5) consecutive weeks in a newspaper of general circulation within the Village of Crooksville. Thereafter, the bids shall be brought before Council for acceptance or rejection of the bid made by the highest bidder; provided however, no bid less than \$10,500.00 shall be accepted. If a bid is accepted, Council shall direct the Village Solicitor to prepare a Contract for Sale and the same shall come on before Council for authorization and approval by two thirds (2/3) vote. If a bid is rejected, Council may authorize the Village Administrator and/or Fiscal Officer to re-advertise until such real estate is sold.

Section 4: That this Ordinance is hereby declared an emergency measure, effective upon its passage with no need for delay due to the properties having previously been declared as surplus in prior years, having previously been offered for sale without success, and with interests recently expressed favoring the likelihood of success of sale, thereby potentially relieving the Village of the care and expense of said surplus properties, all in the health, best interests and general welfare of the inhabitants of the Village of Crooksville.

1st Reading: April 1, 2019 ;

2nd Reading: Waived on ¾ Vote ;

3rd Reading: Waived on ¾ Vote ;

Passed: April 1, 2019 .



Fred Redfern, Mayor

ATTESTED:

Brittany Ross
Brittany Ross, Fiscal Officer

Posting Certification

This ordinance was posted at the five prescribed locations within the Village of Crooksville, Ohio, on the 4th day of April, 2019.

Brittany Ross
Brittany Ross, Fiscal Officer

Exhibit A
(Lot West of Reed Station Park)

Situated in the State of Ohio, County of Perry, Township of Harrison, Village of Crooksville, Township 14, Range 14, Section 20, bounded and described as follows: Being all of Crooksville Coal Co. Deed Vol. 277, Page 146.

Commencing at an iron pin found at the Northwest Corner of the Northeast Quarter of Section 20; Thence North 90 degrees 00 minutes 00 seconds East 2546.98 feet to a point; Thence North 1 degrees 45 minutes 20 seconds East 103.00 feet to a point; Thence North 90 degrees 00 minutes 00 seconds East 50.04 feet to a point; Thence on a 5779.65 foot radius curve to the left along Old Penn Central Rail Road the chord of which bears South 1 degree 17 minutes 51 seconds East 705.43 to a point; Thence South 28 degrees 55 minutes 53 seconds West 145.00 feet to an iron pin found; Thence North 78 degrees 59 minutes 19 seconds West along the North line of Main Street 91.02 feet to a hole found in concrete sidewalk the place of beginning; Thence along the North line of Main Street North 78 degrees 59 minutes 19 seconds West 92.45 feet to a point; Thence leaving Main Street North 13 degrees 29 minutes 27 seconds East along Harold Wiseman Vol. 241 Page 754, 163.57 feet to an iron pin set passing an iron pin set at 10.03 feet; Thence South 78 degrees 59 minutes 19 seconds East along a 16 foot wide alley 85.80 feet to an iron pin set; Thence South 11 degrees 09 minutes 53 seconds West along the Village of Crooksville O.R. Vol. 59, Page 486 163.41 feet to the place of beginning containing 0.33 acres more or less:

Bearings are based on the North line of the Northeast Quarter of Section 20 bearing North 90 degrees 00 minutes 00 seconds East.

Above description is based on the survey by R.L. Daniels, Registered Surveyor No. 5410, Sept. 1, 1999 and is intended for legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Iron pins set are No. 5 reinf. Bars 30 inches long with plastic ID caps.

Reference Vol. 277, Page 146.

Exhibit B
(Heritage Hall)

Situated in the State of Ohio, in the County of Perry, in the Township of Harrison, T-14, R-14, being a resurvey of Darrell and Velma Thomas, Volume 229, Page 121, being Lot 512 of the corrected Plat of Brannon, Hull & Burley's Addition to Crooksville Plat Book 3, Page 147, being part of Section 20, and more particularly described as follows:

Beginning at a one (1) inch bolt found at the Northwest corner of Lot 509; thence along the South line of Main Street South 78 degrees 55 minutes 15 seconds East 89.50 feet to a point and the place of beginning; thence continuing along said line South 78 degrees 55 minutes 15 seconds East 55.00 feet to a point; thence leaving Main Street along the East line of Lot 512 South 39 degrees 39 minutes 17 seconds West 115.34 feet to an iron pin found, passing an iron pin set at 5.00 feet; thence along the West line of Lot 512 North 11 degrees 10 minutes 29 seconds East 101.29 feet to the place of beginning, passing an iron pin set at 99.29 feet, containing 0.06 acres, more or less, subject to all legal highways and easements.

Auditor's Parcel Number: 110012430000

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the West line of Lot 512 as being North 11 degrees 10 minutes 29 seconds East.

This description was written from a survey made by Kevin Cannon, 7224, on January 15, 1997.