

Village of Crooksville, Ohio
Perry County, Ohio

RESOLUTION NO. 52-2023

RESOLUTION RETROACTIVELY APPROVING AND ACCEPTING CONVEYANCE OF PROPERTY FROM PERLAN, INC. TO CURE CERTAIN ENCROACHMENTS OF BALLFIELD AND BUILDINGS AT SOUTH PARK AND GRANTING IN CONSIDERATION THEREFORE SUSPENSION OF MINIMUM WATER AND SEWER BILLING FOR THE PROPERTY OF RODNEY C. WILSON, INC. AT 525 AMERINE STREET, FOR SO LONG AS SAID COMPANY IS THE OWNER OF THEREOF AND DECLARING AN EMERGENCY

Whereas, the Village of Crooksville is the owner of real property commonly known and referred to as South Park in Harrison Township in the Village of Crooksville, Perry County, Ohio, with Auditor's Parcel Number of 110012930000 (the South Park Property); and

Whereas, Perlan, Inc. is the owner of real property located adjacent South Park in Harrison Township in the Village of Crooksville, Perry County, Ohio, with an Auditor's Parcel Number of 110006630000 (the Perlan Property); and

Whereas, the South Park Property and the Perlan Property are contiguous to one another; and

Whereas, Crooksville is the owner of certain ballfields and buildings that encroach over the property line between South Park and Perlan; and

Whereas, Perlan, Inc. and Rodney C. Wilson, Inc. are owned by the same sole shareholder; and

Whereas, on October 7, 2022, Perlan conveyed to the Village of Crooksville 0.972 Acres to expand South Park and cure existing encroachments by the Village of Crooksville for its ballfields and buildings, upon the term and condition that the Village of Crooksville suspend and forego collection of monthly minimums for water and sewer for the real property of Rodney C. Wilson, Inc., at 525 Amerine Street, Crooksville, for so long as said company remains the owner thereof; and


Whereas, the Village of Crooksville accepted conveyance on the foregoing terms and conditions and desires to retroactively formalize its acceptance of the conveyance of the property and to retroactively to the date of October 7, 2022, suspend and forego collection of monthly minimums for water and sewer for the real property of Rodney C. Wilson, Inc., at 525 Amerine Street, Crooksville, for so long as said company remains the owner thereof.

NOW THEREFORE BE IT, AND IT IS HEREBY RESOLVED by the Village of Crooksville, Perry County, State of Ohio, that:

1. The Village of Crooksville retroactively approves and accepts conveyance of the Perlan, Inc. property contiguous to South Park to effectuate the intent set forth above, in the form of the deed attached hereto, and on the terms and conditions recited herein above, and has and will thereafter have and maintain such property as Village property for public use.
2. That from the date of conveyance, October 7, 2022, and continuing thereafter for so long as Rodney C. Wilson, Inc. remains the owner thereof, the Village of Crooksville suspends and will forego collection of minimum water and sewer billings for the property at 525 Amerine Street, Crooksville, Ohio, Village of Crooksville Utility Account # 206-01200-00.
3. That the Village of Crooksville Water Department Billing Clerk is directed to clear the above-referenced account of minimum water and sewer billings from and after October 7, 2022, and to suspend and forego collection of any monthly minimums until such time as Rodney C. Wilson, Inc remains the owner of the property at 525 Amerine Street, Crooksville, Ohio.
4. Upon the transfer of ownership of the property commonly known as 525 Amerine Street, Crooksville, Ohio, by Rodney C. Wilson, Inc. to another, the standard then-applicable monthly minimums for water and sewer shall be re-established and implemented and collection in the regular course of business for the Village of Crooksville.
5. Emergency Clause: This Resolution shall pass as an emergency and have immediate effect, in the interests of the public welfare, in order that the Village of Crooksville may honor the terms of acceptance of conveyance of public property given in October 2022.

1st Reading: Waived on at least 3/4 Vote ;
2nd Reading: Waived on at least 3/4 Vote ;
3rd Reading: June 5, 2023 ;

Passed: June 5, 2023



Chris Mohler, Mayor

ATTESTED:



Courtney Edwards, Fiscal Officer

Posting Certification

This ordinance was posted at the five prescribed locations within the Village of Crooksville, Ohio, on the 6th day of June, 2023.

Courtney Edwards

Courtney Edwards, Fiscal Officer



DocId:8019871

Tx:4017151

TRANSFERRED
DATE 11-4-22
SEC. 319.54 50
SEC. 319.202 COMPLIED
WITH AMT A
DREW CANNON
AUDITOR, PERRY CO OHIO
BY KW

202200004989
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
11/04/2022 09:56 AM
DEED
BOOK: 496 PAGE: 95
PAGES: 5

58.00

WARRANTY DEED

*Know all Men by these Presents that, **Perlan, Inc.**, also known as **Perlan Inc.**, an Ohio Corporation, by **Rodney C. Wilson**, its duly authorized President, by **Gregory A. Wilson**, his Attorney in Fact and **Ronnie Westfall**, his Attorney in Fact, pursuant to a Power of Attorney of record in Volume 496, Page 93, Official Records, Perry County, Ohio of Perry County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to **Village of Crooksville**, an Ohio Municipal Corporation, whose tax mailing address is 98 S. Buckeye Street, Crooksville, Ohio 43731, the following real property:*

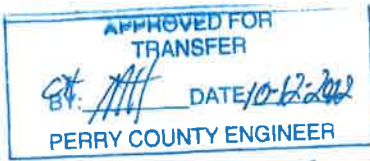
See Attached Exhibit "A"

*Parcel Number: 110006630000 (part of)
Property Address: Amerine Street, Crooksville, Ohio 43731*

THE GRANTEES, THEIR HEIR, AND ASSIGNS DO HEREBY ACKNOWLEDGE AND AGREE THAT THIS CONVEYANCE IS SUBJECT TO THE COVENANT AND AGREEMENT OF THE GRANTEES, THEIR HEIRS, AND ASSIGNS THAT THIS LOT DOES NOT CONSTITUTE A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING SITE. NO RESIDENTIAL, COMMERCIAL BUILDING SHALL BE CONSTRUCTED ON SAID PREMISES WITHOUT PRIOR WRITTEN APPROVAL OF THE PERRY COUNTY PLANNING COMMISSION.

Prior Instrument Reference Volume 371, Page 30.

Executed this 7th day of October, 2022.



Split Fee Paid *Withd Village*
Date: *10-12-2022*
Perry Co. Planning Comm.

042130016
PERLAN, INC.

**OFFICIAL RECORD 371-30
0.972 ACRE SPLIT TO VILLAGE OF CROOKSVILLE**

Situated in the State of Ohio, County of Perry, Harrison Township, Village of Crooksville, bounded and described as follows:

Being a part of the of Southwest Quarter of Section 21, Harrison Township, Township 14, Range 14, Congress Lands East of the Scioto River, and being part of lands now owned by Perlan, Inc. as described in Perry County Official Record 371, Page 30, being more particularly described as follows;

Beginning for reference by previous survey performed by T. Chris Wilson (PS #6465), at the northeast corner of the Southwest Quarter of Section 21, T-14, R-14, Congress Lands East of the Scioto River;

thence by said previous survey the following three courses:

- 1) North 86 degrees 48 minutes 37 seconds West 1756.36 feet along the north line of said Southwest Quarter of Section 21 to a point;
- 2) South 02 degrees 32 minutes 15 seconds West 984.11 feet to an iron pin found (Wilson #6465) on the southwest corner of lands now owned by Perlan, Inc. (OR 371-30), passing an iron pin found at 474.82 feet;
- 3) South 86 degrees 50 minutes 17 seconds East 608.87 feet along the south line of said Perlan lands and the north line of lands now owned by Village of Crooksville (OR 219-747) to the principal place of beginning at a point in the centerline of an existing gravel drive;

thence through said Perlan lands and continuing along the centerline of said gravel drive the following three courses:

- 1) a curve to the right having a radius of 239.38 feet, an arc length of 23.57 feet, a chord bearing North 02 degrees 39 minutes 31 seconds East, and a chord length of 23.56 feet to point;
- 2) North 03 degrees 47 minutes 56 seconds East 159.38 feet to a point;
- 3) a curve to the right having a radius of 263.07 feet, an arc length of 20.15 feet, a chord bearing North 07 degrees 38 minutes 50 seconds East, and a chord length of 20.14 feet to point;

thence continuing through said Perlan lands the following two courses:

- 1) South 60 degrees 37 minutes 14 seconds East 6.00 feet to an iron pin set;
- 2) South 60 degrees 37 minutes 14 seconds East 453.58 feet to an iron pin set on the north line of said Village of Crooksville lands, from which an iron pin found (Wilson #6465) bears South 86 degrees 50 minutes 17 seconds East 89.13 feet;

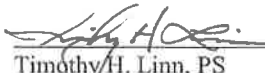
thence along said north line of Village lands, North 86 degrees 50 minutes 17 seconds West 415.39 feet to the principal place of beginning, passing an iron pin set at 403.39 feet;

containing 0.972 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, as per GPS observations made on August 4, 2022.

This description is written based on field and record data, and completed on August 17, 2022 by Timothy H. Linn, PS.



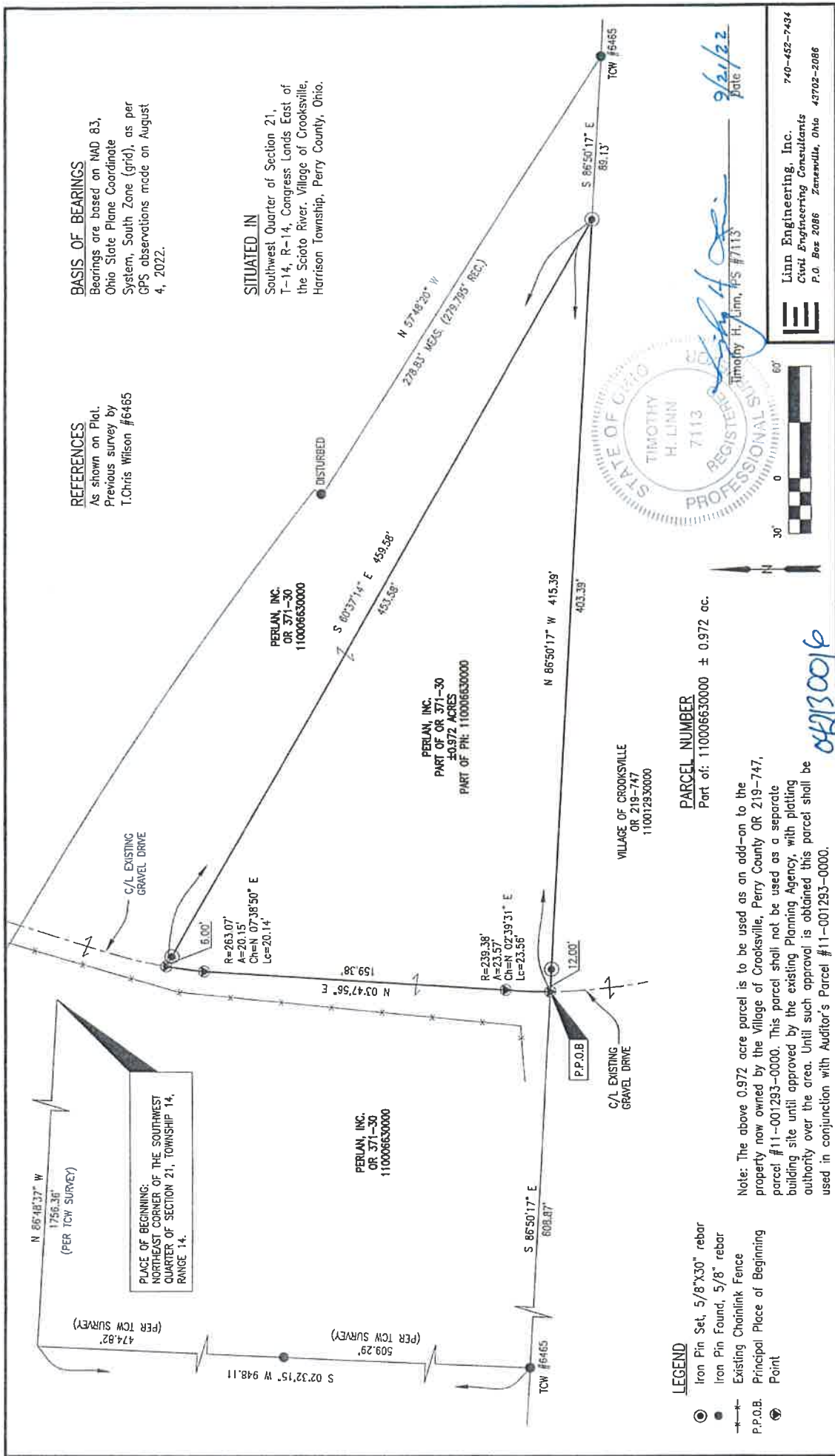
Timothy H. Linn, PS
Reg. No. 7113

8/21/22
Date



Parcel Number
Part of: 11-000663-0000 +/-0.972 ac.

The above described 0.972 acre parcel is to be used as an add-on to the property now owned by Village of Crooksville, Perry County OR 219-747, Parcel #11-001293-0000. This parcel shall not be used as a separate building site until approved by the existing Planning Agency, with platting authority over the area. Until such approval is obtained this parcel shall be used in conjunction with Auditor's Parcel #11-001293-0000.



REFERENCES
As shown on Plat.
Previous survey by
T. Chris Wilson #6465

BASIS OF BEARINGS
Bearings are based on NAD 83,
Ohio State Plane Coordinate
System, South Zone (grid), as per
GPS observations made on August
4, 2022.

SITUATED IN
Southwest Quarter of Section 21,
T-14, R-14, Congress Lands East of
the Scioto River, Village of Crooksville,
Harrison Township, Perry County, Ohio.

PERLAN, INC.
OR 371-30
110006630000

PERLAN, INC.
PART OF OR 371-30
±0.972 ACRES
PART OF P/N: 110006630000

VILLAGE OF CROOKSVILLE
OR 219-747
110012330000

PARCEL NUMBER
Part of: 110006630000 ± 0.972 ac.

Note: The above 0.972 acre parcel is to be used as an add-on to the property now owned by the Village of Crooksville, Perry County OR 219-747, parcel #11-001293-0000. This parcel shall not be used as a separate building site until approved by the existing Planning Agency, with platting authority over the area. Until such approval is obtained this parcel shall be used in conjunction with Auditor's Parcel #11-001293-0000.

- LEGEND**
- Iron Pin Set, 5/8"x30" rebar
 - Iron Pin Found, 5/8" rebar
 - Existing Chainlink Fence
 - P.P.O.B. Principal Place of Beginning Point



9/21/22
Date



Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086
740-452-7434

042130016

