

SPONSOR: _____

ORDINANCE NO. 150-06

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE JACKSON CITY PLANNING COMMISSION AS TO THE REZONING OF CERTAIN REAL ESTATE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, STATE OF OHIO, as follows:

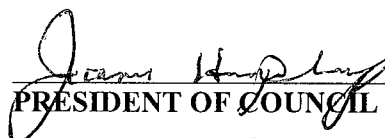
Section One. The Jackson City Council adopts the recommendations of the Jackson City Planning Commission wherein the Planning Commission recommends the change of zoning classification proposed by the applicant. A copy of the recommendation is attached hereto as Exhibit "A".

Section Two. The official zoning map of the City of Jackson shall be modified to reflect the rezoning of the real estate described in Exhibit "B" attached hereto.

Section Three. This Ordinance is hereby declared to be an emergency Ordinance, necessary for the immediate preservation of the public peace, health or safety of the City of Jackson, in that it is necessary to rezone this real property as soon as possible. Therefore, this Ordinance shall go into effect upon passage and approval by the Mayor, as provided in Ohio Revised Code Section 731.30.

Section Four. In is hereby found and determined that all formal actions of this Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that the deliberations of this Council that resulted in such formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Date: JUNE 12, 2006


PRESIDENT OF COUNCIL


CLERK OF COUNCIL

Approved:


MAYOR

Date: 6-16-06

JACKSON CITY PLANNING
COMMISSION
CITY OF JACKSON, OHIO

IN THE MATTER OF:

*

*

REQUEST BY STEVEN RIEGEL
FOR ZONING CHANGE OF
PROPERTY ON BROADWAY STREET *

*

*

*

RECOMMENDATION

This matter came on for consideration before the Jackson City Planning Commission on the 27th day of March, 2006, upon the request of Mr. Steven Riegel to have property located on Broadway Street be rezoned from residential to B-3.

The Jackson City Planning Commission held a public hearing on the issue and permitted all those present to address the issue. After careful and complete consideration the Jackson City Planning Commission recommends that the request for rezoning be APPROVED.

It is therefore the **ORDER** of the Jackson City Planning Commission as follows:

- The request for rezoning as presented by Mr. Steven Riegel, to rezone property on Broadway Street from residential to a B-3, is APPROVED, and it is the recommendation of the Jackson City Planning Commission that this request for rezoning be APPROVED. This recommendation shall be presented to Jackson City Council for appropriate proceedings and action.

Dated: _____

MARVA COLBY, Chairman
Jackson City Planning Commission



LIFE AMBULANCE SERVICE, INC.

1643 OFFNERE STREET
PORTSMOUTH, OHIO 45662

740-354-LIFE (354-5433)

800-961-5433



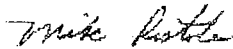
July 13, 2005

To Whom It May Concern:

Life Ambulance Service, Inc. would like to request that our property located at 480 E. Broadway in Jackson, Ohio, be changed from residential zoning to commercial zoning. I am also granting permission to Steve Regal to represent our company in this matter.

Should you have any questions, feel free to contact our office at 740-353-4666.

Sincerely,


Mike Pistole
Owner/CEO



"Serving you since 1985."

William S. Cole
Attorney at Law

Email: wsc@jacksonohio.com

www.williamcolelaw.com

Telephone: 740-286-5460

Fax: 740-288-2161

October 31, 2005

City of Jackson
Planning Commission
Portsmouth Street
Jackson, OH 45640

Re: Steven R. Riegel

Gentlemen:

I have reviewed the legal description and plan of real estate located on Broadway Street in the City of Jackson, being described as owned by Steven R. Riegel and state that the property to be rezoned as a complete and proper legal description.

If you have any questions concerning this matter, please feel free to contact my office at the number listed above.

Very truly yours,



William S. Cole

WSC/abc

William S. Cole
Attorney at Law

Email: wsc@wscphiladelphia.net

www.williamcolelaw.com

Telephone: 740-286-5460

Fax: 740-288-2161

November 2, 2005

City of Jackson
Planning Commission
Portsmouth Street
Jackson, OH 45640

Re: Life Ambulance Service, Inc.

Gentlemen:

I have reviewed the legal description and plan of real estate located on Broadway Street in the City of Jackson, being described as owned by Life Ambulance Service, Inc. and state that the property to be rezoned as a complete and proper legal description.

If you have any questions concerning this matter, please feel free to contact my office at the number listed above.

Very truly yours,



William S. Cole

WSC/abc

William S. Cole

Attorney at Law

Email: wsc@wsc-ohio.com

www.williamscollection.com

Telephone: 740-286-5460

Fax: 740-288-2161

December 27, 2005

City of Jackson
Planning Commission
Portsmouth Street
Jackson, OH 45640

Re: Wendell & Nola Crosier

Gentlemen:

I have reviewed the legal description and plan of real estate located on Broadway Street in the City of Jackson, being described as owned by Wendell and Nola Crosier and state that the property to be rezoned as a complete and proper legal description. I have attached a copy of the deed.

If you have any questions concerning this matter, please feel free to contact my office at the number listed above.

Very truly yours,



William S. Cole

WSC/abc



N.E.T.M.

Know All Men by These Presents

That Charles Kight and June Kight, Husband and Wife

of

JACKSON County, Ohio,

in consideration of ONE AND NO/100ths DOLLARS (\$1.00)

to them *in hand paid by* Wendell Crosier and Nola Crosier

whose address is 9423 SR 139 Jackson, OH 45640

do hereby **Grant, Bargain Sell and Convey**

to the said Wendell Crosier and Nola Crosier, Husband and Wife, a joint life estate for the duration of each of their natural lives, with the remainder over to the survivor of them ^h _{heirs}

and assigns forever, the following described Real Estate,⁽¹⁾

SEE ATTACHED EXHIBIT "A" FOR A LEGAL DESCRIPTION OF REAL ESTATE

Prior deed reference: Vol 293 Page 15

and all the Estate, Right, Title and Interest of the said grantor s in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees ,

heirs and assigns forever. And the said Charles Kight and June Kight

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

In Witness Whereof, the said Charles Kight and June Kight

and
~~hereby release~~ ~~right and expectancy of dower in said premises~~ ~~have~~ ~~hereunto set their~~
hands, this 14th day of September in the year A. D. nineteen hundred
and ninety four

Signed and acknowledged in presence of us:

Mark T. Musick
Diana K. Morris

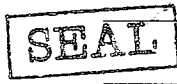
Charles Kight
June Kight

State of Ohio, Jackson County, ss.

On this 14th day of September, 1994, before me, a notary public
in and for said County, personally came Charles Kight and June Kight

the grantors in the foregoing deed, and
acknowledged the signing thereof to be their voluntary act and deed.

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



This instrument was prepared by Mark T. Musick
Attorney at Law
2000
ack 44040-0911

160278

Warranty Deed

From

To

TRANSFERRED
CONVEYANCE EXAMINED
SEC. 319-202 R.C. COMPLIED WITH

SEP 21 1994
County Auditor
EDWARD R. JARVIS
JACKSON COUNTY AUDITOR

Received for Record On
the 21 day of September
1994 at 2:40 p.m.
Recorded in Book 1738
In Record 295
Page 436-1738-20

Diana L. Hoover
Recorder of Jackson County, Ohio
18.00 pd. m.b.d.

DAILEY
ABSTRACTED
INDEXED

EXHIBIT "A"

Situate in the County of Jackson and being a part of Lot No. Seventy Two (72), Scioto Salt Reserve Lands in Township 7, Range 18, commencing at a point on the north side of James Street in the Town of Jackson 11 rods and 12 1/2 feet east of the Cemetery Road, and running thence north 10 rods; thence west parallel with said James Street 54 feet; thence south to said James Street 10 rods; thence east along said James Street 54 feet to the place of beginning.

LAWYERS TITLE INSURANCE
CORP ORDER #130040889

Instrument Book Page
200500046346 29 1618

GENERAL WARRANTY DEED

Noni Holdings, LLC, a Delaware Limited Liability Company, by
T.R.E.O., Inc., a California Corporation, its Attorney in Fact, the Grantor,
for Ten Dollars (\$10.00) and other valuable consideration paid, grants with general
warranty covenants, to **Steven R. Riegel**, the Grantee, whose tax mailing address will
be 056 BERTHAROLD D JACKSON OHIO 45040 the
following described property:

*RIEDEL

Situated in the Township of Lick, County of Jackson, State of Ohio:

Commencing at the intersection of the north line of East Broadway Street and the east
line of Scioto Salt Reserve Lot 72, thence, South 90 deg. 00' 00" West, a distance of
307.00 feet to a set iron pin being on the north line of East Broadway Street and being the
place of beginning; thence, North 90 deg. 00' 00" West, on the north line of East
Broadway, a distance of 37.50 feet to a found 5/8 inch iron pin; thence, North 00 deg. 00'
00" East, a distance of 105.00 feet to a found 5/8 inch iron pin to the south line of an
alley; thence, North 90 deg. 00' 00" East, on the alley, a distance of 37.50 feet to a set 5/8
inch iron pin; thence, South 00 deg. 00' 00" East, through the nail land, a distance of
165.00 feet to the place of beginning, containing 0.142 acres, more or less. Bearing based
on East Broadway bearing East-West. Set and found iron pins are 5/8 inch x 3/6 inch and
have cap number 7084 attached.

Subject to easements and restrictions of record.

H14-007-00-056-01

200500046346
LANDAMERICA LAWYERS TITLE
4700 ROCKSIDE ROAD S/E 505
INDEPENDENCE, OH 44141

SAVE AND EXCEPT, easements, conditions, limitations, and restrictions of record,
zoning ordinances, real estate taxes and assessments, if any prorated to the date of this
deed.

Prior Instrument Reference: _____

GRANTOR does hereby covenant and warrant unto said GRANTEE, the Grantee's heirs,
assigns, and successors, that at the time of the delivery of this deed, the Grantor was
lawfully seized in fee simple of the granted premises, that the premises are free from all
encumbrances, that the Grantor has good right to sell and convey the same to the Grantee,
the Grantee's heirs, assigns, or successors, and that the Grantor does warrant and does
hereby agree to defend the same to the Grantee and the Grantee's heirs, assigns or
successors, forever, against the lawful claims and demands of all persons.

** Refile to Correct Spelling of Buyer's Name

TRANSFERRED
TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 319-202 R.C. COMPLIED WITH

DEC 09 2004

AMT. 780
CLYDE R. HOLDREN
JACKSON COUNTY AUDITOR

TRANSFERRED
TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 319-202 R.C. COMPLIED WITH

FEB 16 2005

EX
AMT. 100
CLYDE R. HOLDREN
JACKSON COUNTY AUDITOR

200400045257
Filed for Record in
JACKSON COUNTY, OHIO
LINDA L. HOOVER
12-09-2004 At 10:47 am.
WARRANTY DEED 28.00
Book 27 Page 2156 - 2157

200400045257
LANDAMERICA LAWYERS TITLE
4700 ROCKSIDE ROAD
SUITE 505
INDEPENDENCE, OH 44141

Re-Recorded
200500046346
Filed for Record in
JACKSON COUNTY, OHIO
LINDA L. HOOVER
02-16-2005 At 08:33 am.
WARRANTY DEED 28.00
Book 29 Page 1618 - 1619

Executed on this 11/30/04.



[Signature]
Noni Holdings, LLC, by
T.R.E.O., Inc. its Attorney in
Fact, by De Ann Clark,
its President

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this
11/30/04, by T.R.E.O., Inc. Attorney in Fact for Noni Holdings,
LLC., by De Ann Clark its President, the Grantor, and
that the same was a free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at
Newport Beach, California.

[Signature]
Notary Public
My Commission Expires 04/16/08

This Instrument was prepared by:
Arthur D. Smialek, Attorney
Registration Number 0022171

SPECIAL WARRANTY DEED

Federal National Mortgage Association, Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to Life Ambulance Services, Inc., whose tax-mailing address is 1641 Offnere Street, Portsmouth, Ohio 45662, the following real property:

Situate in the City of Jackson, in the County of Jackson, and State of Ohio, to-wit:

A part of Lot Number Seventy-Two (72), Scioto Salt Reserve Lands, same township and range (Township 7, (Lick) Range 18), commencing at the southeast corner of the following described tract heretofore deeded to Wendell Lee Crosier, et al, by deed dated November 6, 1967, and more particularly described as follows:

Being a part of Lot Number Seventy-Two, Scioto Salt Reserve Lands, in Township No. 7, (Lick), of Range 18, commencing at the corner of James Street, now East Broadway Street, and the cemetery road, and running thence east with the north line of said James Street, now East Broadway Street, 11 rods and 12 ½ feet; thence north 10 rods; thence west to the said cemetery road; and thence south to the place of beginning, excepting therefrom a parcel fronting on James Street, now East Broadway Street, 54 feet wide, sold and conveyed by Carl D. Evans; et al, to Mary Hasp, by deed dated April 16, 1923, and recorded in Deed Book 87, Page 389 of the Deed Records of said County, to which reference is here made for certainty of description for said exception.

and more specifically located and found by commencing at the corner of James Street, now East Broadway Street, and the cemetery road, and running thence east with the north line of said James Street, 140 feet, more or less, to a point on said north line of said James Street, now East Broadway Street, to the point of beginning of the tract hereby intended to be described; thence from said beginning point running east with the north side of said James Street to the southwest corner of John Hanks' lot; thence running along the west line of said Hanks lot to the northwest corner thereof; thence west to the northeast corner of the first above described tract or parcel of land (herein-befor referred to as Tract 1 of Parcel II) and being north 10 rods from the north 10 rods from the north line of James Street and east 140 feet, more or less, from the line of cemetery road; thence south along the east line of said tract to the place of beginning at the southeast corner of said above described tract and being the same parcel or tract of land conveyed by Martha J. Rice to Catherine Evans, Dora Smith and Marie Claar, by deed dated April 16, 1912, and recorded in Book 69, Page 519, of the Deed Records of said Jackson County, Ohio.

LSOT: Deed Book 331, Page 857, dated May 31, 2001.

Parcel No. H14-007-00-055-00

Abstract: Lick, Volume 3 part 2, Page 172

BT File No. 11201

This conveyance is made subject to all easements of record, established easements, and restrictions of record.

The general real estate taxes and installments of special assessments are to be prorated between the Grantor and Grantee as of the date of Closing of this conveyance.

Instrument Book Page
200100018380 332 325

To have and to hold the above described premises together with all easements and appurtenances thereunto belonging unto the GRANTEE, its heirs and assigns forever, with covenants of Special Warranty.

This conveyance is made subject to all legal highways, all exceptions, reservations, rights of way, restrictions and conditions contained in prior instruments of record in the chain of title of the property conveyed hereby, all zoning laws, ordinances, or regulations, and all easements and servitudes which are visible or appurtenant to said land.

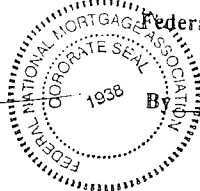
GRANTOR does hereby covenant with GRANTEE to warrant and defend title to the property described above against the lawful claims and demand of all persons claiming by, through or under GRANTOR; however, GRANTOR'S liability or obligation pursuant to this warranty for any one claim or demand of all claims and demands in the aggregate, shall in no event exceed the amount of consideration paid by GRANTEE.

Except as expressly provided in the immediately preceding paragraph, GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT IT HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY CONVEYED HEREBY, INCLUDING SUBSURFACE CONDITIONS, AND ACCEPTS THE SAME "AS IS". GRANTEE shall not make any claim against GRANTOR for diminution of the value of the property,

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused its
corporate name to be subscribed to these presents by Donna Chassell
(Name / Title) this 10th day of July, 2001. Vice President

Signed and acknowledged in
presence of us:

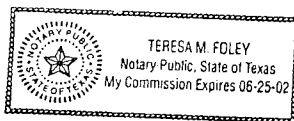
Tony Fortner
Tony Fortner
Cheryl Furgeson
Cheryl Furgeson
By Donna Chassell
(Name / Title)
Donna Chassell
Vice President



STATE OF TEXAS, ss:
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 10th day of July, 2001, by Donna Chassell (Name / Title) of Federal National Mortgage Association, personally known to me to be the person who executed the foregoing instrument and acknowledged that she/he is the V. President (Title) of Federal National Mortgage Association, and she/he executed the foregoing instrument as the free act and deed of Federal National Mortgage Association.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.



[Signature]
Notary Public
My Commission Expires: 6/25/02

TRANSFERRED
CONVEYANCE EXAMINER
SEC 314-202 H.C. COMPLIED WITH

JUL 20 2001
AMT EXEMPT
EDWARD A JARVIS
JACKSON COUNTY AUDITOR

200100018380
Filed for Record in
JACKSON COUNTY, OHIO
LINDA L. HOOVER
07-20-2001 11:51 am.
WARRANTY DEED 18.00
Book 332 Page 325 - 327

200100018380
BESTILE AGENCY INC
806 6TH ST SUITE 304
PORTSMOUTH, OH 45662

This instrument prepared by:

Edwards, Klein, Anderson, & Shope, Co., L.P.A.
ATTORNEYS-AT-LAW

Center and Third Street 978 Diederich Blvd. 638 Fifth Avenue 806 Sixth Street, Suite 304
Ironton, Ohio 45638 Russell, KY 41169 Huntington, WV 25701 Portsmouth, OH 45662

Instrument Book Page
200100018380 332 327

* Carolyn Allison
526 Broadway
Jackson

H14 007 0005900

* Jackson Grandview Bldg
PO Box 408 → Jackson

* Ruth Nail
8 East St
Jackson

H14 008 0000600

H14 000 8 0000500

* STEPHENIE FIORINE
515 E Broadway St
Jackson

H14 008 0000400

* Larry Osbourne
517 E Broadway
Jackson

H14 008 0000300

* Patrick Ball
142 Maple Ave → Jackson

H14 008 0000200

* Steve / Penney Lundy
10 Fairmont St → Jackson

* William Taylor
435 E. Broadway Jackson

* Kenneth Lorbach
10 East St. Jackson

* T.K. Owen S
83 E. South St
Jackson

* SSC Stores
75 Penn Ave
Wellston, OH

* Goldi Pigman
3 Fairmount St
Jackson

Paul / Robin Blair
5 Fairmont St
Jackson

Dale whetsel
1338 Rock Run Rd
Jackson, OH 45640

* Wendell Crosier	H140070005100
10 FAIRMONT St Jackson	
CITY of JACKSON	H140070004900
* FRANK SALYERS	H140070006100
1 Smith Place Jackson	
Trustees of Lick Twp.	H140070006400
85 Longworth St Jackson	H140070006200
* Hermit Sowards	H140070006300
79 Longworth St Jackson	
* WENDALL CROSIER	
PO Box 447 Jackson	H140070005400
* WENDALL CROSIER	H140070005300
469 E BROADWAY Jackson	H140070005200
* Life Ambulance Services	
1 S. Wacker Drive	
Chicago Ill 60604	H140070005500
* Sharon Coleman	H140070005600
502 E BROADWAY Jackson	
* Richard HARLESS	H140070005700
290 Triumph St Jackson	
* Brenda Preston	H140070005800
514 E. BROADWAY	
Jackson	

