

Sponsor: Hendley K. Kildan

ORDINANCE NO. 79-14

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL ESTATE, BEING COMMONLY KNOWN AS THE PRIDE PARK DEPOT, TO THE CITY OF WELLSTON FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

WHEREAS, the City of Jackson is the owner of certain real estate as a result of the purchase of the Jackson short line railroad and which is known as the Pride Park Depot and which is described in Exhibit "A" attached hereto; and

WHEREAS, the Legislative Authority of the City of Jackson, Ohio has determined that said real estate is to be conveyed as part of an agreement between the Cities of Jackson and Wellston known as the Wellston Participation Agreement, authorized by this Council in Ord. 88-86; and

WHEREAS, all conditions of the Wellston Participation Agreement have been satisfied so as to require the transfer of the property to the City of Wellston; and

WHEREAS, the Mayor is hereby authorized to execute all deeds and other documents necessary to convey the real estate to the Wellston Growth Corporation.

NOW, THEREFORE, BE IT ORDAINED THAT THE LEGISLATIVE AUTHORITY OF THE CITY OF JACKSON, OHIO HEREBY AUTHORIZES ITS MAYOR TO EXECUTE THE DEED OF CONVEYANCE AS ATTACHED HERETO AND ANY OTHER DOCUMENTS NECESSARY TO CONVEY SAID REAL ESTATE TO THE CITY OF WELLSTON.

It is hereby found and determined that all formal actions of this Council concerning and relating to adoption of this ordinance were adopted in an open meeting of this Council and the deliberations of this Council and any of its committees that resulted in such formal action were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 8th day of December, 2014.

Dee-Dee Pearce
President of Council

ATTEST:

Sherry Green
Clerk of the Legislative Authority

Approved this 8th day of December, 2014.

Randy E. Wellston
Mayor

QUIT CLAIM DEED

The City of Jackson, Ohio by Randy Heath, it Mayor, of Jackson, Ohio, Grantor, for valuable consideration paid, grants, to City of Wellston, Ohio, Grantee, whose tax mailing address is 203 E. Broadway, Wellston, Ohio 45692 the following real property:

Situated in the **Township of Milton (City of Wellston), County of Jackson and State of Ohio**, to-wit:

Being a tract of 1.034 acres more or less, situated in the State of Ohio, County of Jackson, T-9N, R-17W., being in the West Half of Section 6, Milton Township, City of Wellston, and being more particularly described in a new survey, attached and incorporated hereto as *Exhibit A*.

Parent Parcel Identification Number: M24-011-00-175-01

Executed by the said Grantor, City of Jackson, Ohio, by Randy Heath, its Mayor, this ____ day of _____, 2014.

City of Jackson, Ohio

By: Randy Heath
Its Mayor

STATE OF OHIO, COUNTY OF JACKSON SS:

On this ____ day of _____, 2014, before me, a Notary Public in and for said State personally came City of Jackson by Randy Heath, its Mayor, Grantor herein, who under penalty of perjury in violation of Section 2921.11 of the Ohio Revised Code represented to me to be said person and who acknowledged the signing thereof to be his voluntary act and deed and on behalf of said City for the purposes therein mentioned.

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

NOTARY PUBLIC, STATE OF OHIO
My Commission Expires:

This instrument prepared by:
Shannon S. Weber, Law Director of Wellston, Ohio, 203 E. Broadway, Wellston, Ohio 45692
No title examination was performed in connection with this deed.

**Survey for
City of Wellston
1.034 Acres more or less**

Situated in the State of Ohio, County of Jackson, T-9N., R-17W., being in the West Half of Section 6, Milton Township, City of Wellston and being a part of a tract as transferred to the City of Jackson and recorded in Official Record Book 52, Page 339 (Parcel M240110017501) and being bounded and described as follows:

Beginning at a 5/8" iron pin found (cap stamped "Jeff Craycraft 7932"), taken to be the northeasterly corner of Lot 644 of the original Town (now city) of Wellston;

thence, North 78 degrees 13 minutes 41 seconds East a distance of 468.55 feet to an iron pin set, taken to be in the southerly line of Broadway Street (104 feet wide) and being the principle **Point of Beginning** of this survey;

thence with a line taken to be the southerly line of said Broadway Street, South 84 degrees 59 minutes 29 seconds East a distance of 65.56 feet to a mag nail set in the westerly concrete curb line of Railroad Street (unknown width);

thence with the westerly concrete curb line of said Railroad Street, South 5 degrees 2 minutes 45 seconds West a distance of 586.94 feet an iron pin set, taken to be in the northerly line of 2nd Street (60 feet wide);

thence with a line taken to be the northerly line of said 2nd Street, North 84 degrees 53 minutes 11 seconds West a distance of 87.88 feet to an iron pin set;


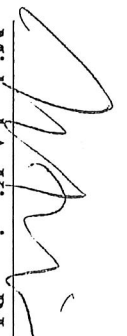
thence with a division line through said tract that this survey is a part, North 7 degrees 13 minutes 26 seconds East a distance of 587.22 feet to the **Point of Beginning** containing 1.034 acres more or less and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced from the Jackson County Recorder's Office.

Bearings are based upon the North 84 degrees 53 minutes 11 seconds West line (NAD-83) of the northerly line of 2nd Street of the City of Wellston. All other bearings are from angles and distances as measured in the field. Bearings are based upon an assumed meridian and are used to denote angles only.

A survey of this property was completed October 16, 2014 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E. 2nd Street, Wellston, Ohio. Registered Surveyor Number 8231.



Michael A. Kinnison, P.L.S. No. 8231

Date 10/27/14

***** End of Description *****

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison P.E., P.S.

218 E. 2nd Street
Wellston, Ohio 45692

Telephone: 740-418-5364

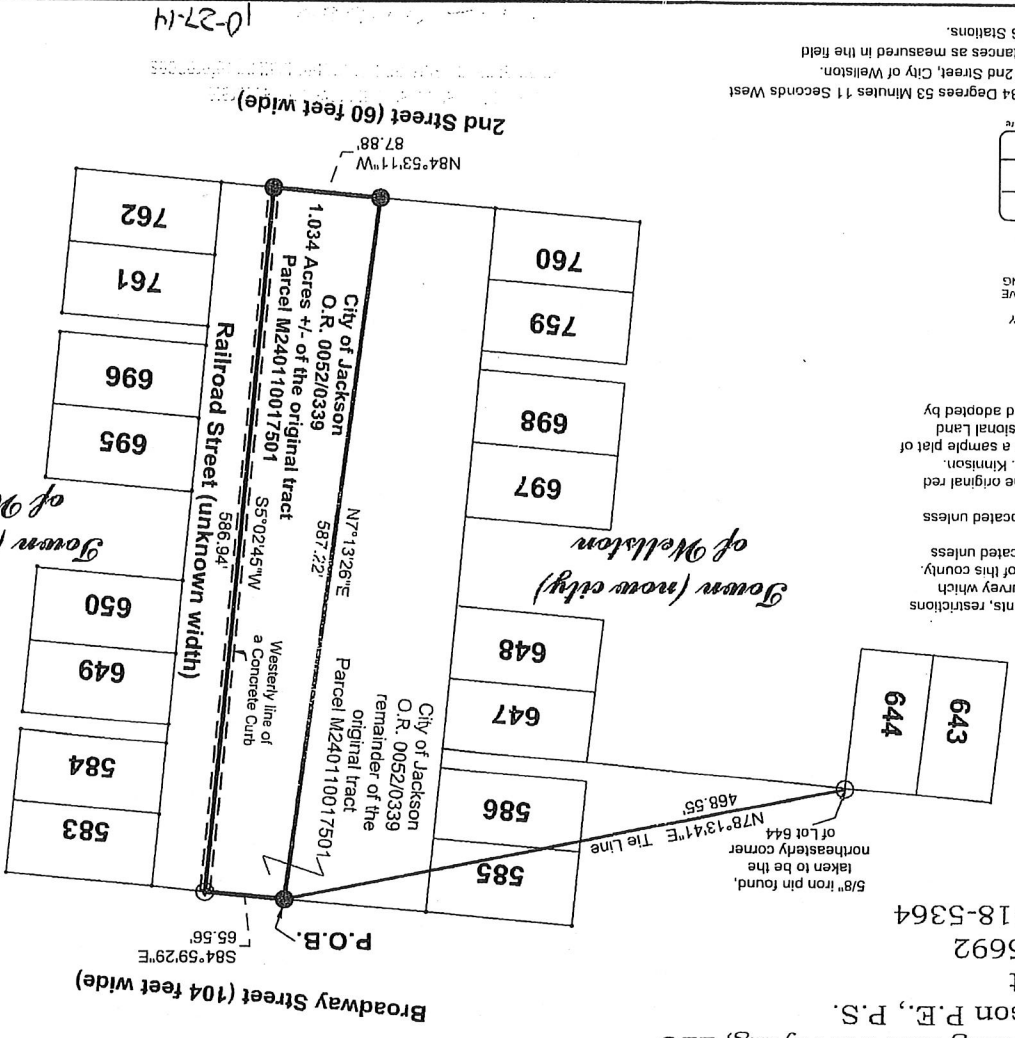
LEGEND	
○	5/8" Iron Pin found, Cap Stamped, "Jiff Craycraft 7932"
⊙	Mag Nail Set
•	Point
⊗	30" in Length, Cap Stamped, "Kinnison PS 8231"

- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 2. Underground utilities were not located unless otherwise noted.
 3. Interior improvements were not located unless otherwise noted.
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

ATTENTION:
THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733.17 LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

FILE NAME	
4WELLOPO.TRV	Drawing2
DRAWING	
DATE	120 P/LH
SCALE	1:20
REVISION	1/1
JOB	14-874
THIS MAP WAS DRAWN WITH TRAVERSE PC SOFTWARE	

Bearings are based upon the North 84 Degrees 53 Minutes 11 Seconds West line (NAD-83) of the northerly line of 2nd Street, City of Wellston. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



City of Wellston
Town (new city)

City of Wellston
Town (new city)

City of Wellston
Survey For:
1.034 Acres +/-
Sited in the West Half of Section 6, T-9N., R-17W., City of Wellston, Milton Twp., Jackson County, Ohio
October 16, 2014

I hereby certify this to be a plat of a survey made under my direction in October 16, 2014.
Michael A. Kinnison, P.L.S. No. 8231
Date 10/16/14

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
MICHAEL A. KINNISON
S-8231
1. Deeds and Prior as Listed
2. Prior Surveys
3. Tax Plats
4. G.I.S.
5. Existing Monuments
6. County and City Maps
7. Highway R/W Plans
8. Railroad R/W Plans
Reference Documents:

