

RESOLUTION NO. 932-21

RESOLUTION APPROVING THE COMBINATION OF CERTAIN PARCELS OF REAL PROPERTY LOCATED IN
THE VILLAGE OF TONTOGANY

WHEREAS, the Village of Tontogany, Wood County, Ohio, is a statutory village with powers of local self-government pursuant to Ohio Constitution Art. XVIII, section 3, and

WHEREAS, a petition for annexation of 3.936 acres land, parcel V74-510-050101013000, from Washington Township to the village was filed with the Board of Wood County Commissioners on March 3, 2020, by Diane Huffman, agent for Petitioners, and later approved by the Board of Wood County Commissioners by Resolution 20-00532, and

WHEREAS, said parcel is contiguous to a number of other parcels located in the village, including parcels V74-510-050101014000, V74-510-050101019000, V74-510-050101020000, and V74-510-050101021000, all of which are owned by the same owner, and all of which are subject to village planning and zoning regulations, and

WHEREAS, said owner has had surveyed the referenced parcel and desires to combine the parcels into a single parcel located entirely in the village.

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Tontogany, Wood County, Ohio, that:

Section 1. The proposed combination of Wood County parcels V74-510-050101013000, V74-510-050101014000, V74-510-050101019000, V74-510-050101020000, and V74-510-050101021000, as described in the attached legal description, incorporated herein by reference, is approved.

Section 2. The Fiscal Officer is directed to publish notice of this Resolution as required by Council rules, and to deliver an original and a copy of this Resolution to Diane Huffman, agent for the owner of said parcels.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that results in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Vote on Resolution: Ayes 6 Nays 0 Abstain 0

Passed this 21ST day of JUNE, 2021.



PRESIDENT OF COUNCIL



MAYOR

ATTEST:



FISCAL OFFICER

Legal Description

**Being part of the south half of the northwest quarter of Section 5, T5N, R10E,
Washington Township and the Village of Tontogany, Wood County, Ohio**

Commencing at a mag spike found at the centerline of Tontogany Creek Road and the south line of the northwest quarter of Section 5, Thence North 01 degrees 53 minutes 31 seconds West, along the centerline of Tontogany Creek Road, said line also being the west line of the east half of the northwest quarter of said section 5, a distance of 165.20 feet to a set mag nail, said mag nail being the point of beginning of the property herein described,

- 1) Thence, continuing North 01 degrees 53 minutes 31 seconds West, along said centerline, a distance of 66.04 feet to a mag nail set at the southwest corner of the property owned Ernest P. Yearly as described in O.R. 3442, page 492,
- 2) Thence, South 89 degrees 02 minutes 43 seconds East, along the south line of said property, passing at a distance of 20.02 feet a PDG pin set on the east right-of-way line of Tontogany Creek Road and having an overall distance of 180.22 feet to a PDG pin set at the southeast corner of said property,
- 3) Thence, North 01 degrees 53 minutes 31 seconds West along a line that is parallel to the centerline of said Tontogany Creek Road and adjoins the east line of said Yearly and James S. & Robin G. Row property, as described in D.V. 686, page 1046, a distance of 321.13 feet to a PDG pin set at the northeast corner of the Robert E. & Janellen Swartz Property, as described in D.V. 676, page 336,
- 4) Thence, North 89 degrees 02 minutes 43 seconds West, along the said north property line, passing at a distance of 160.20 feet a PDG pin set on the east right-of-way line of Tontogany Creek Road and an overall distance of 180.22 feet to a mag nail set on the centerline of said Tontogany Creek Road,
- 5) Thence, North 01 degrees 53 minutes 31 seconds West along the said centerline, a distance of 65.87 feet to a mag nail set at the southwest corner of the property owned by Scott T. Coon and described in O.R. 3650, page 976.
- 6) Thence, South 88 degrees 49 minutes 01 seconds East, along the south line of said property, passing at a distance of 20.02 feet a PDG pin set on the east right-of-way line of Tontogany Creek Road, and an overall distance of 280.00 feet to a PDG pin set at the southeast corner of said property,
- 7) Thence, North 01 degrees 53 minutes 31 seconds West, along the east line of said property and a line that is parallel to the centerline of Tontogany Creek Road, a distance of 292.93 feet to a PDG pin set at the northeast corner of said property,
- 8) Thence, North 88 degrees 49 minutes 01 seconds West, along the north line of said property passing at a distance of 40.46 feet a PDG pin set on the east top of bank of a tributary of Tontogany Creek and an overall distance of 49.12 feet to the center thread of said tributary,
- 9) Thence, the next 3 courses describe the center thread of said tributary as it now exist, North 11 degrees 34 minutes 25 seconds West, a distance of 60.95 feet to a point,
- 10) Thence, North 03 degrees 09 minutes 33 seconds East, a distance of 73.77 feet, to a point,

- 11) Thence, North 39 degrees 30 minutes 37 seconds East, a distance of 73.01 feet to a point at the center thread of Tontogany Creek as it now exist,
- 12) Thence, the next 7 courses describe the center thread of Tontogany Creek, South 60 degrees 30 minutes 49 seconds East, a distance of 211.67 feet to a point,
- 13) Thence, South 79 degrees 52 minutes 32 seconds East, a distance of 228.07 feet, to a point,
- 14) Thence, South 56 degrees 23 minutes 20 seconds East, a distance of 226.27 feet, to a point at a curve to the right,
- 15) Thence, along said curve having; a radius of 81.32 feet, a length of 102.98 feet, a delta of 72 degrees 33 minutes 31 seconds, chord bearing of South 17 degrees 04 minutes 36 seconds East and a chord distance of 96.23 feet, to a point at a curve to the left,
- 16) Thence, along said curve having; a radius of 71.96, a length of 56.03, a delta of 44 degrees 36 minutes 42 seconds, chord bearing of South 05 degrees 54 minutes 03 seconds West and a chord distance of 54.62 feet to a point,
- 17) Thence, South 18 degrees 25 minutes 07 seconds East, a distance of 94.99 feet, to a point,
- 18) Thence, South 36 degrees 24 minutes 35 seconds East, a distance of 57.02 feet to a point at the west line of the property owned by Dale A. & Lela M. Fox as described in D.V. 419, page 398,
- 19) Thence, South 01 degrees 08 minutes 39 seconds West along said west property line, passing at a distance of 32.81 feet a PDG pin set in the south bank of Tontogany Creek and an overall distance of 499.93 feet to a PDG pin set on north line of the 216-223 lots of the Village of Tontogany Plat,
- 20) Thence, North 88 degrees 51 minutes 55 seconds West, along the north line of said lots, a distance of 191.53 feet to a PDG pin set at the northwest corner of said lot 216 also being a point on the easterly right-of-way line of the abandon Cincinnati & Lake Erie Electric Railroad,
- 21) Thence, along said westerly lot line also being the said easterly railroad right-of-way line having a curve to the right, with a radius of 1883.10 feet, a length of 61.58 feet, a delta of 1 degree 52 minutes 25 seconds, a chord bearing of South 16 degrees 48 minutes 37 seconds West and a chord distance of 61.58 feet, to a PDG pin set on the south line of the northwest quarter of Section 5,
- 22) Thence, North 89 degrees 04 minutes 59 seconds West, along said south line, a distance of 533.56 feet to a PDG pin set at the southeast corner of the property owned by Norman R. Murphy, as described in O.R. 3723, page 977,

- 23) Thence, North 00 degrees 55 minutes 01 seconds East, along said east property line a distance of 165.00 feet, to a PDG pin set at the northeast corner of said property,
24) Thence, North 89 degrees 04 minutes 59 seconds West, along the north line of said property passing at a distance of 158.08 feet a PDG pin set on the east right-of-way line and an overall distance of 178.10 feet to the point of beginning.

This legal description was prepared by Steven D. Coder, P.S. 7962 of Poggemeyer Design Group and is based upon an actual field survey performed under my direct supervision based on a field survey performed in December 2019. Basis of Bearing; from State Plane Co-ordinates; Ohio VRS, 3401 Ohio north, adj. 2011. The property described contains;

V74-510-050101019000 = 7.4578 Acres

V74-510-050101013000 = 3.9360 Acres

V74-510-050101014000 = 2.7346 Acres

V74-510-050101020000 = 1.1960 Acres

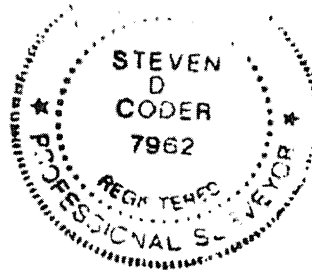
V74-510-050101021000 = 0.6684 Acres

Total= 15.9928 Acres with 0.0606 Acres in the public right-of-way

Grantor claims title by D.V 679, page 735

Steven D. Coder 12-17-2019

Steven D. Coder PS 7962 (Ohio)



Poggemeyer Design Group 0.060.006

1168 North Main Street
Bowling Green, Ohio 43402
419-352-7537

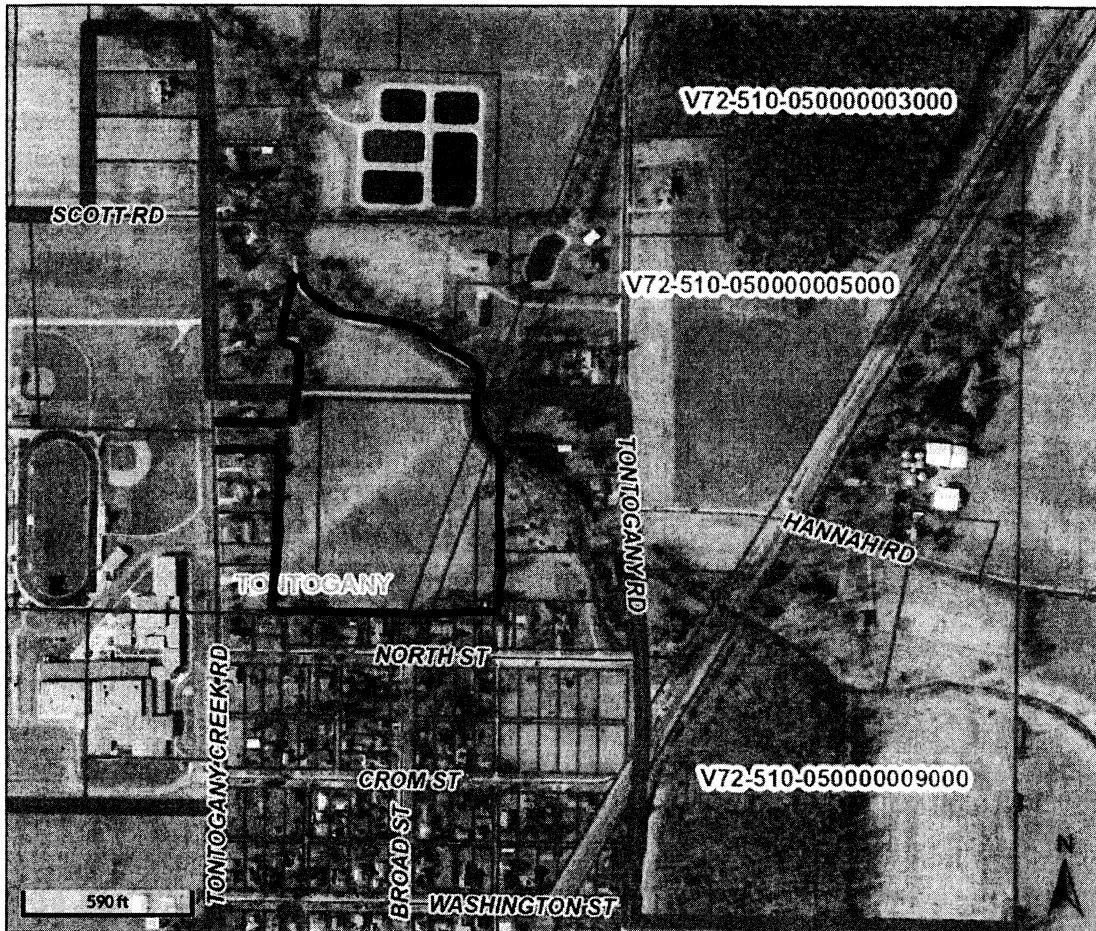
John M. Musteen
WOOD COUNTY ENGINEER
DESCRIPTION REVIEWED BY:
05-07-2021 PD, TM
SURVEY # A-459

John M. Musteen
WOOD COUNTY ENGINEER
DESCRIPTION REVIEWED BY:
KR 12-17-19
Survey A 459

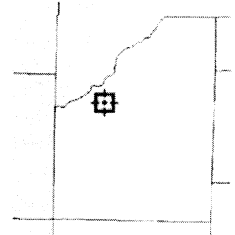


MATTHEW OESTREICH

Wood County Auditor | Wood County, Ohio



Overview



Legend

- Addresses
- Roads
- Parcels
- Corporate Limits
- == Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

Parcel ID V74-510-050101013000
Sec/Twp/Rng --
Property Address 0 TONTOGANY CREEK RD

Alternate ID 510-0501
Class 501 - Resid Unplat 0-09.99 acres
Acreage 3.94

Owner Address
DUNN ELAINE R
3405 OLD LANTERN CT
MIAMISBURG, OH 45342

District V74 - WASH TWP TONTOGANY
Brief Tax Description N1/2 SE NW W OF CK LESS
W PTS
(Note: Not to be used on legal documents)

Date created: 5/15/2021
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Developed by Schneider
GEOSPATIAL