

RESOLUTION NO. 65-99
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER C. Mark Kingseed ON THE
15th DAY OF November, 1999.

A RESOLUTION ACCEPTING A QUIT CLAIM DEED
FROM THE COMMUNITY NATIONAL BANK FOR THE
DEDICATION OF ROAD RIGHT-OF-WAY.

WHEREAS, a forty (40) foot wide portion of land conveyed to the Community National Bank has been deemed necessary for the dedication of road right-of-way for Centerville Place Drive, and

WHEREAS, the Community National Bank wishes to grant, transfer, convey, dedicate, remise, release and forever quit claim to the City of Centerville land described by deed 99-0728 A08 and 99-0728 A10, of the Official Deed Records of Montgomery County, Ohio, for said road right-of-way dedication.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY
RESOLVES:

Section 1. That the City of Centerville hereby accepts a quit claim deed from the Community National Bank for a forty (40) foot wide portion of land conveyed to the Community National Bank for road right-of-way dedication for Centerville Place Drive, said parcel more particularly described in Exhibit "A" attached hereto and made a part hereof.

Section 2. This Resolution shall become effective immediately upon passage.

PASSED this 15th day of November, 1999.

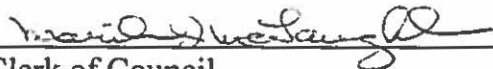
Sally D. Beak
Mayor of the City of Centerville, Ohio

ATTEST:

Marie J. McSweeney
Clerk of Council, City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 65-99, passed by the Council of the City of Centerville, Ohio, on the 15th day of November, 1999.


Clerk of Council

Approved as to form, consistency
with the Charter and Constitutional Provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney

QUIT CLAIM DEED OF DEDICATION

EXHIBIT "A"

KNOW ALL MEN BY THESE PRESENTS:

That the COMMUNITY NATIONAL BANK, a bank which is organized and existing under the laws of the United States of America, for and in consideration given to it by the City of Centerville, Ohio, the receipt of which is acknowledged, does hereby grant, transfer, convey, dedicate, remise, release and forever quit claim to the CITY OF CENTERVILLE, OHIO, its successors, transfers and assigns, all its right, title and interest in and to the following described property:

068-1-36-

LEGAL DESCRIPTION ON EXHIBITS "D" AND "E" ATTACHED HERETO

Prior Deed Reference: Microfiche # 97-0802 A11 and 97-0802 A2 of the Deed Records of Montgomery County, Ohio.

IN WITNESS WHEREOF, the COMMUNITY NATIONAL BANK has caused this Quit Claim Deed of Dedication to be signed by its President this 14th day of October, 1999.

Signed and acknowledged in the presence of:

[Signature]
Witness STANLEY E. KOLB
[Signature]
Witness JOYCE A. KOLB

COMMUNITY NATIONAL BANK
By: [Signature]
PAUL J. SCHEUERMANN
President

NO TRANSFER NEEDED
99 OCT 26 PM 12:55
A.J. WAGNER
AUDITOR

STATE OF OHIO
COUNTY OF WARREN, ss:

BE IT REMEMBERED, That on this 14th day of October, 1999, before me, the subscriber, a Notary Public in and for said County and State, personally came PAUL J. SCHEUERMANN, President of the COMMUNITY NATIONAL BANK, and acknowledged the signing of the Quit Claim Deed of Dedication to be his voluntary act and deed as such President and the voluntary act and deed of said COMMUNITY NATIONAL BANK.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

[Signature]
NOTARY PUBLIC
NO EXPIRATION DATE - ATTORNEY-AT-LAW

This Instrument was prepared by:
STANLEY E. KOLB, Attorney-at-Law
201 East Second Street
Franklin, Ohio 45005
(513) 746-3654

APPROVED BY CENTERVILLE
PLANNING COMMISSION, NO
PLAT REQUIRED
[Signature]
OCT 20 1999
DATE: _____



LUIS G. RIANCHO, PS
 JERRY MACY, PS
 JAMES E. RUEMPING, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

SURVEYING AND ENGINEERING LAYOUT

Exhibit D

140 W. WENGER RO/
 ENGLEWOOD, OH
 45322-27

TEL (937) 836-15
 FAX (937) 836-99

D97073-3 (#12)
 November 12, 1997
 Description of "D"
 40' Driveway Easement
 Containing 0.1335 Acres
 Spring Valley Pike
 Centerville, Ohio

Located in the City of Centerville, County of Montgomery, State of Ohio, and being part of Section 29, Town 3, Range 5 M.R.S., and being a 40 foot driveway easement and being part of land conveyed to Barbara Weprin Trustee as recorded in Micro 87-171B12 in the deed records of Montgomery County, Ohio, and being more particularly described as follows:

beginning at the centerline intersection of State Route 48 and Spring Valley Pike, said point being at Station 119+92.41 of the construction centerline of Spring Valley Pike as shown by Plans on File in the office of the City of Centerville's Engineer;

thence with the said construction centerline of Spring Valley Pike and the original centerline of Spring Valley Pike, South eighty-four degrees thirty-seven minutes zero seconds (84° 37' 00") West for two hundred ten and 00/100 (210.00) feet to a point on the original centerline of said Spring Valley Pike, said point being one and 24/100 (1.24) feet right of Station 117+82.43 of the said construction centerline of Spring Valley Pike, said point being the northwest corner of a 0.3528 acre parcel of land conveyed to the City of Centerville, Ohio by deed recorded in Micro 89-309E07 in the Deed Records of Montgomery County, Ohio for highway purposes;

thence with the west line of said City of Centerville's 0.3528 acre parcel, and with the west line of a 0.9642 acre parcel conveyed to Crown Petroleum Company as recorded in Micro 71-487B10 in the Deed Records of Montgomery County, Ohio, South zero degrees twenty minutes thirty seconds (00° 20' 30") East for two hundred and 00/100 (200.00) feet to a railroad spike set at the southwest corner of said Crown Petroleum's parcel, said point being also on the north line of a 3.941 acre parcel conveyed to Centerville Properties, Inc. as recorded in Deed Book 2038 Page 206 in the Deed Records of Montgomery, County Ohio;

thence with the north line of said Centerville Properties, Inc. parcel, South eighty-nine degrees thirty-nine minutes thirty-four seconds (89° 39' 34") West for two hundred fifteen and 81/100 (215.81) feet to THE TRUE POINT OF BEGINNING;

Continued on Page 2

Desc. of "D"
Containing 0.1335 Acres
Spring Valley Pike

-2-

11-12-97

thence with the north line of said Centerville Properties, Inc. parcel, South eighty-nine degrees thirty-nine minutes thirty-four seconds (89° 39' 34") West for forty and 00/100 (40.00) feet to an iron pin set at the northwest corner of said Centerville Properties, Inc. parcel, said parcel being on the east line of a 2.882 acre parcel conveyed to the City of Centerville, Ohio as recorded in Deed Book 2340 Page 179 in the Deed Records of Montgomery County, Ohio;

thence with the east line of said City of Centerville's 2.882 acre parcel, North zero degree twenty minutes thirty seconds (00° 20' 30") West for One hundred forty-three and 06/100 (143.06) feet to a railroad spike set on the south right-of-way of said Spring Valley Pike;

thence with the south right-of-way of said Spring Valley Pike in a easterly direction on a curve to the right with a radius of two thousand eight hundred twenty-one and 79/100 (2821.79) feet for eighteen and 15/100 (18.15) feet to a railroad spike set, chord to said curve bearing, North eighty-six degrees six minutes twenty-seven seconds (86° 06' 27") East for eighteen and 15/100 (18.15) feet;

thence continuing with the south right-of-way of said Spring Valley Pike, forty-three and 00/100 (43.00) feet south of and parallel to the said construction centerline of said Spring Valley Pike, North eighty-six degrees seventeen minutes thirty seconds (86° 17' 30") East for thirty-six and 07/100 (36.07) feet to a point;

thence in a westerly direction on a curve to the left with a radius of fifteen and 00/100 (15.00) feet for twenty-two and 68/100 (22.68) feet chord to said curve bearing, South forty-two degrees fifty-eight minutes thirty seconds (42° 58' 30") West for twenty and 58/100 (20.58) feet;

thence in a southerly direction, South zero degrees twenty minutes thirty seconds (00° 20' 30") East for one hundred thirty-one and 33/100 (131.33) feet to the point of beginning, containing 0.1335 acres more or less and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by James E. Ruemping, Registered Surveyor, State of Ohio # 6631 dated October 7, 1997 and revised November 12, 1997.

Curve distances are measured on the arc.

Note this parcel is subject to a undefined cross-easement along west side of above described parcel as recorded in Micro 77-708A01 in the Deed Records of Montgomery County, Ohio;

D97073-4 (#12).
November 12, 1997
Description of "E"
40' Driveway Easement
Containing 0.0055 Acres
Spring Valley Pike
Centerville, Ohio

Exh. b, f, g
140 W. WENGER RD
ENGLEWOOD, OH
45322-7
TEL (937) 836-1
FAX (937) 836-9

Located in the City of Centerville, County of Montgomery, State of Ohio, and being part of Section 29, Town 3, Range 5 M.R.S., and being a 40 foot driveway easement and being part of a 3.941 acre parcel conveyed to Centerville Properties, Inc., as recorded in Deed Book 2038 Page 206 in the deed recorded of Montgomery County, Ohio, and being more particularly described as follows:

beginning at the centerline intersection of State Route 48 and Spring Valley Pike, said point being at Station 119+92.41 of the construction centerline of Spring Valley Pike as shown by Plans on File in the office of the City of Centerville's Engineer;

thence with the said construction centerline of Spring Valley Pike and the original centerline of Spring Valley Pike, South eighty-four degrees thirty-seven minutes zero seconds (84° 37' 00") West for two hundred ten and 00/100 (210.00) feet to a point on the original centerline of said Spring Valley Pike, said point being one and 24/100 (1.24) feet right of Station 117+82.43 of the said construction centerline of Spring Valley Pike, said point being the northwest corner of a 0.3528 acre parcel of land conveyed to the City of Centerville, Ohio by deed recorded in Micro 89-309E07 in the Deed Records of Montgomery County, Ohio for highway purposes;

thence with the west line of said City of Centerville's 0.3528 acre parcel, and with the west line of a 0.9642 acre parcel conveyed to Crown Petroleum Company as recorded in Micro 71-487B10 in the Deed Records of Montgomery County, Ohio, South zero degrees twenty minutes thirty seconds (00° 20' 30") East for two hundred and 00/100 (200.00) feet to a railroad spike set at the southwest corner of said Crown Petroleum's parcel, said point being also on the north line of said Centerville Properties, Inc., parcel;

thence with the north line of said Centerville Properties, Inc. parcel South eighty-nine degrees thirty-nine minutes thirty-four seconds (89° 39' 34") West for two hundred fifteen and 81/100 (215.81) feet to THE TRUE POINT OF BEGINNING;

thence in a southerly direction, South zero degrees twenty minutes thirty seconds (00° 20' 30") East for six and 00/100 (6.00) feet to a new dividing line;

thence with a new dividing line in a westerly direction, six and 00/100 (6.00) feet south of and parallel to the north line of said Centerville Properties Inc. land, South eighty-nine degrees thirty-nine minutes thirty-four seconds (89° 39' 34") West for forty and 00/100 (40.00) feet to an iron pin on the west line of said Centerville Properties, Inc. land, said iron pin also being on the east line of land conveyed to the City of Centerville as recorded in Deed Book 2340 Page 179 in the Deed Records of Montgomery County, Ohio;

thence in a northerly direction with the west line of said Centerville Properties, Inc. land and with the east line of said City of Centerville's land, North zero degrees twenty minutes thirty seconds (00° 20' 30") West for six and 00/100 (6.00) feet to the northwest corner of said Centerville Properties, Inc. land;

thence in an easterly direction with the north line of said Centerville Properties, Inc. land, North eighty-nine degrees thirty-nine minutes thirty-four seconds (89° 39' 34") East for forty and 00/100 (40.00) feet to the point of beginning, containing 0.0055 acres more or less and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by James E. Ruemping, Registered Surveyor, State of Ohio #6631 dated October 7, 1997 and revised November 12, 1997.

Note this parcel is subject to a undefined cross-easement along west side of above described parcel as recorded in Micro 77-708A01 in the Deed Records of Montgomery County, Ohio;