

RESOLUTION NO. 7-89
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER J.V. Stone ON THE
20th DAY OF February, 1989.

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DANIEL DOEPKE FOR THE PURCHASE OF REAL PROPERTY FOR ROAD RIGHT OF WAY PURPOSES AND AUTHORIZING THE PAYMENT OF \$7,000.00 THEREFORE.

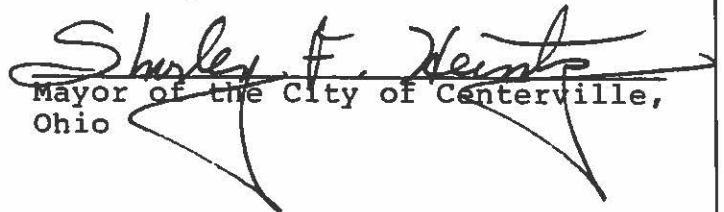
THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. That the City Manger is hereby authorized and directed to enter into a contract for the purchase of real property for road right of way purposes with Daniel Doepke. A copy of said contract is attached hereto as Exhibit "A" and incorporated herein.

Section 2. That the sum of \$7,000.00 is hereby authorized to be expended by the City of Centerville for the purpose of the road right of way described in Exhibit "A".

Section 3. As a resolution, this measure shall become effective immediately upon passage.

PASSED THIS 20th day of February, 1989.


Mayor of the City of Centerville,
Ohio

ATTEST:


Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio hereby certifies the foregoing to be a true and correct copy of Resolution No. 7-89, passed by the Council of the City of Centerville, Ohio, on the 20th day of February, 1989.

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney


Clerk of the Council

PROJECT _____

PARCEL NO. 14

OFFER TO SELL REAL ESTATE

1. I/We *Daniel Doepke*

hereinafter referred to as the "Owner(s)" hereby offer to sell to the City of Centerville, Ohio, hereinafter referred to as the "City" for the sum of Seven Thousand (\$7,000), the real property described as follows:

Described as Exhibit A + B

together with all improvements located wholly or partly thereon.

2. The consideration above stated includes compensation for all damages accruing from the taking of the real estate described herein.

3. The owner(s) will convey said property to the City in fee simple, free, clear and unencumbered, by deed of general warranty with full release of dower, and will procure, record and deliver to it all releases of all other interests therein which are necessary to convey such title including, but not by way of limitation, those of tenants, lessees or others now in

possession, or in any manner occupying said premises, and all assessment claims against the property. If, however, the conveyance of the property herein cannot be affected within the time stipulated because of defective title or the inability or refusal of the owner to convey said property, the owner shall be liable for all additional taxes and assessments which accrue as a result of said delay of conveyances.

4. Complete possession of the above described property shall be given to the City on date of conveyance to the City.

5. The City may withhold, at the time the sale is closed, a sufficient portion of the purchase money stated above to pay all fixed tax claims against the property for the payment of which the owner is obligated herein and all assessment claims against the property, and to pay all such tax and assessment claims which may then be liens but which cannot be paid until the amounts thereof are fixed. Any balance remaining after such claims are discharged shall be refunded to the owner, and the owner shall be liable for any deficiency.

WITNESSES:

Robert Hunter

DATE 1-31-1989
Samuel C. Joseph

This instrument was prepared by Robert E. Hunter, Attorney at Law .

A

Situate in the City of Centerville, Washington Township, Montgomery County, State of Ohio and being part of a 1.333 acre tract conveyed to Walter Reynolds, Trustee by deed recorded on Microfiche 85-0321B04 of the Deed Records of Montgomery County, with centerline bearings based on a survey by Lockwood Jones and Beals Inc., done in 1986 and being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of S.R. 48 with the centerline of Spring Valley Road;

Thence with the centerline of S.R. 48, N1°01'45"W 744.33 feet to the grantor's southwest corner, said point being 8.61 feet right of centerline station 55+13.54;

Thence N1°01'45"W 220.00 feet to the grantor's northwest corner, said point being 10.00 feet right of the centerline of S.R. 48 station 57+33.27;

Thence N83°50'15"E 35.14 feet along the grantor's north line to a point 45.00 feet right of the centerline of S.R. 48 station 57+36.92;

Thence S1°01'45"E 131.67 feet to a point 45.00 feet right of the centerline of S.R. 48 station 56+05.25;

Thence along the arc of a curve to the right having a radius of 2819.79 feet a distance of 70.48 feet, said arc having a chord bearing S1°44'43"E 70.48 feet to a point 45.00 feet right of the centerline of S.R. 48 station 55+33.64;

Thence S2°27'41"E 17.74 feet to a point on grantor's south line, said point being 45.00 feet right of the centerline of S.R. 48 station 55+15.90;

Thence S83°50'15"W 36.47 feet along the grantor's south line to the point of beginning containing 0.1782 acres, (7761 sq. ft.), more or less, and subject to all legal easements and restrictions of record.

Description prepared by Lockwood, Jones and Beals Inc.

Situate in the City of Centerville, Washington Township, Montgomery County, State of Ohio and being part of a 1.333 acre tract conveyed to Walter Reynolds, Trustee by Deed recorded on Microfiche 85-0321B04 of the Deed Records of Montgomery County, with centerline bearings based on a survey by Lockwood Jones and Beals Inc., done in 1986 and being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of S.R. 48 with the centerline of Spring Valley Road;

Thence with the centerline of S.R. 48, N1'01'45"W to a point 8.68 feet right of centerline station 55+15.90;

Thence S88'58'15"W 45.00 feet to a point on the grantor's south line and the true point of beginning, said point being 45.00 feet right of the centerline of S.R. 48 station 55+15.90;

Thence N2'27'41"W 17.74 feet to a point 45.00 feet right of the centerline of S.R. 48 station 55+33.64;

Thence along the arc of a curve to the left having a radius of 2819.79 feet a distance of 70.48 feet, said arc having a chord bearing N1'44'43"W 70.48 feet to a point 45.00 feet right of the centerline of S.R. 48 station 56+05.25;

Thence N1'01'45"W 34.75 feet to a point 45.00 feet right of the centerline of S.R. 48 station 56+40.00;

Thence N88'58'15"E 15.00 feet to a point 60.00 feet right of the centerline of S.R. 48 station 56+40.00

Thence S1'01'45"E 34.75 feet to a point 60.00 feet right of the centerline of S.R. 48 station 56+05.25;

Thence S1'53'00"E 86.88 feet to a point on the grantor's south line 60.00 feet right of the centerline of S.R. 48 station 55+16.87;

Thence S83'50'15"W 15.03 feet along the grantor's south line to the point of beginning containing 0.0420 acres, (1831 sq. ft.), more or less, and subject to all legal easements and restrictions of record.

Description prepared by Lockwood, Jones and Beals Inc.