

ORDINANCE 21-12-03

AN ORDINANCE AUTHORIZING THE SALE OF APPROXIMATELY 23.335 ACRES OF REAL PROPERTY LOCATED AT 435 AND 445 VINE STREET IN THE VILLAGE OF SHERWOOD, OHIO

WHEREAS, the Council of the Village of Sherwood, Defiance County, Ohio has determined that it is in the best interests of the Village of Sherwood to sell certain real estate owned by the Village of Sherwood and described as follows:

Situated in the Village of Sherwood, County of Defiance, and State of Ohio, and known as:

A part of Lot Number Seventeen (17) of the Auditor's Plat in the Village of Sherwood, being a part of the Southwest Quarter (1/4), Section Twenty (20), Town Four (4) North, Range Three (3) East, Delaware Township, Defiance County, Ohio, and being more specifically described as follows:

Beginning at the Northeast corner of the Southwest Quarter of Section 20, said point being an iron pin found this survey and the true point of beginning of the parcel herein described; thence South 0 degrees 12 minutes 19 seconds East (assumed bearings) along the East line of the Southwest Quarter of said Section 20, a distance of 881.11 feet to a point; thence North 87 degrees 20 minutes 40 seconds West, a distance of 35.02 feet to a 5/8 inch rebar placed this survey; thence continuing North 87 degrees 20 minutes 40 seconds West along the Northerly right of way line of Vine Street to said Village of Sherwood, a distance of 889.54 feet to a 5/8 inch rebar, placed this survey; thence North 44 degrees 00 minutes 11 seconds West along the Northerly right of way line of Vine Street to said Village of Sherwood, a distance of 224.23 feet to a 5/8 inch rebar found this survey; thence North 77 degrees 49 minutes 24 seconds East, a distance of 170.12 feet to a 5/8 inch rebar placed this survey; thence North 65 degrees 57 minutes 50 seconds East, a distance of 136.75 feet to a 5/8 inch rebar found this survey; thence North 0 degrees 20 minutes 50 seconds West, a distance of 236.97 feet to a 5/8 inch rebar found this survey; thence South 89 degrees 39 minutes 10 seconds West, a distance of 355.09 feet to a 5/8 inch rebar found this survey; thence South 0 degrees 20 minutes 50 seconds East, a distance of 326.79 feet to the Northerly right of way line of Vine Street to said Village of Sherwood, said point being a 5/8 inch rebar found this survey; thence South 89 degrees 39 minutes 10 seconds West along the Northerly right-of way line of Vine Street to said Village of Sherwood, a distance of 306.26 feet to the Easterly right of way line of the abandoned Cincinnati Northern Railroad, said, point being a 5/8 inch rebar placed this survey; thence along the Easterly right of way line of the abandoned Cincinnati Northern Railroad, being a curve to the right with a radius of 2831.93 feet, chord bearing North 12 degrees 47 minutes 39 seconds East, chord distance of 700.98 feet and a curve length of 702.78 feet to the North line of the Southwest Quarter of said Section 20, said point being a 5/8 inch rebar placed this survey; thence South 89 degrees 48 minutes 24 seconds East along the North line of the Southwest Quarter of said Section 20, a distance of 1244.95 feet to a 5/8 inch

rebar placed this survey; thence continuing South 89 degrees 48 minutes 24 seconds East along the North line of the Southwest Quarter of said Section 20 a distance of 45.61 feet to the true point of beginning of the parcel herein described, containing 23.335 acres, more or less, subject to highway rights of way, zoning regulations, easements and restrictions of record.

Parcel No.: C18-0002-0-087-00, C18-0002-0-088-00, C18-0002-0-085-00, and C18-0002-0-088-02

; and

WHEREAS, the Council for the Village of Sherwood has determined that such property is no longer needed for municipal purposes; and

WHEREAS, the property was advertised for sale at public auction; and

WHEREAS, bids were taken at the public auction held on December 9, 2021 and a purchase agreement was signed with the highest bidder;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Sherwood, Defiance County, State of Ohio, with at least two-thirds of its members concurring, that:

SECTION 1: The purchase agreement is hereby approved and all actions of the Mayor, Village Administrator, Solicitor, and Fiscal Officer in advertising the property for sale, offering the property for sale at auction, negotiating the terms of the sale, and executing the purchase agreement are hereby ratified and approved.

SECTION 2: The Mayor, Village Administrator, Solicitor, and Fiscal Officer are hereby authorized and directed to take such further actions as are necessary to effect the sale of the property on terms substantially similar to those in the purchase agreement. Such actions include without limitation signing deeds, notices, disclaimers, and settlement statements.

SECTION 3: This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare and safety of the residents of the Village of Sherwood. The reason for the emergency is to ensure that the closing of the sale of the property occurs within the time frame specified in the purchase agreement.

SECTION 4: This Resolution shall be in full force and effect immediately upon passage.

Passed: 12-20-2021

Jackie D. Stantz
Mayor

Attest: Dawn Buspirk
Clerk of Council