

EMERGENCY ORDINANCE NO. 2021-49

AN ORDINANCE ACCEPTING A DONATION OF REAL PROPERTY FROM THE BOARD OF PARK COMMISSIONERS OF METROPARKS OF BUTLER COUNTY, OHIO FOR EASEMENT PURPOSES FOR THE GREAT MIAMI RIVER TRAIL, AND DECLARING AN EMERGENCY.

WHEREAS, MetroParks of Butler County was a supporting partner in the grant applications for the Great Miami River Trail; and

WHEREAS, MetroParks of Butler County is donating land for an easement related to the Great Miami River Trail; and

WHEREAS, Council desires to accept said donation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The donation of land to be used as an easement for the Great Miami River Trail by the MetroParks of Butler County is hereby accepted. The description of the land and terms and conditions of the donation shall be substantially similar to Exhibit "1" attached hereto and made a part hereof.

SECTION 2: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that Council desires to have the easements in place to avoid any delay in the completion of the Great Miami River Trail. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: October 12, 2021

ATTEST:

APPROVED:




Clerk of Council



Mayor

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Sunshine Law, Section 121.22 of the Ohio Revised Code.

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.



Clerk of Council
City of Monroe, Ohio

Easement Agreement
for Great Miami River Trail - Monroe Segment

THIS EASEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 2021, by and between the Board of Park Commissioners of MetroParks of Butler County, Ohio, a body politic and corporate created under Chapter 1545 of the Ohio Revised Code ("MetroParks"), and the City of Monroe, an Ohio municipal corporation (the "City").

RECITALS

A. MetroParks is the owner of certain real estate located in the City of Monroe, Butler County, Ohio (the "Property").

B. On the terms hereinafter set forth, MetroParks is willing to grant the City an easement over certain portions of the Property for public non-motorized transportation purposes and the City has agreed to accept the same.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. MetroParks hereby grants to the City a perpetual, non-exclusive easement (the "Easement") for use by the City and the public for non-motorized transportation purposes over and across that portion of the Property identified on Exhibit A attached hereto (the "Easement Area").

2. The Easement shall be for public non-motorized transportation purposes and shall include the right of the City, its employees and contractors, to enter upon the Easement Area to construct, repair, maintain, replace and relocate (within the Easement Area) a paved, shared-use path and related improvements (collectively, the "Trail Improvements"). The City shall also have the right to patrol and manage the Trail Improvements in accordance with City's procedures, rules and regulations. The City, its employees and contractors, shall be permitted to use motorized vehicles in the exercise of the rights listed in this paragraph.

3. The Easement is for the benefit of and useable by: (a) employees, agents and contractors of the City while performing its obligations under this Agreement; and (b) the general public while using the Trail Improvements for non-motorized transportation purposes.

4. The City, at its sole cost and expense, shall maintain, repair and replace the Trail Improvements located in the Easement Area as needed. All such maintenance, repair and replacement activities shall be completed in a good and workmanlike manner in accordance with all applicable laws, rules and regulations.

5. The City covenants that it will carry and maintain, at its sole cost and expense, commercial general liability insurance covering claims arising out of its use of the Easement Area with limits of at least One Million and 00/100 (\$1,000,000.00) Dollars per occurrence and \$2,000,000.00 in the aggregate. MetroParks shall be named as an additional insured on any such insurance policy.

6. All of the Recitals set forth at the beginning of this Agreement are hereby incorporated into and made a part of this Agreement.

7. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement and the covenants, restrictions and easement established in this Agreement shall be covenants running with the land.

8. This Agreement may be amended or modified only by a written instrument signed by the City and MetroParks.

9. This Agreement shall be governed by the laws of the State of Ohio, without application of its choice of law rules.

10. If any provision of this Agreement shall be held invalid or unenforceable, such holding shall not affect the validity or enforceability of any other provisions hereto, all of which other provisions shall, in such case, remain in full force and effect.

11. This Agreement and the Exhibit attached to it constitute the entire agreement of the parties hereto with respect to the subject matter hereof and supersede any and all prior memoranda, correspondence, conversations and negotiations in such regard.

The parties have executed this Agreement the day and year first above written.

Board of Park Commissioners of MetroParks
of Butler County, Ohio

By: _____

Jonathan R. Granville, Executive Director

Approved as to Form Only:

City Law Director

City of Monroe

By: _____

William J. Brock, City Manager

STATE OF OHIO, COUNTY OF BUTLER, SS:

This is an acknowledgment clause. No oath or affirmation was administered to signer. The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by, Jonathan R. Granville, the Executive Director of the Board of Park Commissioners of MetroParks of Butler County, a political subdivision of the State of Ohio, on behalf of the political subdivision.

Notary Public

[Seal]

This is an acknowledgment clause. No oath or affirmation was administered to signer. The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by William J. Brock, the City Manager of the City of Monroe, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public

[Seal]

This Instrument Prepared by MetroParks of Butler County

EASEMENT

Butler County Park District NKA Metroparks of Butler County, the Grantor(s), as a GIFT/DONATION to the Grantee, the City of Monroe, Ohio; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 4 SH

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800012000043

Prior Instrument Reference: Deed Book 1180, Page 59, Butler County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Butler County Park District NKA Metroparks Of Butler County by and through _____, the _____ of Butler County Park District Nka Metroparks Of Butler County, has hereunto subscribed _____ name on the _____ day of _____, _____.

BUTLER COUNTY PARK DISTRICT NKA
METROPARKS OF BUTLER COUNTY

By: _____

STATE OF OHIO, COUNTY OF BUTLER SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ of Butler County Park District Nka Metroparks Of Butler County, and who acknowledged the foregoing instrument to be the voluntary act and deed of said Butler County Park District Nka Metroparks Of Butler County. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

EXHIBIT A

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Ver. Date 06/05/2020

PID 109591

**PARCEL 4-SH
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3 and Section 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2885 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in O.R. 1180 Page 59 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet, a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) S15°07'20"W a distance of 918.14 feet to a point 77.49 feet right of Sta 268+74.73;
- 2.) S11°26'18"W a distance of 536.91 feet to a point 80.62 feet right of Sta 263+40.94;

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- 3.) S18°01'26"W a distance of 123.39 feet to a 5/8" iron pin found at the southeast corner of Lot 2885, being the northeast corner of Lot 3517, said point being 74.19 feet right of Station 262+17.72;

Thence along the north line of Lot 3517, N75°48'04"W a distance of 38.29 feet to the True Point of Beginning, said point being 35.89 feet right of Station 262+17.16;

Thence continuing along the north line of Lot 3517, N75°48'04"W a distance of 56.81 feet to a 5/8" iron pin found at the northwest corner of Lot 3517, said point being 20.91 feet left of Station 262+16.33;

Thence along the west lines of Lot 2885, the following seven courses:

- 1.) N16°14'11"E a distance of 122.21 feet to a point 18.35 feet left of Station 263+38.52;
- 2.) N12°11'41"E a distance of 539.09 feet to a point 14.41 feet left of Station 268+79.04;
- 3.) N15°21'12"E a distance of 910.04 feet to a point 14.17 feet left of Station 277+90.00;
- 4.) N05°55'44"E a distance of 366.44 feet to a point 16.41 feet left of Station 281+57.91;
- 5.) N07°47'49"E a distance of 242.83 feet to a 5/8" iron pin found 16.55 feet left of Station 283+99.96;
- 6.) N07°44'02"E a distance of 242.87 feet to a 5/8" iron pin found 43.89 feet left of Station 286+37.76;
- 7.) N15°13'12"E a distance of 98.66 feet to the northwest corner of Lot 2885, said point being 46.92 feet left of Station 287+36.37;

Thence along the north line of Lot 2885, S74°47'21"E a distance of 72.68 feet to a point 25.73 feet right of Station 287+36.61;

Thence along lines through Lot 2885, the following four courses:

- 1.) S12°18'06"W a distance of 429.69 feet to a point 35.03 feet right of Station 283+03.04;
- 2.) S05°55'26"W a distance of 497.68 feet to a point 40.23 feet right of Station 278+06.95;
- 3.) S14°46'17"W a distance of 1185.31 feet to a point 31.70 feet right of Station 266+22.92;
- 4.) S12°33'04"W a distance of 406.33 feet to the Point of Beginning, containing 3.317 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

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Gross Take 3.317 Acres
P.R.O. 0.000 Acres
Net Take 3.317 Acres

Auditors Parcel: C1800-012000-043

EASEMENT

Butler County Park District NKA Metroparks of Butler County, the Grantor(s), as a GIFT/DONATION to the Grantee, the City of Monroe, Ohio; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 10 SH-1, SH-2
BUT-GREAT MIAMI RIVER TRAIL
SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800018000035
Prior Instrument Reference: Decd Book 1180, Page 62, Butler County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Butler County Park District NKA Metroparks Of Butler County by and through _____, the _____ of Butler County Park District Nka Metroparks Of Butler County, has hereunto subscribed _____ name on the _____ day of _____, _____.

BUTLER COUNTY PARK DISTRICT NKA
METROPARKS OF BUTLER COUNTY

By: _____

STATE OF OHIO, COUNTY OF BUTLER SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ of Butler County Park District Nka Metroparks Of Butler County, and who acknowledged the foregoing instrument to be the voluntary act and deed of said Butler County Park District Nka Metroparks Of Butler County. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

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Rev. 06/09

Ver. Date 06/05/2020

PID 109591

**PARCEL 10-SH1
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2884 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in D.B. 1180 Page 62 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet, a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) N05°53'54E a distance of 370.01 feet to a point 71.86 feet right of Sta 281+54.66;
- 2.) N09°13'51"E a distance of 477.77 feet to a point 56.61 feet right of Sta 286+46.16;
- 3.) N15°32'12"E a distance of 93.20 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2829, said point being 54.33 feet right of Station 287+39.49;

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Thence along the north line of Lot 2885 and the south line of Lot 2829, N74°47'21"W a distance of 101.30 feet to the southwest corner of Lot 2829, said point being 46.92 feet left of Station 287+36.37;

Thence along west lines of Lot 2829, also being east lines of Lot 2805, the following three courses:

- 1.) N15°12'32"E a distance of 106.87 feet to a point 50.22 feet left of Station 288+43.19;
- 2.) N23°21'29"E a distance of 128.00 feet to a 5/8" iron pin found 36.37 feet left of Station 289+68.85;
- 3.) N33°07'04"E a distance of 372.33 feet to the northwest corner of Lot 2829, being the southwest corner of Lot 2884 and the True Point of Beginning, said point being 16.75 feet left of Station 293+34.01;

Thence along a west line of Lot 2884, N33°07'04"E a distance of 434.00 feet to a point 9.00 feet left of Station 297+67.95;

Thence continuing along a west line of Lot 2884, N40°23'42"E a distance of 111.09 feet to a point 23.18 feet right of Station 298+70.82;

Thence along a line through Lot 2884, S02°39'09"W a distance of 48.12 feet to a point 34.10 feet right of Station 298+30.14;

Thence continuing along a line through Lot 2884, S31°57'21"W a distance of 502.22 feet to a point in the south line of Lot 2884, said point being 31.91 feet right of Station 293+33.74;

Thence along the south line of Lot 2884, being the north line of Lot 2829, N57°35'21"W a distance of 48.66 feet to the Point of Beginning, containing 0.510 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

Gross Take	0.510 Acres
P.R.O.	0.000 Acres
Net Take	0.510 Acres
Auditors Parcel:	C1800-018000-035

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Ver. Date 06/05/2020

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**PARCEL 10-SH2
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2884 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in D.B. 1180 Page 62 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet. a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) N05°53'54"E a distance of 370.01 feet to a point 71.86 feet right of Sta 281+54.66;
- 2.) N09°13'51"E a distance of 477.77 feet to a point 56.61 feet right of Sta 286+46.16;
- 3.) N15°32'12"E a distance of 93.36 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2829, said point being 54.33 feet right of Station 287+39.49;

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Thence along the north line of Lot 2885 and the south line of Lot 2829, N74°47'21"W a distance of 101.30 feet to the southwest corner of Lot 2829, said point being 46.92 feet left of Station 287+36.37;

Thence along west lines of Lot 2829, also being east lines of Lot 2805, the following three courses:

- 1.) N15°12'32"E a distance of 106.87 feet to a point 50.22 feet left of Station 288+43.19;
- 2.) N23°21'29"E a distance of 128.00 feet to a 5/8" iron pin found 36.37 feet left of Station 289+68.85;
- 3.) N33°07'04"E a distance of 372.33 feet to the northwest corner of Lot 2829, being the southwest corner of Lot 2884, said point being 16.75 feet left of Station 293+34.01;

Thence along west lines of Lot 2884, the following four courses:

- 1.) N33°07'04"E a distance of 434.00 feet to a point 9.00 feet left of Station 297+67.95;
- 2.) N40°23'42"E a distance of 168.27 feet to a 5/8" iron pin found 54.86 feet right of Station 298+29.93;
- 3.) N44°30'00"E a distance of 700.17 feet to a point 108.48 feet right of Station 306+42.41;
- 4.) N42°20'12"E a distance of 566.56 feet to the True Point of Beginning, said point being 22.00 feet right of Station 312+69.88;

Thence continuing along west lines of Lot 2884, the following four courses:

- 1.) N42°20'12"E a distance of 186.21 feet to a point 20.74 feet left of Station 314+48.25;
- 2.) N38°49'45"E a distance of 166.57 feet to a point 16.16 feet left of Station 316+22.24;
- 3.) N20°19'55"E a distance of 138.86 feet to a 1" iron pin found 10.39 feet left of Station 317+63.58;
- 4.) N10°37'23"E a distance of 375.77 feet to a point 9.87 feet left of Station 321+47.36;

Thence along lines through Lot 2884, the following nine courses:

- 1.) S88°25'16"E a distance of 34.77 feet to a point 24.88 feet right of Station 321+46.19;
- 2.) S01°23'12"E a distance of 90.71 feet to a point 26.69 feet right of Station 320+55.93;
- 3.) S07°04'24"W a distance of 130.47 feet to a point 22.64 feet right of Station 319+33.16;
- 4.) S16°14'02"W a distance of 318.08 feet to a point 40.11 feet right of Station 316+19.19;
- 5.) S41°54'42"W a distance of 63.16 feet to a point 26.71 feet right of Station 315+62.17;
- 6.) S39°16'44"W a distance of 140.35 feet to a point 32.97 feet right of Station 314+27.46;
- 7.) S51°01'42"W a distance of 110.34 feet to a point 26.52 feet right of Station 313+23.75;

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- 8.) S23°44'04"W a distance of 75.38 feet to a point 80.06 feet right of Station 312+86.41;
- 9.) N30°57'41"W a distance of 62.52 feet to the Point of Beginning, containing 1.039 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

Gross Take	1.039 Acres
P.R.O.	0.000 Acres
Net Take	1.039 Acres

Auditors Parcel: C1800-018000-035