

ORDINANCE NO. 18, 2020

AN ORDINANCE AUTHORIZING THE VILLAGE OF ST. BERNARD TO CONSOLIDATE PARCELS 582-0005-0093, 582-0005-0066, 582-0005-0079, 582-0005-0067, 582-0005-0068 AND A VACATED PORTION OF CLAY STREET AND DECLARING AN EMERGENCY

WHEREAS, the Village of St. Bernard, State of Ohio ("Village") is the owner of record of the real property parcel numbers 582-0005-0093, 582-0005-0066, 582-0005-0079, 582-0005-0067, 582-0005-0068, and a recently vacated portion of Clay Street, all of which is included in the consolidated legal description attached hereto Exhibit "A" and as more particularly shown on the Consolidation Plat attached hereto as Exhibit "B"; and

WHEREAS, it is in the best interest of the Village to consolidate parcels 582-0005-0093, 582-0005-0066, 582-0005-0079, 582-0005-0067, 582-0005-0068, and the vacated portion of Clay Street into a single taxing parcel; now therefore

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ST. BERNARD, STATE OF OHIO, TWO-THIRDS OF THE MEMBERS THEREOF CONCURRING:

Section 1. That in conformity with its policy to promote the health, safety, morals and general welfare of its residents the Village shall cause to be consolidated the real property Parcel numbers; 582-0005-0093, 582-0005-0066, 582-0005-0079, 582-0005-0067, 582-0005-0068, and the recently vacated portion of Clay Street.

Section 2. That the Service Director is hereby authorized and requested to execute a deed and such other documents necessary to affect the within Ordinance.

Section 3. That this Ordinance shall be and is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety. The reason for this emergency is allow for the expedient transfer of the consolidated property to St. Bernard Community Improvement Corporation. Therefore, this Ordinance shall take effect immediately by and upon its passage, and the approval of two-thirds of the members of said Council. However, this Ordinance shall take effect on the earliest date provided if approved by no more than the majority of the members of Council and in that event, law sets the emergency provisions herein at naught.

Passed this 24 day of September, 2020.

Steve Adrach
President of Council

ATTEST:
M. Lee Rothman
Clerk of Council

certify this to be a true copy
of the original document
date: 9.24.2020
signature: M. Lee Rothman
Clerk of Council, St. Bernard, Ohio

Approved this 24 day of September, 2020.

[Signature]
Mayor

 ORIGINAL

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I, M. SUE KATHMAN, CLERK OF COUNCIL, VILLAGE OF ST. BERNARD, STATE OF OHIO, DO HEREBY testify that the publication of Ordinance No. 18, 2020, was made by posting true copies of the same in the most public places designated by Council: St. Bernard Square Bus Stop; Vine Street and Washington Avenue; Bertus Street Park; Greenlee Avenue and Johnson Alley; Park on Heger Drive; each for a period of fifteen (15) days or more commencing 9.24, 2020.

ATTEST: M. Sue Kathman DATE 9.24.2020
Clerk of Council

Approved as to form Sharon E. [Signature] Date 9.24.2020
Director of Law

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EXHIBIT "A"

by deed recorded in Official Record 12550, Page 309, record of the Hamilton County, Ohio Recorder's Office;

Thence, with the west line of said lands, and with the west line of lands conveyed to Belinda Pearl and Brennen Pearl by deed recorded in Official Record 10173, Page 269, record of the Hamilton County, Ohio Recorder's Office, South 12°20'00" West, 250.00 feet to the point of beginning.

Containing 1.2289 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description was prepared from a Consolidation Plat by McGill Smith Punshon, Inc. dated 25th of August, 2020. The bearings in the above description are based on Dedication Plat as recorded in Plat Book 168, Pages 48-49, record of the Hamilton County, Ohio Recorder's Office.

Prepared by: McGill Smith Punshon, Inc.
Date: 25 AUG 2020
MSP No.: 19579.00

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NOTES

NORTH BASED ON RECONCILIATION PLAT AS RECORDED IN PLAT BOOK 166, PAGES 48-49, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.
 OCCUPANCY IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
 MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 ALL PINS SET ARE 3/8" IRON REBAR, 30" IN LENGTH, CAPPED "MCGILL SMITH PUNSHON".
 SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.
 ALTHOUGH ONE COUNTY SURVEY CONTROL MONUMENT IS WITHIN A 1/2 MILE RADIUS OF THE PERIMETER OF THE SUBJECT PROPERTY - NO SECOND COUNTY SURVEY CONTROL MONUMENT LIES WITHIN A HALF MILE RADIUS OF THE SAID PERIMETER OR THE SAID FIRST COUNTY SURVEY CONTROL MONUMENT.



- LEGEND**
 MONUMENTS
 (CIRCLED) HIDDEN OVERLAPPING
 ○ EX. 3/8" IRON PIN
 ✦ EX. SPUR
 ✦ EX. METAL
 ✦ EX. NAIL
 ✦ EX. STONE
 □ EX. CONC. MARK
 --- EX. FENCE LINE
 ● 3/8" IRON PIN SET
 ● 1" IRON PIN SET
 ✦ SPUR SET
 ✦ METAL SET
 ✦ NAIL SET
 ■ CONC. NAIL SET



OWNER: THE CITY OF ST. BERNARD

PARCELS WITHIN CONSOLIDATION AND DEED REFERENCE -
 582-5-68 O.B. 3857, PG. 10
 582-5-67 O.B. 3857, PG. 10
 582-5-69 O.B. 13294, PG. 1927
 582-5-69 O.B. 13294, PG. 1927
 582-5-70 O.B. 3833, PG. 105
 582-5-71 O.B. 3820, PG. 148 (1/9 INT.)
 O.B. 3820, PG. 151 (1/9 INT.)
 O.B. 3820, PG. 543 (7/9 INT.)
 582-5-66 O.B. 13294, PG. 1927
 582-5-63 O.B. 1165, PG. 525
 582-5-64 O.B. 1165, PG. 525
 INCLUDING VACATED CLAY ST. - ORD. 64, 1973

I, (OR WE), THE OWNERS OF THE TRACT OF LAND SHOWN ON THIS PLAT OF SURVEY, DEPOSE THAT THIS TRACT IS DIVIDED AS TWO OR MORE ITEMS OR PARCELS ON THE HAMILTON COUNTY AUDITORS TAX LIST AND THE HAMILTON COUNTY AUDITORS TAX MAPS. I OR WE HEREBY REQUEST THE HAMILTON COUNTY AUDITORS TO CONSOLIDATE SAID ITEMS OR PARCELS INTO ONE ENTRY ON THE HAMILTON COUNTY AUDITORS TAX LIST, AND ALSO TO REMOVE AND DELETE FROM THE HAMILTON COUNTY AUDITORS TAX MAPS, THE LINES WHICH DIVIDE SAID PARCELS ON SAID TAX MAPS AND SHOW THE COURSES AND DISTANCES OF THIS SURVEY AS THE BOUNDARY OF THE COMBINED TRACT OF LAND, IF THIS REQUEST IS GRANTED, WE AGREE TO DESCRIBE ANY PART OF ALL OF THE TRACT SHOWN HEREON FOR FUTURE CONVEYANCING PURPOSES BY METES AND BOUNDS SO THAT SUCH DESCRIPTION SHALL BE JUREZABLE WITH THE SURVEY HEREON. WE ALSO AGREE TO RECORD THIS SURVEY IN THE HAMILTON COUNTY RECORDER'S OFFICE. WE ALSO CERTIFY THAT THERE ARE NO DELINQUENT TAXES AGAINST THE ABOVE DESCRIBED PROPERTY AND IT IS IN ONE TAXING DISTRICT.

WITNESS: _____ SIGNED: _____
 AS TO ALL _____
 AS TO ALL _____

STATE OF OHIO S.S. _____
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, _____, PERSONALLY APPEARED _____, THE _____ OF _____,

AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HEREBY SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

CONSOLIDATION PLAT
 SECTION 11, TOWN 3, FRACTIONAL RANGE 2
 VILLAGE OF ST. BERNARD
 HAMILTON COUNTY, OHIO

JOHN E. WRIGHT'S LUDLOW GROVE SUBDIVISION
 MADE BY D.W. STROCKLAND, MASTER COMMISSIONER
 P.B. 74, P. 388 - CASE NO. 51582
 HAMILTON COUNTY, COMMON PLEAS COURT

Date	25 AUG 2020	MSP DESIGN McGill Smith Punshon
Scale	1" = 30'	
Drawn By	1:MSB	4 Arch/Engineer 3780 Park 42 Drive 4 Engineering Suite 1000 4 Land Survey Architecture 4320 4 Planning 4320 4 Survey 4320
Checked	1:MSB	
Project Number	15579.00	Checked OH 4320
Sheet No.	1 / 1	Phone 513.735.0000

CLOSURE

Course Summary	178160.700'
Precision: 1 part in:	0.000'
Error distance:	N 28728.387 E
Error direction:	1.2288 course
Square area:	33030.489
Perimeter:	1038.800'
Point of Beginning	
Course	10878.2158'
Bearing	6469.7730'
Side 1 Line	
Direction	N 85°53'50" W
Distance	138.940'
Course	10541.1037'
Bearing	6469.6203'
Side 2 Line	
Direction	N 01°05'00" E
Distance	162.822'
Course	10344.5622'
Bearing	6682.4156'
Side 3 Line	
Direction	N 12°20'00" E
Distance	158.580'
Course	10378.4498'
Bearing	3537.4440'
Side 4 Line	
Direction	N 89°11'40" E
Distance	123.560'
Course	10710.0488'
Bearing	8860.1582'
Side 5 Line	
Direction	S 12°20'00" W
Distance	125.000'
Course	10693.2422'
Bearing	8737.3646'
Side 6 Line	
Direction	S 67°56'50" E
Distance	80.000'
Course	10733.1183'
Bearing	6794.0585'
Side 7 Line	
Direction	S 17°30'00" W
Distance	250.000'
Course	10978.2785'
Bearing	6469.7731'

