

ORDINANCE NO. 20-018

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT A 1.66 ACRE PARCEL OF LAND FROM THE PAUL E. RUFF AND PAULINE A. RUFF TRUST AND DEDICATING SUCH LAND AS RIGHT OF WAY FOR PUBLIC USE AND TO DECLARE AN EMERGENCY.

WHEREAS, the Paul E. Ruff and Pauline A. Ruff Trust own a 1.66-acre parcel of land which is encumbered in whole by a highway easement for US 33; and

WHEREAS, this parcel is adjacent to the City of Canal Winchester's corporate limits and will allow for the City to extend its corporate boundaries to this parcel and other adjacent parcels which will be of benefit to the City of Canal Winchester;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Council does hereby accept a 1.66-acre parcel of land described in Exhibit A and depicted in Exhibit B as right of way for public use.

Section 2. That Council hereby authorizes and directs the Law Director to record and appropriate General Warranty Deed from The Paul E. Ruff and Pauline A. Ruff Trust, evidencing the acceptance of the parcel and the right-of-way dedicated as authorized herein.

Section 3. That this ordinance hereby is declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare and specifically for the reasons set forth in the preamble hereto; wherefore, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED 4/6/2020


PRESIDENT OF COUNCIL

ATTEST 
CLERK OF COUNCIL

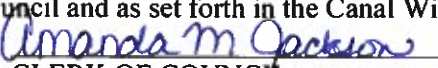

MAYOR

DATE APPROVED 4-7-2020

APPROVED AS TO FORM:


LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.


CLERK OF COUNCIL

Portion above reserved for State of Ohio Auditor, Engineer and Recorder's Offices use

GENERAL WARRANTY DEED

(R.C. § 5302.05 and 5302.06)

THE PAUL E. RUFF AND PAULINE A. RUFF TRUST (“GRANTOR”), for valuable consideration paid, grants with general warranty covenants to the **CITY OF CANAL WINCHESTER, OHIO** (“GRANTEE”), an Ohio municipal corporation, whose tax mailing address is 36 South High Street, Canal Winchester, Ohio 43110, the following **REAL PROPERTY**:

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester:

Being a 1.66 +/- acre parcel of land, as described with more particularity in the legal description and accompanying property card, attached hereto as Exhibits A and B and incorporated herein by reference, the premises hereby conveyed to be used for right-of-way purposes, including but not limited to streets, utilities, and multi-use paths, as should be approved by the City.

INSTRUMENT REFERENCES: INSTRUMENT NUMBER 200900019400, O.R. BOOK 1528, PAGES 1283-84, OF RECORD IN THE OFFICE OF THE RECORDER OF FAIRFIELD COUNTY, OHIO

PARCEL NUMBER: PARCEL 042-03788-00

This conveyance is made subject to and with the benefit of conditions, easements, and restrictions of record, and subject to taxes and assessments now or hereafter a lien, which taxes and assessments Grantee herein assumes and agrees to pay.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE NEXT PAGE}

EXECUTED on this _____ day of _____, 2020.

GRANTOR

THE PAUL E. RUFF AND PAULINE A. RUFF TRUST

BY: _____

ITS: _____

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED that on this _____ day of _____, 2020, before me, the subscriber, a Notary Public in and for said County, personally came the above named PAUL E. RUFF AND PAULINE A. RUFF TRUST the _____ of Grantor in the foregoing General Warranty Deed, and acknowledged the signing of the same to be his/her voluntary act and deed.

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

Notary Public

*This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

200900019400
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOODD
10-22-2009 At 11:39 am.
DEED 28.00
OR Book 1528 Page 1283 - 1284

Winchester Trace Sec 1-1

REAL ESTATE CONVEYANCE

TRANSFERRED

FEE \$ _____

OCT 22 2009

EXEMPT # T

Barbara Curtiss
AUDITOR, FAIRFIELD COUNTY, OHIO

Barbara Curtiss
County Auditor, Fairfield County, Ohio

QUIT CLAIM DEED
O.R.C. §5302.11

KNOW ALL MEN BY THESE PRESENTS That **Paul E. Ruff and Pauline A. Ruff, husband and wife**, of Fairfield County, State of Ohio, for valuable consideration paid, hereby GRANT to **Paul E. Ruff and Pauline A. Ruff, co-Trustees of The Paul E. Ruff and Pauline A. Ruff Trust dated October 14th, 2009**, whose tax-mailing address is 125 Beaty Court Canal Winchester, Ohio 43110, in the following real property:

PARCEL ONE:

Situated in the County of Fairfield in the State of Ohio and in the Village of Canal Winchester:

Being Lot No. 1 of Beaty Court Addition, as recorded in Plat Cabinet 10, Slot 115 in the office of the Recorder of Fairfield County, Ohio.

Parcel #042-03782-00

Property Address: 125 Beaty Court, Canal Winchester, OH 43130

Last Ref.: Volume 364, Page 350, Deed Records of Fairfield County, Ohio.

PARCEL TWO:

Situated in the County of Fairfield in the State of Ohio and in the Township of Violet, and now in the Village of Canal Winchester, and bounded and described as follows: Being in the Northwest Quarter of Section 29, Township 15, Range 20, Congress Lands and being a part of the premises conveyed to Oscar W. Jepsen as recorded in Deed Book 208, Page 321, Recorder's Office, Fairfield County, Ohio. More particularly bounded and described as follows:

Beginning at a cross cut in a concrete apron at the intersection of the center line of U.S. Rt. 33 with the west line of the above mentioned quartersection and Fairfield County:

Thence along the center line of U.S. Rt. 33 with a curve to the right having a radius of 4927.15 feet to a concrete monument at the end of said curve, the chord of which bears S 57° 46' 10" E. a distance of 1121.92 feet;

Thence S. 52° 20' E., continuing along the center line of U.S. Rt. 33, a distance of 139.60 feet to an iron pipe in the south line of said Jepsen lands;

Thence S. 89° 58' W. along the south line of the Jepsen lands, a distance of 1058.92 feet to an iron pipe at the southeast corner of said Jepsen lands and in the west line of said quartersection and County;

Page (2)

Thence N. 00° 03' W. along the west line of said quartersection, County and Jepsen lands, a distance of 684.31 feet to the place of beginning. Containing 8.488 acres and being subject to a highway easement for U.S. Rt. 33, which occupies 2.019 acres.

The above description prepared by Louis F. Haines, Surveyor.

EXCEPTING Beaty Court Addition as recorded in Plat Cabinet 10, Page 115. Also **EXCEPTING** a portion of Winchester Trace Section 1 as recorded in Plat Cabinet 1 Slot 93. Also **EXCEPTING** a portion of Winchester Trace Section 2, as recorded in Plat Cabinet 1, Slot 115. Leaving 1.66 acres as carried on the Auditor's Card.

Parcel # 042-03788-00 (carried on the Auditor's card as 1.66 acres)
Property Address: Beaty Court, Canal Winchester, Ohio.

Last Ref.: Volume 362, Page 139, in the Recorder's Office of Fairfield County, Ohio.

PARCEL THREE:

Situated in the County of Fairfield in the State of Ohio and in the Village of Canal Winchester:

Being Lot Number One (1) of WINCHESTER TRACE SECTION 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 1, Slot 93, Recorder's Office, Fairfield County, Ohio.

Parcel # 042-03789-00, Property Address: 164 Kramer Street, Canal Winchester, Ohio.

Last Ref.: Volume 592, Page 773, Deed Records of Fairfield County, Ohio.

This instrument is executed and delivered by the grantor(s) and accepted by the grantee(s) subject to the same conditions and restrictions contained in former instruments of record concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

Paul E. Ruff and Pauline A. Ruff, Grantors, release all rights of dower to the real estate being conveyed herein.

Signed this 14th day of October, 2009.

Paul E. Ruff
Paul E. Ruff

Pauline A. Ruff
Pauline A. Ruff

State of Ohio, County of Fairfield, ss:

Before me, a notary public, in and for said County and State, personally appeared the above named **Paul E. Ruff and Pauline A. Ruff, husband and wife**, who acknowledged the signing of the foregoing instrument and that the same is by free act and deed.

14 In Testimony Whereof, I have hereunto set my hand and official seal, at Lancaster, Ohio, this day of October, 2009.



CRAIG M. VANDERVOORT
Notary Public, State of Ohio
Lifetime Commission as Attorney

Craig M. Vandervoort
Notary Public

Prepared by Stetson & Vandervoort Ltd
123 S. Broad St., Suite 211
Lancaster, Ohio 43130

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.
BY AB DATE 10/20/09
042-03782.00
042-03788.00
042-03789.00

Property Record Card (Fairfield County, Ohio)

Parcel: 0370241000 Card: 0

Owner	RUFF PAUL E & PAULINE A CO TRUSTEES PAUL E & PAULINE A RUFF TRT DTD 10-14-09
Address	0 BEATY CT
Land Use	(501) R - RESIDENTIAL, 0-9.999 AC
Class	RESIDENTIAL
Legal Description	R 20 T 15 S 29 NW ROW

MAP



LAND

Desc.	Front	Depth	Acreage	SqFt	Value
RIGHT OF WAY	0	0	1.66	N/A	\$0

VALUATION

	Appraised	Assessed
Land Value	\$0	\$0
Building Value	\$0	\$0
Total Value	\$0	\$0
CAUV Value		\$0
Taxable Value		\$0

PERMITS

SALES

Date	Buyer	Seller	Price	Validity
10/22/2009	RUFF PAUL E & PAULINE A CO TRUSTEES	RUFF PAUL E	\$0.00	1 - MULTI-PARCEL