



Terry Emery

**RESOLUTION 012-2022**

TO AUTHORIZE THE CITY OF MARYSVILLE TO ADVERTISE FOR SALE CERTAIN REAL PROPERTY DESCRIBED AS PARCEL #1500380230000 ON 7901 INDUSTRIAL PARKWAY, PLAIN CITY, OHIO 43064

WHEREAS, the City owns marketable title to approximately +/- 1.007 acres of certain real property described as Parcel #1500380230000, Map #1460201006000 and is located on Industrial Parkway in Plain City, Ohio. The legal description and current Deed of the property is attached and incorporated herein as Exhibit A; and

WHEREAS, the aforementioned described property is not needed for any municipal purpose other than existing water and sewer line uses that will be retained by easement; and

WHEREAS, the City has obtained an appraisal of said property; and

WHEREAS, the City desires to sell the property; now, therefore

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:**

SECTION I. The City is authorized to advertise for sale the above described property once a week for five (5) consecutive weeks in accordance with Section 721.03 of the Ohio Revised Code.

1<sup>st</sup> Reading: August 22, 2022

\_\_\_\_\_  
PRESIDENT OF COUNCIL

Passed: August 22, 2022

APPROVED AS TO FORM:

Law Director Date 8/19/22

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

201504270003057 4/27/2015  
Pages: 2 F: \$28.00 11:45 AM  
Teresa Markham T20150002013  
Union County Recorder DOC: DEED

TRANSFERRED

APR 27 2015

ANDREA WEAVER, AUDITOR  
This conveyance has been examined and the Grantor  
complied with Section 319.202 of the Revised Code  
FEE \$ 380.00 14  
EXEMPT

Warranty Deed - Ohio  
Statutory Form

KNOW ALL MEN BY THESE PRESENTS

THAT

TORIN E. SHEPHERD, UNMARRIED

of Union County, State of Ohio, for valuable consideration paid, grants

with GENERAL WARRANTY COVENANTS to

CITY OF MARYSVILLE, an Ohio municipal corporation

whose tax mailing address is

209 S. Main Street, Marysville, OH 43040

the following real property:

Real estate situated in the Township of Jerome, VMS Nos. 6595, 6596 and 7073, County of Union, State of Ohio, and containing 1.007 acres, more or less, as further bounded and described on Exhibit A, attached hereto and incorporated herein

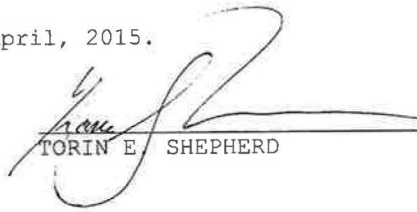
Parcel No. 15-0038023.0000 Map No. 146-02-01-006.000

Commonly known as: 7901 Industrial Parkway, Plain City, OH 43064

EXCEPT FOR EASEMENTS, RESTRICTIONS OF RECORD, ZONING ORDINANCES, AND REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2015.

Prior Instrument Reference: Official Records Instrument No. 201504080002546

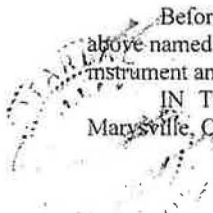
Executed this 24<sup>th</sup> day of April, 2015.


  
TORIN E. SHEPHERD

STATE OF OHIO  
COUNTY OF UNION, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named **Torin E. Shepherd, unmarried**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Marysville, Ohio, this 24<sup>th</sup> day of April, 2015.



  
NOTARY PUBLIC  
My Commission has no Expiration Date  
\$147.03 R.C.

Tina Owens-Ruff, Attorney at Law  
Notary Public - STATE OF OHIO  
This instrument prepared by:

ALLEN, YURASEK, MERKLIN & OWENS-RUFF LLC  
Attorneys at Law

EXHIBIT A

Real estate situated in the Township of Jerome, VMS Nos. 6595, 6596 and 7073, County of Union, State of Ohio, and bounded and described as follows:

Beginning at a point in the centerline of U.S. Highway 33, which point is S 42°34' E, a distance of 550.00 feet from the northeast corner of Ross Frazier tract and measured along the centerline of said highway;

Thence S 42°34' E, a distance of 100.02 feet along centerline of said highway to a point;

Thence S 57°45' W a distance of 451.51 feet to an iron pin, passing an iron pin at 30.5 feet;

Thence N 33°55' W a distance of 49.21 feet to an iron pin;

Thence N 42°34' W a distance of 50.00 feet to an iron pin;

Thence N 57°45' E a distance of 444.00 feet to the point of beginning, passing an iron pin at 413.50 feet and **containing 1.007 acres**, more or less.

Being a part of the premises conveyed to the grantors by deed recorded in Volume of Deeds 195, Page 619 of the records of Union County, Ohio. The above described tract is known as Parcel No. 6, as recorded in the Union County Surveyors Record Volume 7, Pages 16 and 17.

Of the above described real estate there is .21 acres in VMS 6595 and .147 acres in VMS 7073 and .65 acres in VMS 6596.

EXISTING DESCRIPTION  
ACCEPTABLE FOR TRANSFER  
DATE 4/23/15 SB  
JEFF STAUGH UNION CO. ENG