

**CITY OF XENIA, OHIO
ORDINANCE 2023 – 02**

**APPROVING THE SALE AND CONVEYANCE OF THE CITY-OWNED PROPERTY AT
130 E. CHURCH STREET (0.9537 ACRES) TO DR. PAUL SOHL**

WHEREAS, Section 4.01 G.(2) of the City Charter grants this Council the power to convey any real property owned by the City when Council has made a determination that the property is not needed for any municipal purpose and upon the adoption of an ordinance approving such conveyance;

WHEREAS, Council, by Resolution 2022-EE passed on May 26, 2022, determined that the property at 130 E. Church Street is not needed for any municipal purpose and authorized the listing of said property for sale;

WHEREAS, Dr. Paul Sohl has made an offer to purchase said property, consisting of approximately 0.9537 acres, for \$350,000; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City to authorize the sale and conveyance of said property to Dr. Paul Sohl.

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least four (4) members of the City Council concurring, that:

Section 1. The sale and conveyance of the City-owned property at 130 E. Church Street, consisting of 0.9537 acres more or less, as shown in the attached Exhibit A, to Dr. Paul Sohl in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) is hereby approved.

Section 2. The City Manager is authorized to execute a deed and any other documents necessary for the sale and conveyance of said property.


Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC 121.22.

Section 4. This Ordinance shall be effective on March 11, 2023.

Introduced: January 26, 2023
Adopted: February 9, 2023

Attest:


Michelle D. Johnson
City Clerk


Wesley E. Smith
Vice President, Xenia City Council

TRACT II
DESCRIPTION OF 0.9537 ACRES

Located in Virginia Military Survey 2243, City of Xenia, Greene County, Ohio and being a part of the 1.83 acres conveyed to the City of Xenia by Deed Book 555, Page 968 of the Records of Greene County, Ohio.

Commencing at a 5/8" iron pin found, being the southeast corner of Lot 1 of Frank W. Dodds' Addition to the City of Xenia as shown in Plat Cabinet 31, Page 266B-267A, said 5/8" iron pin also being in the West Right-of-Way of Edison Boulevard (80' R/W)

Thence with the West Right-of-Way of said Edison Boulevard, the East line of said City of Xenia's 1.83 acre tract, S 06°18'38" E 15.00' to a 5/8" iron pin set being the TRUE POINT OF BEGINNING of the hereinafter described 0.9537 acre tract;

Thence continuing with the West Right-of-Way of said Edison Boulevard S 06°18'38" E 185.00' to a 5/8" iron pin set at the intersection of the West Right-of-Way of said Edison Boulevard and the North Right-of-Way of East Church Street (59.5' R/W);

Thence continuing with the North Right-of-Way of said East Church Street, S 83°41'22" W 218.96' to a 5/8" iron pin set;

Thence on a new division line, N 06°18'38" W 200.00' to a 5/8" iron pin set into the North line of said City of Xenia 1.83 acre tract, also being the South line of Lot 11 of said Frank W. Dodds' Addition;

Thence with the South line of said Lot 11, N 83°41'22" E 68.96' to a 5/8" iron pin set being the southeast corner of said Lot 11 and the southwest corner of said Lot 1;

Thence on a new division line the following two (2) calls:

1. S 06°18'38" E 15.00' to a 5/8" iron pin set;
2. N 83°41'22" E 150.00' returning to the TRUE POINT OF BEGINNING;

Containing 0.9537 acres, more or less, and being subject, however, to all covenants, conditions, restrictions, reservations and easements of record.

The above description was prepared from the results of a field survey made by Prism Surveys, LLC., Kenneth W. Boutwell, Ohio Registered Surveyor No. 8211 in July of 2022. Iron pins found are 5/8" diameter. Iron pins set are 5/8" diameter, 30 inches in length with a pink plastic cap stamped Prism Surveys, LLC., set flush with the ground. Bearings are based on NAD 83 (2011)

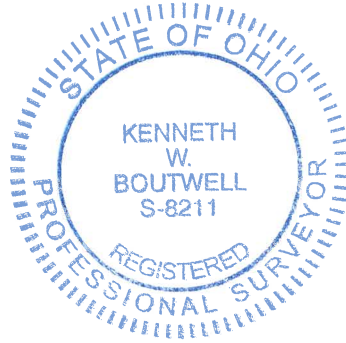
State Plane Coordinates (SPC) derived from differential GPS satellite observations. Ground distances were used.

Prior Deed Reference: Deed Book 555, Page 968 of the Records of Greene County, Ohio.

Prism Surveys, LLC.



Kenneth W. Boutwell, P.S.
Ohio Registration Number S-8211
Job Number 22-004



**APPROVED
CITY OF XENIA**

SEP 27 2022

Sign: _____

City Planner