

**CITY OF XENIA, OHIO  
ORDINANCE 2023 – 04**

**APPROVING THE SALE AND CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY AT  
XENIA TOWNE SQUARE (LOT 1 OF XENIA TOWNE SQUARE REDEVELOPMENT  
PROJECT NO. 1), INCLUDING THE BUILDING LOCATED THEREON, AND ALL RIGHT  
AND TITLE TO ANY LEASES, TO DILLIN, LLC**

**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-III passed on September 22, 2022, determined that the properties known as Xenia Towne Square are not needed for any municipal purpose and authorized the City Manager to negotiate the sale of such properties, in whole or in part;

**WHEREAS**, Dillin, LLC, has made an offer to purchase the part of the property at Xenia Towne Square, known as Lot 1 of the Xenia Towne Square Redevelopment Project No. 1, consisting of 2.339 acres more or less, including the building thereon and the leases of any tenants in the building, for \$575,000; 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 and leases to Dillin, LLC.

**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 a portion of the City-owned property at Xenia Towne Square, known as Lot 1 of the Xenia Towne Square Redevelopment Project No. 1, consisting of 2.339 acres more or less, as described in the attached Exhibit A, including the building thereon, and the assignment of any leases of any tenants in said building, to Dillin, LLC, 155 W. Central Avenue, Springboro, Ohio 45066, in the amount of Five Hundred Seventy Five Thousand Dollars (\$575,000) is hereby approved.

**Section 2.** The City Manager is authorized to execute the Purchase Agreement, upon such terms and conditions as are approved by the Law Director, the deed, the lease assignments, and any other documents necessary for the sale and conveyance of said property.

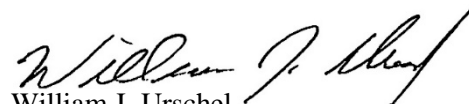
**Section 3.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the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

**Section 4.** This Ordinance shall be effective on April 8, 2023.

Introduced: February 23, 2023  
Adopted: March 9, 2023

Attest:

  
Michelle D. Johnson  
City Clerk

  
William J. Urschel  
President, Xenia City Council

STATE OF OHIO, COUNTY OF GREENE, CITY OF XENIA  
V.M.S. NO. 2243  
VIRGINIA MILITARY DISTRICT

0 25' 50'  
SCALE: 1"=50'



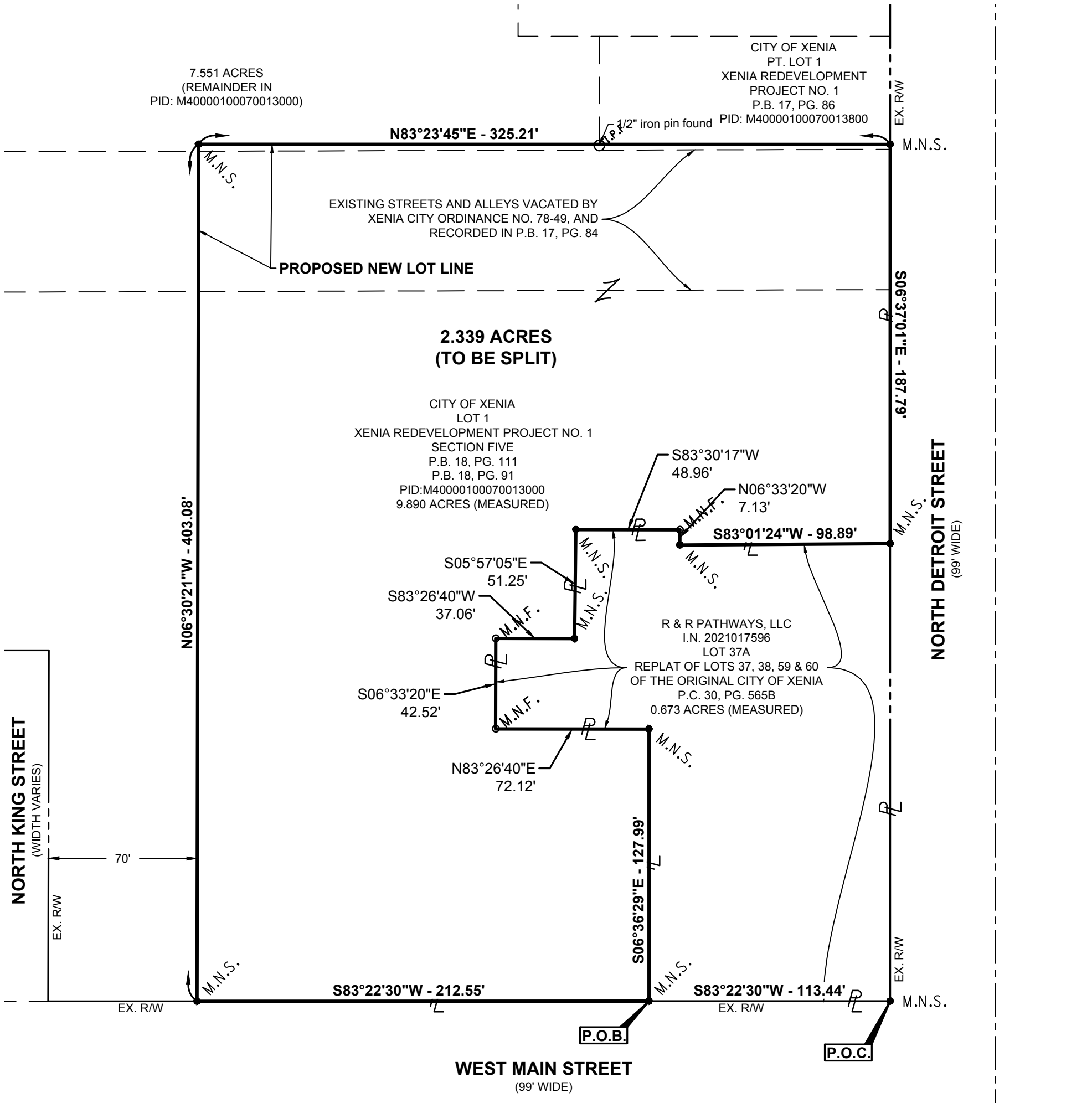
VICINITY MAP  
NO SCALE

**BASIS OF BEARINGS**

Bearings described hereon are measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

**LEGEND**

- I.P.F. Iron Pin Found
- I.P.S. Iron Pin Set
- M.N.F. Mag Nail Found
- M.N.S. Mag Nail Set



This boundary survey plat was prepared under the direct supervision of Michael J. Ward, Registered Professional Land Surveyor Number 8808, is based on an actual field survey performed by American Structurepoint, Inc. in February 2023, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael J. Ward \_\_\_\_\_ Date  
Professional Land Surveyor 8808



2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231  
TEL 614.901.2236 | FAX 614.901.2236  
www.structurepoint.com

GRANTOR: \_\_\_\_\_  
GRANTEE: \_\_\_\_\_  
LOCATION: V.M.S. NO. 2243  
VIRGINIA MILITARY DISTRICT  
CITY OF XENIA  
GREENE COUNTY, OHIO  
DATE: FEBRUARY 22, 2023

SURVEYED BY: \_\_\_\_\_  
MICHAEL J. WARD  
REG. SURVEYOR NO. 8808  
APPROVED BY GREENE COUNTY ENGINEER  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
ZONING \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF XENIA \_\_\_\_\_ DATE \_\_\_\_\_

**DESCRIPTION OF 2.339 ACRES**

Situated in the State of Ohio, County of Greene, City of Xenia, being located in Virginia Military Survey Number 2243, and being a part of Lot 1 of Xenia Redevelopment Project No. 1 section Five, as numbered and delineated on the record plat thereof, on file in Plat Book 18, page 91 and Plat Book 18, Page 111, said lot owned and platted by **City of Xenia, Ohio** (see Plat Book 17, Page 86 for source of title), all records referenced herein are on file at the Office of the Recorder for Greene County, Ohio, and being further bounded and described as follows:

Commencing for reference at a MAG nail set at the intersection of the north right-of-way line for West Main Street (99 feet wide) and the west right-of-way line for North Detroit Street (99 feet wide), being the southeast corner of Lot 37A of Replat of Lots 37, 38, 59 & 60 of the Original City of Xenia, as numbered and delineated on the record plat thereof, on file in Plat Cabinet 30, Page 565B, said lot conveyed to R & R Pathways, LLC, of record in Instrument Number 2021017596;

Thence **South 83 degrees 22 minutes 30 seconds West**, along the north right-of-way line for said West Main Street, along the south line of said Lot 37A, a distance of **113.44 feet** to a MAG nail set at the southwest corner of said Lot 37A, being the southeast corner of said Lot 1, and being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 83 degrees 22 minutes 30 seconds West**, continuing along the north right-of-way line for said West Main Street, along the south line of said Lot 1, a distance of **212.55 feet** to a MAG nail set;

Thence **North 06 degrees 30 minutes 21 seconds West**, across said Lot 1 along a new division line, a distance of **403.08 feet** to a MAG nail set;

Thence **North 83 degrees 23 minutes 45 seconds East**, continuing across said Lot 1, (passing at a distance of 188.41 feet a ½ inch iron pin found offline 0.55 feet to the south and thence along the south line of the remainder of Lot 1 of Xenia Redevelopment Project No. 1, as numbered and delineated on the record plat thereof, on file in Plat Book 17, Page 86), a total distance of **325.21 feet** to a MAG nail set at a northeast corner of said Lot 1 (Xenia Redevelopment Project No. 1 Section Five), being the southeast corner of the remainder of said Lot 1 (Xenia Redevelopment Project No. 1), and being on the west right-of-way line for said North Detroit Street;

Thence **South 06 degrees 37 minutes 01 second East**, along the east line of said Lot 1 (Xenia Redevelopment Project No. 1 Section 5), along the west right-of-way line for said North Detroit Street, a distance of **187.79 feet** to a MAG nail set at a southeast corner of said Lot 1, being the northeast corner of said Lot 37A;

Thence along the common boundary between said Lot 1 and said Lot 37A, along the following eight (8) described courses:

1. **South 83 degrees 01 minute 24 seconds West**, a distance of **98.89 feet** to an MAG nail set;
2. **North 06 degrees 33 minutes 20 seconds West**, a distance of **7.13 feet** to an MAG nail found;
3. **South 83 degrees 30 minutes 17 seconds West**, a distance of **48.96 feet** to a MAG nail set;
4. **South 05 degrees 57 minutes 05 seconds East**, a distance of **51.25 feet** to a MAG nail set;
5. **South 83 degrees 26 minutes 40 seconds West**, a distance of **37.06 feet** to a MAG nail found;
6. **South 06 degrees 33 minutes 20 seconds East**, a distance of **42.52 feet** to a MAG nail found;
7. **North 83 degrees 26 minutes 40 seconds East**, a distance of **72.12 feet** to a MAG nail set;
8. **South 06 degrees 36 minutes 29 seconds East**, a distance of **127.99 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **2.339 acres** out of Greene County Auditor's parcel number M40000100070013000.

Bearing described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

The above description was prepared by Michael J. Ward, Registered Professional Surveyor Number 8808, is based on an actual survey of the premises performed under my direction, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

\_\_\_\_\_  
Michael J. Ward  
Registered Professional Surveyor No. 8808

\_\_\_\_\_  
Date