

RECORD OF ORDINANCES

Ordinance No. 4-27-2025

Passed 4-3, 2025

AN ORDINANCE DECLARING THE INTENT TO VACATE ALLEY NO. 1 LOCATED IN THE WEST RIGHT-OF-WAY OF PICKAWAY STREET AND OHIO STREET BEING THE SOUTHEAST CORNER OF ORIGINAL LOT 18 IN THE HUSTON'S SECOND ADDITION TO CIRCLEVILLE.

WHEREAS, Council of the City of Circleville desires to vacate Alley No. 1 located in the west right-of-way corner of Pickaway Street and Ohio Street being the southeast corner of original Lot 18 in the Huston's Second Addition to Circleville; and

WHEREAS, notice of the intention of Council to vacate this alley is not required in that the property owners which abut that portion of the alley proposed to be vacated have submitted consents to the vacation of this alley, thereby waiving the need for such notice as permitted by Section 723.06 of the Ohio Revised Code; and

WHEREAS, on December 4, 2024, the City of Circleville Planning and Zoning Commission recommended the vacation of this alley; and

WHEREAS, the Council of the City of Circleville, after due investigation and consideration, has determined that good cause for such vacation exists, that it will not be detrimental to the general interest and such vacation should be made;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AS FOLLOWS:

SECTION I. That pursuant to Ohio Revised Code Section 723.05 et. seq. Alley No. 1 located in the west right-of-way corner of Pickaway Street and Ohio Street being the southeast corner of original Lot 18 in the Huston's Second Addition to Circleville should be, and the same hereby is, vacated.

SECTION II. That after the approval of this vacation, the following described property shall be added to the adjacent property currently owned by Circleville Investments Group, LLC known as Lot 18 of Huston's Second Addition, being parcel no. A05-4-091-00-003-00:

Situated in the City of Circleville, County of Pickaway, State of Ohio, Being part of Alley 1 in Huston's Second Addition to Circleville, described in Plat Book 2, Page 118, in the Pickaway County Recorder's Office; being more particularly bounded and described as follows:

See attached Exhibit "A" for complete legal description.

SECTION III. That the City of Circleville reserves the rights to all existing easements of record.

SECTION IV. That the Clerk of the Council of the City of Circleville shall undertake to record, survey or do any other act required to comply with the laws of the State of Ohio concerning vacation of this alley including the recording of this ordinance and the making of marginal entries on all deeds abutting said vacation.

SECTION V. That this ordinance shall take effect and be in force from and after the earliest period permitted by law.

PASSED: 4-3-2025
DATE

Baugh Kelle
PRESIDENT OF COUNCIL

ATTEST: Melissa J. ...
CLERK OF COUNCIL

APPROVED: 4-3-2025
DATE

Richard Y. Benton
MAYOR

APPROVED AS FORM:
Kendra C. Kinney
KENDRA C. KINNEY - LAW DIRECTOR

Legal Description
City of Circleville, Pickaway County, Ohio
Alley 1 Vacation 0.027 Acres

Situated in the City of Circleville, County of Pickaway, State of Ohio, Being part of Alley 1 in Huston's Second Addition to Circleville, described in Plat Book 2, Page 118, in the Pickaway County Recorder's Office; being more particularly bounded and described as follows:

Beginning for reference at an **Iron Pipe Found** in the west right-of-way line of Pickaway Street, being the north right-of way of Ohio Steet, also being the southeast corner of Lot 18 in the Huston's Second Addition to Circleville;

Thence with the west right-of-way line of Pickaway Street (82.5' Wide) and the east line of original Lots 18, 17, 16, and 15, **N21°41'27"E 250.29 feet** to a **Point** at the west right-of-way line of Pickaway Street, being the northeast corner of original Lot 15, also being the southeast corner of Alley 1 **AND BEING THE TRUE POINT OF BEGINNING;**

Thence with the north line of original Lot 15 **N68°33'34"W 55.71 feet** to a **Point** at the northeast corner of original Lot 15, being on the southern line of Norfolk Southern Railway Company's right-of-way (Deed Book 249, Page 270), also being the southwest corner of Alley 1;

Thence with the south line of the railroad right-of-way **N71°04'26"E 12.69 feet** to an **Iron Pin Found** on the south line of Norfolk Southern's right-of-way, also being on the northwest line of Alley 1;

Thence with the south line of the railroad right-of-way **N73°40'26"E 40.47 feet** to a **Point** on the line of the railroad right-of-way, being on the south line of original Lot 14, also being the northwest corner of Alley 1;

Thence with the south line of original Lot 14 **S68°33'34"E 14.20 feet** to a **Point** at the southeast corner of original lot 14, being on the west right-or-wat line of Pickaway Street, also being the northeast corner of Alley 1;

Thence with the east line of Alley 1 **S21°41'27"W 33.00 feet** to **THE TRUE POINT OF BEGINNING;**

Containing **0.027 Acres**, more or less.

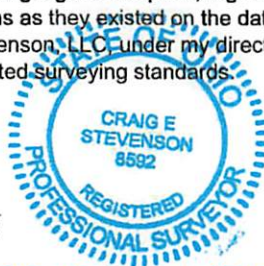
Subject to all existing rights-of-way and easements of record.

Bearings are based on the west right-of-way line of Pickaway Street as determined by GPS observation based on ODOT CORS using VRS on the NAD83(2011) datum, being **S21°41'27"W**.

I Hereby certify that the foregoing legal description, together with the attached plat, is a true representation of the conditions as they existed on the date of the field survey, January 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of same is consistent with accepted surveying standards.

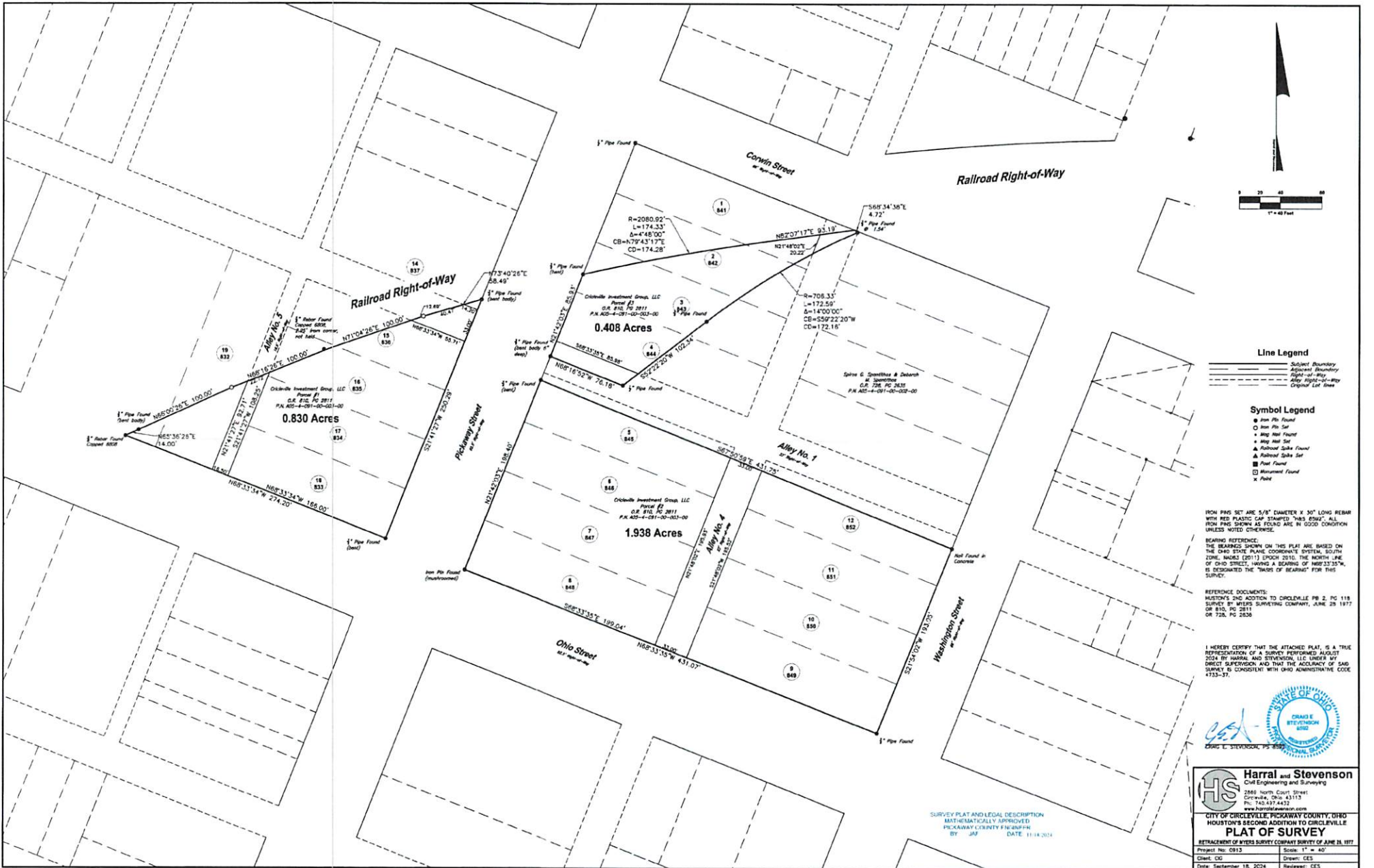


Craig E. Stevenson P.S. 8592
Harral and Stevenson



11/14/24
Date

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 11/14/2024



Line Legend

- Subject Boundary
- - - - - Adjacent Boundary
- - - - - Alley Right-of-Way
- - - - - Original Lot Lines

Symbol Legend

- Iron Pin Found
- Iron Pin Set
- ▲ Iron Nail Found
- ◆ Iron Nail Set
- ▲ Railroad Spike Found
- ▲ Railroad Spike Set
- Nail Found
- Nail Found
- x Nail

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG BEAR WITH RED PLASTIC CAP STAMPED "H&S 2024". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) (EPOCH 2010), THE NORTH LINE OF OHIO STREET, HAVING A BEARING OF N89°33'35"W, IS DESIGNATED THE "BACKS OF BEARINGS" FOR THIS SURVEY.

REFERENCE DOCUMENTS:
HUSTON'S 2ND ADDITION TO CINCINNATI PG 2, PG 118
SURVEY BY WILKS SURVEYING COMPANY, JUNE 29 1977
OR 810, PG 2811
OR 728, PG 2838

I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED AUGUST 2024 BY HARRAL AND STEVENSON, LICENSEE OF DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37.



Harral and Stevenson
Civil Engineering and Surveying
2880 North Court Street
Circleville, Ohio 43113
Ph: 743-437-4432
www.harralstevenson.com

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 11-18-2024

CITY OF CINCINNATI, PICKAWAY COUNTY, OHIO
HUSTON'S SECOND ADDITION TO CINCINNATI
PLAT OF SURVEY
RETRACEMENT OF IRON SURVEY COMPANY SURVEY OF JUNE 28 1977
Project No: CB13 Scale: 1" = 40'
Client: CK Drawn: CES
Date: September 18, 2024 Reviewed: CES

**CIRCLEVILLE INVESTMENT GROUP LLC.
134 N. COURT STREET
P.O. Box 448
CIRCLEVILLE, OH 43113
740-207-1416**

January 28, 2025

To Whom it May Concern,

Pursuant to ORC 723.06, Circleville Investment Group, LLC, as owners of abutting lands to several portions of alley currently under consideration by City Council, for vacation, hereby consents to the vacation without need for public notice.

A handwritten signature in black ink, appearing to read 'Daryl Wolfe', with a long horizontal flourish extending to the right.

Daryl Wolfe
Managing Member, Circleville Investment Group, LLC