

# RECORD OF ORDINANCES

Ordinance No. 4-28-2025

Passed 4-3, 2025

**AN ORDINANCE DECLARING THE INTENT TO VACATE ALLEY NO. 4 LOCATED IN THE NORTHEAST RIGHT-OF-WAY CORNER OF PICKAWAY STREET AND OHIO STREET BEING THE SOUTHWEST CORNER OF ORIGINAL LOT 8 IN THE HUSTON'S SECOND ADDITION TO CIRCLEVILLE.**

**WHEREAS**, Council of the City of Circleville desires to vacate Alley No. 4 located in the northeast right-of-way corner of Pickaway Street and Ohio Street being the southwest corner of original Lot 8 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. 4 located in the northeast right-of-way corner of Pickaway Street and Ohio Street being the southwest corner of original Lot 8 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 8 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 4 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

Bryan D. Kelle  
PRESIDENT OF COUNCIL

ATTEST: Melissa J. Miller  
CLERK OF COUNCIL

APPROVED: 4-3-2025  
DATE

William Y. Benton  
MAYOR

APPROVED AS FORM:  
KC  
KENDRA C. KINNEY - LAW DIRECTOR

**Legal Description**  
**City of Circleville, Pickaway County, Ohio**  
**Alley #4 Vacation 0.148 Acres**

Situated in the City of Circleville, County of Pickaway, State of Ohio, Being part of Alley 4 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 Pin Found** in the northeast right-of-way corner of Pickaway Street and Ohio Street being the southwest corner of original Lot 8 in the Huston's Second Addition to Circleville;

Thence with the north right-of-way line of Ohio Street (5 Poles Wide) and the south line of original Lot 8, **S68°33'35"E 199.04 feet** to a **Point** in the north right-of-way line of Ohio Street, being the southeast corner of original lot 8, also being a southwest corner of Alley 4 **AND BEING THE TRUE POINT OF BEGINNING;**

Thence with the east line of original Lot 8, 7, 6, and partly with 5, **N21°48'02"E 195.83 feet** to a **Point** on the east line of original Lot 5;

Thence across Alley 4 **S67°50'59"E 33.00 feet** to a **Point** on the west line of original Lot 12;

Thence partly with the west line of original Lot 12 and fully with original Lots 11, 10, and 9, **S21°48'02"W 195.52 feet** to a **Point** at the southwest corner of original Lot 9, also being the north right-of-way line of Ohio Street;


Thence with the north right-of-way of Ohio Street, **N68°22'35"W 33.00 feet** to **THE TRUE POINT OF BEGINNING;**


Containing **0.148 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"E**.

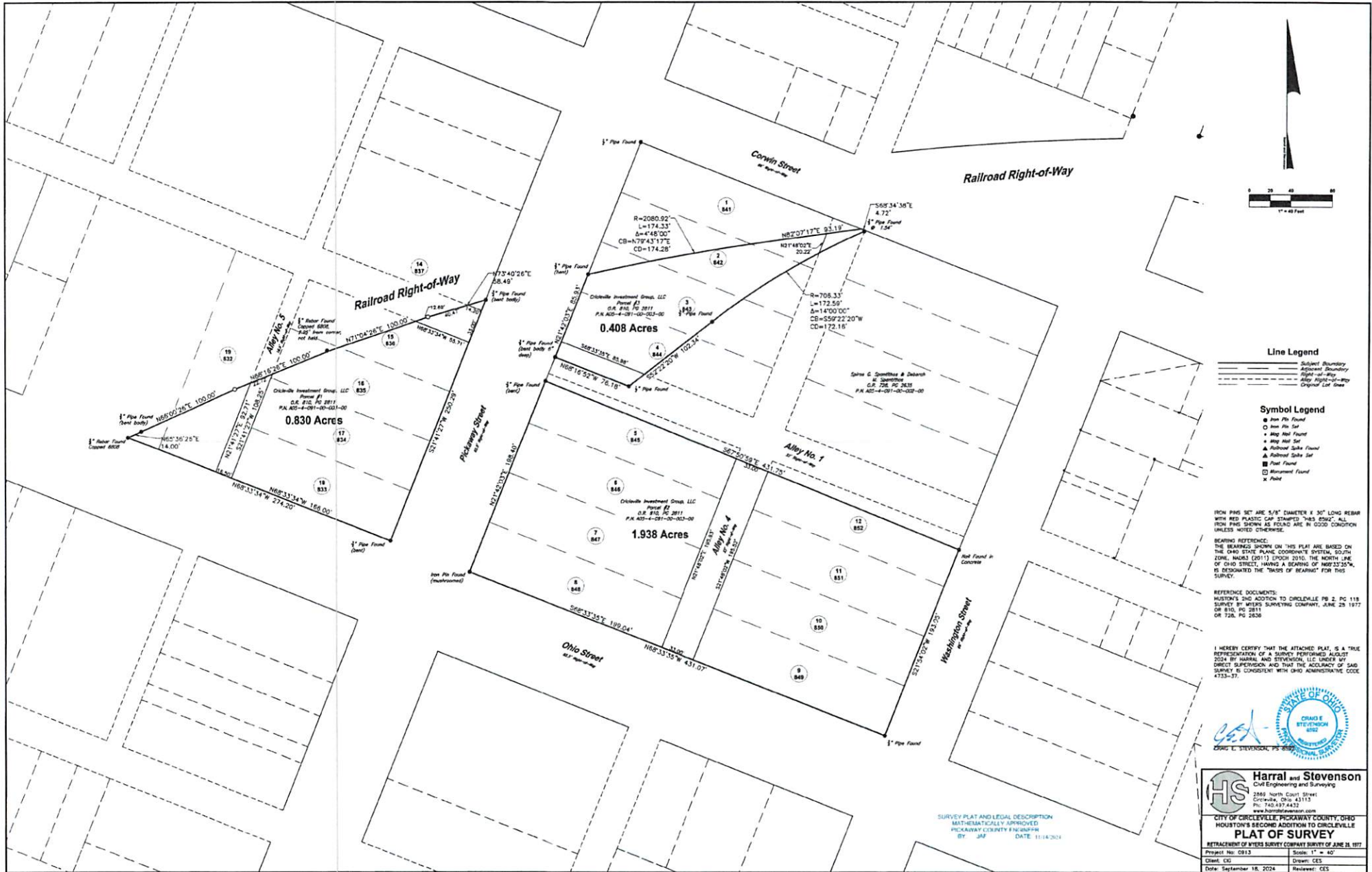
I Hereby certify that the foregoing legal description, together with the attached plat, is a true representation of the conditions as they existed on the date of the field survey, January 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of same is consistent 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
- - - - - Right-of-Way
- - - - - Alley Right-of-Way
- - - - - Original Lot Lines

**Symbol Legend**

- Iron Pin Found
- Iron Pin Set
- Alloy Nail Found
- Alloy Nail Set
- ▲ Railroad Spike Found
- ▲ Railroad Spike Set
- Metal Found
- Monument Found
- x Point

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "MS SURV". 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 N69°33'55"W, IS DESIGNATED THE "BACKS OF BEARINGS" FOR THIS SURVEY.

REFERENCE DOCUMENTS:  
MUSTON'S 2ND ADDITION TO CHICKLETT P.B. 2, P.C. 119, SURVEY BY MERS SURVEYING COMPANY, JUNE 28 1877, OR 810, P.C. 2811, OR 728, P.C. 2838.

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED AUGUST 2014 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37.



**Harral and Stevenson**  
Civil Engineering and Surveying  
2568 North Court Street  
Circleville, Ohio 43113  
Ph: 742-497-4432  
www.harralstevenson.com

SURVEY PLAT AND LEGAL DESCRIPTION  
MATHEMATICALLY APPROVED  
PICKAWAY COUNTY ENGINEER  
BY: JAF DATE: 11/14/2014

**CITY OF CIRCLEVILLE, PICKAWAY COUNTY, OHIO**  
MUSTON'S SECOND ADDITION TO CIRCLEVILLE  
**PLAT OF SURVEY**  
RETRACEMENT OF MERS SURVEY COMPANY SURVEY OF JUNE 28, 1877  
Project No. 0813 Scale: 1" = 40'  
Grant: EKJ Drawn: CES  
Date: September 18, 2014 Reviewer: 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