



CERTIFIED COPY

I Belinda B. Anderson, the duly appointed, qualified and acting Clerk, for said City of Oberlin of Lorain County, Ohio, do hereby certify that attached is a true and correct copy of **Ordinance No. 15-51 AC CMS**, and its attachment adopted on **September 21, 2015**.

ORDINANCE No. 15-51 AC CMS

An Ordinance Accepting the Annexation of Approximately 0.7229 Acres of Real Estate to the City of Oberlin upon Application of James Horning

Witness my hand and Official Seal at Oberlin, Ohio this 13th day of October 2015.

(Seal)


Clerk of Oberlin City Council

CITY OF OBERLIN, OHIO

ORDINANCE No. 15-51 AC CMS

AN ORDINANCE ACCEPTING THE ANNEXATION OF APPROXIMATELY 0.7229 ACRES OF REAL ESTATE TO THE CITY OF OBERLIN UPON APPLICATION OF JAMES HORNING

WHEREAS, a Petition for the annexation of certain territory containing approximately 0.7229 acres of land within New Russia Township was duly filed by the property owner, James Horning; and

WHEREAS, the Petition was duly considered by the Board of Commissioners of Lorain County, Ohio, on June 2, 2015; and

WHEREAS, said Board of Commissioners has approved the annexation of the territory to the City of Oberlin, as hereinafter described; and

WHEREAS, the Board of Commissioners certified the transcript of the proceedings in connection with the annexation with the map and petition required in connection therewith to the Clerk of Council who received same on July 16, 2015; and

WHEREAS, sixty (60) days from the date of that filing have now elapsed in accordance with the provisions of Section 709.04 of the Ohio Revised Code.

NOW THEREFORE, BE IT ORDAINED BY the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the application of the property owner, James Horning, for the annexation of the territory described in **Exhibit A** attached hereto and incorporated herein by reference, in the County of Lorain and located adjacent to the City of Oberlin, an accurate map of which territory together with the petition for its annexation and other papers relating thereto, and a certified copy of the transcript of the proceedings of the Board of County Commissioners of Lorain County in relation thereto, are on file with the Clerk of Council of the City of Oberlin, be and the same is hereby accepted.

SECTION 2. That said territory so annexed is hereby zoned R-1A/Residential District, pursuant to Section 1329.03 of the Codified Ordinances.

SECTION 3. That the Clerk of Council is hereby authorized and directed to make three (3) copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to Craig Snodgrass, Lorain County Auditor, one copy to Judy Nedwick, Lorain County Recorder, and one copy to the Ohio Secretary of State, and shall file notice of this annexation with the Lorain County Board of Elections within thirty (30) days after it becomes effective, and shall do all other things required by law therein.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That this Ordinance shall be effective from and after the earliest date allowed by law.

PASSED: 1st Reading: September 21, 2015 (S) (Effective in 30 days)

2nd Reading: _____

3rd Reading: _____

ATTEST:



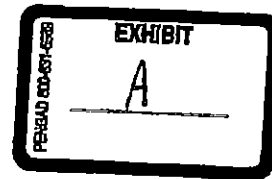
BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



H. SCOTT BROADWELL
PRESIDENT OF COUNCIL

POSTED: 9/22/2015

EFFECTIVE DATE: 10/21/2015



Legal Description

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 106 and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Hamilton Street (60 feet wide) and State Route 58 (variable width), said iron pin being the Northwestern corner of Original Lot No. 106;

Thence, South 01 degrees 27'35" East a distance of 661.09 feet along the centerline of said State Route 58 and the Westerly line of said Original Lot No. 106, to a point thereon being a point on a Southerly Corporation line of the City of Oberlin;

Thence, North 87 degrees 18'45" East a distance of 46.51 feet along said Southerly Corporation line, to an iron pin set on the Easterly right-of-way line of said State Route 58, said iron pin also being a point on the Southerly line of land conveyed to WGI Properties, LLC by deed recorded in document no 20090316898 of Lorain County Recorder's Records on November 17, 2009, and being the Principal Place of Beginning;

Thence continuing North 87 degrees 18'45" East a distance of 318.08 feet along said Southerly Corporation line and the Southerly line of said land conveyed to WGI Properties, LLC, to the Southeastly corner thereof, being a point on the Westerly line of a parcel of land conveyed to WGI Properties, LLC by deed recorded in document no 20090295369 of Lorain County Recorder's Records on May 15, 2009, said Westerly line also being the Corporation line of the City of Oberlin;

Thence, South 01 degrees 32'19" East a distance of 99.00 feet along said Westerly line of a parcel of land conveyed to WGI Properties, LLC and the Corporation line of the City of Oberlin, to a point thereon, being the Northeastly corner of Parcel No. 1 of land conveyed to Wilma C. Hunt, Trustee by deed recorded in document no. 20140503765 of Lorain County Recorder's Records on May 6, 2014,

Thence, South 87 degrees 18'47" West a distance of 318.22 feet along the Northerly line of said Parcel No. 1 of land conveyed to Wilma C. Hunt, Trustee and the Northerly line of Parcel No. 2 of land conveyed to Wilma C. Hunt, Trustee by deed recorded in document no. 20140503765 of Lorain County Recorder's Records on May 6, 2014, to an iron pin set on the Easterly right-of-way line of said State Route 58,

Thence, North 01 degrees 27'35" West a distance of 99.00 feet along said Easterly right-of-way line of State Route 58, to the Principal Place of Beginning, containing 0.7229 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in February, 2015. Basis of bearings is the monumented centerline of State Route 58 (South 01 degrees 27'35" East) iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

Permanent Parcel No.: 09-00-106-000-058

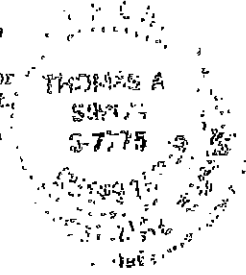
THOMAS SIMON & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 150 SOUTH OLIVE STREET
 ELYRIA, OHIO 44035
 (440)327-2925

SURVEY FOR:
JAMES HORNING
FOR ANNEXATION PURPOSES

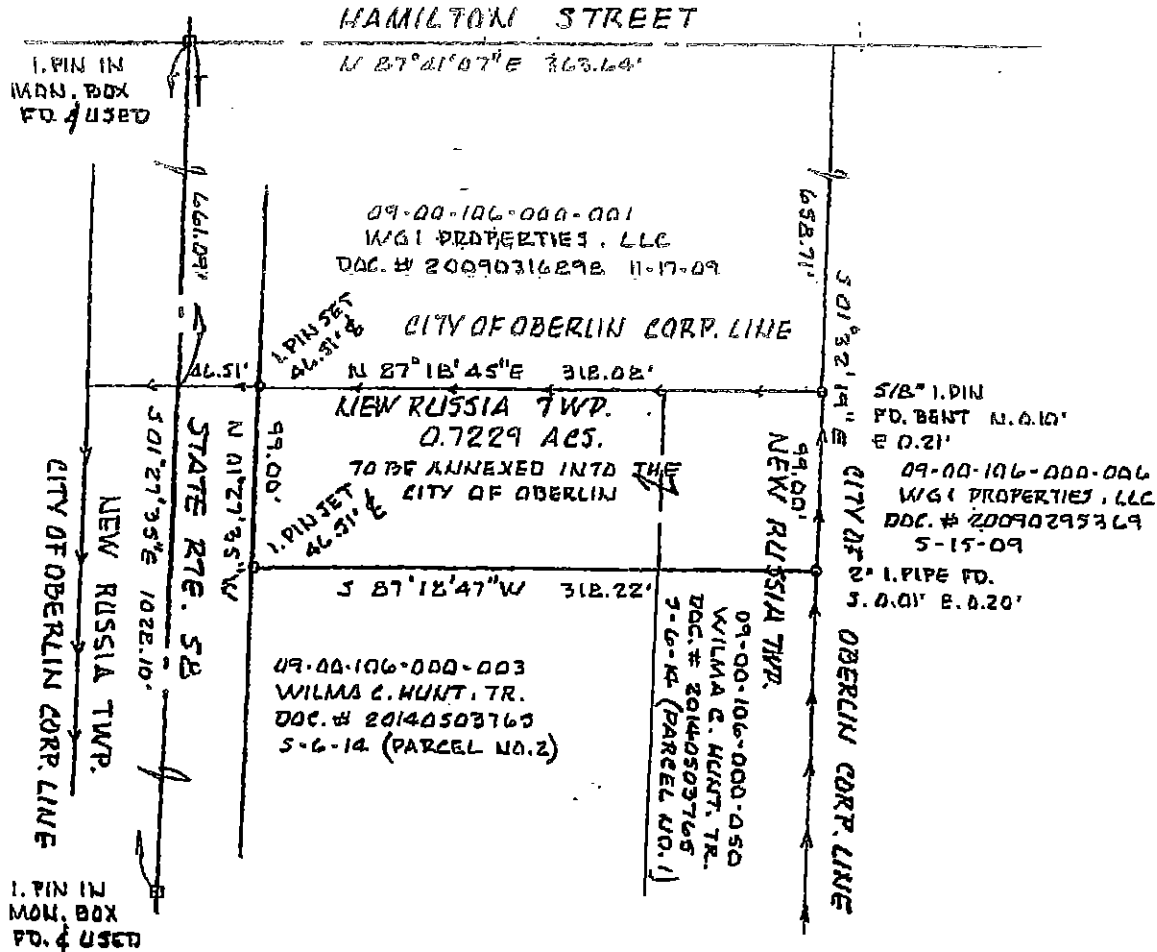
ORIGINAL LOT 106	CITY OF	DATE: 3:2015	SCALE: 1" = 100'
ORIGINAL SECTION	VILLAGE OF	DWN BY 7AS	
TRACT	COUNTY OF LORAIN	JOB NO. 2015-008	
TOWNSHIP OF <i>NEW RUSSIA</i>	STATE OF OHIO	PARCEL NO.	

Dimensions shown on this plat are expressed in feet and decimal parts thereof. All bearings are to an assumed meridian and are used to describe angles only. Permanent monuments were found or set as indicated, all of which I certify to be correct.

Thomas A. Simon



Thomas A. Simon, Registered Professional Surveyor No. S-7775





LORAIN COUNTY

Board of Commissioners

Ted Kalo Lori Kokoski Matt Lundy

County Administrator
James R. Cordes
440-329-5760

Clerk of Board of Commissioners
Theresa Upton
440-329-5103

Animal Control Officer
Timothy Pahlblad
440-326-5997

Budget Director
Lisa Hobart
440-329-5201

Charles Betty Dodge
Superintendent
Al Zoecchi
440-244-2137

Children & Family Council
Director
Melissa Stefano
440-284-4467

Community Development
Director
Don Romancak
440-328-2323

E-9-1-1 Director
Tracy Slagle
440-329-5444

Emergency Management &
Homeland Security Director
Thomas Kelley
440-329-5117

Facilities Management Director
Karen Davis
440-329-5102

Golden Acres Administrator
Jeri Dull
440-988-7210

Human Resources Department
440-329-5150

IT Director
Ernie Smith
440-329-5786

Lorain County Crime/Drug Lab
Director
Emanuel de Leon
440-329-5636

Lorain County Transit
440-329-5325

Office of Sustainability
Coordinator
Michael Challenger
440-328-2361

Purchasing
440-329-5240

Records Center Supervisor
Denise Lindak
440-326-4866

Solid Waste Director
Keith Bailey
440-329-5442

Workforce Development Director
Mike Longo
440-284-1834

ORIGINAL

July 23, 2015

Belinda Anderson, Clerk
City of Oberlin
85 S. Main Street
Oberlin, Ohio 44074



Doc ID: 018878890007 Type: OFF
Kind: ANNEXATION
Recorded: 07/23/2015 at 04:18:01 PM
Fee Amt: \$0.00 Page 1 of 7
Lorain County, Ohio
Judith M Nedwick County Recorder
File **2015-0553078**

Cross Reference File
Resolution File. #:2015-0553079

Dear Clerk Anderson:

A complete transcript was mailed to you dated July 14, 2015 on a regular Annexation Petition of 0.7229 acres from New Russia Township to the City of Oberlin, Ohio.

This annexation was granted by Resolution No. 15-328 on June 2, 2015 by the Lorain County Board of Commissioners.

Enclosed is Resolution 15-328, please replace this resolution with the one in your transcript files, due to the resolution had not copied properly.

Sorry for any inconvenience, and if you have any questions, please feel free to call.

Thank you,

Theresa L. Upton
Clerk

tlu
enclosure

cc: Lisa Gregory, Financial Officer, New Russia Township
Craig Snodgrass, LC Auditor/Attn: Rosemary Wirth
Kenneth P. Carney, LC Engineer
Judy Nedwick, LC Recorder
Ted Spillman, Tax map
Paul Adams, Director, LC BOE
Tracy Slagle, Director LC 911
Gerald A. Ennes, LC APA
Attorney Joshua E. Lamb, Agent
File

RESOLUTION NO. 15-328

In the matter of granting the annexation of)
0.7229 acres from New Russia Township to) June 2, 2015
the City of Oberlin. Attorney Joshua E. Lamb)
Agent for Petitioner James Horning)

WHEREAS, the Lorain County Board of Commissioners meet on June 2, 2015 to conduct a public hearing on the proposed Annexation of 0.7229 acres from New Russia Township to the City of Oberlin. Attorney Joshua E. Lamb, Agent for Petitioner James Horning; and

WHEREAS, a petition and map for annexation were filed with the Clerk of the Board of Commissioners on March 24, 2015 for a proposed regular annexation and the same was set on for public hearing on June 2, 2015 by Resolution No. 15-206; and

WHEREAS, letters were issued to Craig Snodgrass, Lorain County Auditor and Ken Carney, Lorain County Engineer on March 25, 2015 for review and accuracy of said petition; and

WHEREAS, March 31, 2015 – Engineer issued letter that proposed annexation of 0.7229 acres in original lot #106, New Russia Township to City of Oberlin were reviewed and drawing prepared by Thomas A Simon of Thomas Simon & Associates, Inc. find that description does follow map and appears to be accurate with county records. Proposed parcel of land is adjacent and contiguous to the City of Oberlin. . Clerk notified agent by fax; and

WHEREAS, April 1 & 13, 2015 Certificate of Filing from County Auditor received on proposed annexation; and

WHEREAS, April 8, 2015 – received proof of service was given to City of Oberlin, New Russia Township and property owners; and

WHEREAS, May 7, 2015 – received proof of publication notice to appear in Chronicle Telegram on May 1, 2015; and

WHEREAS, May 7, 2015 – City of Oberlin Ord#15-22 AC CMS petition for annexation of 14199 SR58, Oberlin stating services that City will provide; and

WHEREAS, June 1, 2015 – Notice of change of law firm affiliation. Agent for Petitioner Joshua E. Lamb is now affiliated with The Colella Law Firm, LLC; and

WHEREAS, Assistant County Prosecutor Innes administered an oath to all persons testifying according to law and the evidence presented was tendered through stipulations of the Attorney for Petitioner; and

WHEREAS, Attorney Joshua E. Lamb, Agent stated that this petition request is for 0.7229 acres from New Russia Township to the City of Oberlin for Petitioner James Horning at 14199 State Route 58. This petition was signed by the sole owner Mr. Horning and is contiguous and adjacent to the City of Oberlin. All notices and publications were served and proof was delivered to the Clerk of the Lorain County Board of Commissioners; and

WHEREAS, Commissioner Kokoski asked if there were any comments from New Russia Township. There were no representations from the Township; and

WHEREAS, Commissioner Kokoski asked if the City of Oberlin had any comments.

Frank Carlson, Assistant Law Director, City of Oberlin stated the City of Oberlin approved an ordinance extending city services to said property being requested for annexation and they have no objection; and

WHEREAS, Commissioner Kokoski asked if there was anyone that wanted to comment in favor of the annexation.

Agent Joshua E. Lamb called the Petitioner James Horning for confirmation as follows:

- 1) Please state your name and address;
James Horning, 14199 SR 58, Oberlin, Ohio 44074
- 2) Did you submit the petition;
Yes
- 3) Are you the sole owner;
Yes
- 4) Did you sign the petition;
Yes
- 5) Was the petition submitted on March 24, 2015 but you signed it on March 23, 2015
Yes
- 6) Is the property located in Lorain County;
Yes
- 7) Is the property contiguous and adjacent to City of Oberlin
Yes
- 8) How big is the property being annexed
Less than an acre 0.7229
- 9) Is Joshua E. Lamb your Agent for Petition request
Yes
- 10) Agent caused notice of mailings to Township and City
Yes
- 11) Agent caused notice of publication in Chronicle Telegram
Yes
- 12) Agent caused mailings to owners of adjacent proprietaries
Yes
- 13) Is the property being annexed, unreasonably large
No, it is less than 1 acre
- 14) Is there an unusually shape to property proposed to be annexed
No, it is rectangular
- 15) Is the shape/size a disservice to the City of Oberlin
No
- 16) Is there a significant tax loss to the Township of New Russia
No
- 17) On balance is this good
Yes, he stated he has an old septic system now

- 18) On balance, does the benefit to property outweigh the detriments
Yes
- 19) Is there a detriment to property if improved
No
- 20) Is there a detriment to the City if annexed
No
- 21) If approved is there a division or segment to highway or street
No, he does not own the street it is a state route

Agent Lamb said based on this and the Petition request he would asked the Commissioners to approve annexation.

Assistant County Prosecutor Innes asked the following;

- 1) How large is the parcel of land to be annexed.
Mr. Horning said 0.7229 acres, less than 1 acre
- 2) The benefit to the property is to receive services because the septic system is old.
Mr. Horning said yes
- 3) This benefit will increase value of land
Mr. Horning said yes
- 4) Is there a detriment on the Township or surrounding area
Mr. Horning said no

Mr. Innes spoke with New Russia Township and they have no opposition to said request of annexation.

Commissioner Kokoski said with no more comments she will entertain motion to close said hearing.

Motion by Kokoski, seconded by Lundy to close the hearing. Upon roll call the vote taken thereon, resulted as; Ayes: All.

Motion carried.

NOW, THEREFORE BE IT RESOLVED, by the Lorain County Board of Commissioners of Lorain County, Ohio that;

- I. The Board makes the following findings upon the resolutions of the City of Oberlin, report of the Lorain County Engineer and Agent Joshua E. Lamb for Petitioner James Horning that:
 - A. The petition meets all the requirements set forth in, and was filed in the manner provided in Section 709.02 of the Revised Code in that:
 1. The real estate is "contiguous" to the municipal corporation to which annexation is proposed.
 2. The petition contains:
 - a. The name of the owners, their signatures, and date each signature was obtained.
 - b. A legal description of the perimeter of the proposed territory to be annexed.
 - c. A map or plat of the proposed territory to be annexed.
 - d. The name and address of the agent for the petitioner.
 - e. Lists of all the parcels and the name and mailing address of the owners of each parcel:

3. Within the proposed territory to be annexed.
 4. That lie adjacent or directly across the street from the proposed territory to be annexed.
 5. That a majority of the territory proposed for annexation lies within the county.
- B. The person who signed the petition is owner of real estate located in the territory proposed to be annexed in the petition, and, as of the time the petition was filed with The Board of County Commissioners the number of valid signatures on the petition constitute a majority of the owners of real estate in that territory. In order to be valid signatures:
1. Signature is of "owner" of property.
 2. Were not obtained more than 180 days before the date the petition was filed.
 3. Constitute a majority of the owners of the territory proposed for annexation.
- C. The City of Oberlin to which the territory is proposed to be annexed has complied with divisions (D) of section 709.03 of the Revised Code, the requirement to adopt by ordinance or resolution a statement indicating what services will be provided upon annexation and approximate date the services will be provided.
- D. No street or highway will be divided or segmented by the boundary line between New Russia Township and the City of Oberlin as to create a road maintenance problem, or, if a street or highway be so divided or segmented, the City of Oberlin has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway. For the purposes of division, "street" or "highway" has the same meaning as in section 4511.01 of the Revised Code.
- II. The Board further finds the territory to be annexed is not unreasonably large based upon stipulated testimony of Agent Joshua E. Lamb, Petitioner and that:
- Said finding was supported by the evidence that:
- The territory is not unreasonable large and 0.7229 acres is not the largest territory this Board of Commissioners has permitted an annexation to occur. The municipality of Oberlin will be able to provide services to the territory, they are not undertaking something that is unreasonable large, the shape and geographic features of the territory proposed to be annexed are regular and not unusual and are not creating any islands or peninsulas. The removal of the territory from the Township will not create a situation that the tax base of the Township to be so eroded or depleted so as to not permit the Township to continue on and provide goods and services to the township residents.
- III. The Board further finds that on balance, the general good of the territory proposed to be annexed will be served, benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be amended and the surrounding area, if the annexation is granted. As used...here..."surrounding area" means the territory within the unincorporated area of any township located one-half mile or less from any of the territory proposed to be annexed.

Said finding was supported by the evidence that:

On balance, the general good of the territory proposed to be annexed, is served because of the available of certain city services to those areas, including sewers, fire, police and there is also benefits to the area to be annexed and the surrounding areas and those benefits out weight the detemrments due to the availability of utilities.

The annexation will provide benefit to the surrounding area through the enhancement of value of properties in the surrounding area. Final condition which we believe that has been met, is no street or highway will be divided between the Township and the municipality as to creating maintenance issues; and

IV. The Board further finds that;

Said finding was supported by the evidence based upon stipulated testimony of Agent Joshua E. Lamb and the Petitioner;

Said Legal Description reads as follows:

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 106 and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Hamilton Street (60 feet wide) and State Route 58 (variable width), said iron pin being the Northwestern corner of Original Lot No. 106;

Thence, South 01 degrees 27' 35" East a distance of 661.09 feet along the centerline of said State Route 58 and the Westerly line of said Original Lot No. 106, to a point thereon being a point on a Southerly Corporation line of the City of Oberlin;

Thence, North 87 degrees 18' 45" East a distance of 46.51 feet along said Southerly Corporation line, to an iron pin set on the Easterly right-of-way line of said State Route 58, said iron pin also being a point on the Southerly line of land conveyed to WGI Properties, LLC by deed recorded in document no. 20090316898 of Lorain County Reorder's Records on November 17, 2009, and being the Principal Place of Beginning;

Thence continuing North 87 degrees 18' 45" East a distance of 318.08 feet along said Southerly Corporation line and the Southerly line of said land conveyed to WGI Properties, LLC to the Southeasterly corner thereof, being a point on the Westerly line of a parcel of land conveyed to WGI Properties, LLC by deed recorded in document no. 20090295369 of Lorain County Recorder's Records on May 15, 2009, said Westerly line also being the Corporation line of the City of Oberlin;

Thence, South 01 degrees 32' 19" East a distance of 99.00 feet along said Westerly line a parcel of land conveyed to WGI Properties, LLC and the Cooperation line of the City of Oberlin, to a point thereon, being the Northeasterly corner of Parcel NO. 1 of land conveyed to Wilma C. Hunt, Trustee by deed recorded in document no. 20140503765 of Lorain County Recorder's Records on May 6, 2014;

Thence, South 87 degrees 18' 47" West a distance of 318.22 feet along the Northerly line of said Parcel No. 1 of land conveyed to Wilma C. Hunt, Trustee and the Northerly line of Parcel No. 2 of land conveyed to Wilma C. Hunt, Trustee by deed recorded in document no. 20140503765 of Lorain County Recorder's Records on May 6, 2014, to an iron pin set on the Easterly right-of-way line of said State Route 58;

Thence, North 01 degrees 27' 35" West a distance of 99.00 feet along said Easterly right-of-way line of State Route 58, to the Principal Place of Beginning, containing 0.7229 acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in February, 2015. Basis of bearings is the monumented centerline of State Route 58 (South 01 degrees 27' 35" East). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

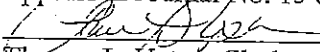
Permanent Parcel No.: 09-00-106-000-058

BE IT FURTHER RESOLVED, that;

- I. Based upon the findings of fact that all the conditions of annexation as contained in Revised Code 709.033 have been met the petition for annexation as presented is granted and incorporating the items of the annexation agreement between Township and the City of Oberlin.
- II. The Clerk be directed to enter this resolution upon the journal of the Board and send a certified copy to Attorney Joshua E. Lamb, Agent for petitioner, Clerk of Oberlin City, and the Financial Officer of Township New Russia
- III. The Clerk, if no appeal is filed within thirty days of journalization of this resolution, be directed to deliver a certified copy of the entire record to the Clerk to the City Oberlin

Motion by Kokoski, seconded by Lundy to adopt Resolution. Ayes: All
Motion carried. _____(discussion was held on the above)

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution No. 15-328 is a true copy as it appears in Journal No. 15 on date of June 2, 2015



Theresa L. Upton, Clerk

LORAIN COUNTY BOARD OF
COMMISSIONERS
226 MIDDLE AVE
4TH FLOOR
ELYRIA, OH 44035

**PETITION FOR ANNEXATION OF LAND TO THE CITY OF OBERLIN
FROM NEW RUSSIA TOWNSHIP**

To: Lorain County Board of Commissioners
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

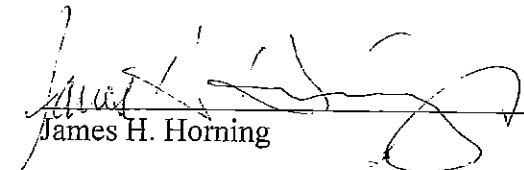
Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the real property located at 14199 State Route 58, Oberlin, Ohio 44074 (the "Property"), which is contiguous and adjacent to the City of Oberlin, hereby petitions the Board of Commissioners for Lorain County to cause the Property to be annexation to the City of Oberlin.

An accurate legal description of the Property to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the Property sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the Property to be annexed to the City of Oberlin is set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the Property sought to be annexed. All the owners of the Property subject to this petition for annexation have consented to this petition and have executed the same.

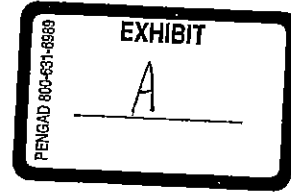
Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the Property sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person to act as agent for the undersigned petitioner is Joshua E. Lamb, Colella & Weir, P.L.L., 6055 Park Square Drive, Lorain, Ohio 44053, Telephone No. (440) 988-9000, Fax No. (440) 988-9002, who can be emailed at joshlamb@cnwlaw.com.


James H. Horning

Date: 3-23-2015, 2015

LORAIN COUNTY
COMMISSIONERS
MAR 24 P 12:17



Legal Description

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Permanent Parcel No.: 09-00-106-000-058

THOMAS SIMON & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 150 SOUTH OLIVE STREET
 ELYRIA, OHIO 44035
 (440)327-2925

SURVEY FOR:
JAMES WORNING
FOR ANNEXATION PURPOSES

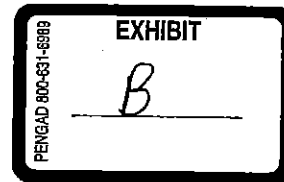
ORIGINAL LOT 106	CITY OF	DATE: 3-2015	SCALE: 1" = 100'
ORIGINAL SECTION	VILLAGE OF	DWN BY 745	
TRACT	COUNTY OF LORAIN	JOB NO. 2015-008	
TOWNSHIP OF NEW RUSSIA	STATE OF OHIO	PARCEL NO.	

Dimensions shown on this plat are expressed in feet and decimal parts thereof. All bearings are to an assumed meridian and are used to describe angles only. Permanent monuments were found or set as indicated, all of which I certify to be correct.

Thomas A. Simon

Thomas A. Simon, Registered
 Professional Surveyor No. S-7775

THOMAS A
 3775



HAMILTON STREET

1. PIN IN
 MAIL BOX
 FD. # 4582

CITY OF OBERLIN CORP. LINE
 NEW RUSSIA TWP.

STATE RTE. 52
 N 01°27'35"W

09-00-106-000-001
 W/G I PROPERTIES, LLC
 DOC. # 20090316292 11-17-09

CITY OF OBERLIN CORP LINE
 N 87°18'45"E 312.02'

NEW RUSSIA TWP
 0.7229 ACS.

TO BE ANNEXED INTO THE
 CITY OF OBERLIN

S 87°18'47"W 312.22'

09-00-106-000-003
 WILMA C. HUNT, TR.
 DOC. # 20140503765
 5-6-14 (PARCEL NO. 2)

NEW RUSSIA TWP.
 09-00-106-000-050
 WILMA C. HUNT, TR.
 DOC. # 20140503765
 5-6-14 (PARCEL NO. 1)

658.71'

5 01°32'19" E

5/8" I. PIN
 FD. BENT N. A. 10'
 # 0.21'

09-00-106-000-006
 W/G I PROPERTIES, LLC
 DOC. # 20090295369
 5-15-09

2" I. PIPE FD.
 5.0.01' E. 0.20'

NEW RUSSIA TWP.

OBERLIN CORP. LINE

1. PIN IN
 MAIL BOX
 FD. # 4587

THOMAS SIMON & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 150 SOUTH OLIVE STREET
 ELYRIA, OHIO 44035
 (440)327-2925

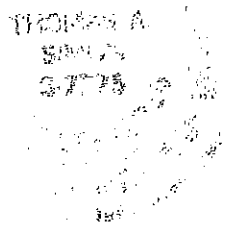
SURVEY FOR:
 JAMES MORNING
 FOR ANNEXATION PURPOSES

ORIGINAL LOT 106	CITY OF	DATE: 3-2015	SCALE: 1" = 100'
ORIGINAL SECTION	VILLAGE OF	DWN BY 7AS	
TRACT	COUNTY OF LORAIN	JOB NO. 2015-008	
TOWNSHIP OF NEW RUSSIA	STATE OF OHIO	PARCEL NO.	

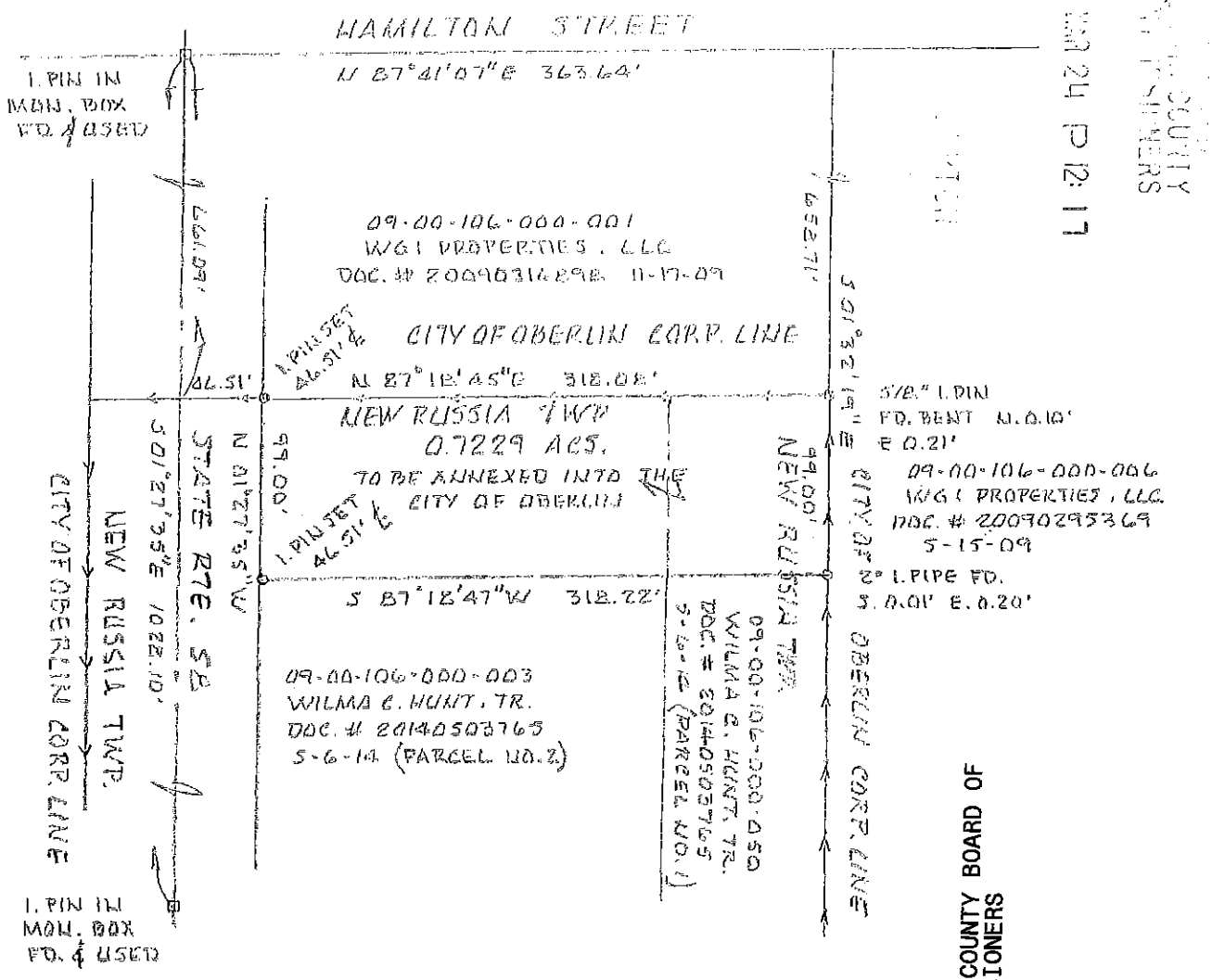
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Thomas A. Simon

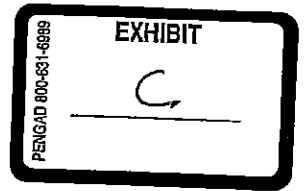
Thomas A. Simon, Registered Professional Surveyor No. S-7775



JUN 24 P 12:17



LORAIN COUNTY BOARD OF COMMISSIONERS



**INFORMATION RELATING TO REAL PROPERTY
SOUGHT TO BE ANNEXED**

Owner's Name and Address	Permanent Parcel Number	Total Acreage of Property to be Annexed
James H. Horning 14199 State Route 58 Oberlin, Ohio 44074	09-00-106-000-058	0.7229

**LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY
ACROSS THE STREET FROM PETITIONER**

Owner's Name and Mailing Address	Permanent Parcel Number
Farm Credit Services of Mid-America FLCA 530 S. Main Street Oberlin, Ohio 44074	PPN: 09-00-105-000-014
The City of Oberlin 69 S. Main Street Oberlin, Ohio 44074	PPN: 09-00-105-000-018
Michael F. Galbreath, Trustee of C.J.S. Revocable Trust dated November 24, 1999 PO Box 936 Elyria, Ohio 44036	PPN 09-00-105-000-019
Wilma C. Hunt, Trustee of the Hunt Family Trust Agreement dated October 30, 1991 14249 State Route 58 Oberlin, Ohio 44074	PPN: 09-00-106-000-050
Wilma C. Hunt, Trustee of the Hunt Family Trust Agreement dated October 30, 1991 14249 State Route 58 Oberlin, Ohio 44074	PPN: 09-00-106-000-003
WGI Properties, LLC 417 S. Main Street Oberlin, Ohio 44074	PPN: 09-00-106-000-001
WGI Properties, LLC 45907 E. Hamilton Street Oberlin, Ohio 44074 and 417 S. Main Street Oberlin, Ohio 44074	PPN: 09-00-106-000-006