

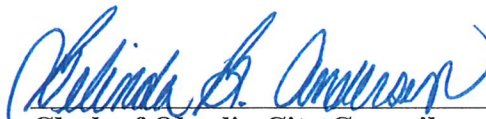


CERTIFIED COPY

I Belinda B. Anderson, the duly appointed, qualified and acting Clerk of Council, for the City of Oberlin, Lorain County, Ohio, do hereby certify that attached is a true and correct copy of **Ordinance No. 25-20 AC CMS**, An Ordinance Accepting the annexation of approximately 141.8426 Acres of Real Estate from Pittsfield Township to the City of Oberlin, along with its attachments including a map accompanying the petition for annexation, and a copy of the transcript of proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Oberlin, Ohio this **5th** day of **May 2025**.

(Seal)


Clerk of Oberlin City Council

CITY OF OBERLIN, OHIO

ORDINANCE No. 25-20 AC CMS

AN ORDINANCE ACCEPTING THE ANNEXATION OF APPROXIMATELY 141.8426 ACRES OF REAL ESTATE FROM PITTSFIELD TOWNSHIP TO THE CITY OF OBERLIN.

WHEREAS, a Petition for the annexation of certain territory containing approximately 141.8426 acres of land within Pittsfield Township, ("Territory"), was filed with the Board of Lorain County Commissioners by the City of Oberlin, and

WHEREAS, the Petition was duly considered by the Board of Commissioners on November 19, 2024; 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 which was received on November 24, 2024; and

WHEREAS, sixty (60) days from the date of receipt of the certification have now elapsed as is provided in 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:

SECTION 1. That the application for the annexation of the Territory described in Exhibit A and depicted on Exhibit B 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 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 the Lorain County Auditor, one copy to the Lorain County Recorder, and one copy to the Ohio Secretary of State, and shall file a 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 3. 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 4. That this Ordinance shall go into effect upon the earliest date allowed by law.

PASSED: 1st Reading: April 7, 2025

2nd Reading: _____

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

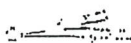


EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 04/08/2025

EFFECTIVE DATE: 05/07/2025

EXHIBIT A


VECTOR
SURVEYING SERVICES, LLC

Oberlin, Ohio
Office: 440-865-8445

Annexation Legal description

Being a parcel of land located in part of Original Lots 33 and 34, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

Beginning at a 5/8" iron pin with "Carlson" cap found on the southeast corner of Original Lot 34, the northeast corner of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2005-0061024 of the Lorain County Recorder's Office and a west line of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2007-0212904 of the Lorain County Recorder's Office, said point being the principal place of beginning;

- 1 Thence South 89° 56' 27" West a distance of 2245.51 feet along the south line of Original Lot 34, the north line of said Hartmans' land, the north line of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2021-0806098 of the Lorain County Recorder's Office and the north line of land now or formerly owned by Alice E. Hemphill and Ashley Nicole Fox as recorded in Instrument No. 2012-0416791 of the Lorain County Recorder's Office to a 5/8" iron pin with "Carlson" cap found on the southwest corner of Original Lot 34, the southeast corner of Original Lot 33, the northwest corner of said land now or formerly owned by Hemphill and Fox and the northeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2023-0907058 of the Lorain County Recorder's Office;
- 2 Thence North 89° 22' 45" West a distance of 1521.54 feet along the south line of Original Lot 33 and the north line of said land now or formerly owned by Route 20 Holdings, LLC to a 5/8" iron pin with "Carlson" cap found on the north line of said land now or formerly owned by Route 20 Holdings, LLC and the southeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2021-0801242 of the Lorain County Recorder's Office;
- 3 Thence North 0° 20' 50" East a distance of 888.34 feet along the east line of said land now or formerly owned by Route 20 Holdings, LLC to a point on the east line of said land now or formerly owned by Route 20 Holdings, LLC and a southwest corner of land now or formerly owned by Amy S. and Mark A. Haynes, Trustees, as recorded in Instrument No. 2017-0645315 of the Lorain County Recorder's Office, referenced by a 3/4" bent iron pipe found South 89° 38' 02" East a distance of 0.53 feet from corner;
- 4 Thence South 89° 38' 02" East a distance of 483.93 feet along a south line of said Haynes' land to a 5/8" iron pin set on the southeast corner of said Haynes' land;
- 5 Thence North 0° 46' 50" West a distance of 880.85 feet along the east line of said Haynes' land to a 3/4" bent iron pipe found on the north line of Original Lot 33 and at an angle point in the east line of said Haynes' land;
- 6 Thence South 89° 32' 47" East a distance of 1069.82 feet along the north line of Original Lot 33 to a 5/8" iron pin with "Carlson" cap found on the northeast corner of Original Lot 33, the northwest corner of Original Lot 34 and a southwest corner of land now or formerly owned by Bert Latran a.k.a. Bert Latran, Jr. as recorded in Instrument No. 1994-0305400 of the Lorain County Recorder's Office;
- 7 Thence North 89° 18' 07" East a distance of 1127.42 feet along the north line of Original Lot 34 and the south line of said Latran's land to a 5/8" iron pin set on the southeast corner of said Latran's land and at an angle point in the north line of Original Lot 34;
- 8 Thence South 89° 41' 30" East a distance of 741.11 feet along the north line of Original Lot 34 to a 1/2" iron pipe found on the northwest corner of land now or formerly owned by Kathleen J. Mease as recorded in Instrument No. 2023-0916794 of the Lorain County Recorder's Office and at an angle point in the north line of Original Lot 34;

Legal description reviewed by TS
on 5/12/25 per ORC, Section 5713.09

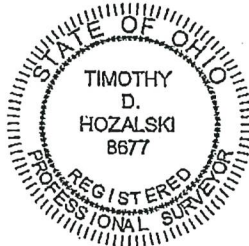
- 9 Thence South 0° 27' 15" West a distance of 280.96 feet along the west line of said Mease's land to a point on the southwest corner of said Mease's land, referenced by a 5/8" bent iron pin found North 89° 38' 00" West a distance of 0.10 feet from corner;
- 10 Thence South 89° 38' 00" East a distance of 366.31 feet along the south line of said Mease's land to a 5/8" iron pin set on the south line of said Mease's land, the east line of Original Lot 34 and the northwest corner of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2024-0010114 of the Lorain County Recorder's Office;
- 11 Thence South 0° 28' 59" West a distance of 1498.21 feet along the east line of Original Lot 34 and the west line of said McConnell lands (2024-0010114 and 2007-0212904) to the principal place of beginning and being 141.8426 acres of which 89.2589 acres are within Original Lot 34 and 52.5837 acres are within Original Lot 33, but subject to all legal highways, easements and restrictions of record.

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011) Epoch 2010.00, and corrected via the Ohio Real Time Network.

Current Deed Reference: Instrument No. 2023-0907459

Permanent Parcel Numbers: 14-00-033-000-011 and 14-00-034-000-010

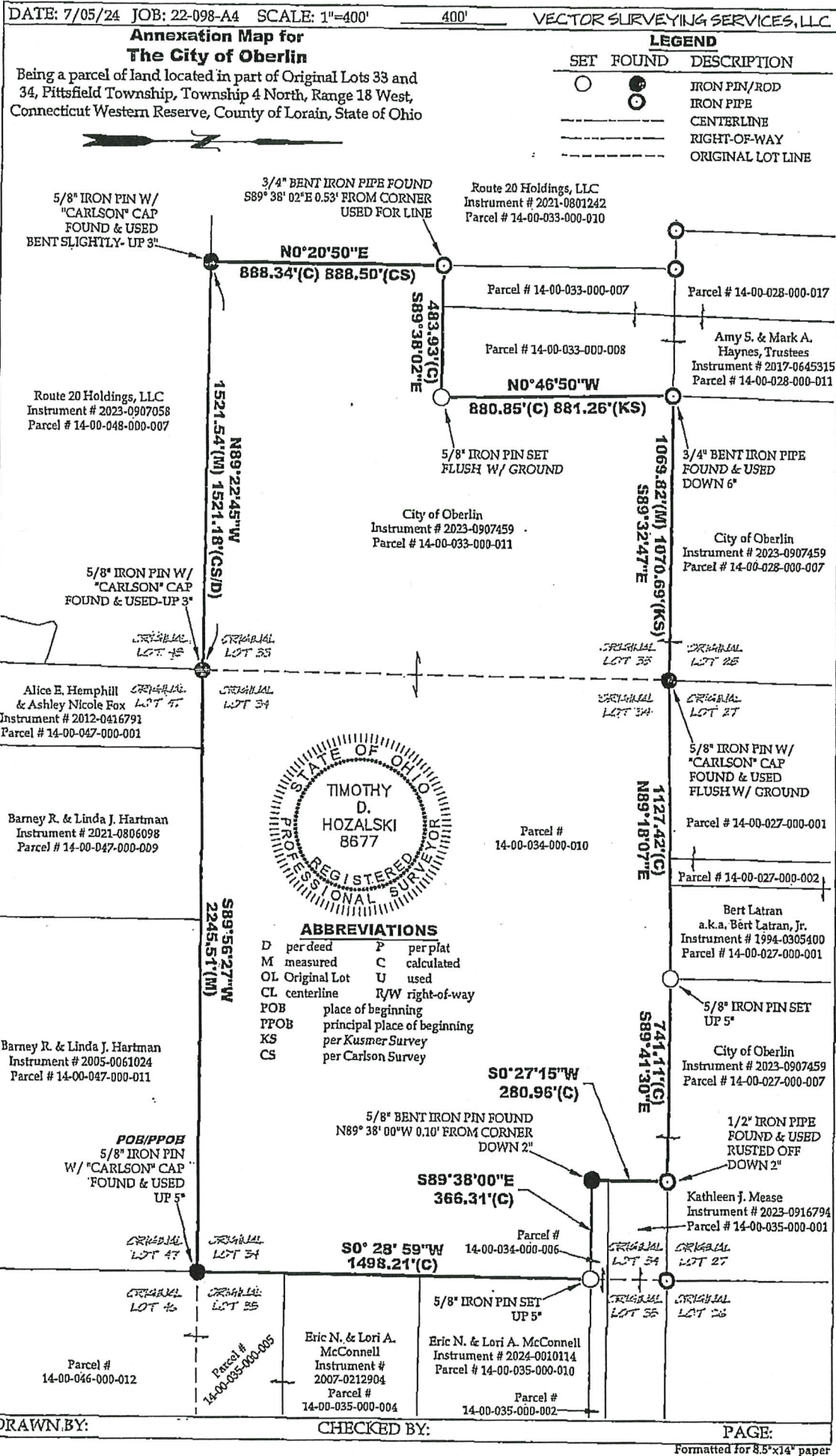
All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING". This description was prepared July, 2024 by Timothy D. Hozalski, Registered Surveyor No. 8677 from an actual survey of the premise dated January, 2023 (Job/Plat#: 22-098-A4).



Timothy D. Hozalski

Legal description reviewed by VS
on 5/12/25 per ORC, Section 5713.09

EXHIBIT B





LORAIN COUNTY COMMISSIONERS

Michelle Hung

David J Moore

Jeff Riddell



November 22, 2024

24 NOV 27 AM 10:10

City of Oberlin
85 South Main Street
Oberlin, Ohio 44074

Dear Clerk Anderson:

Enclosed is a complete transcript of the granted Municipal Owned Land Annexation of 141.8426 acres from Pittsfield Township to the City of Oberlin, Ohio.

This annexation was granted November 19, 2024 by Resolution No. 24-698, Law Director Jon D. Clark, Agent.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

Cc: Jon D. Clark, Law Director, Agent
Pittsfield Township Trustees
Ken Carney, LC Engineer
Craig Snodgrass, LC Auditor
Paul Adams, LC Board of Elections
Rob Berner, Director – 911
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

RESOLUTION NO. 24-698

In the matter of approving a Municipal Annexation)
Of 141.8426 acres from Pittsfield Township to the) November 19, 2024
Township to the City of Oberlin, Ohio - Jon D.)
Clark, Agent for Petitioner City of Oberlin, Ohio)

WHEREAS, a Petition, Legal Description and Map were filed in the Board of Commissioners received by the Clerk on September 25, 2024 for the proposed Municipal Annexation of approximately 141.8426 acres in Pittsfield Township to the City of Oberlin, Ohio as follows:

**PETITION FOR ANNEXATION OF 141.8426 ACRES OF LAND TO THE CITY OF
OBERLIN FROM PITTSFIELD TOWNSHIP**

To the Lorain County Board of Commissioners:

Pursuant to section 709.15 of the Ohio Revised Code, the undersigned, City of Oberlin, Ohio being the only owner of the real property described in Exhibit A attached hereto and made a part hereof, hereby petitions the Board of Commissioners of Lorain County, Ohio to cause the property, described in "Exhibit A" attached hereto to be annexed to the City of Oberlin, Ohio, following the procedures provided in Section 709.16 of the Ohio Revised Code.

An accurate map of the plat of the property sought to be annexed is set forth in Exhibit B attached hereto and made a part hereof.

The requested annexation was authorized by Ordinance No. 24-42 AC CMS passed by the legislative authority of the City of Oberlin on June 17, 2024, a certified copy of which is attached hereto as Exhibit C.

The name of the person authorized to act as agent for the undersigned petitioner is Jon D. Clark, 85 South Main Street, Oberlin, Ohio, 44074, telephone number 440-774-8519 and who may be emailed at jclark@cityofoberlin.com.

City of Oberlin Ohio:

By: 
Jon D. Clark

Its: Law Director

WHEREAS, Exhibit A - Legal Description reads as follows:**Annexation Legal description**

Being a parcel of land located in part of Original Lots 33 and 34, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

Beginning at a 5/8" iron pin with "Carlson" cap found on the southeast corner of Original Lot 34, the northeast corner of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2005-0061024 of the Lorain County Recorder's Office and a west line of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2007-0212904 of the Lorain County Recorder's Office, said point being the principal place of beginning;

- 1 Thence South 89° 56' 27" West a distance of 2245.51 feet along the south line of Original Lot 34, the north line of said Hartmans' land, the north line of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2021-0806098 of the Lorain County Recorder's Office and the north line of land now or formerly owned by Alice E. Hemphill and Ashley Nicole Fox as recorded in Instrument No. 2012-0416791 of the Lorain County Recorder's Office to a 5/8" iron pin with "Carlson" cap found on the southwest corner of Original Lot 34, the southeast corner of Original Lot 33, the northwest corner of said land now or formerly owned by Hemphill and Fox and the northeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2023-0907058 of the Lorain County Recorder's Office;
- 2 Thence North 89° 22' 45" West a distance of 1521.54 feet along the south line of Original Lot 33 and the north line of said land now or formerly owned by Route 20 Holdings, LLC to a 5/8" iron pin with "Carlson" cap found on the north line of said land now or formerly owned by Route 20 Holdings, LLC and the southeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2021-0801242 of the Lorain County Recorder's Office;
- 3 Thence North 0° 20' 50" East a distance of 888.34 feet along the east line of said land now or formerly owned by Route 20 Holdings, LLC to a point on the east line of said land now or formerly owned by Route 20 Holdings, LLC and a southwest corner of land now or formerly owned by Amy S. and Mark A. Haynes, Trustees, as recorded in Instrument No. 2017-0645315 of the Lorain County Recorder's Office, referenced by a 3/4" bent iron pipe found South 89° 38' 02" East a distance of 0.53 feet from corner;
- 4 Thence South 89° 38' 02" East a distance of 483.93 feet along a south line of said Haynes' land to a 5/8" iron pin set on the southeast corner of said Haynes' land;
- 5 Thence North 0° 46' 50" West a distance of 880.85 feet along the east line of said Haynes' land to a 3/4" bent iron pipe found on the north line of Original Lot 33 and at an angle point in the east line of said Haynes' land;
- 6 Thence South 89° 32' 47" East a distance of 1069.82 feet along the north line of Original Lot 33 to a 5/8" iron pin with "Carlson" cap found on the northeast corner of Original Lot 33, the northwest corner of Original Lot 34 and a southwest corner of land now or formerly owned by Bert Latran a.k.a. Bert Latran, Jr. as recorded in Instrument No. 1994-0305400 of the Lorain County Recorder's Office;
- 7 Thence North 89° 18' 07" East a distance of 1127.42 feet along the north line of Original Lot 34 and the south line of said Latran's land to a 5/8" iron pin set on the southeast corner of said Latran's land and at an angle point in the north line of Original Lot 34;
- 8 Thence South 89° 41' 30" East a distance of 741.11 feet along the north line of Original Lot 34 to a 1/2" iron pipe found on the northwest corner of land now or formerly owned by Kathleen J. Mease as recorded in Instrument No. 2023-0916794 of the Lorain County Recorder's Office and at an angle point in the north line of Original Lot 34;

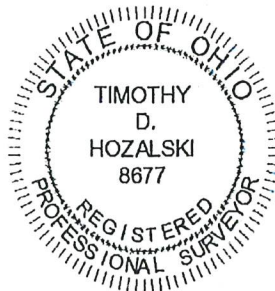
- 9 Thence South $0^{\circ} 27' 15''$ West a distance of 280.96 feet along the west line of said Mease's land to a point on the southwest corner of said Mease's land, referenced by a $5/8''$ bent iron pin found North $89^{\circ} 38' 00''$ West a distance of 0.10 feet from corner;
- 10 Thence South $89^{\circ} 38' 00''$ East a distance of 366.31 feet along the south line of said Mease's land to a $5/8''$ iron pin set on the south line of said Mease's land, the east line of Original Lot 34 and the northwest corner of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2024-0010114 of the Lorain County Recorder's Office;
- 11 Thence South $0^{\circ} 28' 59''$ West a distance of 1498.21 feet along the east line of Original Lot 34 and the west line of said McConnell lands (2024-0010114 and 2007-0212904) to the principal place of beginning and being 141.8426 acres of which 89.2589 acres are within Original Lot 34 and 52.5837 acres are within Original Lot 33, but subject to all legal highways, easements and restrictions of record.

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011) Epoch 2010.00, and corrected via the Ohio Real Time Network.

Current Deed Reference: Instrument No. 2023-0907459

Permanent Parcel Numbers: 14-00-033-000-011 and 14-00-034-000-010

All iron pins set are $5/8'' \times 30''$ rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING". This description was prepared July, 2024 by Timothy D. Hozalski, Registered Surveyor No. 8677 from an actual survey of the premise dated January, 2023 (Job/Plat#: 22-098-A4).



A handwritten signature in blue ink, appearing to read "Timothy D. Hozalski", written below the professional seal.

And;

WHEREAS, Engineer by letter dated October 15, 2024, reports the petitioner's legal description and map of survey accurately describe the perimeter of the territory that he proposes to annex to the city of Oberlin. The territory is also indicated as Phase II on accompanying sketch; and

WHEREAS, Res#24-655, adopted October 25, 2024 continued the decision of said annexation until November 8, 2024 by the request of Jon Clark, City of Oberlin Law Director waiving the statutory time limits regarding the Commissioners consideration on the petition; and

WHEREAS, on November 8, 2024 the Commissioners had no decision due to the Township and City having discussions relating to the annexation and would place it on their next meeting of November 19, 2024.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Lorain County, Ohio, that upon review of the documents submitted, the following findings are made:

The Petition contains the signatures of all the property owners in the territory to be annexed.

1. The Petition set forth that under an ordinance of the municipality the territory describes in the petition was authorized to be annexed.
2. An accurate legal description of the perimeter of the territory proposed to be annexed.
3. The Petition contains an accurate map or plat of the territory proposed to be annexed.
4. The Petition contains the name of the person acting as statutory agent for the petitioners.

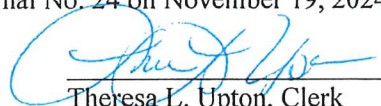
BE IT FURTHER RESOLVED that:

- I. Upon the findings that all of the conditions of annexation as contained in Revised Code Section 709.16 have been met, the Petition as presented is granted.
- II. Herein the annexed area shall not be excluded or removed from the Township
- III. The Clerk is directed to enter the resolution upon the journal of the Board and send a certified copy of the record (including all resolutions, the petition, the map and all other papers on file to the Clerk of the City of Oberlin.

Motion by Riddell, seconded by Moore to adopt the Resolution. Upon roll call the vote taken thereon resulted as: Ayes: Riddell, Moore (under protest) & Hung/ Nays: None.

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 24-698 is a true copy as it appears in Journal No. 24 on November 19, 2024.


Theresa L. Upton, Clerk

CERTIFICATE OF FILING

SEP 30 2017 17:50

STATE OF OHIO

SS

LORAIN COUNTY

I, J. Craig Snodgrass, the duly elected, qualified and acting Auditor in and for the County and State aforesaid, do hereby certify that, Theresa L. Upton, the duly elected/appointed Clerk of the Board of Commissioners, for said County of Lorain in Lorain County, Ohio has this day officially filed in the office of the Auditor of Lorain County, **a petition for annexation of approximately 141.8426 acres from Pittsfield Township to the City of Oberlin, a legal description of the land to be annexed, a map of the area being annexed, and City of Oberlin Ordinance No. 24-42 AC CMS were received.**

Witness my hand and official Seal at Elyria, Ohio this 30th day of September.

(Seal)



J. Craig Snodgrass
County Auditor in and for Lorain County, Ohio



LORAIN COUNTY ENGINEER

KEN CARNEY, P.E., P.S.

October 15, 2024

Lorain County Commissioners
226 Middle Avenue
Elyria, Ohio 44035

Attn: Theresa Upton, Clerk

tupton@loraincounty.us

Re: Annexation report for about 142 acres in Pittsfield Township, Original Lot Nos. 33&34
Auditor's Parcels 1400033000011&1400034000010 backland south of U.S. Route 20

Board of Commissioners:

We report that the petitioner's legal description and map of survey accurately describe the perimeter of the territory that he proposes to annex to the City of Oberlin.

The territory is also indicated as Phase II on his accompanying sketch.

Peter Zwick PE PS
Chief Deputy Engineer

cc: Ken Carney PE PS, Lorain County Engineer kcarney@loraincountyengineer.us
Ted Spillman PS, Tax Map Dept. tspillman@loraincounty.us

K:\Annexations\Pittsfield Twp\O.L. 33 & 34



LORAIN COUNTY COMMISSIONERS

Michelle Hung

David J Moore

Jeff Riddell



October 25, 2024

Jon Clark, Law Director
City of Oberlin
85 South Main Street
Oberlin, Ohio 44074

Dear Attorney Clark:

Lorain County Board of Commissioners adopted Res#24-655 on October 25, 2024 continuing the decision on a Municipal Annexation of 141.8426 acres from Pittsfield Township to City of Oberlin to November 8, 2024 at 9:30 a.m

This is being forwarded for your information and files.

Sincerely,

Theresa L. Upton
Clerk

tlu/Enclosure

cc: Ken Carney, LC Engineer
Pittsfield Township
File
DAN PETTICORD, LCAPA / ATTN: KELLY LAUBENTHAL

In the matter of continuing the decision on)
a Municipal Annexation of 141.8426 acres)
from Pittsfield Township to City of Oberlin)
to November 8, 2024 at 9:30 a.m.)

October 25, 2024

WHEREAS, City of Oberlin, Law Director Jon Clark is Agent for Petitioner – City of Oberlin filed a Muni Annexation of 141.287 acres from Pittsfield Township to the City of Oberlin on August 26, 2024; and

WHEREAS, Attorney Clark has requested that the decision be continued until November 8, 2024, at 9:30 a.m., because he is not available on October 25, 2024; and

WHEREAS, Attorney Clark has waived the statutory time limits regarding the Commissioners consideration on the petition.

NOW, THEREFORE BE IT RESOLVED, by the Lorain County Board of Commissioners we do hereby at the request of Attorney Clark continue the decision of a Municipal Annexation of 141.8426 acres from Pittsfield Township to City of Oberlin to November 8, 2024, at 9:30 a.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None

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 24-655 is a true copy as it appears in Journal No. 24 on October 25, 2024.


Theresa L. Upton, Clerk



2024 OCT 22 AM 8:04

THURSDAY

Jon D. Clark, Law Director

jclark@cityofoberlin.com

Farah Emeka, Assistant Law Director/Prosecutor

October 21, 2024

Lorain County Board of Commissioners
226 Middle Ave., 4th floor
Elyria, OH 44035
Attn: Theresa L. Upton, Clerk
Tupton@loraincounty.us

RE: Petition for Annexation of 141.8426 Acres from Pittsfield Township to the City of Oberlin

Dear Ms. Upton:

Thank you for your recent correspondence advising that the Commissioners will consider the above-referenced Petition at their October 25, 2024 meeting.

I would like to make myself available for any questions the Commissioners may have. Unfortunately, I will be attending the Ohio Municipal League annual conference on the 25th. I request that the Commissioners continue considering the Petition until their next regular meeting after October 25. On behalf of the City of Oberlin, I waive statutory time limits regarding the Commissioner's consideration of the petition.

Please feel free to contact me if you have any questions.

Very truly yours,
Jon Clark
Jon D. Clark
JDC/me

Cc: Pittsfield Township Board of Trustees
Carrie Porter, Planning and Development Director
Beth Krosse, Finance Director

Office of the Law Director • 85 S. Main St. • Oberlin, OH 44074 • (P) 440.774-8519 • (F) 440.776.2210
www.cityofoberlin.com



LORAIN COUNTY COMMISSIONERS

Michelle Hung

David J Moore

Jeff Riddell



October 10, 2024

Jon D. Clark, Agent
City of Oberlin
85 South Main Street
Oberlin, Ohio 44074

Dear Attorney Clark:

Enclosed is Resolution No. 24-613, adopted by the Lorain County Board of Commissioners on October 10, 2024 receiving and journalizing the proposed Municipal Corporation Annexation of 141.8426 acres from Pittsfield Township to the City Oberlin, Ohio

You are said Agent for Petitioner, City of Oberlin.

The Lorain County Board of Commissioners has scheduled a decision on the proposed Annexation if all conditions are met, to be placed on their agenda at 9:30 a.m., on October 25, 2024.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Pittsfield Township
Dan Petticord, LC APA / Attn: Kelly Laubenthal
Ken Carney, LC Engineer
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
File

In the matter of receiving and journalizing a municipal)
corporation Annexation Petition of approximately)
141.8426 acres from Pittsfield Township to the City)
Oberlin. Oberlin Law Director Jon Clark, Agent for)
Petitioner, City of Oberlin, Lorain County, Ohio)

October 8, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map in the Commissioner's Office on September 25, 2024, for the proposed municipal corporation annexation of approximately 141.8426 acres of land in the Township of Pittsfield to the City of Oberlin; and

WHEREAS, City of Oberlin, Law Director Jon Clark is Agent for Petitioner – City of Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

A Petition to the Lorain County Commissioners to request annexation of land to the City of Oberlin from Township of Pittsfield.

Pursuant to section 709.15 of the Ohio Revised Code, the undersigned, City of Oberlin Ohio being the only owner of the real property described in Exhibit A attached hereto and made a party hereof, hereby petitions the Board of Commissioners of Lorain County Ohio to cause the property, described in "Exhibit A"; attached hereto to be annexed to the City of Oberlin, Ohio following the procedures provided in Section 709.16 of the Ohio Revised Code.

An accurate map of the plat of the property sought to be annexed is set forth in Exhibit B attached hereto and made a part hereof.

The requested annexation was authorized by Ordinance No. 21-42 AC CMS passed by the legislative authority of the City of Oberlin on June 17, 2024, a certified copy of which is attached hereto as Exhibit C.

The name of the person authorized to act as agent for the undersigned petitioner is Jon D. Clark, 85 South Main Street, Oberlin, Ohio, 44074, telephone number 440-774-8519 and how may be emailed at jclark@cityofoberlin.com.

City of Oberlin, Ohio:

By: S/Jon D. Clark

Its: Law Director

And;

Annexation Legal description

Being a parcel of land located in part of Original Lots 33 and 34, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

Beginning at a 5/8" iron pin with "Carlson" cap found on the southeast corner of Original Lot 34, the northeast corner of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2005-0061024 of the Lorain County Recorder's Office and a west line of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2007-0212904 of the Lorain County Recorder's Office, said point being the principal place of beginning;

- 1 Thence South 89° 56' 27" West a distance of 2245.51 feet along the south line of Original Lot 34, the north line of said Hartmans' land, the north line of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2021-0806098 of the Lorain County Recorder's Office and the north line of land now or formerly owned by Alice E. Hemphill and Ashley Nicole Fox as recorded in Instrument No. 2012-0416791 of the Lorain County Recorder's Office to a 5/8" iron pin with "Carlson" cap found on the southwest corner of Original Lot 34, the southeast corner of Original Lot 33, the northwest corner of said land now or formerly owned by Hemphill and Fox and the northeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2023-0907058 of the Lorain County Recorder's Office;
- 2 Thence North 89° 22' 45" West a distance of 1521.54 feet along the south line of Original Lot 33 and the north line of said land now or formerly owned by Route 20 Holdings, LLC to a 5/8" iron pin with "Carlson" cap found on the north line of said land now or formerly owned by Route 20 Holdings, LLC and the southeast corner of land now or formerly owned by Route 20 Holdings, LLC as recorded in Instrument No. 2021-0801242 of the Lorain County Recorder's Office;
- 3 Thence North 0° 20' 50" East a distance of 888.34 feet along the east line of said land now or formerly owned by Route 20 Holdings, LLC to a point on the east line of said land now or formerly owned by Route 20 Holdings, LLC and a southwest corner of land now or formerly owned by Amy S. and Mark A. Haynes, Trustees, as recorded in Instrument No. 2017-0645315 of the Lorain County Recorder's Office, referenced by a 3/4" bent iron pipe found South 89° 38' 02" East a distance of 0.53 feet from corner;
- 4 Thence South 89° 38' 02" East a distance of 483.93 feet along a south line of said Haynes' land to a 5/8" iron pin set on the southeast corner of said Haynes' land;
- 5 Thence North 0° 46' 50" West a distance of 880.85 feet along the east line of said Haynes' land to a 3/4" bent iron pipe found on the north line of Original Lot 33 and at an angle point in the east line of said Haynes' land;
- 6 Thence South 89° 32' 47" East a distance of 1069.82 feet along the north line of Original Lot 33 to a 5/8" iron pin with "Carlson" cap found on the northeast corner of Original Lot 33, the northwest corner of Original Lot 34 and a southwest corner of land now or formerly owned by Bert Latran a.k.a. Bert Latran, Jr. as recorded in Instrument No. 1994-0305400 of the Lorain County Recorder's Office;
- 7 Thence North 89° 18' 07" East a distance of 1127.42 feet along the north line of Original Lot 34 and the south line of said Latran's land to a 5/8" iron pin set on the southeast corner of said Latran's land and at an angle point in the north line of Original Lot 34;
- 8 Thence South 89° 41' 30" East a distance of 741.11 feet along the north line of Original Lot 34 to a 1/2" iron pipe found on the northwest corner of land now or formerly owned by Kathleen J. Mease as recorded in Instrument No. 2023-0916794 of the Lorain County Recorder's Office and at an angle point in the north line of Original Lot 34;

- 9 Thence South $0^{\circ} 27' 15''$ West a distance of 280.96 feet along the west line of said Mease's land to a point on the southwest corner of said Mease's land, referenced by a 5/8" bent iron pin found North $89^{\circ} 38' 00''$ West a distance of 0.10 feet from corner;
- 10 Thence South $89^{\circ} 38' 00''$ East a distance of 366.31 feet along the south line of said Mease's land to a 5/8" iron pin set on the south line of said Mease's land, the east line of Original Lot 34 and the northwest corner of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2024-0010114 of the Lorain County Recorder's Office;
- 11 Thence South $0^{\circ} 28' 59''$ West a distance of 1498.21 feet along the east line of Original Lot 34 and the west line of said McConnell lands (2024-0010114 and 2007-0212904) to the principal place of beginning and being 141.8426 acres of which 89.2589 acres are within Original Lot 34 and 52.5837 acres are within Original Lot 33, but subject to all legal highways, easements and restrictions of record.

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011) Epoch 2010.00, and corrected via the Ohio Real Time Network.

Current Deed Reference: Instrument No. 2023-0907459

Permanent Parcel Numbers: 14-00-033-000-011 and 14-00-034-000-010

All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING". This description was prepared July, 2024 by Timothy D. Hozalski, Registered Surveyor No. 8677 from an actual survey of the premise dated January, 2023 (Job/Plat#: 22-098-A4).



A handwritten signature in black ink, appearing to read "Timothy D. Hozalski".

And;

WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled this for the agenda of October 25, 2024.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore & Riddell / Nays: None / Absent; Hung, excused.

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 24-613 is a true copy as it appears in Journal No. 24 on October 8, 2024.

A handwritten signature in black ink, appearing to read "Theresa L. Upton".
Theresa L. Upton, Clerk



LORAIN COUNTY COMMISSIONERS

Michelle Hung

David J Moore

Jeff Riddell



September 30, 2024

Ken Carney
LC Engineer
247 Hadaway Street
Elyria, Ohio 44035

Dear Mr. Carney:

Enclosed are the following documents that were filed in accordance with Section 709.15 of the Ohio Revised Code for the Proposed Annexation of approximately 141.8426 acres from Pittsfield Township to the City of Oberlin.

- 1) Petition
- 2) Exhibits A – Legal Description
- 3) Exhibit B – Map
- 4) Exhibit C – Oberlin Ordinance 22-42 AC CMS

Jon D. Clark, Law Director, is Agent.

Please review and advise your finds as to the accuracy.

This will be placed on the Commissioners agenda for a decision on October 25, 2024 at 9:30 a.m.

Yours truly,

Theresa L. Upton
Clerk

tlu
Enclosure

Cc: Craig Snodgrass, LC Auditor
Pittsfield Township Trustees
Jon D. Clark, Law Director – City of Oberlin
File
TED SPILLMAN, LC TAXMAP

2024 JUN 17 17

**PETITION FOR ANNEXATION OF 141.8426 ACRES OF LAND TO THE CITY OF
OBERLIN FROM PITTSFIELD TOWNSHIP**

To the Lorain County Board of Commissioners:

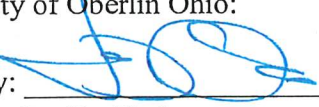
Pursuant to section 709.15 of the Ohio Revised Code, the undersigned, City of Oberlin, Ohio being the only owner of the real property described in Exhibit A attached hereto and made a part hereof, hereby petitions the Board of Commissioners of Lorain County, Ohio to cause the property, described in "Exhibit A" attached hereto to be annexed to the City of Oberlin, Ohio, following the procedures provided in Section 709.16 of the Ohio Revised Code.

An accurate map of the plat of the property sought to be annexed is set forth in Exhibit B attached hereto and made a part hereof.

The requested annexation was authorized by Ordinance No. 24-42 AC CMS passed by the legislative authority of the City of Oberlin on June 17, 2024, a certified copy of which is attached hereto as Exhibit C.

The name of the person authorized to act as agent for the undersigned petitioner is Jon D. Clark, 85 South Main Street, Oberlin, Ohio, 44074, telephone number 440-774-8519 and who may be emailed at jclark@cityofoberlin.com.

City of Oberlin Ohio:

By: 

Jon D. Clark

Its: Law Director

EXHIBIT A

2023 JUN 17

VECTOR
SURVEYING SERVICES, LLC

Oberlin, Ohio
Office: 440-865-8445

Annexation Legal description

Being a parcel of land located in part of Original Lots 33 and 34, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

Beginning at a 5/8" iron pin with "Carlson" cap found on the southeast corner of Original Lot 34, the northeast corner of land now or formerly owned by Barney R. and Linda J. Hartman as recorded in Instrument No. 2005-0061024 of the Lorain County Recorder's Office and a west line of land now or formerly owned by Eric N. and Lori A. McConnell as recorded in Instrument No. 2007-0212904 of the Lorain County Recorder's Office, said point being the principal place of beginning;

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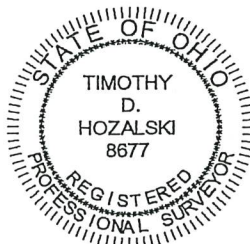
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Current Deed Reference: Instrument No. 2023-0907459

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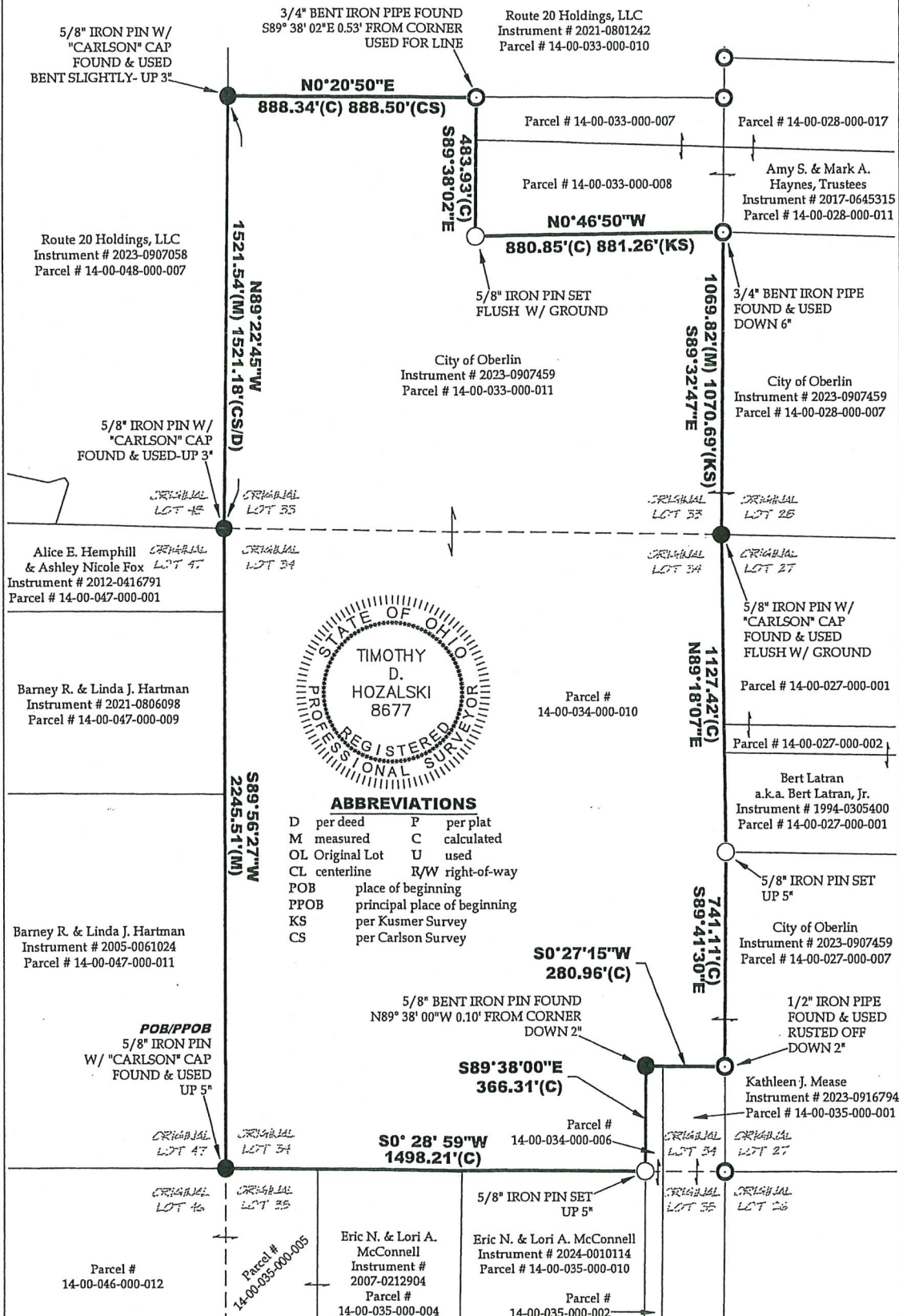
Timothy D. Hozalski

**Annexation Map for
The City of Oberlin**

Being a parcel of land located in part of Original Lots 33 and 34, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
○	○	IRON PIPE
---	---	CENTERLINE
---	---	RIGHT-OF-WAY
---	---	ORIGINAL LOT LINE



DRAWN BY:

CHECKED BY:

PAGE:

Formatted for 8.5"x14" paper



CERTIFIED COPY

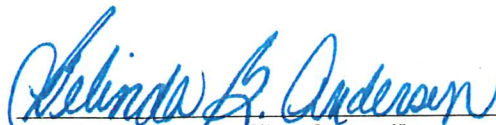
I Belinda B. Anderson, the duly appointed, qualified and acting Clerk of Council, for said City of Oberlin of Lorain County, Ohio, do hereby certify that attached is a true and correct copy of Ordinance No. 24-42 AC CMS and its attachments as adopted on June 17, 2024.

ORDINANCE NO. 24-42 AC CMS:

AN ORDINANCE AUTHORIZING THE CITY LAW DIRECTOR TO INSTITUTE PROCEEDINGS FOR THE ANNEXATION OF 141.84 ACRES, MORE OR LESS, OF CERTAIN REAL PROPERTY LOCATED IN PITTSFIELD TOWNSHIP TO GO INTO IMMEDIATE EFFECT

Witness my hand and Official Seal at Oberlin, Ohio this 25th day of September 2024.

(Seal)


Clerk of Oberlin City Council

CITY OF OBERLIN, OHIO

ORDINANCE No. 24-42 AC CMS

AN ORDINANCE AUTHORIZING THE CITY LAW DIRECTOR TO INSTITUTE PROCEEDINGS FOR THE ANNEXATION OF 141.84 ACRES, MORE OR LESS, OF CERTAIN REAL PROPERTY LOCATED IN PITTSFIELD TOWNSHIP TO GO INTO IMMEDIATE EFFECT

WHEREAS, the City of Oberlin is the owner of 141.84 (+/-) acres, of land located on the South side of U.S. Route 20 in Pittsfield Township and having been assigned Lorain County Auditor's Permanent Parcel Nos. 14-00-033000-011 and 14-00-033-000-010; and

WHEREAS, The City desired that said land be annexed to the City of Oberlin; and,

WHEREAS, Section 709.14 of the Ohio Revised Code requires that an ordinance authorizing the annexation and directing the City Law Director to prosecute the annexation proceedings be passed by at least a majority of the members of Council.

THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio:

SECTION 1. That the City Law Director is hereby authorized and directed to prepare, file and prosecute to conclusion an annexation petition for certain real property located in Pittsfield Township depicted as "Phase II" on **"Exhibit A"** attached hereto and incorporated herein by reference and to take such additional actions with regard to same as the Law Director determines to be reasonable and in the best interest of the City all to be charged as an extraordinary expense.

SECTION 2. That the City Law Director is hereby designated as the agent for the City and is authorized to act as its agent in the annexation proceedings.

SECTION 3. 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 4. To Authorize the filing of an annexation petition with the Board of Lorain County Commissioners at the earliest possible date to enable the City to make an application for state funds to facilitate the development of an industrial park for the City of Oberlin, and provided that at least five (5) members of Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: June 17, 2024

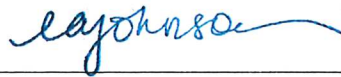
2nd Reading: _____

3rd Reading: _____

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 06/18/2024

EFFECTIVE DATE: 06/17/2024

Annexation Map—Phase I—III

