

**RESOLUTION OF THE COUNCIL OF THE VILLAGE OF BEAVERDAM,
ALLEN COUNTY, OHIO**

RESOLUTION NUMBER 2022-03

PASSED May 17, 2022

**A RESOLUTION OF THE VILLAGE OF BEAVERDAM FOR THE SALE OF CERTAIN
REAL ESTATE.**

Whereas, the Council of the Village of Beaverdam has determined that certain real estate owned by the Village, as more specifically described at Exhibit A attached to this Resolution (the "Real Estate"), is no longer needed for any municipal purposes.

Whereas, the Council of the Village of Beaverdam has determined that it is in the best interest of the Village of Beaverdam to sell the Real Estate to the highest bidder.

THEREFORE, BE IT HEREBY RESOLVED, by the Village Council of the Village of Beaverdam, that:

SECTION 1: That the Notice attached as Exhibit A is approved by the Council of the Village of Beaverdam.

SECTION 2: That the minimum acceptable bid for the Real Estate described in Exhibit A is \$7,000.00 per acre.

SECTION 3: That the Notice attached as Exhibit A will be posted in a newspaper of general circulation for the statutorily required time. (ORC 721.03)

SECTION 4: That sealed bids are to be submitted in writing to the Village of Beaverdam, 101 W. Main Street, Beaverdam Ohio 45808 on or before July 5th at 7:00 PM at which time the bids will be opened, and the property will be sold to the highest bidder.

SECTION 5: This Resolution shall take affect at the earliest time provided for by law.

PASSED AND ADOPTED BY THE VILLAGE OF BEAVERDAM COUNCIL ON THIS 17TH
DAY OF MAY 2022.

ATTEST;

Handwritten signature of Pamela LePine in black ink, written over a horizontal line.

Pamela LePine, Mayor

Handwritten signature of Anthony Myers in black ink, written over a horizontal line.

Anthony Myers, Council President

Handwritten signature of Shelby Hutchinson in purple ink, written over a horizontal line.

Shelby Hutchinson, Fiscal Officer

RESOLUTION 2022-03 EXHIBIT A

LEGAL NOTICE OF TAKING BIDS FOR THE SALE OF REAL ESTATE BY THE VILLAGE OF BEAVERDAM, OHIO

Notice is hereby given that in pursuance of a Resolution of the Village of Beaverdam, Ohio, passed on the 17th day of May, 2022, the Village is accepting bids for the sale of real estate being more particularly described below. Minimum bid is \$7,000.00 per acre. Real estate is subject to tenant's rights. Sealed bids are to be submitted in writing to the Village of Beaverdam, 101 West Main Street, Beaverdam, Ohio 45808 on or before the 5th day of July, 2022 at 7:00 PM, at which time the bids will be opened and the property will be sold to the highest bidder. The property subject to sale is 6.536 acres, more or less, and is described as follows:

Situated as being part of the West Half and East Half of the Northeast Quarter of Section 29, Township 2 South, Range 8 East, Richland Township, Allen County, Ohio, also being part of a 71.28 acre tract of land as recorded in Official Record Volume 2017, Page 5491 and Survey Record 86-030 and more particularly described as follows:

Commencing at a Monument box found marking the Northeast corner of the Northeast Quarter of Section 29;

Thence North 89°54'03" West along the North line of the Northeast Quarter of Section 29 a distance of 2.637.21 feet to a point marking the Northwest corner of said Northeast Quarter of Section 29;

Thence South 00°28'50" West along the West line of the Northeast Quarter of Section 29 a distance of 2,641.88 feet to a point marking the Southwest corner of said Northeast Quarter of Section 29;

Thence North 89°49'18" East along the South line of said Northeast Quarter of Section 29 a distance of 1,329.50 feet to a point marking the Southeast corner of the West Half of the Northeast Quarter and the Southeast corner of a 1.586 acre tract of land as recorded in Official Record Volume 2020, Page 3510 and the POINT OF BEGINNING, referenced by a 5/8 inch rebar found lying 0.13 feet South and 0.18 feet East of said point;

Thence along the perimeter of said 71.28 acre tract the following three (3) courses:

North 55°41'43" West along the East line of said 1.586 acre tract of land a distance of 309.84 feet to a 5/8 inch rebar found marking the Northeast corner of said 1.586 acre tract and passing a 5/8 inch rebar with ID cap found at 5.88 feet;

North 50°16'05" West a distance of 175.78 feet to a 5/8 inch rebar found marking the Northeast corner of a 1.06 acre tract as recorded in Deed Volume 798, Page 557;

North 16°36'26" West a distance of 201.66 feet to a 5/8 inch rebar with ID cap found on the Southerly right-of-way line of the Norfolk & Western Railroad;

Thence North 50°08'50" East along said Southerly right-of-way a distance of 593.11 feet to a point on the West line of a 55.25 acre tract of land as recorded in Deed Volume 903, Page 257, referenced by a 5/8 inch rebar with ID cap found lying 0.87 feet South and 0.25 feet West of said point;

Thence along the perimeter of said 71.28 acre tract the following four (4) courses:

South 00°27'05" West along the West line of said 55.25 acre tract and the West line of a 1.00 acre tract and a 0.671 acre tract of land as recorded in Deed Volume 922, Page 124 of the Allen County Deed Records a distance of 575.60 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of said 0.671 acre tract and passing a point at 100.97 feet (referenced by a 5/8 inch rebar with ID cap found lying 0.28 feet West of said point) and a 5/8 inch rebar with ID cap found at 310.99 feet marking the Northwest corner of the previously mentioned 1.00 acre tract;

South 89°07'25" East along the South line of said 0.671 acre tract, as extended, a distance of 345.97 feet to a point on the centerline of Old U.S. Route 25 and the West line of a 70.846 acre tract of land as recorded in Official Record Volume 2017, Page 770 of the Allen County Deed Records and passing a 5/8 inch rebar with ID cap found at 152.64 feet and a Railroad spike found marking the Southeast corner of said 0.671 acre tract at 201.20 feet;

South 45°32'49" West along the centerline of Old U.S. Route 25 and the West line of said 70.846 acre tract a distance of 398.72 feet to a Mag nail found on the South line of the East Half of the Northeast Quarter of Section 29;

South 89°49'18" West along said South line a distance of 63.34 feet to the POINT OF BEGINNING, said tract containing 6.536 acres of land, more or less, of which 0.856 acres lies within the Road right-of-way.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual field survey performed in March, 2022, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the North line of the Northeast Quarter of Section 29 to be North 89°54'03" West and are for the purpose of angle determination only.

LEGAL FROM SURVEY

Matthew H. Huffman
Village Solicitor
Village of Beaverdam
540 West Market Street
Lima, Ohio 45801