

ORDINANCE NO. 7-14

**AN ORDINANCE APPROVING THE SALE OF .1076 ACRES
OF LAND BY WAY OF RECIPROCAL TRANSFER ON SIMILARLY
SITUATED LAND AND DECLARING AN EMERGENCY**

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Spencer, Ohio, three-fourths (3/4) of its members concurring herein as follows:

1. It is determined that the Village of Spencer shall approve the sale of .1076 acres of land as described in the legal description attached hereto and incorporated herein as "Exhibit A." The sale of said land shall be accomplished by way of accepting bids with the best bidder offering a reciprocal transfer of similarly situated land. The Mayor is authorized to enter into a written contract for sale with the best bidder after advertisement of the said land not less than once a week for five (5) consecutive weeks as required by Ohio Rev. Code § 721.03. The best bidder shall be determined to be the individual or entity who offers a transfer back to the Village of Spencer of the most similarly situated parcel of land of nearly identical acreage.

2. Sealed bids must be submitted by delivery to the Village of Spencer, P.O. Box 336, Spencer, Ohio 44275, or by hand delivery to the Village Fiscal Officer, 109 North Main Street, Spencer, Ohio 44275, by no later than _____ day of _____, 2014. Bids will be opened at the next regular Village Council meeting at the Spencer Village Municipal Building, 109 North Main Street, Spencer, Ohio 44275. All bid envelopes shall be plainly marked "LAND SALE." Each bid shall contain the full name and address of the person interested in a reciprocal land transfer.

3. Council for the Village of Spencer, Ohio, reserves the right to reject any and all bids. The Village may waive any informalities or defects in bids pursuant to Ohio law and may reject any and all bids. The Village of Spencer shall determine which bid is the best based upon

the bid requirements set forth herein involving the most closely analogous reciprocal land transfer.

4. The Mayor is authorized to transfer title to the described .1076 acres of land to the best bidder.

5. Said reciprocal land transfer is subject to approval by the Western Reserve Land Conservancy. The herein described land transfer is considered to be an improvement to the property known as "the Lech property" now owned by the Village of Spencer.

6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of said Village and so that boundaries surrounding the Lech property can be redrawn as soon as possible, and, therefore, this Ordinance shall be in full force and effect from and after its passage.

PASSED: March 19, 2014


DAN DeROSSETT, Mayor

ATTEST:


SHERI RAMEY, Village Fiscal Officer

0.1076 ACRE

Situated in the State of Ohio, County of Medina, Township of Spencer, being part of Lot 6 in Section 12 of said township, and also being part of a parcel of land transferred 10-21-2013 to Village of Spencer recorded in Doc. #2013OR028237 of Medina County Recorder's records, and more fully described as follows:

Commencing for Reference at a 1" bar found at the center of Cul-de-sac of Millstone Lane 60' wide at the southeast corner of Sublot 7 of Millcreek Crossing Subdivision Phase 1 recorded in Plat Volume 28, Page 213 of Medina County Recorder's records;

Thence, North 25-degrees 20-minutes 58-seconds West along the easterly line of said Sublot 7, a distance of 257.63' to a 5\8" bar #5274 found at the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Thence, South 34-degrees 25-minutes 38-seconds West along a northerly line of Sublot 7 a distance of 55.41' to a 5\8" bar #5274 found;

Thence, North 56-degrees 19-minutes 36-seconds West along an easterly line of Sublot 7 a distance of 169.19' to a 5\8" bar #7265 set;

Thence, South 74-degrees 23-minutes 14-seconds East a distance of 178.73' to the place of beginning.

Said parcel contains 0.1076 acres, more or less, and is subject to all legal highways and easements of record, as surveyed in February 2014 by Susan L. Eichhorn P.S. 7265 of Corner Stone Professional Land Surveyors, Inc.

The bearings are the same as those found in Plat Volume 28, Page 213 of Medina County Recorder's office.

EXHIBIT A