

2010-13-CD

April 6, 2010

**ORDINANCE AUTHORIZING THE MUNICIPAL MANAGER TO NEGOTIATE AND  
SELL A VILLAGE OWNED PROPERTY AND DECLARING AN EMERGENCY**

**WHEREAS**, the Municipal Manager has negotiated the sale of the property located at 1 Dewitt Street, Greenhills, Ohio 45218; and

**WHEREAS**, the Village Council has determined that it is necessary and advisable for the Village to sell the property as set forth herein.

**NOW THEREFORE**, be it ordained by Council for the Village of Greenhills, State of Ohio, six members elected thereto concurring:

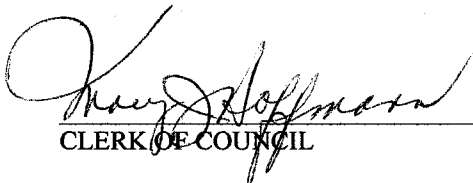
**Section 1:** That the Municipal Manager is hereby authorized to enter into an execute on behalf of the Village, a contract to purchase for the sale of the property located at 1 Dewitt Street, Greenhills, Ohio 45218 pursuant to commercially reasonable terms and substantially similar to the terms and conditions set forth in Exhibit "A" attached hereto and incorporated herein by reference.

**Section 2:** That the Municipal Manager is hereby authorized and directed to undertake those actions deemed necessary in order to close on the sale of the property pursuant to the terms and conditions set forth in any contract to purchase.

**Section 3:** That the Finance Director is hereby authorized to designate and deposit all monies received by the Village from the sale of this property to the Non-Voted Debt Retirement Fund.

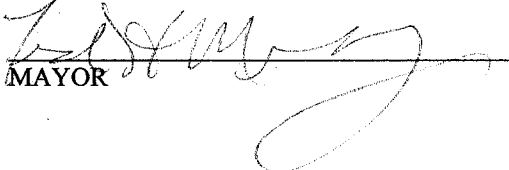
**Section 4:** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall be effective immediately upon its passage. The reason for said emergency is to sell the building.

**PASSED THIS SIXTH DAY OF APRIL, 2010.**

  
CLERK OF COUNCIL

\_\_\_\_\_  
PRESIDENT OF COUNCIL/MAYOR

**APPROVED:**

  
MAYOR

LEGAL DESCRIPTION

5,295.71 Square-Foot Tract

Situate in Section 23, Town 3, Entire Range 1, Springfield Township, in the Village of Greenhills, Hamilton County, Ohio, being part of Lot B-30 of said Village of Greenhills as recorded in Plat Book 39, Pages 7 through 27 of the Hamilton County, Ohio Plat Records and being more particularly described as follows:

Commencing at an iron pin found at the northeasterly corner of Lot B-31 of the aforementioned Village of Greenhills, said corner being in the westerly right-of-way of Drummond Street: thence northeastwardly with said westerly right-of-way along a curve deflecting to the right, having a radius of 360.00 feet, a distance of 58.43 feet (the chord of said curve bearing North 0° 09' 59" East, a distance of 58.36 feet), to an iron pin set at the **REAL PLACE OF BEGINNING** for the following described tract; thence South 60° 14' 53" West with a new division line through the lands of Christopher M. Kugele as recorded in O. R. Vol. 7966, Page 1459 of the Hamilton County, Ohio Deed Records, a distance of 203.61 feet to an iron pin set in the easterly line of the lands of William D. Stewart, Trustee as recorded in O. R. Vol. 6314, Page 836 of said deed records; thence North 23° 58' 29" West along said easterly line, a distance of 23.57 feet to an iron pin set at the southwest corner of the lands of Mark J. and Barbara C. Kne as recorded in O. R. Vol. 8056, Page 1053 of said deed records; thence North 59° 25' 26" East along the southerly line of said Kne's lands and passing along the center line of a party wall separating No. 1 and No. 3 Dewitt Street, a distance of 221.50 feet to a iron pin set in the aforementioned westerly right-of-way of Drummond Street; thence southwestwardly with said westerly right-of-way along a curve deflecting to the left, having a radius 360.00 feet, a distance of 33.46 feet (the chord of said curve bearing South 7° 28' 44" West, a distance of 33.45 feet) to the place of beginning. Containing 5,295.71 square feet of land, more or less.

The above description is the result of a survey and plat made by John M. Duffy of John J. Duffy & Associates, Inc., Ohio Registered Surveyor No. 7757 dated October 28, 2005.

November 9, 2005  
88-1945

Prepared by: John J. Duffy & Associates, Inc.  
4838 Duff Drive, Suite "E"  
Cincinnati, Ohio 45246

DESIGNER: ACCEPTABLE  
HAMILTON COUNTY ENGINEER  
Date: 12/28/05  
12-29-05  
W.S. Drummond Sr.

597-60-216

216  
239 = 5,295.71  
W.S. 597-60

10136 1620