

**CITY OF HILLSBORO, OHIO
ORDINANCE NO. 2025-13**

**AN ORDINANCE ACCEPTING THE DEDICATION OF A RIGHT-OF-WAY FROM
THE HILLSBORO COMMUNITY IMPROVEMENT CORPORATION TO THE CITY
OF HILLSBORO, OHIO, AND DECLARING AN EMERGENCY.**

WHEREAS, the Hillsboro Community Improvement Corporation, hereinafter referred to as the "CIC," is the owner of certain real property located within the City of Hillsboro, Ohio, and has offered to dedicate a portion of said property as public right-of-way; and

WHEREAS, the dedicated right-of-way will serve the public interest by providing access for transportation, utilities, and other municipal infrastructure; and

WHEREAS, the City of Hillsboro desires to accept the dedication of the right-of-way for public use and maintenance, thereby removing any property tax obligations from the CIC for the dedicated portion of land; and

WHEREAS, the CIC shall not be responsible for the maintenance or improvement of the dedicated right-of-way, which shall be the responsibility of the City upon acceptance;

WHEREAS, immediate acceptance of this dedication is necessary to facilitate infrastructure improvements and ensure the orderly development of the area;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HILLSBORO, STATE OF OHIO, WITH 2/3 OF ALL COUNCIL MEMBERS CONCURRING THAT:

SECTION 1: The City of Hillsboro hereby accepts the dedication of the right-of-way as described in **Exhibit A**, attached hereto and incorporated herein by reference.

SECTION 2: The CIC shall convey the right-of-way to the City by appropriate legal instrument, and the Safety and Service Director is authorized to take all necessary actions to record said dedication with the Highland County Recorder's Office.

SECTION 3: Upon acceptance and recording of the dedication, the dedicated right-of-way shall be classified as public property and shall be exempt from real estate taxation.

SECTION 4: The City shall assume responsibility for the maintenance and improvement of the right-of-way in accordance with applicable laws and standards, and the CIC shall have no responsibility for the upkeep, repair, or improvement of the dedicated right-of-way.

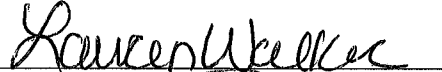
SECTION 5: It is hereby found and determined that all formal actions of this Council, concerning and relating to the passage of this Ordinance, were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees, that resulted in such formal action were in compliance with all legal requirements.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for health, welfare, and safety of the citizens of the City of Hillsboro, and more particularly, for development purposes, and shall be in full force and effect immediately upon its adoption.

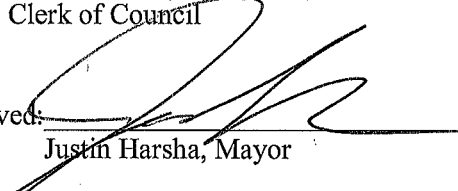
Passed this 16 day of April, 2024.


Tom Eichinger, Council President

Attest:


Clerk of Council

Approved:


Justin Harsha, Mayor

Date:

4/17/2025

Prepared by the City Law Director.

Exhibit A

R/W DESCRIPTION Containing 0.453 Total Acres

Situate in the City of Hillsboro County of Highland, State of Ohio, part of Virginia Military Survey 2319, part of lands of Hillsboro Community Improvement Corporation as recorded in O.R. 1012, PG. 5068, and being Part of Parcel 1 of the Roberts Drive Development, as recorded in Plat Book 12, Pages 138-139 (all records are of the Highland County Recorder's Office), being more particularly described as follows:

Beginning at a found 5/8" inch rebar with "McCarty Associates" cap, at the Southwest corner Lot 4 of the LSP Plaza Subdivision, as recorded in Plat Book 10, Page 67, said point also being the southeasterly corner of a 2.610 acre tract conveyed to Leo Capital Investments, LLC, by deed of record in Official Record 988, Page 963, said point also being in the North line of Reserve A of said Roberts Drive Development;

Thence along the southerly line of said 2.610 acre tract and the northerly line of said Reserve A, South 76° 07' 21" West a distance of 153.76 feet, to a 5/8 inch rebar found with "McCarty Associates" cap at a northwesterly corner of said Reserve A, said point also being the southwesterly corner of said 2.610 acre tract and in an Easterly line of a 3.150 acre tract as conveyed to the State of Ohio (known as Parcel Number 5-WD), by deed of record in Official Record 25, Page 748, said Easterly line also being an Easterly right-of-way line of State Route 73 (North West Street, width varies);

Thence along the easterly line of said State of Ohio right of way tract and a westerly line of said Reserve A, South 34° 28' 47" East a distance of 61.23 feet to a point at the southeast corner of said State of Ohio right of way tract and a westerly corner of said Reserve A;

Thence along the southerly line of said State of Ohio right of way tract and a northerly line of said Reserve A, South 44° 11' 41" West a distance of 45.01 feet to a point on the centerline of State Route 73;

Thence along said centerline of State Route 73, South 45° 33' 21" East a distance of 279.26 feet, to a mag nail set at the southwest corner of said Reserve A and being the **True Point of Beginning** for the parcel herein described;

Thence along the southerly line of said Reserve A, **North 76°07'55" East**, a distance of **35.26 feet** to a found 5/8" iron pin in concrete with "DLZ OHIO INC" cap;

Thence along a new division line, also being the easterly right-of-way line of State Route 73, the following courses:

- **South 45°33'21" East**, a distance of **276.59 feet** to a set iron pin;
- **South 45°16'45" East**, a distance of **372.05 feet** to a found 5/8" iron pin with "DLZ OHIO INC" cap;

Thence leaving said easterly right-of-way line of State Route 73, **South 44°43'15" West**, a distance of **30.00 feet** to a set mag nail in the centerline of State Route 73;

Thence along the centerline of said State Route 73 the following courses:

- **North 45°16'45" West**, a distance of **371.98 feet** to a set mag nail;
- **North 45°33'21" West**, a distance of **295.04 feet** to the **True Point of Beginning**

Containing **0.453 acres** of land more or less. Subject to all easements, reservations, restrictions and conditions of record.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

North and bearing system based on the Ohio State Plane – South, NAD83, and upon GPS observations taken by CESO in November of 2024, scaled to ground at a lat. N39°13'21.82244", long. W83°37'06.97672" at a project height of 898.736 feet and a scale factor of 1.00010311709652.

Based on a field survey conducted by CESO in November of 2024.



CESO, Inc.

 **4-3-2025**
Sean T Brooks, PS
Registered Surveyor No. 8828
Date:



WWW.CESDINC.COM

KIMLEY HORN

Revisions / Submissions		Date
ID	Description	

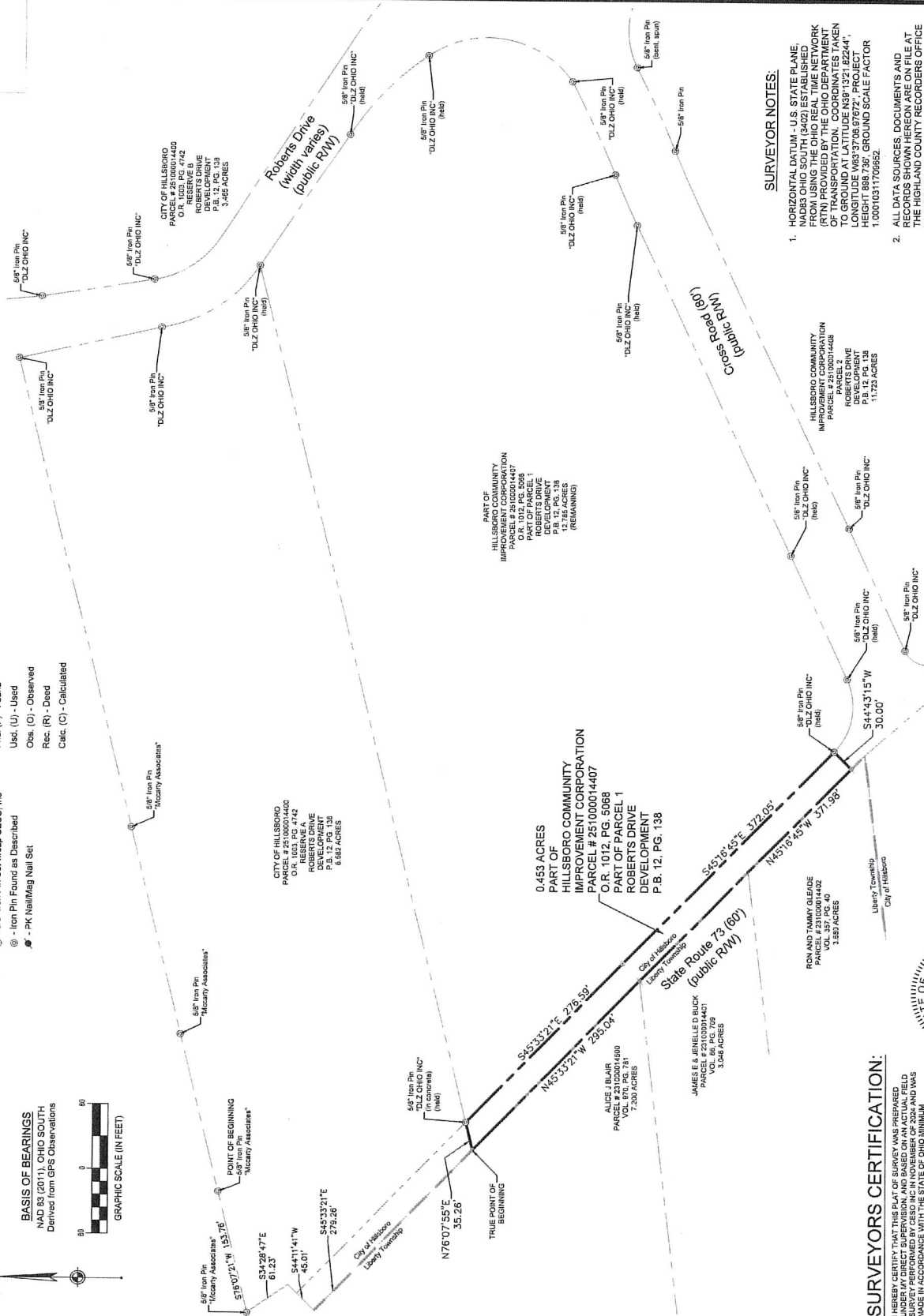
© 2025 CESO, INC.	Project Number:	765514
Scale:	1"=80'	
Drawn By:	TBC	
Checked By:	STB	
Date:	04-10-2025	
Issue:	SURVEY	

Drawing Title:
PLAT OF SURVEY

1 OF 1

• - 5/8" Iron Pin Set w/cap CESCO, Inc
 • - Iron Pin Found as Described
 • - PK Nail/Mag Nail Set

BASIS OF BEARINGS



1. HORIZONTAL DATUM - U.S. STATE PLANE, MICHIGAN SOUTH (3402) ESTABLISHED BY THE U.S. GEOLOGICAL SURVEY (USGS) FOR PROVIDING BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N38° 32' 1.82244" LONGITUDE W83° 37' 08.76762" PROJECT HEIGHT 388.736, GROUND SCALE FACTOR 1.00010117106952.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE HIGHLAND COUNTY RECORDERS OFFICE LOCATED IN HILLSBORO, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK COMPLETED IN NOVEMBER OF 2024. ALL MONUMENTS SHOWN HEREON ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYORS CERTIFICATION:

HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CECO INC IN NOVEMBER OF 2024 AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS. OAC 4733-37.

SEAN T. BROOKS P.S.
OHIO P.S. #6628