

**CITY OF HILLSBORO, OHIO
RESOLUTION NO. 25-10**

**A RESOLUTION TRANSFERRING REAL PROPERTY TO THE HILLSBORO
COMMUNITY IMPROVEMENT CORPORATION**

WHEREAS, the City of Hillsboro desires to transfer real property, more particularly described in the legal description attached hereto as "Exhibit A" to the Hillsboro Community Improvement Corporation for purposes of economic development;

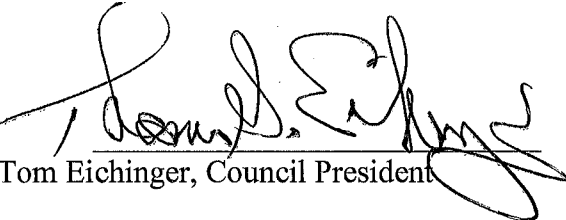
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HILLSBORO, STATE OF OHIO, WITH 3/4 OF ALL COUNCIL MEMBERS CONCURRING THAT:

SECTION 1: Council hereby authorizes the real property to be transferred to the Hillsboro Community Improvement Corporation, a copy of the legal description which is attached as "Exhibit A" and incorporated herein by reference.

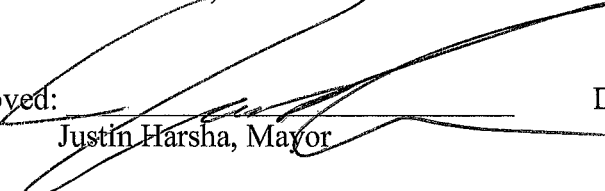
SECTION 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: By $\frac{3}{4}$ vote of its members, Council dispenses of three readings pertaining to this Resolution, pursuant to R.C. 731.17, and this Resolution shall become effective at the earliest date allowed by law.

Passed this 12 day of June, 2025.


Tom Eichinger, Council President

Attest: 
Lauren Walker, Clerk of Council

Approved: 
Justin Harsha, Mayor

Date: 6/16/2025

Prepared by the City Law Director.

Pre-Approved For Transfer
Highland County Map Office
Date: 05/16/2015
By: [Signature]

EXHIBIT A

Description of a 0.717 Acre Parcel

Situated in the State of Ohio, Highland County, being part of former Liberty Township, City of Hillsboro, and lying in Virginia Military Survey Number 2480, also known as being part of a 22.171 acre parcel as conveyed to the City of Hillsboro by deed of record in Deed Volume 151, Page 865, (all records herein are from the Recorder's Office, Highland County, Ohio) and being more particularly described as follows:

COMMENCING at a found National Geodetic Survey monument inscribed "HIG011A" made of concrete with a brass disc;

Thence North $87^{\circ} 50' 06''$ East a distance of 2,327.33 feet, to a set magnetic nail on the center line of existing right of way of U.S. Route 50 (also known as West Main Street, width varies) at the southerly corner of said 22.171 acre parcel, said point also being the southerly corner of a 2.839 acre parcel as conveyed to Connie Mullenix and Amy Mullenix by deed of record in Official Record 1005, Page 2404, and the northerly corner of a 18.333 acre parcel as conveyed to AGNL Tractor III (OH-2) L.L.C., a Delaware Limited Liability Company by deed of record in Official Record 990, Page 2335, said point also being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence North $48^{\circ} 26' 19''$ East a distance of 64.47 feet, being coincident with the south line of said 2.839 acre parcel and the north line of said 22.171 acre parcel, to a found 5/8-inch rebar with a cap stamped "T. BUXTON P.S. 8355", at a point of curvature;

Thence along a curve to the right, having a delta angle of $12^{\circ} 10' 01''$, a radius of 844.02 feet, an arc length of 179.23 feet, a chord bearing North $54^{\circ} 28' 13''$ East, and a chord distance of 178.89 feet, being coincident with the south line of said 2.839 acre parcel and the north line of said 22.171 acre parcel, to a found 5/8-inch bent rebar with no cap at a point of tangency;

Thence North $60^{\circ} 32' 18''$ East a distance of 617.54 feet, being coincident with the south line of said 2.839 acre parcel, the north line of said 22.171 acre parcel, and the south line of a 45.473 acre parcel as conveyed to Ralph E. Bloom and Ruth E. Bloom, co-trustees of the Bloom Family Revocable Living Trust by deed of record in Official Record 838, Page 379, and with a portion of the southerly line of a 6.217 acre parcel as conveyed to Hillsboro Community Improvement Corporation by deed of record in Official Record 1010, Page 2306, (passing for reference a found 5/8-inch bent rebar with no cap at 309.68 feet and a found 5/8-inch rebar with cap stamped "T. CLUXTON P.S. 8355" at 355.93 feet) to a magnetic nail set;

Thence South $06^{\circ} 31' 25''$ East a distance of 46.41 feet, across and through said 22.171 acre parcel, along a new division line, to an Iron Pin Set on the southerly line of said 22.171 acre parcel and the northerly line of said 0.963 acre parcel;

Thence South $60^{\circ} 57' 35''$ West a distance of 740.03 feet, being coincident with the northerly line of said 0.963 acre parcel and the southerly line of said 22.171 acre parcel, to a found 5/8-inch bent rebar with no cap at a point of curvature;

Thence along a curve to the left, having a delta angle of $02^{\circ} 16' 58''$, a radius of 819.02 feet, an arc length of 32.63 feet, a chord bearing South $49^{\circ} 31' 42''$ West, and a chord distance of 32.63 feet, being coincident with the northerly line of said 0.963 acre parcel and the southerly line of said 22.171 acre parcel, to a magnetic nail set;


Thence South $48^{\circ} 36' 12''$ West a distance of 4.22 feet, being coincident with the northerly line of said 0.963 acre parcel and the southerly line of said 22.171 acre parcel, to a magnetic nail set on the center line of existing right-of-way of said U.S. Route 50 at the northerly corner of a 14.000 acre parcel as conveyed to Highland Computer Forms, Inc. by deed of record in Official Record 983, Page 2481;

Thence South $71^{\circ} 06' 22''$ West a distance of 65.32 feet, across and through said 22.171 acre parcel, being coincident with the center line of existing right-of-way of U.S. Route 50, to the **TRUE POINT OF BEGINNING**, containing 0.717 acres, more or less, and being subject to any and all easements, restrictions, and rights of way of record.

The bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Real Time Network with the existing centerline of right of way of U.S. Route 50 being North $71^{\circ} 06' 22''$ East.

All Iron Pins Set are 5/8-inch rebar, 30-inched long, with a yellow cap stamped "DLZ OHIO, INC.".

This description was prepared by DLZ Ohio, Inc. (6121 Huntley Road, Columbus Ohio 43229) under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor Number 8364 in April of 2025, and is based on an actual field survey conducted by DLZ Ohio, Inc., under the direct supervision of the same in October of 2024.


Samuel L. Stiltner, S-8364

5/13/2025
Date

