

ORDINANCE NO. 21-3663

**AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER
TO ACCEPT A PERMANENT EASEMENT AGREEMENT
FOR PROPERTY AT 6700 MONTGOMERY ROAD OWNED BY PHC PROPERTIES, LLC,
AND DECLARING AN EMERGENCY**

WHEREAS, PHC Properties, LLC presently owns 0.243 acres of land ("property") at 6700 Montgomery Road at the southeast corner of Coleridge Avenue and Montgomery Road. The property is known by the County Auditor's Parcel Identification Number 602-0002-0567-00; and

WHEREAS, the Council of the Village of Silverton will be accepting responsibility for the maintenance of a gateway sign including landscaping around the sign; and


WHEREAS, the Village requires access to construct and maintain the sign and install the landscaping, and PHC Properties, LLC is willing to provide a 225 square foot easement to the Village of Silverton along the northwest corner of Parcel Identification Number 602-0002-0568-00 as described more fully in the attached plat made a part hereof; and

WHEREAS, the Council of the Village of Silverton desires to accept a permanent easement on said property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Silverton, that:

- SECTION I.** The Council of the Village of Silverton hereby accepts the permanent easement under the terms attached hereto as "Exhibit A".
- SECTION II.** The Village Manager is hereby authorized to execute the permanent easement and any related documents to effectuate such easement.
- SECTION III.** This Ordinance is declared to be an emergency measure necessary to preserve the public peace, health, safety and welfare of the citizens of the Village of Silverton; the reason for the emergency being the immediate need to accept the easement in order to proceed with engineering drawings and bidding documents and to erect the gateway sign at the earliest possible time. Accordingly, this Ordinance shall take effect and be in force from and after its passage and approval.


Passed this 15th day of April, 2021.


John A. Smith, Mayor

ATTEST:

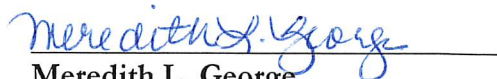

Thomas M. Carroll, Village Manager

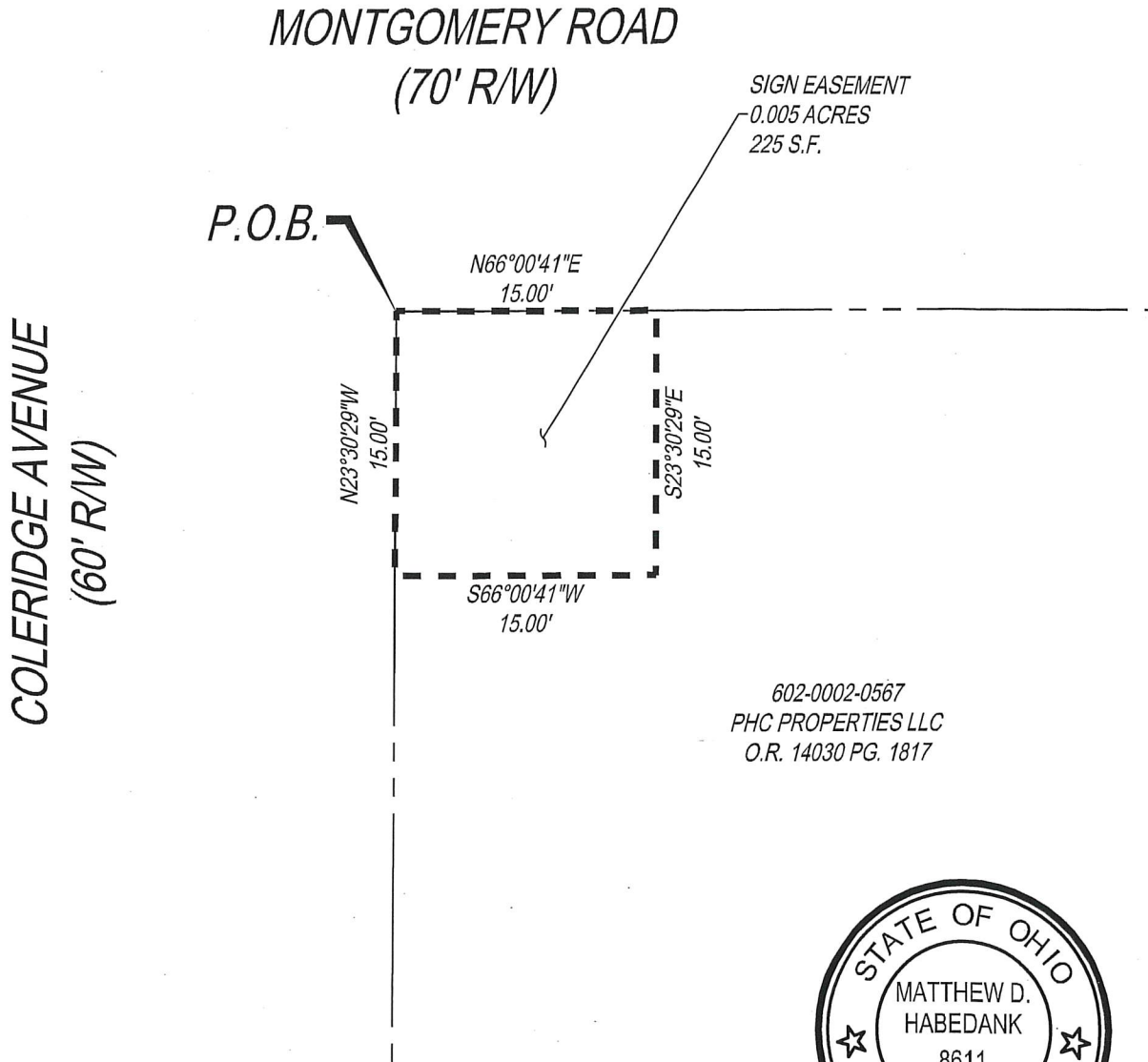
Approved as to form:


Bryan E. Pacheco, Village Solicitor

CERTIFICATION:

I, Meredith L. George, Clerk of Council of the Village of Silverton, County of Hamilton, State of Ohio; do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing Ordinance No. 21-3663 has been duly made by posting true copies in two (2) places that are accessible by the public in said municipality, as determined by Council as follows: 1) Silverton Town Hall lobby area and Council Chambers foyer; and 2) Silverton's official website. Said posting was for a period of fifteen days commencing April 16, 2021.


Meredith L. George
Clerk of Council of Silverton, Ohio





602-0002-0567
 PHC PROPERTIES LLC
 O.R. 14030 PG. 1817



HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD 83)

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 <p>THE KLEINGERS GROUP</p> <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com</p> <p>6219 Centre Park Dr. West Chester, OH 45069 513.779.7851</p>	<p>SIGN EASEMENT SEC 24, TOWN 4, F.R. 2 CITY OF SILVERTON HAMILTON COUNTY, OHIO</p>	PROJECT NO: 090041VEA086
		DATE: 04/06/2021
		SCALE: 
		SHEET NO. <p>EXHIBIT A</p>



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6219 Centre Park Drive
West Chester, OH 45069
phone ► 513.779.7851
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Legal Description Sign Easement

Situated in Section 24, Town 4, Fractional Range 2, City of Silverton, Hamilton County, Ohio and being part of a parcel conveyed to PHC Properties, LLC in O.R. 14030 Pg. 1817, the boundary of a sign easement being more particularly described as follows:

Beginning at the intersection of the south right of way line of Montgomery Road and the east right of way line of Coleridge Avenue;

Thence along said south right of way line, N66°00'41"E a distance of 15.00 feet;

Thence through the aforesaid PHC Properties, LLC parcel, S23°30'29"E a distance of 15.00 feet;

Thence continuing, S66°00'41"W a distance of 15.00 feet to a point in the east right of way line of Coleridge Avenue;

Thence along said east right of way line, N23°30'29"W a distance of 15.00 feet to the Point of Beginning.

Containing 0.005 acres more or less.

Bearings are based on the Ohio State Plane Coordinate System south zone (OSPC) as derived from the Ohio Department of Transportation's Virtual Reference Stationing (VRS). (NAD 83)

All as shown on Exhibit A.