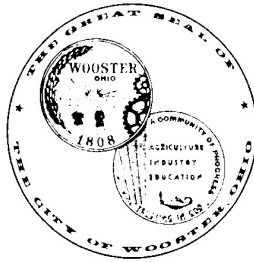


**WAYNE COUNTY TAX MAP**

Initials SD FILE# 2022-4764

DATE 12 / 13 / 2022

IDENT. WA 29-SF / WC 233



202200014434 12/20/2022 02:35 PM  
Filed for Record in WAYNE County, Ohio  
Jane Carmichael Rec Fees: \$98.00  
ANEX OR Vol 33 Pgs 333 - 342

**WOOSTER CITY COUNCIL**

538 N. Market Street • P.O. Box 1128

Wooster, Ohio 44691-7082

Phone 330-263-5200 • www.woosteroh.com

**CERTIFICATE**

I, Lynne DePaulo, Clerk of Council for the City of Wooster, Ohio, do hereby certify to the Wayne County Auditor that attached hereto are copies of the petition, map, Resolution of Filing from the Wayne County Commissioners, Resolution of Approval from the Wayne County Commissioners, and City of Wooster Ordinance 2022-32, all in relation to the annexation of approximately .882 acres on Oak Hill Road, and contiguous to the corporation limits, with Parcel Numbers 53-00145.001, 53-01626.002, 53-01211.001 (John Scavelli, Agent for Petitioners).



Lynne DePaulo  
Clerk of Council, City of Wooster, OH  
12/9/2022

This Conveyance has been examined and the  
Grantor has complied with Section 319.202  
Of the Revised Code.

FEE \$ \_\_\_\_\_  
EXEMPT ☒

JARRA L. UNDERWOOD, County Auditor

AMT. PD \$1.50 DATE 12 / 20 / 22  
JARRA L. UNDERWOOD, AUDITOR

JoAnna Hatten DEPUTY

Paperwork for this document  
originated in the Commissioner's  
office. The Recorder's office is not  
liable for any papers that are missing.

# Resolution

No. 2022-664

## Board of Wayne County Commissioners

Ron Amstutz    Rebecca S. Foster    Sue A. Smail

*Adopted:* December 6, 2022

*Subject:* **Resolution for Approval of Municipality Annexation filed by the City of Wooster**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

WHEREAS, on November 28, 2022, the City of Wooster filed with the Board of Commissioners, Wayne County, Ohio, a Petition for Annexation pursuant to RC 709.16(A) & (B); and

WHEREAS, Ordinance 2022-32, passed by Wooster City Council on November 7, 2022, authorizes the City of Wooster to annex the Territory; and

WHEREAS, the Territory is contiguous to the City of Wooster, Ohio, and is entirely owned by the City of Wooster; and

WHEREAS, RC 709.16(B) states that if the only territory to be annexed is contiguous territory owned by a municipal corporation, the board of county commissioners, by resolution, shall grant the annexation and the annexation shall be complete upon entry upon the journal of the board, of the resolution granting the annexation;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, Wayne County, Ohio, that the Petition for Annexation is hereby granted.

IT IS FURTHER RESOLVED that a copy of this Resolution and a complete file of the annexation proceedings be forwarded by the Clerk of this Board to the Fiscal Officer of the City of Wooster, Ohio.

The vote is as follows: Ron Amstutz yea    Rebecca S. Foster Absent    Sue A. Smail yea

### CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.

  
Diane L. Austen, Clerk



202200014434

BK 33

PG 334

# Resolution

No. 2022-653

## Board of Wayne County Commissioners

Ron Amstutz    Rebecca S. Foster    Sue A. Smail

*Adopted:* November 30, 2022

*Subject:* **Resolution to Enter Upon the Wayne County Commissioners' Journal  
the Filing of a Petition for Annexation (Municipality)**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

WHEREAS, on November 28, 2022, the City of Wooster filed with the Board of Commissioners, Wayne County, Ohio, a Petition for Annexation pursuant to RC 709.16(A) & (B);

NOW, THEREFORE, Record of the following Petition for Annexation is hereby entered upon the Wayne County Commissioners' Journal.

**RE: Petition for Annexation (Municipality)**

.88 Acres to the City of Wooster


Agent for the Petitioners: Jonathan S. Millea

The vote is as follows: Ron Amstutz yea    Rebecca S. Foster Absent    Sue A. Smail yea

### CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.



  
Diane L. Austen, Clerk



202200014434  
BK 33    PG 335

## PETITION FOR ANNEXATION

I, Robert F. Breneman, Mayor of the City of Wooster, being the sole owner of the real estate in the territories hereinafter described, hereby petition for the annexation of the following described territory to the City of Wooster, Wayne County, Ohio, in the manner provided for by Sections 709.02 to 709.16 of the Revised Code of Ohio, specifically those sections relating to annexation of property owned by a Municipality as outlined in Revised Code 709.16(A) & (B).

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territories sought to be annexed, marked as Exhibit A, B and C. The described territories are contiguous with the City of Wooster, Ohio.

Petitioner has attached hereto and made a part of this petition, an accurate map or plat of the territories sought to be annexed, marked Exhibits D and E.

John A. Scavelli, Jr., is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioner.

Please take notice that, simultaneously with the filing of this petition, John A. Scavelli, Jr., is also filing a list of all tracts, lots, or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory, as required by RC 709.02(D).

I hereby certify this is a true and correct copy of the original on file

*Diane L. Austen, Clerk*  
Wayne County Commissioners



202200014434  
BK 33 PG 336



*John A. Scavelli, Jr.*  
John A. Scavelli, Jr.  
538 N. Market Street  
Wooster, OH 44691  
(330) 263-5248  
[jscavelli@woosteroh.com](mailto:jscavelli@woosteroh.com)

CITY OF WOOSTER

By: *Robert F. Breneman*  
Robert F. Breneman, Mayor

Date: 11-28-2022





202200014434  
BK 33 PG 337

ORDINANCE NO. 2022-32

AN ORDINANCE AUTHORIZING ANNEXATION OF  
MUNICIPALLY-OWNED PROPERTY CONTIGUOUS TO THE  
EXISTING CORPORATION LIMITS, PURSUANT TO OHIO  
REVISED CODE SECTION 709.14, AND AUTHORIZING THE  
DIRECTOR OF LAW TO PROSECUTE THE PROCEEDINGS  
NECESSARY TO EFFECT IT AND ALLOWING FOR  
IMMEDIATE ENACTMENT

WHEREAS, on September 6, 2022 (Ordinance 2022-22), the City of Wooster authorized the acceptance of the transfer of real estate (approximately .882 ac.) located near Oak Hill Road in Wayne Township, consisting of permanent parcel numbers 53-00145.001, 53-01626.002 and 53-01211.001; and

WHEREAS, this Council finds that annexation of said lands to the City of Wooster is in the public interest and the inclusion of these lands would benefit the City as a whole.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Council hereby declares its desire to annex into the municipal corporation the above-described real property owned by the City, and hereby authorizes the annexation of said lands.

SECTION 2. The Council authorizes John A. Scavelli, the Director of Law, to prosecute the proceedings necessary to effectuate the annexation of the above-described real estate into the municipal corporation and designates the Director of Law to be the City's agent and/or petitioner for such purpose.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Ordinance is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City; or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary to provide for the annexation of these lands; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 11-7-22 2nd reading → 3rd reading 11-7-22

Passed: 11-7, 2022

Vote: 7-0

Attest: Lynne DePaulo  
Clerk of Council Lynne DePaulo

Michael E. Buytendyk  
President of Council Michael Buytendyk

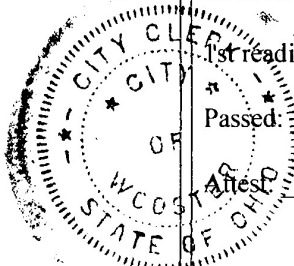
Approved: November 8, 2022

Robert F. Breneman  
Mayor Robert F. Breneman

Introduced by: Bob Reynolds

I hereby certify this is a true and correct  
copy of the original on file.

Lynne DePaulo  
Clerk, Wooster City Council





202200014434

BK 33

PG 338

**EXHIBIT A**

Situated in the Township of Wayne, Section 28, Northwest Quarter, T-16N, R-13W, County of Wayne, State of Ohio, and being more fully described as follows:

COMMENCING at an iron pin found at the southwest corner of the Northwest Quarter of Section 28, said point being Station 107 + 52.77 in the centerline of right of way of Oak Hill Road;

Thence North 3 degrees 08' 20" East, along the centerline of right of way of Oak Hill, Road 54.50 feet to centerline Station 108 + 07.27, said point being the TRUE PLACE OF BEGINNING for the parcel herein described;

1. Thence North 3 degrees 08' 20" East along the centerline of right of way of Oak Hill Road, 310.50 feet to centerline Station 111 + 17.77;
2. Thence South 86 degrees 20' 25" East 30.00 feet to a point, said point being 30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 111 + 17.50;
3. Thence South 3 degrees 08' 20" West 310.23 feet to a point, said point being 30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 108 + 07.27;
4. Thence North 86 degrees 51' 40" West, 30.00 feet to a point, said point also being the TRUE PLACE OF BEGINNING and containing 0.214 acres, more or less, including the present road which occupies 0.143 acres, more or less but subject to all easements or reservation of record that may pertain to this parcel.

Basis of Bearing is arbitrary.

This description was prepared by Engineering Associates, Inc., of Wooster, Ohio, from a survey made for the Wayne County engineer, for the improvement of part of Oak Hill Road and is recorded in Plat Book 709, Page 383, of the records of Wayne County.

**Permanent Parcel No. 53-00145.001**



202200014434  
BK 33 PG 339

**EXHIBIT B**

Situated in the Township of Wayne, Section 28, Southwest Quarter, T-16N, R-13W,  
County of Wayne and State of Ohio:

COMMENCING at an iron pin found at the northwest corner of the Southwest  
Quarter of Section 28, said point being Station 107 + 52.77 in the centerline of right of  
way of Oak Hill Road;

Thence South 3 degrees 06' 50" West along the centerline of right of way of Oak Hill  
Road, 55.53 feet to centerline Station 106 + 97.24, said point being the TRUE  
PLACE OF BEGINNING for the parcel herein described;

1. Thence South 86 degrees 53' 10" East 30.00 feet to a point, said point being  
30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station  
106 + 97.24;
2. Thence South 3 degrees 06' 50" West 779.59 feet to a point, said point being  
30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 99  
+ 17.65;
3. Thence North 86 degrees 09' 42" West 30.00 feet to a point, said point being  
Station 99 + 18.03 in the centerline of right of way of Oak Hill Road;
4. Thence North 3 degrees 06' 50" East along the centerline of right of way of  
Oak Hill Road 779.21 feet to centerline Station 106 + 97.24, said point also being the  
TRUE PLACE OF BEGINNING and containing 0.537 acres, more or less, but subject  
to all easements or reservations of record that pertain to this parcel.

Basis of Bearings is arbitrary.

This description was prepared by Engineering Associates, Inc., of Wooster, Ohio,  
from a survey made for the Wayne County engineer, for the improvement of part of  
Oak Hill Road and is recorded in Plat Book 709, Page 372, of the records of Wayne  
County.

**Permanent Parcel No. 53-01626.002**



202200014434  
BK 33 PG 340

**EXHIBIT C**

Situated in the Township of Wayne, T-16N; R-13W, Southeast Quarter of Section 29, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Board of Wayne County Commissioners in Volume 720; Page 948 of Wayne County Deed Records and further bounded and described as follows;

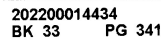
Beginning at a 1" solid pin found in monument box at the northeast corner of said Southeast Quarter and in the intersection of Oak Hill Road (T.R. 135) and Oldman Road:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

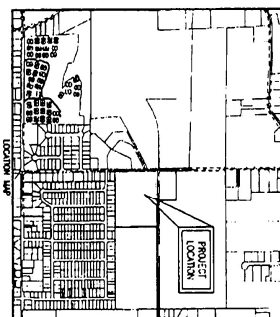
1. **S 00° 25' 01" E, 183.54** feet along a City of Wooster corporation line, along a west line of lands conveyed to County of Wayne in Volume 709; Page 372 of said Deed Records, along the section line and in said Oak Hill Road to a northeast corner of lands conveyed to County of Wayne in Volume 710; Page 151 of said Deed Records;
2. **S 64° 19' 26" W, 33.17** feet along the north line of said County lands to a capped pin with I.D. cap marked "GASBARRE" found at the southeast corner of lands conveyed to The City of Wooster in O.R. 641; Page 70 of Wayne County Official Records and on the west right-of-way line of said Oak Hill Road;
3. **N 00° 25' 01" W, 198.04** feet along the east line of said City of Wooster lands, along the west right-of-way line of said Oak Hill Road and along said city corporation line to the quarter section line;
4. **S 89° 44' 53" E, 30.00** feet along the quarter section line and along said city corporation line to the place of beginning and containing within said bounds **0.131** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in September of 2021.

**Permanent Parcel Number: 53-01211.001**



ANNEXATION PLAT  
N.W. & S.W. QTR. SEC. 28  
T-16N ; R-13W  
WAYNE TOWNSHIP  
WAYNE COUNTY, OHIO



44-835

NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES

Certified by Wayne County Commissioner's  
this 17<sup>th</sup> day of June, 2020.

Resolution No. 2020-297

11

Approved: \_\_\_\_\_  
 ELCRY FOSLER  
 JON ANSIBIZ

This 21<sup>st</sup> day of September, 2020

Ordinance No. 2020-35

Approved for Recording

This 9<sup>th</sup> day of November... 2024

Transferred  
the 10<sup>th</sup> of  
November  
202

**Abstract**

202000013786  
BK 32 PG 292

1

AUDITOR: 2.00  
794.88

721.00	721.00
--------	--------



Distances shown hereon and thereof, bearings are used.

monuments we're found to believe to be correct to

By: me

STATE OF OHIO  
MURKIN L. FORDY, F.B.I.  
SHAFER

MARK E.  
R ☆

7307  
Reference  
PVEYCO

DWG NO: **EW-2149C**

Journal Pre-proof

---

By: Mark E. Rudy, P.E. 8-13-19 Date

Mark E. Rudy, P.E. (1307)

**SHAFFER, JOHNSTON, LIGHTENWALTER & ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
3477 Gateway Parkway, #100  
Westport, Ohio 44091

TEL (216) 331-2143 FAX (216) 331-6725 EMAIL: j@shaffer-johnston.com

DATE	08/16/19
DESIGN	1" = 60'-0"
SCALE	1" = 60'-0"
DWG. NO.	EW-2143C
JOB NO.	EW-2143C
SHEET	1 OF 1

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

AMOUNT	2.00
RECORDED	234.00
TOTAL	236.00

DATE 11-10-20 AT 3:46

INSTRUMENT 1 2020-1375

PAGE 32

PAGE 266

FEE \$ 234.00

[illegible]

Ken Arnold  
JON AUSTIN  
-2  
also from  
SOE SPAL

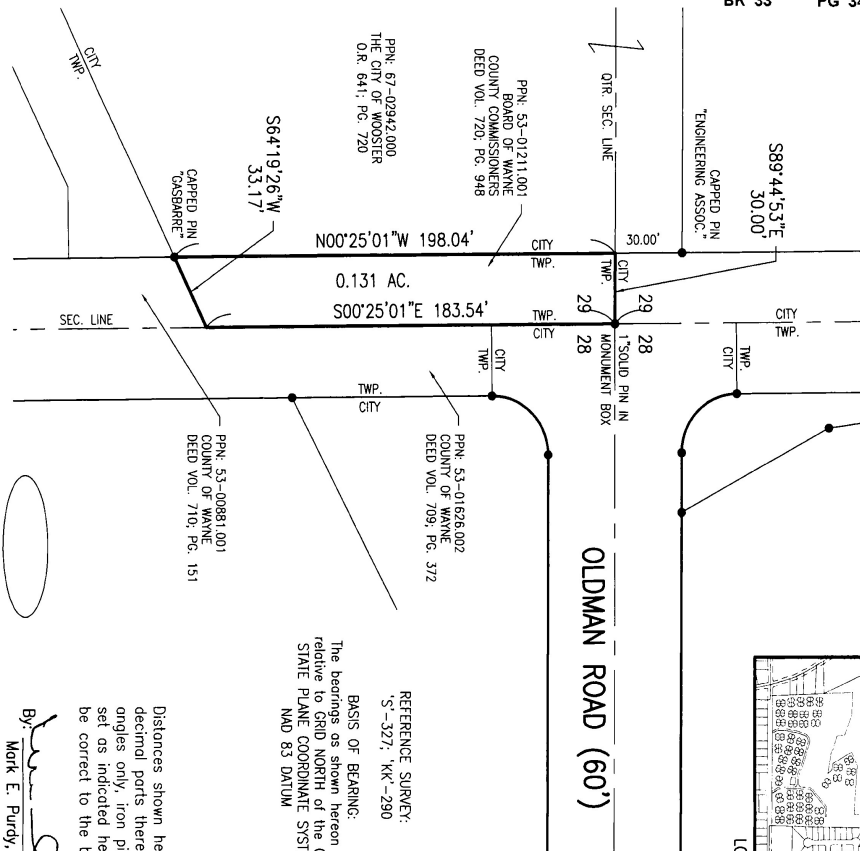
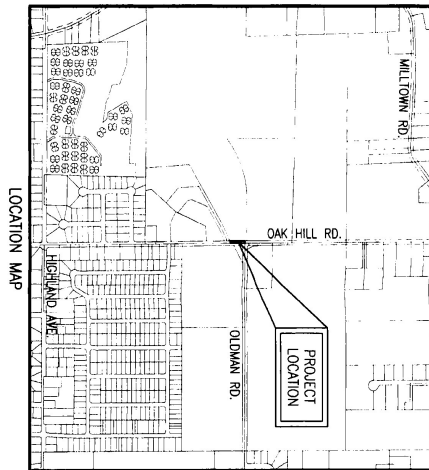
IN BLACK INK PRINT NAME BELOW ALL SIGNATURES  
County Commissioners:  
June 2020

A black and white photograph of a small, rectangular exhibit label. The label has a white background with a black border. At the top, the word "EXHIBIT" is printed in bold, uppercase letters. Below it, a large, handwritten letter "D" is visible. The label is mounted on a dark surface.



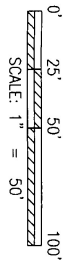
202200014434  
BK 33 PG 342

# RETROCEMENT SURVEY AND ANNEXATION PLAT TOWNSHIP OF WAYNE T-16N; R-13W S.E. QTR. SEC. 29 COUNTY OF WAYNE STATE OF OHIO



REFERENCE SURVEY:  
S-327; KK-290

BAISIS OF BEARING:  
The bearings as shown hereon are  
relative to GRID NORTH of the OHIO  
STATE PLANE COORDINATE SYSTEM,  
NAD 83 DATUM



Distances shown hereon are expressed in feet and  
decimal parts thereof, bearings are used to express  
angles only, iron pins or monuments were found or  
set as indicated hereon. All of which I believe to  
be correct to the best of my knowledge.

By Mark E. Purdy, P.S. #7307 Date 9-30-21



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
3477 Commerce Parkway, Suite C  
Wooster, Ohio 44691  
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sj-inc.com

DRAWN  
C. Fabb

CHECKED  
1" SCALE 50'

DATE  
09/29/21

DWG NO: **EW-2149E** JOB NO: **EW-2149E** SHEET **1** OF **1**

AUDITOR:	_____
RECORDER:	_____
TOTAL:	_____

JANE CARMICHAEL, RECORDER
DATE _____ AT _____
INSTRUMENT # _____
PLAT VOL. _____ PAGE _____
FEE \$ _____

Filed for record in Wayne Co., Ohio

Ordinance No. 2022-22  
Approved for Recording: \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Transferred: \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Wayne County Map Office  
SINCEY PEPPIARD

Wayne County Auditor's Office

*Robert E. Brennan*  
Robert E. Brennan  
Mayor

NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.  
Certified by Wayne County Commissioners:  
this 22 day of September, 2022.  
Resolution No. 2022-402  
*Becky Foster*  
BECKY FOSTER N/A SUE SMALL  
Approved: \_\_\_\_\_  
this 22 day of September, 2022



XX-322