

WAYNE COUNTY TAX MAP

Initials Sou FILE# 2021-989

DATE 3/23/2021

IDENT. WA-23-SE/SW

WC.264-A



202100003799

03/23/2021 03:40 PM

Filed for Record in WAYNE County, Ohio

Jane Carmichael

Rec Fees: \$90.00

ANEX OR Vol 32 Pgs 401 - 409

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 Authorization from the Wayne County Commissioners and City of Wooster Ordinance 2020-52, all in relation to the annexation of approximately 134.215 acres on near Geyers Chapel Road in Wayne Township, and contiguous to the corporation limits, with Parcel Numbers 53-01011.000, 51-00137.000, 51-00137.001 and 51-00137.005

Lynne DePaulo

Clerk of Council, City of Wooster, OH

1/7/2021

This Conveyance has been examined and the  
Grantor has complied with Section 310 202  
Of the Revised Code

Fee \$       

Exempt ☒

JARRA L. UNDERWOOD, County Auditor

AMT. PD \$2.00 DATE 3/23/21

JARRA L. UNDERWOOD, AUDITOR

JoAnna Hatten DEPUTY  
JoAnna Hatten



134.121 Ac Total to be Annexed

CERTIFIED THIS 20<sup>th</sup> DAY OF January 2021 BY THE WAYNE COUNTY COMMISSIONERS.

BY: Joe A. Small SUE A. SMALL BECKY FOSTER

APPROVED THIS 22<sup>nd</sup> DAY OF December 2020 BY THE WOOSTER CITY COUNCIL. ORDINANCE No. 2020-52

APPROVED THIS 22<sup>nd</sup> DAY OF December 2020 BY THE CITY OF WOOSTER

RECEIVED FOR RECORDING THIS 23<sup>rd</sup> DAY OF March 2021 BY THE WAYNE COUNTY MAP OFFICE.

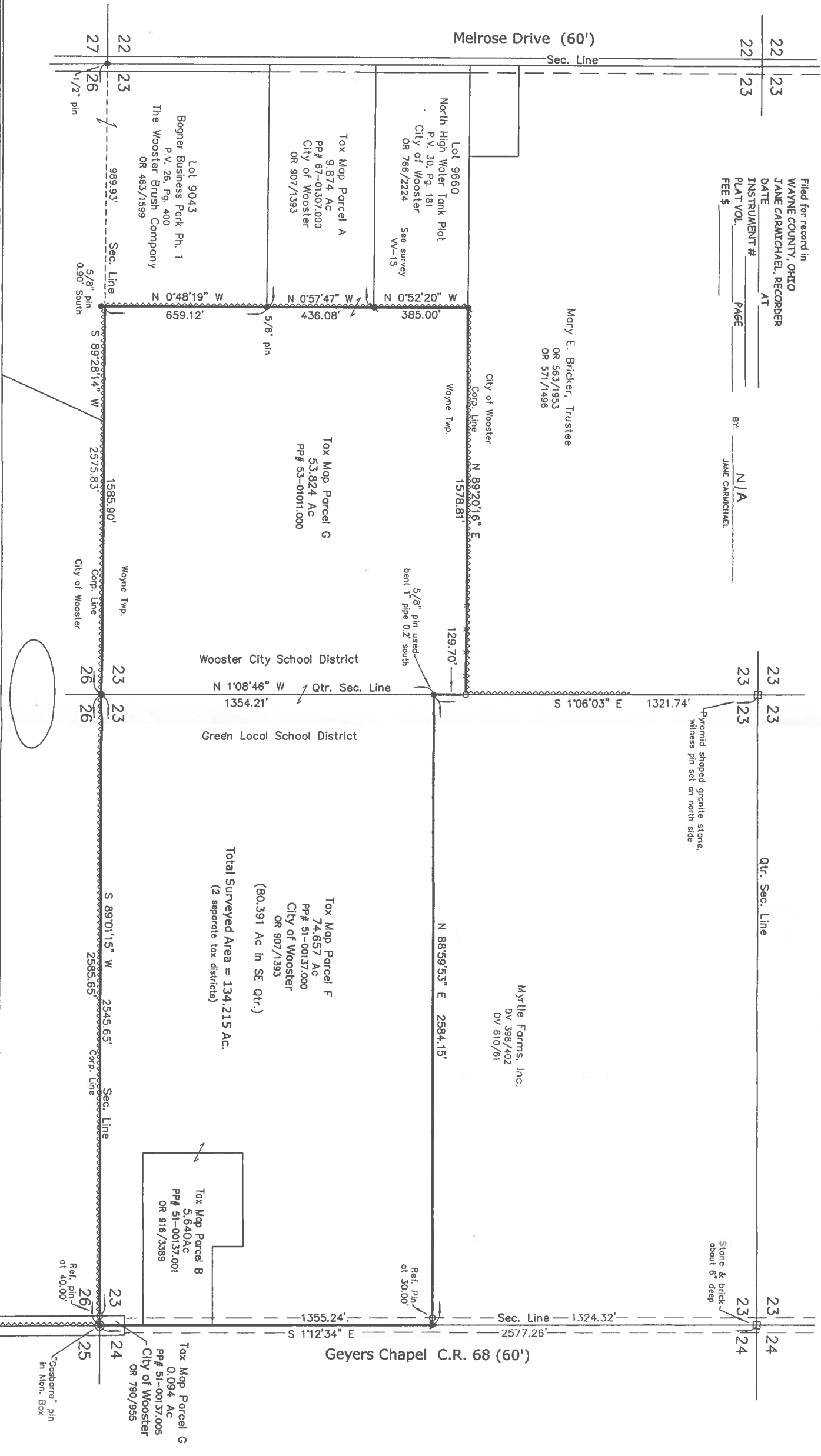
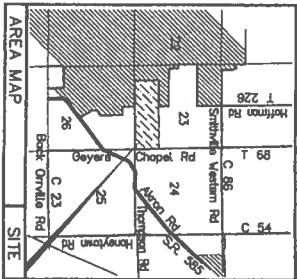
RECEIVED FOR TRANSFER THIS DAY OF 2020 BY THE WAYNE COUNTY AUDITOR.

Filed for record in  
WAYNE COUNTY, OHIO  
JANE CARMICHAEL, RECORDER

DATE AT  
INSTRUMENT # PAGE BY: JANE CARMICHAEL  
PLAT VOL. N/A  
FEE \$

RESOLUTION No. 2021-36

BY: Ron Amstutz RON AMSTUTZ  
MICHAEL BYRNES  
BY: Robert F. Brennan ROBERT F. BRENNAN, MAYOR  
BY: Mayor of Wooster MAYOR OF WOOSTER  
BY: Mayor of Wooster MAYOR OF WOOSTER



Annexation Plat to the City of Wooster

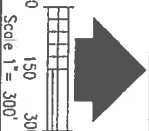
134.215 Acres

SE & SW Qtr's Sec. 23, T-16N, R-13W  
Wayne Township, Wayne County, Ohio

I believe this survey to be correct  
to the best of my knowledge.

Edward A. Gasbarre P.S. 7036  
Date

- Legend
- O set ☒ set previously found
  - 5/8" x 3/4" Steel Rod w/Yellow ID, Cop
  - Marked Gasbarre Hooster, Ohio
  - Iron/Steel monument found
  - Described in Drawing
  - Stone monument found
  - U - Used Traced Dimension



Basis of Bearings: Grid North of the Ohio State Plane Coordinate System.  
Ref. Surveys: L-1034, GC-2846, J-357, 00-246, 00-693, SS-21, VV-15, VV-25  
Drawing 220166.dwg  
December 1, 2020  
Professional Land Surveyors  
Wayne County, Ohio  
PH 330-264-9499

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

*Lynne DePaulo*  
Clerk, Wooster City Council

ORDINANCE NO. 2020-52



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 PROVIDING FOR IMMEDIATE ENACTMENT

WHEREAS, on September 8, 2020, the city of Wooster authorized the purchase of real estate (approx. 134.215 ac.) located near Geyers Chapel Road in Wayne Township, consisting of permanent parcel numbers 53-01011.000, 51-00137.000, 51-00137.001 and 51-00137.005; 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 the 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 12-21-20 2nd reading → 3rd reading 12-21-20

Passed: 12-21, 2020

Vote: 7-0

Attest: *Lynne DePaulo*  
Clerk of Council Lynne DePaulo

*Michael R. Buytendyk*  
President of Council Michael Buytendyk

Approved: December 22 2020

*Robert F. Breneman*  
Mayor

Robert F. Breneman

Introduced by: Craig Sanders

## PETITION FOR ANNEXATION

I, Robert F. Breneman, Mayor of the City of Wooster, being the sole owner of the real estate in the territory 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.

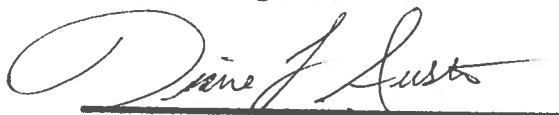
Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as Exhibit "A". The described territory is contiguous with the City of Wooster, Ohio.

Petitioner has attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked Exhibit "B".

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

  
Wayne County Commissioners  
Diane L. Auster

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

CITY OF WOOSTER

By:   
Robert F. Breneman, Mayor

Date: 1-7-2021

R.W.

**GASBARRE** & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44

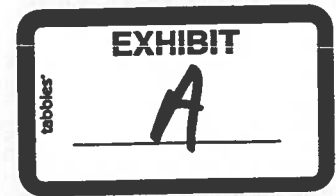
Wooster, Ohio 44691

330.264.9499

William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com



Boundary Description

**134.215 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southeast and southwest quarters of Section 23, T-16N, R-13W.**

Being part of the land described in a deed to **City of Wooster** recorded in official record volume 907, page 1393 and all of the land described in official record volume 916, page 3389 and official record volume 790, page 955 of the Wayne County records.

Described as follows:

**Beginning** at a capped pin found marking the southeast corner of the southwest quarter of Section 23.

Thence with the following **NINE** courses:

- 1) **S 89° 28' 14" W 1585.90 feet**, along the south line of the quarter section, to a point on an east line of Lot 9043 of the Bogner Business Park Phase 1 as recorded in plat volume 26, page 400 – witnessed by a 5/8 inch diameter steel pin found **S 00° 48' 19" E 0.90 feet**.
- 2) **N 00° 48' 19" W 659.12 feet**, along the east line of Lot 9043, to a 5/8 diameter steel pin found.
- 3) **N 00° 57' 47" W 436.08 feet**, along the east line of a 9.874 acre parcel described in a deed to the City of Wooster recorded in official record volume 907, page 1393, to a capped pin found at the southeast corner of Lot 9660 of the North High Water Tank Plat recorded in plat volume 30, page 181.
- 4) **N 00° 52' 20" W 385.00 feet**, along the east line of Lot 9660, to a capped pin found.
- 5) **N 89° 20' 16" E 1578.81 feet**, along the south line of Mary E. Bricker, Trustee as described in official record volume 571, page 1496, to a capped pin set on the east line of the quarter section.
- 6) **S 01° 06' 03" E 129.70 feet**, along the east line of the quarter section, to a 5/8 inch diameter steel pin found at the southwest corner of Myrtle Farms, Inc. as described in deed volume 610, page 61.
- 7) **N 88° 59' 53" E 2584.15 feet**, into the southeast quarter of Section 23 and along the south line of Myrtle Farms, Inc., to a railroad spike found on the east line of the quarter section and in Geyers Chapel Road (County Road 68) – witnessed by a capped reference pin set **S 88° 59' 53" W 30.00 feet**.



Wooster City description of 134.215 acres in Section 23, T-16N, R-13W, Wayne Twp.,  
Wayne County, Ohio

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- 8) S 01° 12' 34" E 1355.24 feet, along the east line of the quarter section and in Geyers Chapel Road, to a capped pin found marking the southeast corner of the quarter.
- 9) S 89° 01' 15" W 2585.65 feet, along the south line of the quarter section, to the **Point of Beginning**.

**This parcel contains 134.215 acres;** of which 80.391 acres lie in the southeast quarter and 53.824 acres lie in the southwest quarter of Section 23.


**Prior Instrument:** official record volume 907, page 1393, official record volume 916, page 3389 and official record volume 790, page 955.

**Permanent Parcel #:** all of 53-01011.000, 51-00137.000, 51-00137.001 and 51-00137.005.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 2020, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume \_\_\_\_, page \_\_\_\_.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

  
Edward A. Gasbarre, P.S. 7036

\\hp4\Data (F)\ADAT4\AJOB5\2K20\job166\Wooster City 134.215 Ac Legal.docx



[illegible]

Mary E. Bricker, Trustee  
OR 563/1953  
OR 571/1496

Tax Map Parcel A  
9.874 Ac  
PIN# 67-01307030  
City of Wooster  
68 907/1393

Lot 9043  
Bogner Business Park Ph. 1  
P.V. 26, Pg. 400  
The Wooster Brush Company  
OR 463/1590

SE & SW Qtr.'s Sec. 23, T-16N, R-13W  
Wayne Township, Wayne County, Ohio





















believe this survey to be correct  
to the best of my knowledge.

Edward A. Garbarre

12/01/20 Date

Edward A. Garbarre, P.S. 7036

**Legend**

	set		Steel Rod w/ Yellow ID		Cop		Spike or mesopid found		Spike or mesopid found
	Wooden		Copstone		Fence Line		Excavated		Record Dimension
	Measured		Measured		Measured		Measured		Measured
	Used		Used		Used		Used		Used

Class of Township, Old North of the Ohio State Plane Coordinate System.  
Ref. Surveys: 1-103A, CG-294B, JJ-357, OO-248, OO-483, SS-21, W-15, W-75  
Drawing 270166.dwg

R W Gasbarre & Associates, Inc.  
Professional Land Surveyors  
401 South Market St., P.O. Box 44  
Wooster, Ohio 44691

December 1, 2070

## Tables

3

Geyers Chapel C.R. 68 (60)

Tax Map Parcel G  
0.094 Ac  
PP# 51-00137.005  
-City of Wooster  
OR 790/955

Lot 9043  
Bogner Business Park Pl  
P.V. 26, Pg. 400  
The Wooster Brush Com  
OR 463/159





















believe this survey to be correct  
to the best of my knowledge.

Edward A. Garbarre

12/01/20 Date

Edward A. Garbarre, P.S. 7036

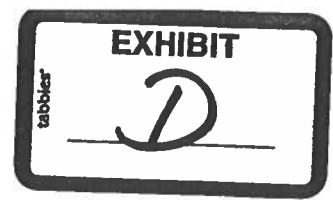
**Legend**

	set		Steel Rod w/ Yellow ID		Cop		Spike or mesopid found		Spike or mesopid found
	Wooden		Copstone		Fence Line		Excavated		Record Dimension
	Measured		Measured		Measured		Measured		Measured
	Used		Used		Used		Used		Used

Class of Township, Old North of the Ohio State Plane Coordinate System.  
Ref. Surveys: 1-103A, CG-294B, JJ-357, OO-248, OO-483, SS-21, W-15, W-75  
Drawing 270166.dwg

R W Gasbarre & Associates, Inc.  
Professional Land Surveyors  
401 South Market St., P.O. Box 44  
Wooster, Ohio 44691

December 1, 2070



**SCHEDULE OF ADJOINING PARCELS  
O.R.C. Section 709.02(D)**

<b>Name of Property Owner</b>	<b>Mailing Address</b>	<b>Permanent Parcel No.</b>
Wooster Brush Company	604 Madison Avenue, Wooster, OH 44691	67-01151.001
The City of Wooster	538 N. Market St., P.O. Box 1128, Wooster, OH 44691	67-01307.000
The City of Wooster	538 N. Market St., P.O. Box 1128, Wooster, OH 44691	67-01307.001
Mary E. Bricker, Trustee	1844 Neal Dr., Wooster, OH 44691	67-00166.000
Myrtle Farms Inc.	5906 Eby Rd., Smithville, OH 44677	51-00105.000
Ramseyer Real Estate Ltd An Ohio LLC	4000 Ramseyer Ln., Wooster, OH 44691	51-00128.000
Ramseyer Real Estate Ltd An Ohio LLC	4000 Ramseyer Ln., Wooster, OH 44691	51-00040.000
Daisy Brand LLC	12750 Merit Dr. Suite 600 Dallas, TX 75251	74-00003.001
II B Holdings LLC	305 W Mulberry St., Wooster, OH 44691	67-01151.000

Submitted By:

  
\_\_\_\_\_  
John A. Scavelli, Jr., Agent



# Resolution

No. 2021-36

## Board of Wayne County Commissioners

Ron Amstutz    Rebecca S. Foster    Sue A. Smail

*Adopted:* January 20, 2021

*Subject:* **Resolution for Approval of Annexation filed by the City of Wooster  
(ORC 709.16 – Type: Municipality) (134.215 acres)**

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

WHEREAS, on January 12, 2021, the City of Wooster filed with the Board of Commissioners, Wayne County, Ohio, a Petition for Annexation pursuant to RC 709.16; and

WHEREAS, Ordinance 2020-52, passed by Wooster City Council on December 22, 2020, 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 the entry upon the journal of the board of the resolution granting the annexation;

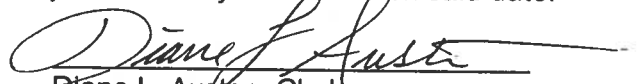
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, Wayne County, Ohio, that the Petition for Annexation is hereby granted.

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 Clerk of the City of Wooster, Ohio.

The vote is as follows: Ron Amstutz yea    Rebecca S. Foster yea    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

# Resolution

No. 2021-22

*Board of Wayne County Commissioners*  
*Ron Amstutz    Rebecca S. Foster    Sue A. Smail*

*Adopted:* January 13, 2021

*Subject:* **Resolution to Enter Receipt of Annexation in the Wayne County Commissioners' Journal (ORC 709.16 - Type: Municipality)**

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

Record of receipt of the following Petition for Annexation, on January 12, 2021, is hereby entered upon the Wayne County Commissioners' Journal:

**Petition for Annexation (ORC 709.16 - Type: Municipality)**

134.215 acres from Wayne Twp. to the City of Wooster

Petitioner(s): City of Wooster

Agent for the Petitioner(s): John Scavelli, Jr.

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

## CERTIFICATE

I, Jennifer L. Bates, Deputy Clerk 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.

  
\_\_\_\_\_  
Jennifer L. Bates, Deputy Clerk