

RECORD OF RESOLUTIONS

1st Reading: 2-1-10

2nd Reading: 2-16-10

3rd Reading: 3-1-10

Dryden Legal Blank, Inc., Form No. 30045

Resolution No. 3427

Passed March 1, 2010

RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF BOWLING GREEN, OHIO, TO FILE AN ANNUAL APPLICATION (PLAN) AND A FIVE-YEAR CONSOLIDATED PLAN AND EXECUTE A CONTRACT UPON GRANT APPLICATION APPROVAL UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT: ENTITLEMENT PROGRAM AS AUTHORIZED BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

WHEREAS, the City of Bowling Green, Ohio, qualifies for funding under the Community Development Block Grant: Entitlement Program from the U.S. Department of Housing and Urban Development, for Federal fiscal year 2010/2011, and

WHEREAS, said grant will be used to address housing and community development needs in the City of Bowling Green, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, OHIO:

SECTION 1: The Mayor is hereby authorized and directed to sign and file any necessary application forms, plans and other related documents, including all understandings and assurances contained therein, and to provide such additional information as may be required.

SECTION 2: The Mayor is authorized and directed to accept a grant award and shall provide financial assistance for various activities, which will primarily benefit low and moderate income persons.

SECTION 3: The Mayor is authorized to execute a grant agreement with the U.S. Department of Housing and Urban Development on behalf of the City of Bowling Green, Ohio.

SECTION 4: The Council hereby certifies that the City of Bowling Green, Ohio, has the legal authority to apply for the grant.

SECTION 5: This resolution shall take effect at the earliest time permitted by law.

Passed: March 1, 2010
Date

President of Council

Attest: Kay Scherreik
Clerk of Council

JOHN ZANFARDINO

KAY D. SCHERREIK

Approved: March 2, 2010
Date

Mayor

JOHN B. QUINN

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION

This is to certify that the foregoing is a true copy of Res. No. 3427 passed by the Council of the City of Bowling Green, Ohio.

March 6, 2010
Kay Scherreik
Clerk of City Council

PUBLIC HEARING SCHEDULED

Date 3/1/10 Time 7:45 p.m.

RECORD OF ORDINANCES

1st Reading: 1-19-10

2nd Reading: 2-1-10

3rd Reading: 2-16-10

Tabled until 3/1/10

Davton Legal Blank, Inc.

Form No. 30043

Ordinance No. 7975

Passed March 1, 2010

ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF BOWLING GREEN, OHIO, FOR THE WINTERGARDEN PARK/ST. JOHN'S NATURE PRESERVE FROM S-3 PLANNED INSTITUTIONAL AND R-1 SINGLE FAMILY RESIDENTIAL ZONING TO I-1 INSTITUTIONAL ZONING

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, OHIO, COUNTY OF WOOD, STATE OF OHIO:

SECTION 1: That the Zoning District Map of the City of Bowling Green, Ohio, is hereby amended for the property now owned by the City and generally known as the Wintergarden Park and St. John's Nature Preserve and generally located at 615 South Wintergarden Road and more fully described in the legal description attached, be rezoned from S-3 Planned Institutional and R-1 Single Family Residential zoning to I-1 Institutional zoning.

SECTION 2: This ordinance shall take effect at the earliest time permitted by law.

Passed: March 1, 2010
Date

President of Council

JOHN ZANFARDINO

Attest: Kay D. Scherreik
Clerk of Council

KAY D. SCHERREIK

Approved: March 2, 2010
Date

Mayer

JOHN B. QUINN

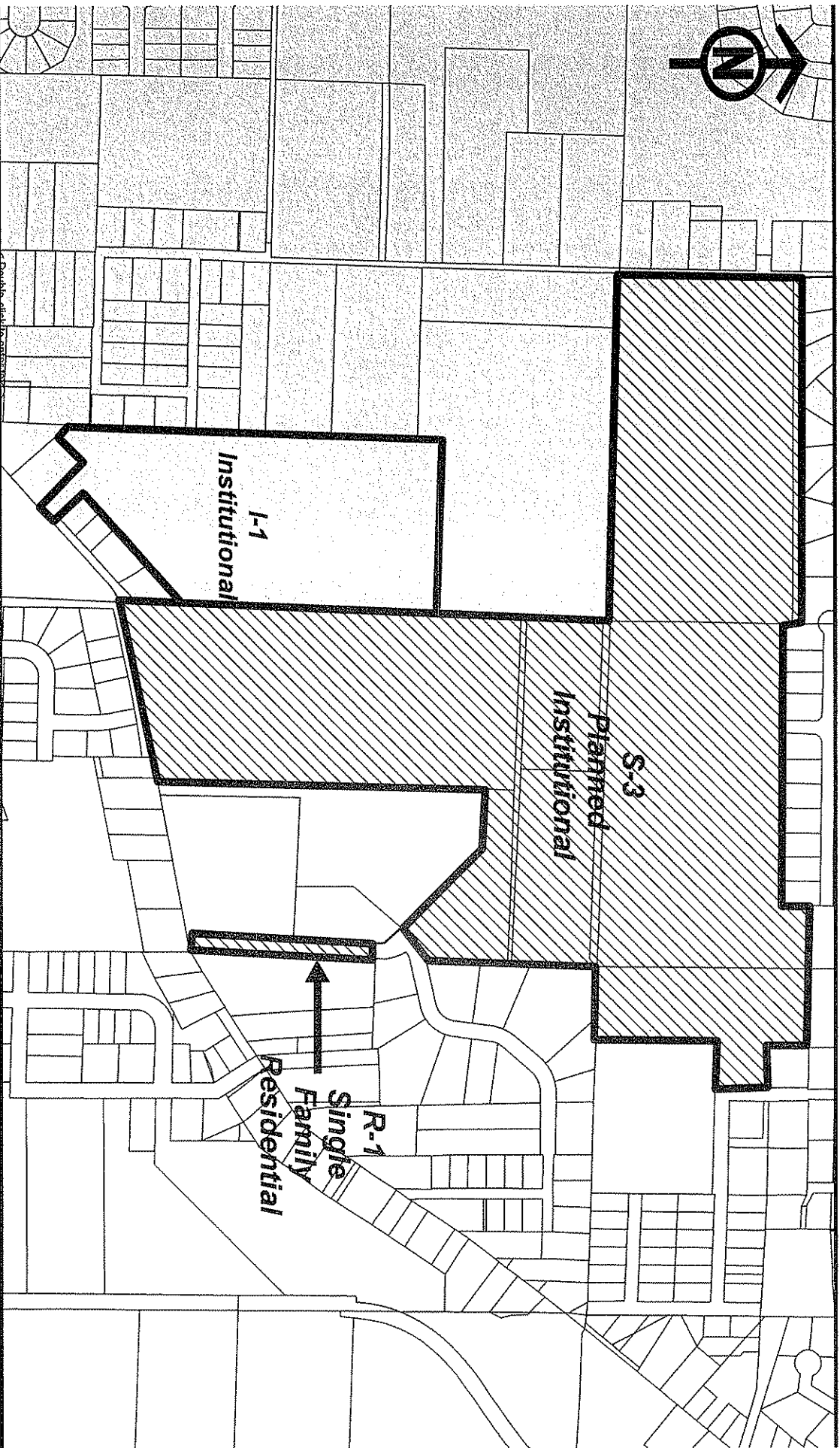
MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION

This is to certify that the foregoing is a true copy of Ord. No. 7975 passed by the Council of the City of Bowling Green, Ohio.

March 1, 2010
Kay D. Scherreik
Clerk of City Council

Wintergarden / St. John's Nature Preserve - 615 S. Wintergarden Rd.
Rezoning Request - S-3 Planned Institutional & R-1 Single Family Residential to I-1 Institutional



- Owned by City of Bowling Green
- Area for Proposed Zoning Change

Rezoning Request – Wintergarden/St. John's

1. B08-510-260206018000 = 1 acre
2. B08-510-260206019000 = 2.0 acres
3. B08-510-250107062000 = 21.37 acres
4. B08-510-250107001000 = 5.43 acres
5. B08-510-250302007000 = 1.2 acres
6. B08-510-250302006002 = 3.83 acres
7. B08-510-250302006001 = 5 acres
8. B08-510-250302006000 = .06 acre
9. B08-510-250302001500 = 21.85 acres
10. B08-510-250302001503 = 3.64 acres
11. B08-510-250302001506 = 1.27 acres

DESCRIPTION FOR ST. JOHN'S WOODS 2ND ADDITION

Being a parcel of land situated in the SW 1/4 of Section 25, Town 5 North, Range 10 East, Plain Township, Wood County, City of Bowling Green, Ohio; and being more particularly described as follows:

Commencing at a stone monument marking the West 1/4 Post of said Section 25; thence on an assumed bearing of S 01° 19' 37" W, on the West line of said Section, 40.13 feet to a concrete monument with identification cap marking the southwest corner of lands conveyed to the City of Bowling Green by instrument recorded in Deed Book 613, Page 614; and to the Point of Beginning for this parcel; thence S 88° 22' 39" E, on the south line of said City property, 575.00 feet to a concrete monument with identification cap marking the northwest corner of lands conveyed to the City of Bowling Green by instrument recorded in Deed Book 616, Page 1071; thence S 01° 19' 37" W, on the west line of said last mentioned City property, 290.50 feet to a concrete monument with identification cap marking the southwest corner of said last mentioned City property; thence N 88° 22' 39" W, parallel with the east-west centerline of said Section 25, a distance of 575.00 feet to concrete monument with identification cap set on the West line of said Section 25; thence N 01° 19' 37" E, on the said West line 290.50 feet to the Point of Beginning. Containing 1.8346 acres more or less.

Grantor claims title by instrument recorded in Deed Book 417, Page 655.

The parcel was surveyed and the description was written by David H. Laird, Registered Professional Surveyor No. 6664, in December, 1988.

Samuel R. Case, et al.
3284 To
City of Bowling Green

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT Samuel R. Case and Kate L. Case, his wife,

and Myron L. Case and Vera B. Case, his wife of the City of

Bowling Green, County of Wood and State of Ohio Grantors, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations to them paid by The City of Bowling Green County of Wood and State of Ohio Grantee, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said Grantee The City of Bowling Green its successors and assigns forever, the following REAL ESTATE situated in the County of Wood in the State of Ohio, and in the Township of Plain and bounded and described as follows:

Two parcels of land described as follows, to wit:

The South twenty (20) acres of the East half (1/2) of the Northeast quarter (1/4) of section twenty-six (26), Town Five (5) North Range ten (10) East, Plain Township, Wood County, Ohio.

Also a strip of land two (2) rods wide off of the South end of the South half (1/2) of the North three-fourths (3/4) of the East half (1/2) of the Northeast quarter (1/4) of section number twenty-six (26), in Township Number Five (5) North, Range Number ten (10) East, containing one (1) acre of land, more or less, in Plain Township, Wood County, Ohio.

(Revenue Stamps \$3.85)

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

And the said Grantors for themselves and their heirs, do hereby covenant with the said Grantee its successors and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER except taxes and assessments for the year 1946 and thereafter which the grantee assumes and agrees to pay. and that they will will forever WARRANT AND DEFEND the same, with the appurtenances, unto the said Grantee its successors and assigns against the lawful claims of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF the said Grantors Samuel R. Case and Kate L. Case, and Myron L. Case and Vera B. Case, who hereby each release their right of dower in the premises, have hereunto set their hands, this 20th day of July in the year of our Lord one thousand nine hundred and forty-six (1946)

Signed and acknowledged in presence of

Claudia A. Black
Boyd Case
Witnesses as to 1 & 2

Thomas A. Roberts
Marie Bainbridge
Witnesses as to 3 & 4

1. Samuel R. Case
Samuel R. Case
2. Kate L. Case
Kate L. Case
3. Myron L. Case
Myron L. Case
4. Vera B. Case
Vera B. Case

EXHIBITYOUNG/BORDNER FOUNDATION LEGAL DESCRIPTION

Situated in Plain Township, County of Wood, City of Bowling Green, State of Ohio and being a part of the SW $\frac{1}{4}$ of Section 25, T5N, R10E, a tract of land bounded and described as follows:

Commencing at a stone monument marking the northwest corner of the SW $\frac{1}{4}$ of Section 25; thence on an assumed bearing of S 01°19'37"W, on the west line of said Section 25, a distance of 40.13 feet to a concrete monument with identification cap marking the southwest corner of lands conveyed previously in Deed Book 613, Page 614 and being the principal point of beginning of the tract to be herein described; thence from the above described point of beginning and along the south line of said previously conveyed land, S 88°22'39"E, a distance of 575.00 feet to a concrete monument found marking the northwest corner of a previously conveyed 5.000 acre tract; thence along the west line of said 5.000 acre tract, and parallel with the west line of Section 25, S 01°19'37"W, a distance of 290.50 feet to a concrete monument found set; thence S 88°22'39"E, a distance of 746.56 feet to a concrete monument found set on the apparent east line of the lands of the grantor; thence along said east line, not on the true east line of the W $\frac{1}{4}$ of the SW $\frac{1}{4}$, S 01°29'18"W, a distance of 1237.70 feet to an iron pin found set on the centerline of the Sand Ridge Road; thence along said centerline, S 78°19'51"W, a distance of 1352.71 feet to a point on the west line of Section 25 and lying N 78°19'51"E, a distance of 2.00 feet from a stone found; thence along said west line, N 01°19'37"E, a distance of 1839.21 feet to the point of beginning and containing 46.041 acres of land, more or less, subject however to all legal highways.

[This parcel was surveyed and the description was written by Edward A. Van Horn, Registered Surveyor No. 6563, on December 23, 1986.]

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Being a parcel of land situated in the SW 1/4 of Section 25, Town 5 North, Range 10 East, Plain Township, Wood County, City of Bowling Green, Ohio; and being more particularly described as follows:

Commencing at a stone monument marking the West 1/4 Post of said Section 25; thence on an assumed bearing of S 01° 19' 37"W, on the West line of said Section, 40.13 feet to a concrete monument with identification cap marking the southwest corner of lands conveyed to the City of Bowling Green by instrument recorded in Deed Book 613, Page 614; and to the Point of Beginning for this parcel; thence S 88° 22' 39"E, on the south line of said City property, 575.00 feet to a concrete monument with identification cap marking the northwest corner of lands conveyed to the City of Bowling Green by instrument recorded in Deed Book 616, Page 1071; thence S 01° 19' 37"W, on the west line of said last mentioned City property, 290.50 feet to a concrete monument with identification cap marking the southwest corner of said last mentioned City property; thence N 88° 22' 39"W, parallel with the east-west centerline of said Section 25, a distance of 575.00 feet to 1/2" re-bar with identification cap set on the West line of said Section 25; thence N 01° 19' 37"E, on the said West line 290.50 feet to the Point of Beginning. Containing 3.8346 acres more or less.

1st Reading: 2-1-10
2nd Reading: 2-16-10
3rd Reading: 3-1-10

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 7977 Passed March 1, 2010

ORDINANCE ACCEPTING ANNEXATION OF APPROXIMATELY 5 ACRES OF LAND IN CENTER TOWNSHIP, WOOD COUNTY, OHIO, FROM BOWLING GREEN COVENANT OF JEHOVAH'S WITNESSES, PETITIONERS

WHEREAS, a petition for annexation of certain territory in Center Township was duly filed by the owners thereof, and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Wood County; and

WHEREAS, the Board of County Commissioners has approved the annexation to the City of Bowling Green; and

WHEREAS, the Board of County Commissioners certified the transcript of proceedings in connection with the annexation with a map and petition required in connection therewith to the Clerk of City Council, who received the same on the 2nd day of December, 2009; and

WHEREAS, 60 days from the date of the filing have now elapsed in accordance with the provisions of Ohio Revised Code Section 709.04.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, WOOD COUNTY, OHIO:

SECTION 1: That the proposed annexation as applied for in the petition by the Bowling Green Covenant of Jehovah's Witnesses of the real estate in the territory sought to be annexed and filed with the Board of County Commissioners of Wood County, which petition sought annexation to the City of Bowling Green of certain territory adjacent thereto and as fully described on the exhibits attached, was approved for annexation to the City by the Board of County Commissioners, and the same is hereby accepted. The certified transcript of the proceedings for annexation with an accurate map of the territory together with the petition for its annexation and other papers relating the proceedings thereto of the County Commissioners are all on file with the Clerk of Council, and have been for more than 60 days.

SECTION 2: That the Clerk of Council is hereby authorized and directed to make three (3) copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners, and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within 60 days after it becomes effective, and the Clerk of Council shall do all other things required by law.

SECTION 3: This ordinance shall take effect at the earliest period allowed by law.

PASSED: March 1, 2010
ATTEST: Kay D. Scherreik
Clerk of Council
KAY D. SCHERREIK
APPROVED: March 2, 2010
Date

John Zanfardino
President of Council
JOHN ZANFARDINO
John B. Quinn
Mayor
JOHN B. QUINN

CERTIFICATION
This is to certify that the foregoing is a true copy of Ord No. 7977 passed by the Council of the City of Bowling Green, Ohio. March 1, 2010
Kay D. Scherreik
Clerk of City Council

MICHAEL J. MARSH
CITY ATTORNEY
kds

PETITION FOR ANNEXATION – EXPEDITED TYPE 1

We, the undersigned, being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Bowling Green Wood County, Ohio, being filed under Sections 709.021(A) & 709.22(A) of the Revised Code of Ohio.

Petitioners have 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 Bowling Green, Ohio.

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

Stephen Mathey, Representative is hereby appointed agent for the

undersigned Petitioners 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 Petitioners.

Stephen Mathey
Signature of Agent

Stephen Mathey
Typed or printed name of agent

14560 Greensburg Pike
Address

Portage, OH 43451

(419) 348-3621
Phone Number/Fax Number

stevemathey@gmail.com
Email Address (if applicable)

FILED
NOV 25 P 3:56
WOOD COUNTY
COMMISSIONERS
KRISTY A. MUIR
CLERK

* No larger than 8 1/2" x 14"
Return original to: Board of County Commissioners, One Courthouse Square, Bowling Green, Ohio 43402

EXHIBIT A

10444 Bowling Green Road East - C11-511-2100-00-011.002

The following real estate being a parcel of land situated in part of the Southeast quarter of Section 21, Town 5 North, Range 11 East, Center Township, Wood County, Ohio and being more particularly described as follows:

Commencing for the same at the West quarter post of said Section 21, in the Centerline of Dwnbridge Road;

Thence on and along the East-West one-half section line of said Section 21 East, a distance of 2,637.74 feet to an iron pin found in the west line of a 80.38 acre tract of land as conveyed to Richard E. and Judith L. Carpenter, by an instrument recorded in Volume 627 of Deeds, Page 188;

Thence S-00° 29' 24"-E, 1025.27 feet on and along said west line to an iron pin found at the northwest corner of a 1.2 acre tract of land as conveyed to C. Randall Poepke, by an instrument recorded in Volume 602 of Deeds, Page 189, said pin being the principle place of beginning for the tract herein described;

Thence N-00° 29' 24"-W, 420.57 feet on and along said west line to a point;

Thence S-89° 46' 28"-E, 380.00 feet parallel to the south line of said 80.38 acre tract, to a point;

Thence S-00° 29' 24"-E, 710.57 feet parallel to the aforesaid west line to a point on the aforesaid south line;

Thence N-89° 46' 28"-W, 200.00 feet on and along said south line and the centerline of State Route #105 to a railroad spike found at the southeast corner of aforesaid 1.20 acre tract;

Thence N-00° 29' 24"-W, 290.00 feet on and along the east line of said 1.20 acre tract to an iron pin found, passing through an iron pin found at 30.00 feet;

Thence N-89° 46' 28"-W, 180.00 feet on and along the north line of said 1.20 acre tract to the place of beginning, enclosing an area of 5.00 acres of land, more or less, subject to all legal highways, easements and restrictions written or recorded.

The bearings referred to herein are based upon an assumed meridian and are used only for the purposes of angular measurement.

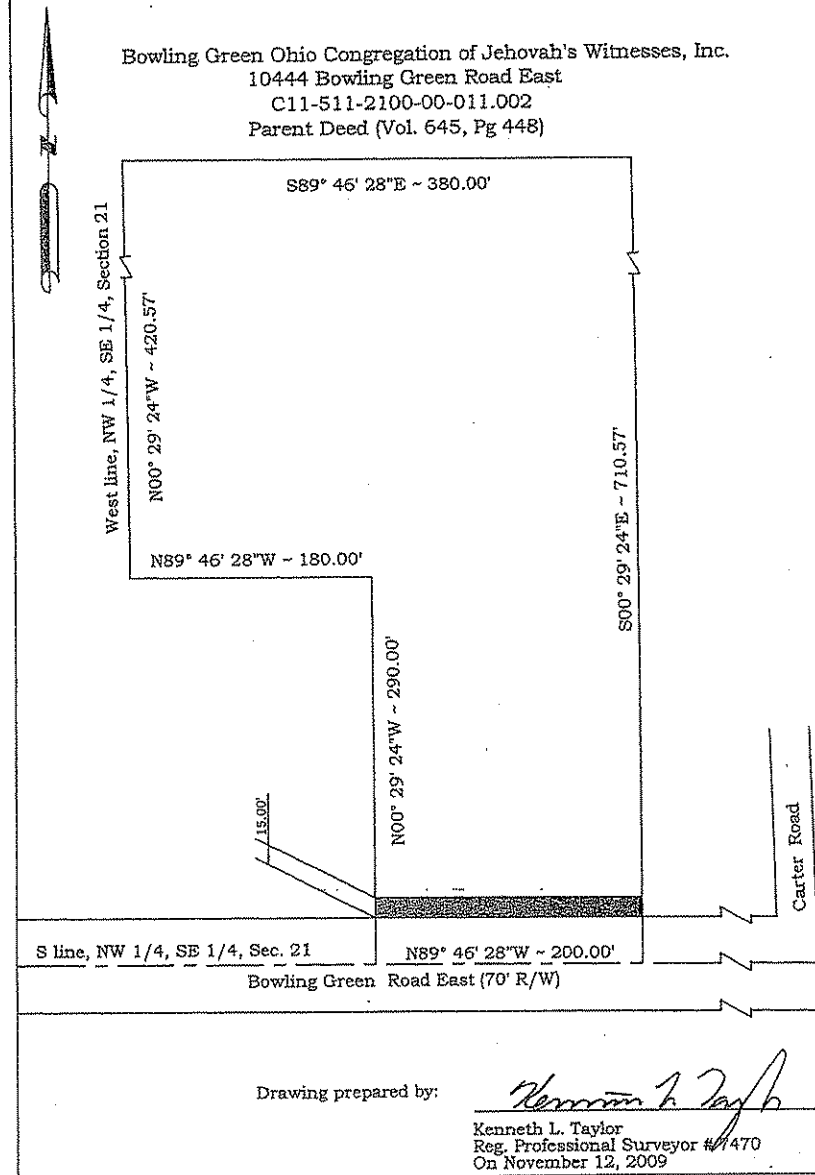
The above description was written by Kenneth L. Taylor, Registered Professional Surveyor No. 7470 on November 12, 2009 and based on a field measurements and Grantor's deeds as recorded in Volume 654, page 448, Wood County Recorder's Office

Reference: Parcel # C11-511-2100-00-011.002

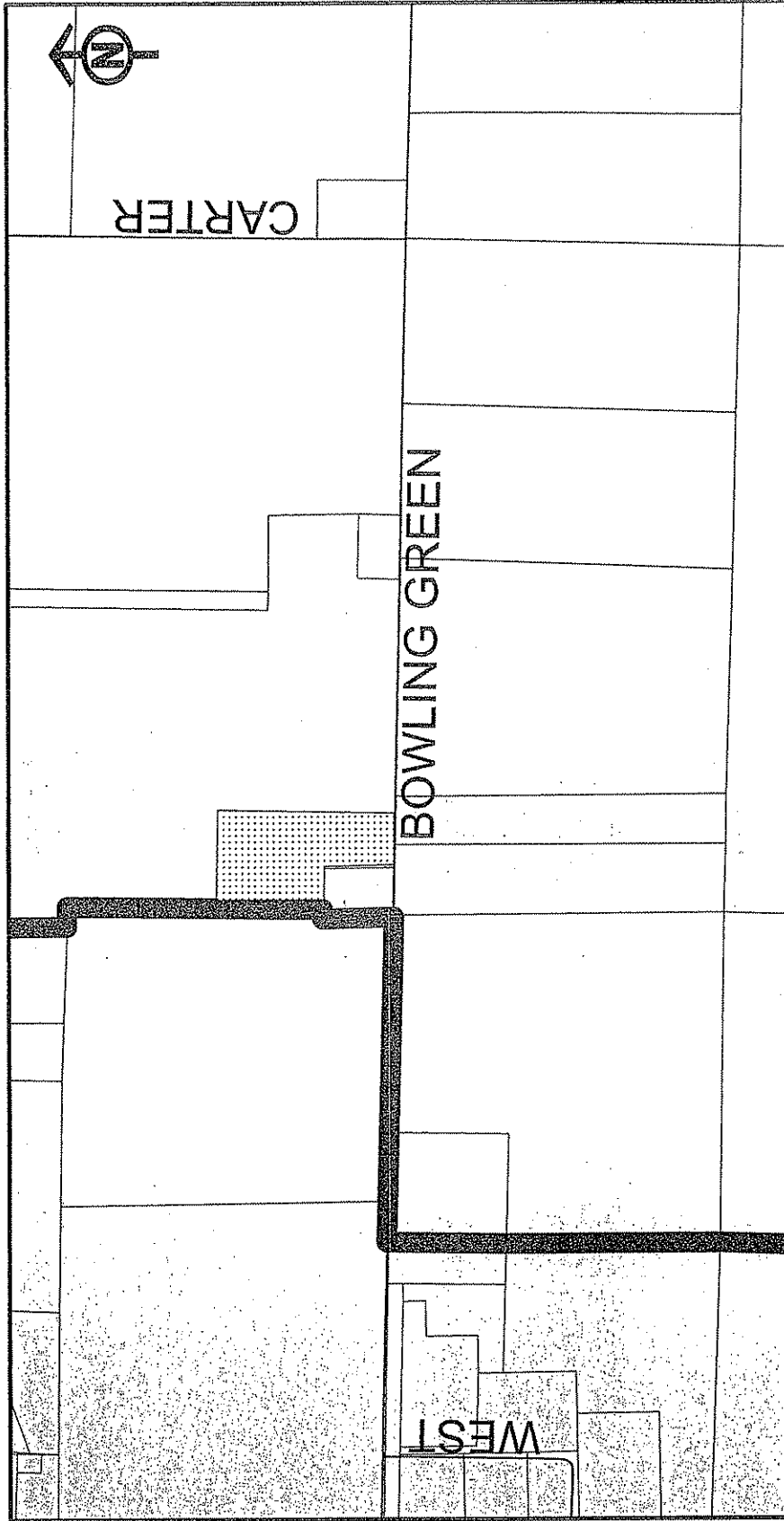
EXHIBIT " B "

Situated in
THE SE 1/4 OF SECTION 21,
TOWN 5 NORTH, RANGE 11 EAST,
CENTER TOWNSHIP, WOOD COUNTY, OHIO

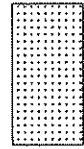
Bowling Green Ohio Congregation of Jehovah's Witnesses, Inc.
10444 Bowling Green Road East
C11-511-2100-00-011.002
Parent Deed (Vol. 645, Pg 448)



**Bowling Green Congregation of Jehovah's Witnesses
10444 Bowling Green Road East
5 acres**



Existing City Limits



Proposed Annexation Area

1st Reading: 2-1-10
2nd Reading: 2-16-10
3rd Reading: 3-1-10

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 7978 Passed March 1, 2010

**ORDINANCE ACCEPTING ANNEXATION OF APPROXIMATELY
3.115 ACRES OF LAND IN PLAIN TOWNSHIP, WOOD COUNTY, OHIO
FROM JAMES L. & PATRICIA J. SMITH, PETITIONERS**

WHEREAS, a petition for annexation of certain territory in Plain Township was duly filed by the owners thereof, and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Wood County; and

WHEREAS, the Board of County Commissioners has approved the annexation to the City of Bowling Green; and

WHEREAS, the Board of County Commissioners certified the transcript of proceedings in connection with the annexation with a map and petition required in connection therewith to the Clerk of City Council, who received the same on the 23rd day of November, 2009; and

WHEREAS, 60 days from the date of the filing have now elapsed in accordance with the provisions of Ohio Revised Code Section 709.04.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, WOOD COUNTY, OHIO:

SECTION 1: That the proposed annexation as applied for in the petition by James L. & Patricia J. Smith of the real estate in the territory sought to be annexed and filed with the Board of County Commissioners of Wood County, which petition sought annexation to the City of Bowling Green of certain territory adjacent thereto and as fully described on the exhibits attached, was approved for annexation to the City by the Board of County Commissioners, and the same is hereby accepted. The certified transcript of the proceedings for annexation with an accurate map of the territory together with the petition for its annexation and other papers relating the proceedings thereto of the County Commissioners are all on file with the Clerk of Council, and have been for more than 60 days.

SECTION 2: That the Clerk of Council is hereby authorized and directed to make three (3) copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners, and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within 60 days after it becomes effective, and the Clerk of Council shall do all other things required by law.

SECTION 3: This ordinance shall take effect at the earliest period allowed by law.

PASSED: March 1, 2010

ATTEST: Kay D. Scherreik

Clerk of Council
KAY D. SCHERREIK

APPROVED: March 2, 2010

Date

President of Council

John Zanfardino
JOHN ZANFARDINO

John B. Quinn
Mayor

JOHN B. QUINN

CERTIFICATION

This is to certify that the foregoing is a true copy of Ord. No. 7978 passed by the Council of the City of Bowling Green, Ohio.

March 1, 2010
Kay D. Scherreik
Clerk of City Council

MICHAEL J. MARSH
CITY ATTORNEY
kds

PETITION FOR ANNEXATION – EXPEDITED TYPE 1

We, the undersigned, being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Bowling Green Wood County, Ohio, being filed under Sections 709.021(A) & 709.22(A) of the Revised Code of Ohio.

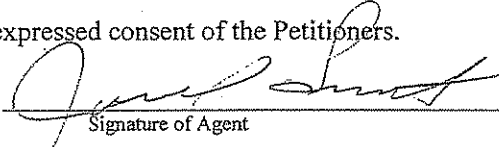
Petitioners have attached hereto and made a part of this petition a legal description* of the perimeter of the territory sought to be annexed, marked as Exhibit "A".

The described territory is contiguous with the City of Bowling Green, Ohio.

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

James L. Smith, Owner is hereby appointed agent for the

undersigned Petitioners 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, refile, 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 Petitioners.


Signature of Agent

James L. Smith
Typed or printed name of agent

14821 Conneaut
Address
Bowling Green, OH. 43402

419-352-5151 419-354-8027
Phone Number/Fax Number

jim@alsmithchrysler.com
Email Address (if applicable)

FILED
NOV 13 P 3:09
WOOD COUNTY
COMMISSIONERS
KRISTY A. MUIR
CLERK

* No larger than 8 1/2" x 14"
Return original to: Board of County Commissioners, One Courthouse Square, Bowling Green, Ohio 43402

FORM 685X Warranty Deed - OHIO Statutory Form
REV. 6/76



TITLELANK REGISTERED U. S. PAT. OFFICE
TITLE LAW FIRM PUBLISHED BY L. A. W. CO.

Know all Men by these Presents

That Clark M. Young and Martha E. Young, his wife
of Florida
of Dade County, State of ~~Ohio~~ for valuable consideration paid, grant
with general warranty covenants, to James L. Smith and Patricia J. Smith, husband
and wife

whose tax mailing address is 11821 Conneaut, Bowling Green, Ohio 43402

the following real property:

A parcel of land located in the Southwest Quarter of Section 23, Town 5 North,
Range 10 East, Plain Township, Wood County, Ohio and described as follows:

Beginning at a point on the North Line of the said Southwest Quarter a distance
of 395 feet west of the North East Corner of the West one-half of the said South-
west Quarter thence southerly at right angles to the said North Line a distance of
250 feet; thence westerly parallel to the said North line a distance of 725.4
feet; thence northerly at right angles to the said North Line a distance of 250
feet to the said North Line; thence easterly along the said North Line a distance
of 725.4 feet to the place of beginning and containing 4.16 of an acre of land
more or less but subject to easement for legal highways and rights of way of
record.

As a part of the consideration the Grantees agree that at any time they develop
the property herein conveyed that they will install a sewer line through the
property herein described to the westerly edge of the same and that the Grantors,
their heirs, executors, administrators and assigns shall have the right to connect
a sewer to service the property which they now own immediately west and adjoining
this property and shall also construct a sewer line across the street to connect
the present sewer on the northerly side of Conneaut Avenue and that said cross-over
and sewer lines shall be of sufficient size to take care of all of said property
now owned by the Grantor and Grantee adjacent to and abutting upon Conneaut Avenue.
Said sewer and sewer connections shall be without charge to the Grantors herein.

The Grantors shall have the right and option to purchase the remaining land along
Conneaut Avenue which the Grantor owns at the time of his death for the sum of
\$9600.00.

This deed is being made to comply with the terms and conditions of certain land
contracts between the parties herein as recorded in Volume 498 Page 682 and
Volume 519 Page 493 of the Wood County Mortgage Records.

R63-01710-05 10-5-23 E 585.4' W 800' N 250' N.W. SW 5.35
R63-01710-01 11-5-23 W 140' E 535' N 250' W SW 800'

TRANSFERRED 90
THIS CONVEYANCE HAS BEEN EXAMINED
AND THE GRANTOR HAS COMPLIED WITH
SECTION 319.202 OF THE REVISED CODE

DEC 3 1979

FEE 37.00 EXEMPT
HAROLD R. BATESON
WOOD COUNTY AUDITOR

APPROVED
CITY OF BOWLING GREEN, OHIO
PLANNING COMMISSION
BY *[Signature]*
DATE 8 Nov 1979

LESS AND EXCEPT



DESCRIPTION

Job # 26-136
 J. & P. Smith Property
 August 8, 2006
 Revised: August 16, 2006

Being a parcel of land in the Southwest 1/4 of Section 23, Township 5 North, Range 10 East, Plain Township, Wood County, Ohio and being a part of the J. & P. Smith lands, parcel # R63-510-230301018000, as described in Vol. 560, Pg. 720 of the Wood County Deed records being further described as follows:

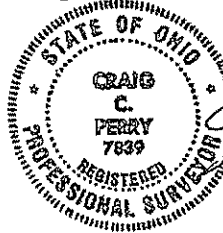
Commencing at a PK nail found for the West 1/4 post of said Section 23 and the intersection of the centerlines of Conneaut Ave. and Mitchell Rd.. Thence S.89°-49'-18"E., along the centerline of Conneaut Ave., for 564.76 feet to a Mag-nail set-

- (1) Thence from said point of beginning continuing S.89°-49'-18"E., along the centerline of Conneaut Ave., for 182.00 feet to a Mag-nail set-
- (2) Thence S.00°-08'-58"W., for 250.00 feet to a 5/8" iron pin set on the north line of the J. & P. Smith lands as described in V. 643, Pg. 945 of the Wood County Deed records, passing a 5/8" iron pin set at 30.00 feet-
- (3) Thence N.89°-49'-18"W. along the north line of said Smith Tract, for 182.00 feet to a 5/8" iron pin set-
- (4) Thence N.00°-08'-58"E., for 250.00 feet to the point of beginning, passing a 5/8" iron pin set at 220.00 feet

R63-510-2303-01-018-001
 E182' W746.76' N2.50' NW SW

Containing in all 1.045 acres, of which 0.125 acres are in the road right-of-way, subject to all legal easements and rights of ways.

Note: This plat and description was prepared from an actual field survey performed by Perry Surveying in August of 2006. All bearings are based on an assumed bearing of S.89°-49'-18"E. for the centerline of Conneaut Ave.



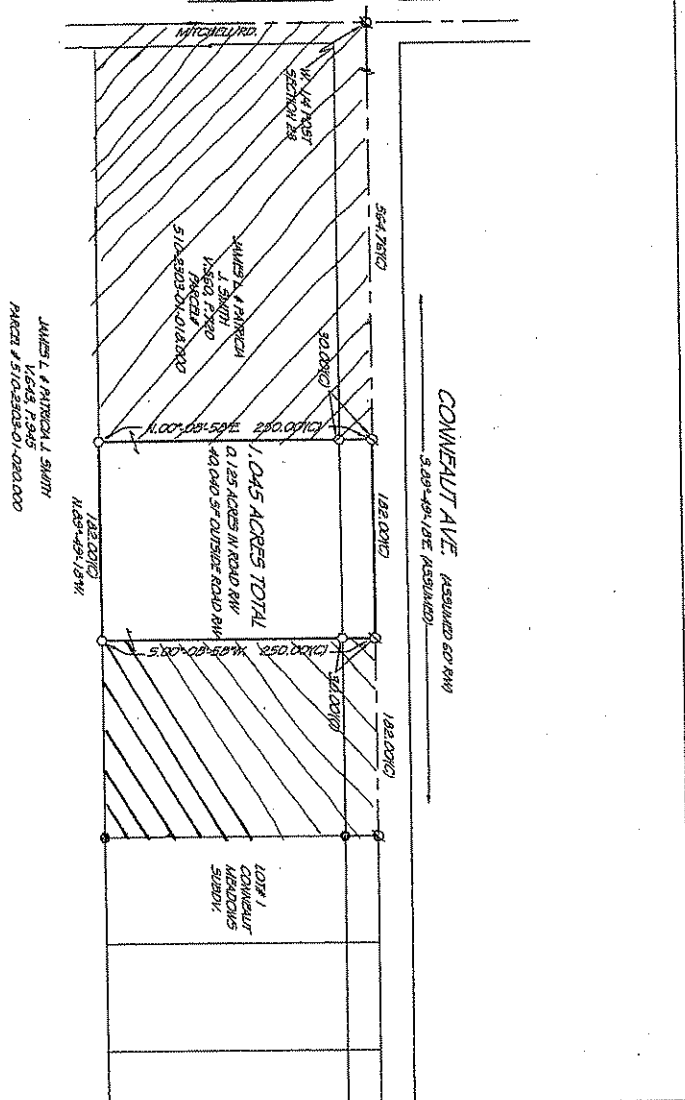
C. Perry
 Craig C. Perry
 P.S. # 7839

Raymond A. Steiner
 WOOD COUNTY ENGINEER
 DESCRIPTION
 APPROVED BY: *KR 8.30.06*
Survey A385

APPROVED
 8/30/06
 NO PLAT REQUIRED
 WOOD COUNTY PLANNING
 COMMISSION
 W. David Steiner
W. David Steiner

TRANSFERRED *.50*
 THIS CONVEYANCE HAS BEEN EXAMINED
 AND THE GRANTOR HAS COMPLIED WITH
 SECTION 319.202 OF THE REVISED CODE
 DATE: *8/30/06*
 FEE EXEMPT *D*
 MICHAEL SIBBERSEN
 WOOD COUNTY AUDITOR

2006 17372	02	
SUE KINDER		
WOOD COUNTY RECORDER		
08/31/2006	09:02	39457
OR	W	
Real Estate		14.00
HOUSING TRUST FUND		14.00
DOCUMENT TOTAL		28.00
Volume 2688 Page 964 - 965		



STATE OF OHIO
 DEPARTMENT OF REVENUE
 COUNTY OF WOOD
 PERRY SURVEYING
 123 E. CRAWFORD STREET
 FINDLAY, OHIO 45840
 PH: 419-423-3256
 FAX: 419-423-6724

THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF WOOD COUNTY, OHIO, ON THIS DATE TO DO THE FIELD WORK.



- LEGEND**
- - 1/4" DIA. IRON SET
 - - 1/4" DIA. IRON ROUND
 - - 5/8" IRON PIN SET
 - - IRON PIN ROUND
 - - IRON PIPE ROUND
 - - RAILROAD SPIKE ROUND
 - - SUTURE ROUND
 - - HOLLOW BOLT ROUND
 - - DEED
 - - DEED
 - - DEED
 - - CALCULATED
 - - INTERFERED

PLAT OF A SURVEY
 IN THE SW 1/4 OF
 SECTION 23, T.5N., R.10E.,
 PLAIN TOWNSHIP,
 WOOD COUNTY, OHIO

DATE 6-6-06
 JOB # 26-135
 DRAWN BY: CCP
 REVIEWER:

PERRY SURVEYING
 "Precision Surveying That is Right On Line!"
 123 E. CRAWFORD STREET
 FINDLAY, OHIO 45840
 PH: 419-423-3256
 FAX: 419-423-6724

PLAT OF A SURVEY
 IN THE SW 1/4 OF
 SECTION 23, T.5N., R.10E.,
 PLAIN TOWNSHIP,
 WOOD COUNTY, OHIO