



RESOLUTION 13-2022

OF THE VILLAGE OF ASHVILLE



A RESOLUTION APPROVING THE AMENDED ASHVILLE COMMERCE CENTER SECTION II AND ACCEPTING THE DEDICATION OF RIGHTS-OF-WAY FOR ALL STREETS, ALLEYS, ROADS, AND APPURTENANCES SHOWN THEREON.

WHEREAS, all of the owners of the land platted in the Ashville Commerce Center Section II and future development and easement and future development areas shown outside of the platted area filed for record in Pickaway County, Ohio on June 5, 2009 in OR Volume 2, Pages 207-208, have presented an amended plat for Section II of the Ashville Commerce Center, Exhibit A; an

WHEREAS, said Amended Plat has met the approval of the Engineer contracted to review the Plat, the Planning & Zoning Board, the Zoning Inspector, and the Village Administrator; and

WHEREAS, the owners have offered to dedicate or rededicate to the Village of Ashville rights-of-way for all streets, alleys, roads, and appurtenances as identified and described on the Amended Plat for public use, Exhibit A; and

WHEREAS, it is in the interest and benefit of the Village of Ashville, its residents, and the public at large that the dedication proposed on the Amended Ashville Commerce Center Section II plat be accepted by the Village.

NOW, THEREFORE, be it resolved by the Village of Ashville Council

SECTION ONE:

That the Amended Ashville Commerce Center Section II Plat is hereby approved, and Village Council hereby accepts the dedication of rights-of-way for all streets, alleys, roads, and appurtenances as identified and described thereon. The Mayor, and Clerk of Council of the Village of Ashville are hereby authorized and directed to endorse upon the original amended plat the approval and acceptance of dedications by this Council, Exhibit B.

SECTION TWO:

The Village Engineer and Village Administrator are authorized to approve any necessary administrative changes to affect the proper recording of the Final Amended Ashville Commerce Center Section II Plat and are authorized to provide the Clerk-Fiscal Officer with a copy of the final recorded amended plat. The Mayor, Clerk-Fiscal Officer, Chairman of the Planning and Zoning Board, Zoning Officer, Village Administrator and Village Engineer are authorized to do all acts and execute all instruments appropriate or necessary in carrying out the terms of the approval, dedication and recording of the Amended Plat.

SECTION THREE

Therefore, this resolution will take effect upon passage.

Motion Offered by: Nelson R. Embrey

Seconded to the Motion Offered by: Roger L. Clark

Upon roll call on the adoption of the resolution, the vote was as follow:

Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No
Roger L. Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Matt Scholl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
												Steve Welsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PASSED THIS 12th day of September 2022.

ATTEST:

April D. Grube, Clerk-Fiscal Officer

DATE: 9/13/2022

APPROVED:

Charles K. Wise, Mayor

DATE: 13 SEP 2022

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the resolution adopted by the Village of Ashville Council held on 12th day of September 2022, and that I am duly authorized to execute this certificate.



Prepared: 09/06/2022
Revised Date:
Review Date:

(Original signature of April D. Grube) Clerk-Fiscal Officer
(TITLE)

Situated in the Village of Ashville, County of Pickaway, State of Ohio, and being part of Sections 11 & 12, Township 2 North, Range 22 West, and containing 13.926 acres and being all of existing Ashville Commerce Center Section II, Plat Cabinet 2, Page 207: Lot 1 conveyed to Baltimore Land Management, LLC, of record in Official Record 791, Page 1284; Lots 2, 4 & 5 conveyed to Prairie Acres LLC, of record in Official Record 759, Page 2046; Lot 3 conveyed to RK Information Services, LLC, of record in Official Record 725, Page 1824; Lot 6 conveyed to Marais Capital LLC, of record in Official Record 792, Page 2694, and Lot 7 conveyed to Marais Capital LLC, of record in Official Record 739, Page 2573, Recorder's Office, Pickaway County, Ohio.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our AMENDED ASHVILLE COMMERCE CENTER SECTION II, a subdivision of lots 1 through 7 inclusive, do hereby voluntarily consent to the execution of said plat.

We further agree that all streets, alleys and public areas so designated are hereby dedicated to public use, and that such streets, alleys and public areas shall not be formally accepted until such time that construction is complete. Easements are reserved for the construction, operation and maintenance of all public and/or private utilities proposed above and beneath the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all lots and lands, and for storm drainage.

After construction and grading is complete, monuments shall be placed on all lot corners where said monuments do not exist at the present time.

In Witness thereof, we set our hands this 2nd day of September, 2022

David Smith
Witness

us
Mark A. Leatherwood
for PRAIRIE ACRES LLC

Maya Savage
Witness

Rick Foreman
Rick Foreman
for BALTIMORE LAND MANAGEMENT, LLC

Julia A. Cline
Witness

Robin Hayes
Robin Hayes
for BALTIMORE LAND MANAGEMENT, LLC

Cheryl Buford
Witness

Kristin Clements
for RK INFORMATION SERVICES, LLC

Julia Bowstler
Witness

Jeremy D. Davitz
Jeremy D. Davitz
for MARAIS CAPITAL LLC

Cheryl Buford

Russell Clements Kristin Clements
Russell Clements Kristin Clements

STATE OF OHIO,
COUNTY OF PICKAWAY ss:

Before me a Notary Public in and for said County personally appeared Mark A. Leatherwood, of Prairie Acres LLC; Rick Foreman, of Baltimore Land Management, LLC; Robin Hayes, of Baltimore Land Management, LLC; (Kristin Clements), of RK Information Services, LLC, and Jeremy D. Davitz, of Marais Capital LLC, Russell Clements, Kristin Clements who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes therein expressed.

In Witness whereof I have hereunto set my hand and affixed my Official Seal this 2nd day of September, 2022



LESLIE F. COVEY
Notary Public, State of Ohio
My Commission Expires 2/18

Leslie F. Covey
Notary Public

