

Date: April 23, 2024

Subject: APPROVE TRANSFER OF PROPERTY (PARCEL 2 - 4.419 ACRES) FROM VAN WERT COUNTY BOARD OF DEVELOPMENTAL DISABILITIES (DD) TO VANTAGE CAREER CENTER

The Board of County Commissioners of Van Wert County, Ohio, met in regular session in the office of said Board on the 23rd day of April, 2024, with the following members present: Mr. Stan D. Owens and Mr. Thad Lichtensteiger.

Mr. Lichtensteiger moved the adoption of the following **RESOLUTION**:

WHEREAS, the Van Wert County Board of Developmental Disabilities (DD) and Vantage Career Center have a long-standing relationship of working together and partnering to meet the needs of the workforce in our community through high school and adult education programs; and

WHEREAS, the Van Wert County Board of DD has property they are not currently using but paying to maintain, and Vantage Career Center is in need of additional space; and

WHEREAS, the Van Wert County Board of DD would like to transfer Parcel 2 (4.419 acres), as outlined in attachments, to Vantage Career Center at no cost to help create more opportunities for students in our community; and

WHEREAS, James Stripe, Superintendent, and Cody Bowersock, Business Manager, Van Wert County Board of DD, Rick Turner, Superintendent, and Denise Mooney, Treasurer, Vantage Career Center, and Tim Fitzpatrick, Dean, College of Business, Health Professions & Occupational Professions, University of Northwestern Ohio (UNOH), and President, Vantage Career Center Board of Education, are presenting to this Board for review and approval the request to transfer property (Parcel 2 - 4.419 acres) from the Van Wert County Board of DD to Vantage Career Center at no cost; and

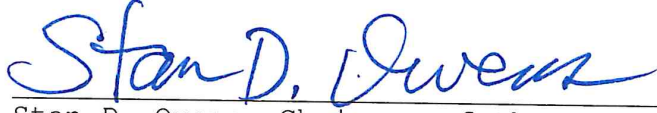
WHEREAS, this Board recognizes that the Van Wert County Board of DD and Vantage Career Center are great partners and said transfer of property will allow Vantage Career Center to serve additional students while taking some financial burden off of the Van Wert County Board of DD to maintain said property while not being used; and

WHEREAS, the Ohio Revised Code (ORC) allows for this Board to transfer property to another political subdivision without utilizing the bid process; therefore, be it

RESOLVED, that this Board of Van Wert County Commissioners does hereby approve the transfer of property (Parcel 2 - 4.419 acres) from the Van Wert County Board of DD to Vantage Career Center pending the review and approval of all formal documents by Van Wert County Prosecutor Eva Yarger, at which time, said documents will be sent to this Board for review and approval.

Mr. Owens seconded the motion. The roll was called upon its adoption, and the vote resulted as follows: Mr. Owens, Yea; Mr. Lichtensteiger, Yea; and Mr. Wolfrum, Absent.

BOARD OF VAN WERT COUNTY COMMISSIONERS



Stan D. Owens, Chairman of the Board

Attest:


Ryann Bollenbacher, Clerk


Thad Lichtensteiger

Absent

Todd D. Wolfrum

c: James Stripe, Superintendent, Van Wert County Board of DD
Cody Bowersock, Business Manager, Van Wert County Board of DD
Rick Turner, Superintendent, Vantage Career Center

PLAT OF SURVEY
FOR
VAN WERT BOARD OF COUNTY COMMISSIONERS

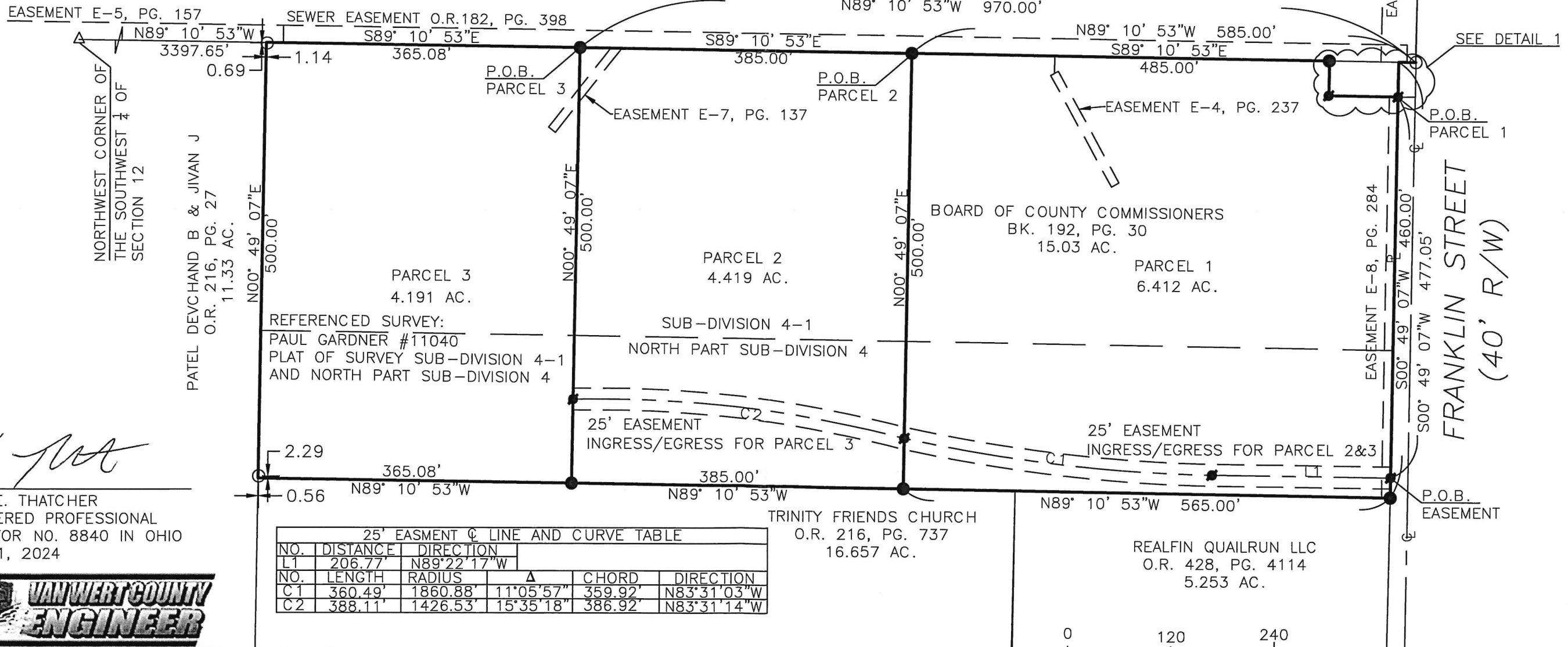
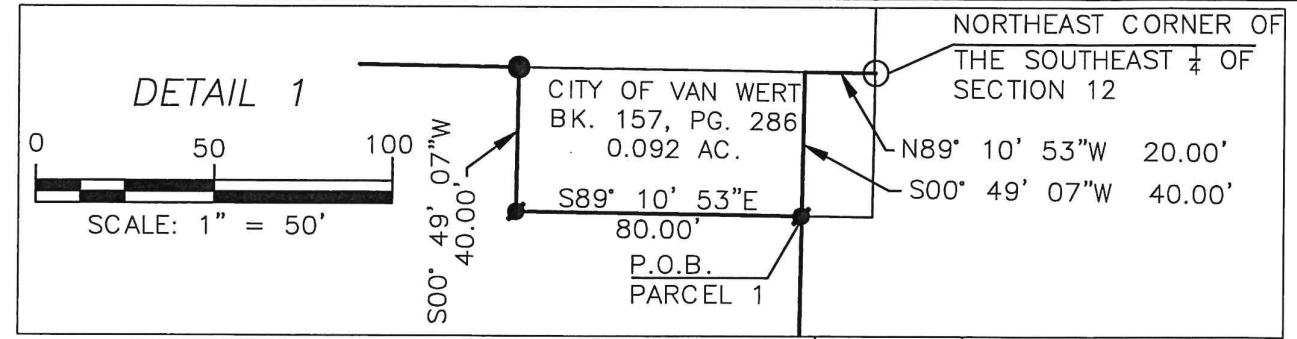
SITUATED IN:
THE CITY OF VAN WERT
SECTION 12 TOWN 2 S. RANGE 2 E.
PLEASANT TOWNSHIP
VAN WERT COUNTY



- LEGEND**
- △ MONUMENT BOX
 - 5/8" IRON PIN FOUND
 - 5/8" IRON PIN WITH CAP SET
 - MAG MAIL SET

PATEL DEVCHAND B & JIVAN J
O.R. 216, PG. 27
67.692 AC.

NORTH AND BEARING
SYSTEM BASED ON OHIO
NORTH STATE PLANE GRID,
NAD 83 ADJ. 2011



25' EASEMENT Q LINE AND CURVE TABLE

NO.	DISTANCE	DIRECTION	Δ	CHORD	DIRECTION
L1	206.77'	N89°22'17"W			
C1	360.49'	1860.88'	11°05'57"	359.92'	N83°31'03"W
C2	388.11'	1426.53'	15°35'18"	386.92'	N83°31'14"W

Kory Thatcher

KORY E. THATCHER
REGISTERED PROFESSIONAL
SURVEYOR NO. 8840 IN OHIO
APRIL 1, 2024



Date: 4/1/24	REV.:
CLIENT: THOMAS EDISON	SCALE: 1" = 120"
DRAWN BY: ALH	CHECKED BY: KET

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

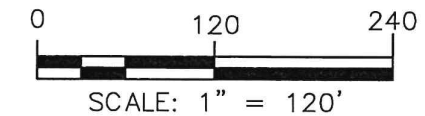


EXHIBIT A

EXHIBIT A



**Description
For Parcel 1
6.412 Acres**

Situated in the City of Van Wert, County of Van Wert, State of Ohio, being part of Sub-Division 4-1 and North part of Sub-Division 4, and being more particularly described as follows;

Commencing at the Northeast Corner of the Southeast Quarter of Section 12, Town 2 South, Range 2 East, Pleasant Township, Van Wert County, Ohio, being a 5/8" iron pin found;

Thence N.89°10'53"W., a distance of 20.00 feet to a point on the west right of way line of Franklin Street, also being the northeast corner of S.D. 4-2;

Thence running along the west right of way line of Franklin Street, S.00°49'07"W., a distance of 40.00 feet to a mag nail set, being the *Principal Point of Beginning*, also being the southeast corner of S.D. 4-2;

Thence running along said west right of way line of Franklin Street, being the east line of Sub-Division 4-1 and North part of Sub-Division 4, S.00°49'07"W., a distance of 460.00 feet to a 5/8" iron pin set;

Thence along the south line of the North part of Sub-Division 4, N.89°10'53"W., a distance of 565.00 feet to a 5/8" iron pin set;

Thence along a new division line, parallel to the east line of Sub-Division 4-1 and North part of Sub-Division 4, N.00°49'07"E., a distance of 500.00 feet to a 5/8" iron pin set;

Thence along the north line of Sub-Division 4-1, S.89°10'53"E., a distance of 485.00 feet to a 5/8" iron pin set, being the northwest corner of S.D. 4-2;

Thence along the west line of Sub-Division 4-2, S.00°49'07"W., a distance of 40.00 feet to a mag nail set, being the southwest corner of S.D. 4-2;

Thence along the south line of Sub-Division 4-2, S.89°10'53"E., a distance of 80.00 feet to the *Point of Beginning*;

Containing 6.412 acres, more or less, and being subject to all legal highways, right-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey by Kory E. Thatcher, Registered Professional Surveyor No. 8840, in April 2024



Kory E. Thatcher, P.E., P.S.

EXHIBIT A



**Description
For Parcel 2
4.419 Acres**

Situated in the City of Van Wert, County of Van Wert, State of Ohio, being part of Sub-Division 4-1 and North part of Sub-Division 4, and being more particularly described as follows;

Commencing at the Northeast Corner of the Southeast Quarter of Section 12, Town 2 South, Range 2 East, Pleasant Township, Van Wert County, Ohio, being a 5/8" iron pin found;

Thence running along the north line of Sub-Division 4-1 and Sub-Division 4-2, N.89°10'53"W., a distance of 585.00 feet to a 5/8" iron pin set, being the *Principal Point of Beginning*, also being the northwest corner of a 6.412 acre tract;

Thence along the west line of said a 6.412 acre tract, S.00°49'07"W., a distance of 500.00 feet to a 5/8" iron pin set, being the southwest corner of said 6.412 acre tract;

Thence along the south line of the North part of Sub-Division 4, N.89°10'53"W., a distance of 385.00 feet to a 5/8" iron pin set,

Thence along a new division line, parallel to the east line of Sub-Division 4-1 and the North part of Sub-Division 4, N.00°49'07"E., a distance of 500.00 feet to a 5/8" iron pin set;

Thence along north line of Sub-Division 4-1, S.89°10'53"E., a distance of 385.00 feet to the *Point of Beginning*;

Containing 4.419 acres, more or less, and being subject to all legal highways, right-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey by Kory E. Thatcher, Registered Professional Surveyor No. 8840, in April 2024

Kory E. Thatcher, P.E., P.S.

EXHIBIT A



**Description
For Parcel 3
4.191 Acres**

Situated in the City of Van Wert, County of Van Wert, State of Ohio, being part of Sub-Division 4-1 and North part of Sub-Division 4, and being more particularly described as follows;

Commencing at the Northeast Corner of the Southeast Quarter of Section 12, Town 2 South, Range 2 East, Pleasant Township, Van Wert County, Ohio, being a 5/8" iron pin found;

Thence running along the north line of Sub-Division 4-1 and Sub-Division 4-2, N.89°10'53"W., a distance of 970.00 feet to a 5/8" iron pin set, being the *Principal Point of Beginning*, also being the northwest corner of a 4.419 acre tract;

Thence along the west line of said a 4.419 acre tract, S.00°49'07"W., a distance of 500.00 feet to a 5/8" iron pin set, being the southwest corner of said 4.419 acre tract;

Thence along the south line of the North part of Sub-Division 4, N.89°10'53"W., a distance of 365.08 feet to a point, witnessed by a disturbed 5/8" iron pin found 2.29 feet North and 0.56 feet East;

Thence along the west line of Sub-Division 4-1 and North part of Sub-Division 4, parallel to the east line of Sub-Division 4-1 and the North part of Sub-Division 4, N.00°49'07"E., a distance of 500.00 feet to a point, witnessed by a disturbed 5/8" iron pin found 0.69 feet South and 1.14 feet East;

Thence along north line of Sub-Division 4-1, S.89°10'53"E., a distance of 365.08 feet to the *Point of Beginning*;

Containing 4.191 acres, more or less, and being subject to all legal highways, right-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey by Kory E. Thatcher, Registered Professional Surveyor No. 8840, in April 2024

Kory E. Thatcher, P.E., P.S.

EXHIBIT A



**Description
For
25' Ingress/Egress Easement**

A 25.00 feet wide easement being 12.50 feet either side of the following described centerline.

- Situated in the City of Van Wert, County of Van Wert, State of Ohio, being over and across the North part of Sub-Division 4, and being more particularly describes as follows;
- Commencing at the Northeast Corner of the Southeast Quarter of Section 12, Town 2 South, Range 2 East, Pleasant Township, Van Wert County, Ohio, being a 5/8" iron pin found;
- Thence N.89°10'53"W., a distance of 20.00 feet to a point on the west right of way line of Franklin Street, also being the northeast corner of S.D. 4-2;
- Thence running along the west right of way line of Franklin Street, S.00°49'07"W., a distance of 477.05 feet to a mag nail set, being the *Principal Point of Beginning*;
- Thence N.89°22'17"W., a distance of 206.77 feet to a mag nail set;
- Thence along a curve to the right, with a radius of 1860.88 feet, a central angle of 11°05'57", a curve length of 360.49 feet, a chord length of 359.92 feet, and a bearing N.83°31'03"W. to a mag nail set;
- Thence along a curve to the left, with a radius of 1426.53 feet, a central angle of 15°35'18", a curve length of 388.11 feet, a chord length of 386.92 feet, and a bearing N.83°31'14"W. to a mag nail set;
- Containing 0.548 acres, more or less, and being subject to all legal highways, right-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey by Kory E. Thatcher, Registered Professional Surveyor No. 8840, in April 2024

Kory E. Thatcher, P.E., P.S.