

North Canton City Council
Finance and Property Committee

Resolution 05 - 2020

A resolution declaring the City of North Canton's necessity and intent, for the purpose of constructing a safety service center, to appropriate the fee simple title and interest in and to the premises described in the general warranty deed attached hereto and incorporated herein as Exhibit "A", and declaring the same to be an emergency.

WHEREAS, This Council considers it necessary and declares its intent to appropriate, for the purpose of constructing a safety service center, the fee simple title and interest in and to the Premises (the "Premises") described in the general warranty deed attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Mayor is authorized to cause written notice of this resolution to be given to the owner and persons in possession or having an interest of record in the Premises.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That this Council considers it necessary and declares its intent to appropriate, for the purpose of constructing a safety service center, the fee simple title and interest in and to the Premises described in the general warranty deed attached hereto and incorporated herein as Exhibit "A".
- Section 2. That the Mayor is authorized to cause written notice of this resolution to be given to the owner and persons in possession or having an interest of record in the Premises.
- Section 3. That if a provision of this resolution is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 4. That this resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety and peace of the City of North Canton; and; further necessary to continue with eminent domain court proceedings during City Council's scheduled summer break, wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this 22nd day of June 2020.

Attest: Benjamin R. Young
Benjamin R. Young, Clerk of Council

Stephan B. Wilder
Stephan B. Wilder, Mayor

Signed on: 22 June 2020



ALAN HAROLD
Stark County Auditor
FEE 6.15

AUG 10 2018



TRANSFERRED .50
TRANSFER NOT NECESSARY
DEPUTY

GENERAL WARRANTY DEED FOR A CORPORATION
GENERAL WARRANTY DEED*

East Central Ohio Food Dealers Association Inc., an Ohio Corporation (Grantor), for valuable consideration paid, grant(s) with general warranty covenants to, GBJ3 Enterprises LLC (Grantee), whose tax-mailing address is _____, the following REAL PROPERTY:

See Exhibit "A" attached hereto and made a part hereof.

Parcel No.: 8207429

Easement to The Ohio Power Company recorded in Volume 937, Page 60, Stark County, Ohio Records.

Easement to The Ohio Bell Telephone Company recorded in Volume 3618, Page 512, Stark County, Ohio Records.

Agreement for driveway in common recorded in O.R. Volume 288, Page 373, Stark County, Ohio Records.

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restriction of record, if any, and except real estate taxes for the year 2017, and thereafter, for which taxes any adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Prior Instrument Reference: Vol. 430, Pg. 494, of the Official Records of Stark County, Ohio.

EXECUTED BY the said Grantor who has set its hand this 10th day of August 2018

East Central Ohio Food Dealers Association Inc., an Ohio Corporation
By: Glen Sayre
Glen Sayre, President

State of Ohio, County of Stark, ss.

BE IT REMEMBERED, That on this 10th day of August before me, a subscriber, a Notary Public in and for said State personally came, East Central Ohio Food Dealers Association Inc., an Ohio Corporation, by Glen Sayre, President, who acknowledge that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation and its free act and deed personally and as such officer.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



William R. Sparks, Attorney At Law
Notary Public - State of Ohio
My commission expires on expiration date
Exp. 11/30/20

W. R. Sparks
009467

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GENERAL WARRANTY DEED FOR A CORPORATION

THIS INSTRUMENT PREPARED BY: William R. Sparks, Attorney at Law
3830 Fulton Dr. NW, #106
Canton, OH 44718
Notary Public-State of Ohio (Notary)
My Commission Expires:

Exhibit "A"

Situated in the City of North Canton, County of Stark and State of Ohio:

Situated in the State of Ohio, County of Stark, Township of Plain (T-11, R-9) and part of the Northeast Quarter of Section 7 and being part of Out Lot 206 in the City of North Canton and also being part of an original 2.329 acre parcel, the deed of which is recorded in Volume 3554, Page 234 of the Stark County Records and more fully described as follows:

Commencing for reference at the northeast corner of said Northeast Quarter Section; thence N85°20'09"W, along the north line of said Northeast Quarter Section and the centerline of Applegrove Street N.E., a distance of 1107.42 feet to the centerline of North Main Street; thence S13°54'24"E, as stated in said Deed Volume 3554, Page 234, along said centerline of North Main Street, a distance of 602.20 feet to the northwest corner of said original 2.329 acre parcel; thence S86°26'20"E, along the north line of said original parcel, a distance of 208.24 feet to a railroad spike set at the true point of beginning of the parcel herein described:

1. Thence continuing S86°26'20"E, along said north line, a distance of 168.21 feet to a 3/4" robar set in the east line of said Out Lot 206;
2. Thence S03°48'36"W, along said east Out Lot line, a distance of 329.68 feet to a capped pin found in the northerly right-of-way line of Holl Road N.E. (50' wide);
3. Thence N85°42'44"W, along said right-of-way line, a distance of 25.66 feet to a capped pin found at a point of curvature;
4. Thence continuing along said right-of-way line being the arc of a curve to the left, having a central angle of 11°32'00", a radius of 588.34 feet, a chord of 118.23 feet bearing S88°31'16"W and a tangent distance of 59.42 feet for an arc length of 118.43 feet to a capped pin found;
5. Thence N13°56'24"W, along a westerly line of said original parcel, a distance of 145.00 feet to a capped pin found;
6. Thence N03°33'30"E, a distance of 201.24 feet to the true point of beginning and containing 1.368 acres, more or less.

This description is based upon a survey performed by David R. Broeansen, Surveyor No. 6595 on November 27, 1984