

CITY OF OAKWOOD
COUNCIL AGENDA
JULY 19, 2021

7:30 P.M.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. MINUTES OF JUNE 7 REGULAR SESSION AND WORK SESSION, AND JUNE 21 WORK SESSION AND EXECUTIVE SESSION
- V. STATUS REPORTS
 - Citizen Committee Appointments
- VI. VISITORS
 - May and June Beautification Award Winners
- VII. LEGISLATION
 - A Resolution and Public Hearing to review a request for an amendment to the Sugar Camp/Pointe Oakwood master plan relating to building use, Vice Mayor Byington
 - A Resolution to place a 2.72 mill renewal tax levy on the November 2, 2021 ballot, Vice Mayor Byington
 - An Ordinance to levy special assessments for the 2020 Sidewalk Repair Project, Mr. Stephens
 - An Ordinance to accept certain real estate and dedicate the same as public right-of-way, Mr. Stephens
- VIII. STAFF REPORT – PUBLIC SAFETY DIRECTOR ALAN HILL
- IX. AN OAKWOOD MOMENT
- X. CITY MANAGER’S REPORT
- XI. COUNCIL COMMENTS
- XII. ADJOURN

NEXT REGULAR SESSION SCHEDULED FOR AUGUST 2, 2021

A RESOLUTION

BY: _____

NO. _____

TO GRANT APPROVAL OF AN AMENDMENT TO THE APPROVED MASTER PLAN FOR THE SUGAR CAMP AND POINTE OAKWOOD DEVELOPMENT, AFFECTING THE FORMER GATEHOUSE BUILDING (10 SUGAR CAMP CIRCLE).

WHEREAS, on April 23, 2007, Council passed a resolution granting approval of the Special Use Applications filed by Oakwood Investment Group (“OIG”) and the Versant Group for a Planned Development of the 36+ acres encompassing Sugar Camp and the surrounding undeveloped land (the “Master Plan”); and

WHEREAS, that original Master Plan provided for the redevelopment of four major buildings in the NCR Sugar Camp campus, to be known as the Sugar Camp commercial development, and development of the surrounding undeveloped land as the Pointe Oakwood residential development; and

WHEREAS, the original Master Plan approved the former NCR gatehouse building for “delicatessen” use, but it has remained vacant and undeveloped since the original 2007 Master Plan approval; and

WHEREAS, in May 2021, Natalie Dunlevey, on behalf of National Processing Solutions, LLC, submitted Application 21-1 for an amendment to the Master Plan pertaining to the gatehouse building (10 Sugar Camp Circle), whereby the approved use of the building would be changed from “delicatessen” to “professional office/business,” a use that is already approved for other locations within the Sugar Camp commercial development; and

WHEREAS, a duly-noticed public hearing on this matter was held by the Planning Commission on June 2, 2021, and having carefully considered the matter, the Planning Commission determined that the proposed site plan is consistent with the recommendations set forth in the 2004 NCR Sugar Camp Subarea Plan Site Development Alternatives and Guidelines, the 2004 Comprehensive Plan, and the 1997 Subarea Plan, as well as the special use standards set forth in Section 1004.6 of the Zoning Code, and by a vote of 4-0 with one (1) member excused absent, recommended approval of the proposed Master Plan amendment; and

WHEREAS, on July 19, 2021, Council held a duly-noticed public hearing upon the matter and finds that the Planning Commission’s recommendation is well-taken; and

WHEREAS, Council further finds that with the conditions set forth below, if any, the proposed Master Plan amendment remains consistent with the recommendations set forth in the 2004 NCR Sugar Camp Subarea Plan Site Development Alternatives and Guidelines, the 2004 Comprehensive Plan, and the 1997 Subarea Plan, and meets the standards for special uses set forth in Oakwood Zoning Ordinance Section 1004.6; and

WHEREAS, by a vote of _____, Council has voted to approve Application 21-1 with conditions set forth below, if any;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAKWOOD, STATE OF OHIO, THAT:

SECTION I.

The foregoing recitations are hereby adopted as Council’s findings of fact with regard to the Application 21-1 to amend the Master Plan for the Sugar Camp and Pointe Oakwood developments.

SECTION II.

Application 21-1, being an application to amend the Master Plan by changing the approved use of the former NCR gatehouse building (10 Sugar Camp Circle) from “delicatessen” to “professional office/business,” as submitted by Natalie Dunlevey on behalf of National Processing Solutions, LLC, is hereby approved.

SECTION III.

The approval herein is granted with the following conditions, if any, which Council has determined are necessary to ensure consistency with the above-referenced city planning documents and special use standards:

SECTION IV.

The amendment approved herein remains subject to all determinations, conditions and restrictions set forth in the original plan approval Resolution of April 23, 2007, as amended.

SECTION V.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, if required, in compliance with all legal requirements including Ohio Revised Code, Sec. 121.22.

SECTION VI.

This Resolution shall be and remain in effect upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF OAKWOOD, this ____ day of _____, 2021.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

No publication is required.

City Attorney Robert F. Jacques

A RESOLUTION

BY: _____

NO. _____

PROVIDING FOR AN ELECTION ON THE QUESTION OF A RENEWAL
TAX LEVY IN EXCESS OF THE TEN-MILL LIMITATION FOR CURRENT
EXPENSES AND THE GENERAL OPERATION OF THE CITY.

WHEREAS, On June 7, 2021 Oakwood City Council passed Resolution No. 1883 declaring the necessity of a renewal tax levy in excess of the ten-mill limitation for the purpose of meeting current expenses for the general operation of the city's governmental services, and requested that the county auditor certify the total current tax valuation of the subdivision, and the dollar amount of revenue that would be generated by a specified number of mills; and

WHEREAS, having received the county auditor's certification, Council desires to proceed with placing the matter on the ballot for the next general election;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAKWOOD,
MONTGOMERY COUNTY, OHIO:

SECTION I.

The proposed levy is a renewal of an existing levy of 2.72 mills outside of the ten-mill limitation, last approved by the voters on the 8th day of November, 2016; and first approved by the voters on the 5th day of November, 1991. The renewal levy will constitute a tax of 2.72 mills for each dollar of valuation, which amounts to 27.2 cents for each \$100.00 of valuation.

SECTION II.

The renewal levy shall remain in effect for a period of five years.

SECTION III.

The Clerk of Council shall certify a copy of this Resolution, and shall deliver the same along with a copy of the county auditor's certification to the Board of Elections of Montgomery County for placement upon the ballot for the election to be held on Tuesday, November 2, 2021, for a vote by the electors within the city of Oakwood, Ohio, pursuant to law.

SECTION IV.

If a majority of the electors voting on this renewal levy vote in favor thereof, the same shall be first placed on the tax list and duplicate for the tax year 2021, for collection in calendar year 2022.

SECTION V.

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION VI.

This resolution shall take effect and be in full force immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF OAKWOOD this _____ day of _____,
2021.

Mayor William D. Duncan

ATTEST:

CLERK OF COUNCIL

TO THE CLERK:

Please certify a copy of this Resolution, together with the Montgomery County Auditor's certification of valuation, to the Montgomery County Board of Elections.

City Attorney Robert F. Jacques

AN ORDINANCE

BY _____

NO. _____

TO ITEMIZE AND LEVY SPECIAL ASSESSMENTS FOR THE
CONSTRUCTION OR RECONSTRUCTION OF SIDEWALKS AND
APPURTENANCES THERETO IN THE CITY OF OAKWOOD, OHIO.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAKWOOD, OHIO:

SECTION I.

That the assessment of costs and expenses of constructing or reconstructing sidewalks, as set forth in Ordinance No. 4934 adopted April 5, 2021, is hereby restated and confirmed.

SECTION II.

That this Council finds and determines that notice of the filing of the foregoing assessments has been given as required by law, and no objections have been filed.

SECTION III.

That of the aggregate amount set forth in Ordinance No. 4934, an unpaid balance of \$7,981.09 remains due and owing to the city of Oakwood, and the same shall be and is hereby levied and assessed upon the lots and lands provided for in Resolution No. 1868 adopted March 2, 2020. The individual amounts comprising said unpaid balance, which amounts and the description of said lots and lands are set forth on the attached Exhibit A, are not in excess of any statutory limitation.

SECTION IV.

That all remaining unpaid assessments and installments thereof, as shown on the attached Exhibit A, shall be certified by the Clerk of this Council to the County Auditor as provided by law for collection with other taxes in five (5) or fewer annual installments with interest thereon at the same rate as shall be borne by the bonds issued in anticipation of the collection of such assessments.

SECTION V.

That the Clerk of this Council shall cause a notice of the passage of this Ordinance to be published once in a newspaper of general circulation in this City within ten (10) days after its passage and to continue on file in this office said assessments.

SECTION VI.

The Clerk of this Council is hereby directed to deliver a certified copy of this Ordinance to the County Auditor within twenty (20) days after its passage.

SECTION VII.

That this ordinance be and remain in force from and after the earliest period allowed by law.

PASSED BY COUNCIL, this ____ day of _____, 2021.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

Please publish the following in summary form.

City Attorney Robert Jacques

NOTICE OF ASSESSING ORDINANCE

Notice is hereby given that on _____, 2021 the Council of the City of Oakwood, Ohio, passed Ordinance No. _____ entitled, "TO ITEMIZE AND LEVY SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OR RECONSTRUCTION OF SIDEWALKS AND APPURTENANCES THERETO IN THE CITY OF OAKWOOD, OHIO." Said Ordinance provides for the assessment against benefited lots and lands of the cost of constructing or reconstructing sidewalks and appurtenances thereto on the following streets or portions of said streets within the City of Oakwood: Acacia Drive, Acorn Drive, Caton Drive, Collingwood Avenue, Far Hills Avenue, Garden Road, Glendora Avenue, Hathaway Road, Ivanhoe Avenue, Irving Avenue, Lookout Drive, Mahrt Avenue, Oak Forest Drive, Oakwood Avenue, Orlando Terrace, Patterson Road, Ridgewood Avenue, Rubicon Road, East Schantz Avenue, Shafor Boulevard, Shafor Circle, Sorrento Avenue, Springgrove Avenue, Springhouse Road, East Thruston Boulevard, Volusia Avenue, Woodburn Avenue, Woods Road, and Woodview Drive, which shall be certified to the County Auditor for collection with other taxes in five (5) or fewer annual installments with interest thereon at the same rate as shall be borne by the bonds issued in anticipation of the collection of such assessments. The assessments levied by such Ordinance are now on file and may be inspected in the office of the Clerk of Council of this City.

By Order of the Council of the City of Oakwood.

Lori Stacel, Clerk of Council

PROOF OF PUBLICATION

I certify that I have caused the foregoing Legal Notice to be published one (1) time in the Oakwood Register, a newspaper of general circulation in the City of Oakwood, such publication occurring on the _____ day of _____, 2021.

Lori Stacel, Clerk of Council

EXHIBIT A
CITY OF OAKWOOD
2020 SIDEWALK PROGRAM CERTIFICATIONS FOR 2021

PARCEL ID	PROPERTY LOCATION		CERTIFIED AMOUNT	5% COUNTY FEE	TOTAL CERTIFIED
Q71 00108 0024	270	SCHENCK AVE	\$ 596.04	\$ 29.80	\$ 625.84
Q71 00109 0014	316	RIDGEWOOD AVE	\$ 338.83	\$ 16.94	\$ 355.77
Q71 00110 0010	101	SPRINGGROVE AVE	\$ 457.31	\$ 22.87	\$ 480.18
Q71 00202 0006	454	SCHANTZ AVE E	\$ 286.65	\$ 14.33	\$ 300.98
Q71 00301 0008	930	SCHANTZ AVE E	\$ 238.87	\$ 11.94	\$ 250.81
Q71 00301 0032	532	SHAFOR BLVD	\$ 218.81	\$ 10.94	\$ 229.75
Q71 00303 0042	529	HATHAWAY RD	\$ 238.87	\$ 11.94	\$ 250.81
Q71 00304 0016	586	ACORN DR	\$ 238.87	\$ 11.94	\$ 250.81
Q71 00304 0037	572	WOODVIEW DR	\$ 238.87	\$ 11.94	\$ 250.81
Q71 00304 0043	540	WOODVIEW DR	\$ 485.39	\$ 24.27	\$ 509.66
Q71 00305 0007	508	ACORN DR	\$ 481.57	\$ 24.08	\$ 505.65
Q71 00308 0005	219	SHAFOR BLVD	\$ 485.39	\$ 24.27	\$ 509.66
Q71 00401 0015	61	SHAFOR CIR	\$ 234.57	\$ 11.73	\$ 246.30
Q71 00401 0023	33	SHAFOR BLVD	\$ 1,061.71	\$ 53.09	\$ 1,114.80
Q71 00403 0031	506	VOLUSIA AVE	\$ 286.65	\$ 14.33	\$ 300.98
Q71 00403 0032	502	VOLUSIA AVE	\$ 649.54	\$ 32.48	\$ 682.02
Q71 00408 0001	121	SCHANTZ AVE E	\$ 155.74	\$ 7.79	\$ 163.53
Q71 00408 0014	126	SCHANTZ AVE E	\$ 368.82	\$ 18.44	\$ 387.26
Q71 00408 0017	229	OAKWOOD AVE	\$ 538.54	\$ 26.93	\$ 565.47
			\$ 7,601.04	\$ 380.05	\$ 7,981.09

AN ORDINANCE

BY _____

NO. _____

TO ACCEPT CERTAIN REAL ESTATE ALONG ABERDEEN AND
TELFORD AVENUES AS RIGHT-OF-WAY DEDICATED TO PUBLIC
USE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAKWOOD, OHIO:

SECTION I.

Aberdeen and Telford Avenues, as dedicated to public use through the execution of two (2) partial replats of Lot 2780, are hereby accepted as streets for public use subject to all the provisions and conditions of said plats. Copies of both plats are attached hereto and are incorporated by this reference.

SECTION II.

The City Attorney is hereby authorized and directed to take such steps as may be necessary to record original mylars of the plats described herein with the office of the Montgomery County Recorder.

SECTION II.

This ordinance shall be and remain in force from and after the earliest period allowed by law.

PASSED BY COUNCIL, this ____ day of _____, 2021.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

Please publish one (1) time in the following summary form:

LEGAL NOTICE

Ordinance No. _____ of the Council of the City of Oakwood, Ohio, was passed on the _____ day of _____, 2021. Said Ordinance was adopted to accept the dedication of certain real estate as public right-of-way.

LORI STACEL, CLERK OF COUNCIL

City Attorney Robert F. Jacques

CERTIFICATE OF PUBLICATION

I, Lori Stacel, Clerk of the Council of the City of Oakwood, State of Ohio, do hereby certify that the foregoing summary of Ordinance No. _____ was duly published in the Oakwood Register, a newspaper of general circulation in the City of Oakwood, and that said publication occurred on the following date:

(Date)

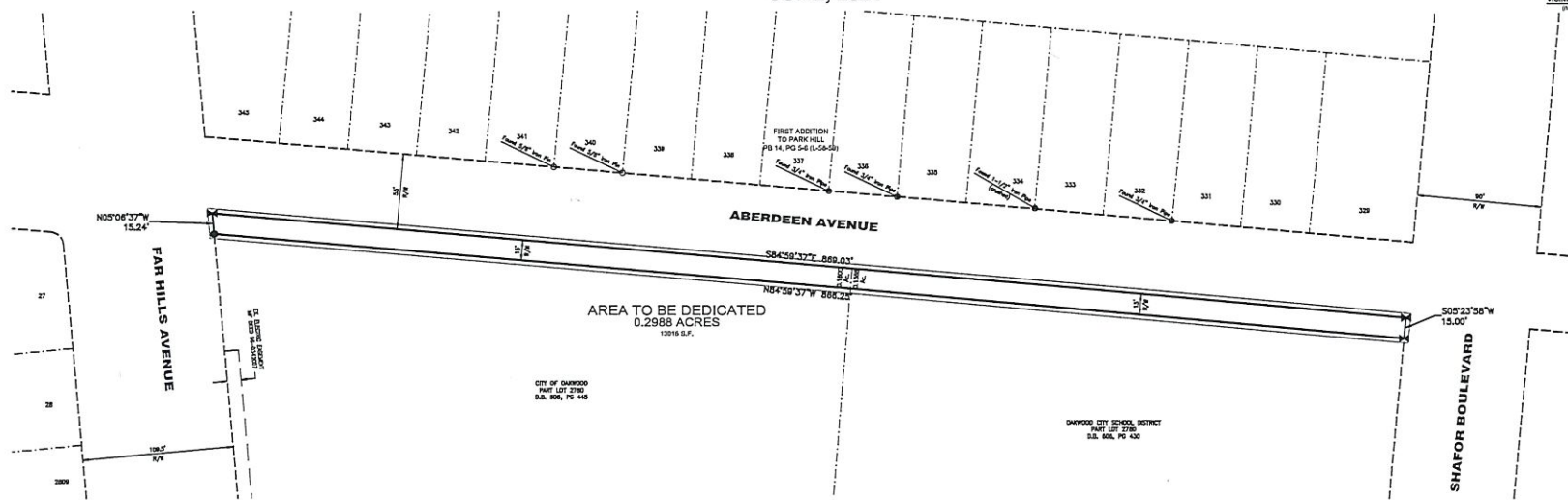
Lori Stacel, Clerk of Council

MONTGOMERY COUNTY ENGINEER DATE

CHECKED BY DATE

21-0105
FILE #

BEING A PARTIAL REPLAT OF PART OF LOT 2780 OF
THE REVISED AND CONSECUTIVE NUMBERS OF LOTS
ON THE PLAT OF THE CITY OF OAKWOOD
SECTION 31, TOWN 2, RANGE 7 MRs
MONTGOMERY COUNTY, OHIO
0.2988 ACRES
JUNE, 2021



THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 0.2988 ACRES AND BEING 0.1600 ACRES OF PART OF LOT 2780 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF OAKWOOD AS CONVEYED TO THE CITY OF OAKWOOD BY DEED BOOK 606, PAGE 445 AND 0.1388 ACRES OF PART OF LOT 2780 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF OAKWOOD AS CONVEYED TO THE OAKWOOD CITY SCHOOL DISTRICT BY DEED BOOK 606, PAGE 430 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF SAID DEDICATION PLAN TO BE OUR VOLUNTARY ACT AND DEED AND DEDICATE THAT PORTION OF ABERDEEN AVENUE RIGHT-OF-WAY TO THE PUBLIC FOR USE FOREVER.

TITLE _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO S.S.
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME THE CITY OF OAKWOOD AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____

TITLE

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO S.S.
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME THE OAKWOOD CITY SCHOOL DISTRICT AS REPRESENTED BY DR. KYLE RAMEY, ITS SUPERINTENDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 2021 BY THE CITY
OF OAKWOOD

NORBERT S. KLOPSCH
CITY MANAGER

ACCEPTED AND APPROVED BY THE CITY OAKWOOD PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2021.

CHAIRMAN _____ SECRETARY _____

DEED REFERENCE: DEED BOOK 606, PAGE 445

ORIGINAL ACRES:	2.9100 ACRES
ABERDEEN AVENUE DEDICATION AREA:	0.1600 ACRES
REMAINING ACRES:	2.7500 ACRES

DEED REFERENCE: DEED BOOK606, PAGE 430

ORIGINAL ACRES: 2.6100 ACRES
ABERDEEN AVENUE DEDICATION AREA: 0.1388 ACRES
REMAINING ACRES: 2.4712 ACRES

1. BASIS OF BEARINGS/HADSBY (2011) GPS OBSERVATIONS
(0.0 D.T.S/V57K7 NETWORK 0301 SOUTH ZONE 3402).

2. PRIOR DEED REFERENCE: DEED BOOK 608, PAGE 430
DEED BOOK 608, PAGE 445

3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS
OTHERWISE SHOWN.

4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE
WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.

5. A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO
DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS,
COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY
AFFECT THE LANDS HEREIN PLATTED.

6. REFERENCES: M/F DEED 96-04267
PLAT BOOK 14, PAGE 8
PLAT BOOK 14, PAGE 8 (1-59,501)

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

DAVID DOUGLAS SMITH
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO



ABERDEEN AVENUE
SECTION 31, TOWN 2, RANGE 7 MRs
CITY OF OAKWOOD
MONTGOMERY COUNTY, OHIO

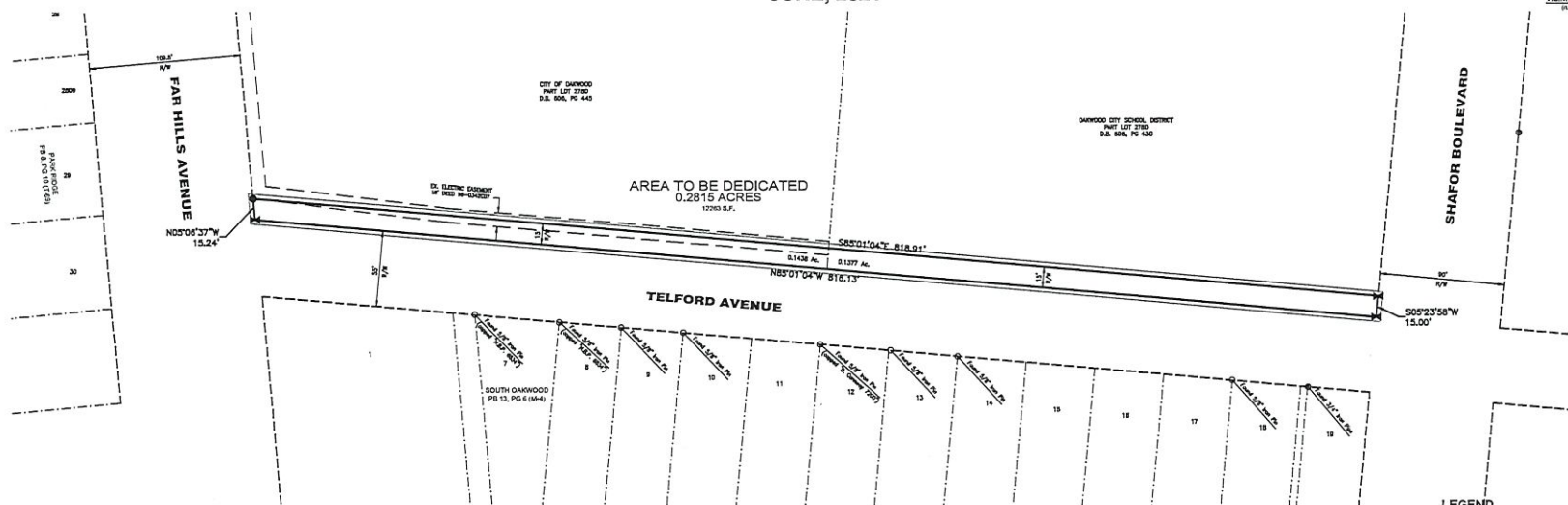
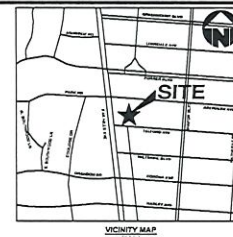
**bayer
becker**
www.bayerbecker.com
6900 Tylersville Road, Suite A
Columbia, MD 21046
410.326.6000

Drawing	20-0185 DP
Drawn by	PAH
Checked by	BRJ
Issue Date	04-05-21

1/1

MONTGOMERY COUNTY ENGINEER	DATE
CHECKED BY	DATE
21-0161	
RE: E. H.	

BEING A PARTIAL REPLAT OF PART OF LOT 2780 OF
THE REVISED AND CONSECUTIVE NUMBERS OF LOTS
ON THE PLAT OF THE CITY OF OAKWOOD
SECTION 31, TOWN 2, RANGE 7 MRs
MONTGOMERY COUNTY, OHIO
0.2815 ACRES
JUNE, 2021



THE WITHIN PLAT IS A REPLAT CONTAINING A TOTAL OF 0.2815 ACRES AND BEING 0.1438 ACRES OF PART OF LOT 2780 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF OAKWOOD AS CONVEYED TO THE CITY OF OAKWOOD BY DEED BOOK 806, PAGE 445 AND 0.1377 ACRES OF PART OF LOT 2780 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF OAKWOOD AS CONVEYED TO THE OAKWOOD CITY SCHOOL DISTRICT BY DEED BOOK 806, PAGE 430 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF SAID DEDICATION PLAN TO BE OUR VOLUNTARY ACT AND DEED AND DEDICATE THAT PORTION OF TELFORD AVENUE RIGHT-OF-WAY TO THE PUBLIC FOR USE FOREVER.

SIGNATURE _____

PRINTED NAME _____

TITLE _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO S.S.

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME THE CITY OF OAKWOOD AS
REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE
SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE
DAY AND YEAR AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SIGNATURE

PRINTED NAME _____

TITLE _____

THIS IS AN ACKNOWLEDGMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME THE OAKWOOD CITY SCHOOL DISTRICT AS REPRESENTED BY DR. KYLE RAMEY, ITS SUPERINTENDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 2021 BY THE CITY
OF OAKWOOD.

NORBERT S. KLOPSCH
CITY MANAGER

ACCEPTED AND APPROVED BY THE CITY OAKWOOD PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2021.

CHAIRMAN _____ SECRETARY _____

[illegible]

ORIGINAL ACRES (PART LOT 2780):	2.9100 ACRES
ABERDEEN AVENUE DEDICATION AREA:	0.1600 ACRES
REMAINING ACRES:	2.7500 ACRES

TELFORD AVENUE DEDICATION AREA:	0.1438 ACRES
REMAINING ACRES:	2.6062 ACRES

DEED REFERENCE: (PART LOT 2780) DEED BOOK 606, PAGE 430
ORIGINAL ACRES (PART LOT 2780): 2.6100 ACRES

DEED REFERENCE: (PART LOT 2780) DEED BOOK 606, PAGE 430
ORIGINAL ACRES (PART LOT 2780): 2.6100 ACRES

ABERDEEN AVENUE DEDICATION AREA:	0.1388 ACRES
REMAINING ACRES:	2.4712 ACRES

TELFORD AVENUE DEDICATION AREA:	0.1377 ACRES
REMAINING ACRES:	2.3335 ACRES

1. BASIS OF BEARINGS: NAD83 (2011) GPS OBSERVATIONS
(J.O.D.T. VRS/7X7K NETWORK, JOHN SOUTH ZONE 3402).
2. PRIOR DEED REFERENCE: DEED BOOK 606, PAGE 430
DEED BOOK 606, PAGE 445.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
5. A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.
6. REFERENCES: MF DEED 96-034207
PLAT BOOK 13, PAGE 8 (M-4)
PLAT BOOK 13, PAGE 8 (T-69)

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

DAVID DOUGLAS SMITH
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO



TEL FORD AVENUE
SECTION 31, TOWN 2, RANGE 7 MRs
CITY OF OAKWOOD
MONTGOMERY COUNTY, OHIO

DEDICATION PLAT



6200 Tyler Dr Road, Suite A
Watson, OH 45040 • 513.338.6600

Drawing:

Drawn by: _____

Checked by: _____

Issue Date:	05/05/2011
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05-25-2005

11

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