

The Board of County Commissioners, Brown County, Ohio, met in regular session this 21st day of March, 2022 with the following members present: Daryll R. Gray, Member Barry Woodruff, Member

Tony Applegate, President, was absent.

IN THE MATTER OF PREVIOUS MINUTES

Motion moved by Mr. Gray to approve the minutes of the previous regular meeting and dispense with the oral reading. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Gray, yea Mr. Woodruff, yea

IN THE MATTER OF ANNEXATION OF 5.560 ACRES FROM PLEASANT TWP INTO THE VILLAGE OF GEORGETOWN

Motion moved by Mr. Woodruff to accept the following petition for ABCAP Property Annexation. Second: Mr. Gray.

ROLL CALL VOTE: Mr. Gray, yea Mr. Woodruff, yea

**PETITION FOR ANNEXATION OF
CERTAIN TERRITORY FROM PLEASANT TOWNSHIP
TO THE VILLAGE OF GEORGETOWN
O.R.C. §709.023**

March 16, 2022

TO: Brown County Board of County Commissioners
800 Mt. Orab Pike, Suite 101
Georgetown, Ohio 45121

The undersigned being all of the owners of the real estate in the territory located in the County of Brown, Pleasant Township and adjacent to the Village of Georgetown as such territory is described upon "Exhibit A" attached hereto and made a part hereof, hereby petition for annexation of this territory to the Village of Georgetown, Ohio, in accordance with Ohio Revised Code Section 709.02, to-wit:

See "Exhibit A" for legal description of territory to be annexed, commonly known as the "Adams & Brown Counties Economic Opportunities, Inc. Property".

The territory to be annexed is further delineated upon the Plat attached as "Exhibit B" and incorporated herein by reference.

Joseph J. Braun, Strauss Troy, The Federal Reserve Building, 150 East Fourth Street, Cincinnati, Ohio 45202, is hereby appointed agent for the undersigned Petitioner in accordance with Ohio Revised Code Section 709.02. Said agent is hereby authorized to make any amendment or deletion to the within Petition, legal description, and Plat and, in particular, to make any amendments in order to correct any discrepancy or mistake noted by the County Engineer in his examination of the Petition, legal description, or Plat.

NOTICE TO PETITIONER. Your signature below is important and requests annexation of your property to the Village of Georgetown.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.


PARCELS MAKING UP THE ADAMS & BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC. ANNEXATION

<u>ANNEXATION</u>			
PETITIONER'S NAME and ADDRESS	ADDRESS OF PROPERTY	PARCEL NO.	ACREAGE
Adams & Brown Counties Economic Opportunities, Inc. 406 West Plum Georgetown, OH 45121	Mt. Orab Pike and	31-058820.0101	3.868 Acres
	9240 Mt. Orab Pike	31-058820.0100	1.390 Acres
	Georgetown, OH 45212	31-058824.0000	0.295 Acres

March 21, 2022

TOTAL ACREAGE TO BE ANNEXED : 5.560 Acres

PETITIONER'S SIGNATURE

 Date: 3/4/2022

Printed Name:
 Daniel Wickerham
 Executive Director,
 ABCFOI.

**IN RE: PETITION FOR ANNEXATION
 ADAMS & BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC. ANNEXATION**

Listing of all parcels in territory proposed for all annexation:

PETITIONER'S NAME	MAILING ADDRESS	PERMANENT PARCEL NO.
Adams & Brown Counties Economic Opportunities, Inc.	406 West Plum Georgetown, OH 45121	31-058820.0101 31-058820.0100 31-058824.0000

Listing of parcels located adjacent to the territory (or directly across from it when road is adjacent to territory, proposed for annexation):

ADJACENT OWNER'S NAMES	MAILING ADDRESS	PERMANENT PARCEL NO.
White Oak Assets LLC	185 N. Riverside Dr. Batavia, OH 45103	31-058820.0102
White Oak Assets LLC	17 County Seat Batavia, OH 45103	33-061056.0000
Adams & Brown Counties Economic Opportunities, Inc.	406 West Plum Georgetown, OH 45121	33-061056.0100 33-058824.0000
Rumpke Waste Inc.	3990 Generation Dr. Cincinnati, OH 45251	31-060096.0100 31-058756.0000 33-058600.0000
Billie Gene Bell, Jr.	9304 Mt. Orab Pike Georgetown, OH 45121	31-059748.0000
Donald & Freida West	9320 Mt. Orab Pike Georgetown, OH 45121	31-060236.0000
68 Investments LLC	Delbert Aicholtz 474 Home St., Ste A Georgetown, OH 45121	31-058600.0401

DEED 44.00
 OR Book 398 Page 510 - 513

SHERIFF'S DEED
 Rev. Code Sec. 2329.36

I, Dwayne Wenninger, Sheriff of Brown County, Ohio, pursuant to Order of Sale dated April 23, 2010, in consideration of the sum of \$70,000.00, the receipt of whereof is hereby acknowledge, does hereby GRANT, SELL AND CONVEY, unto Adams & Brown Counties Economic Opportunities, Inc. All the right, title and interest of the parties in Court of Common Pleas, Brown County, Ohio, Case No. CV 20070148, The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee, Residential Funding Company, LLC, f/k/a Residential Funding Corporation Attorney in Fact, Plaintiff vs. Chad D. Miller, Defendant, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Brown and State of Ohio, known and described as follows: to-wit:

(Legal Description attached)

Premises commonly known as: 9240 Mount Orab Pike, Georgetown, Ohio 45121

Tax mailing address: 406 West Plum, Georgetown, OH 45121

This deed does not reflect any restrictions, condition or easements of record.

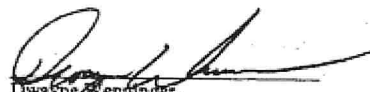
Prior Owner: Chad D. Miller and Diane L. Miller

Permanent Parcel No's.: 31-058820.0100, 31-058820.0101 and 33-061056.0100

March 21, 2022


Prior Instrument Reference: O.R. Book 292, Page 2606

Executed this 29th day of OCTOBER, 2010.


Dwayne W. Weninger,
Sheriff of Brown County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF BROWN)

The foregoing instrument was acknowledged before me this 29th day of
OCTOBER, 2010, by DWAYNE WENINGER


Tammy L. Dillinger
Notary Public State of Ohio
Commission Expires 03-23-2013
Recorded in Brown County
My Commission Exp. 03-23-2013

THIS INSTRUMENT WAS PREPARED BY:
Keith D. Weiner & Associates Co, LPA



BK: 398 PG: 512

DESCRIPTION OF REAL ESTATE

4.610 Acres

A tract of land situated in the Village of Georgetown, Pleasant Township of Brown County, State of Ohio, and in J. Kerr's M.S. No. 7444, lying West of U.S. Route No. 68 and East of Old U.S. 68 (Mt. Orab Pike), and more particularly described as follows:

Beginning at a spike found in Old U.S. 68 (Mt. Orab Pike) at the Southwest corner to the 6.921 acres conveyed to Adams-Brown Counties Economic Opportunities, Inc., D.B. 204, Page 568;

thence with the line of Adams-Brown Counties Economic Opportunities, Inc. for the next two calls;

N. 85 Degrees 15 Minutes 13 Seconds E. 391.66 feet to a 1/2" iron pin found, and N. 79 Degrees 25 Minutes 28 Seconds E. 293.04 feet to a 1" iron pipe found at a corner to the 3.650 acres conveyed to Adams-Brown Counties Economic Opportunities, Inc., O.R.B. 135, Page 576;

thence with the line of Adams-Brown Counties Economic Opportunities, Inc.,

S. 4 Degrees 20 Minutes 58 Seconds E. 13.58 feet to a 1/2" iron pin set;

thence with the line of Adams-Brown Counties Economic Opportunities, Inc. and with the line of the 119.583 acres conveyed to Rumpke Waste, Inc. D.B. 241, Page 541;

S. 84 Degrees 59 Minutes 48 Seconds E. 482.77 feet, passing a 1/2" iron pin (set) at 393.77 feet, to a spike found in the centerline of U.S. Route No. 68;

thence with the centerline of U.S. Route No. 68 S. 34 Degrees 20 Minutes 15 Seconds E. 230.51 feet to a spike set;

thence with a division line for the next three calls;

N. 89 Degrees 38 Minutes 12 Seconds W. 943.48 feet, passing a 1/2" iron pin set at 98.49 feet, to a 1/2" iron pin set;

N. 4 Degrees 15 Minutes 17 Seconds W. 132.00 feet to a 1/2" iron pin set and S. 85 Degrees 15 Minutes 13 Seconds W. 334.00 feet, passing a 1/2" iron pin set at 309.00 feet to a spike set in the centerline of Old U.S. 68 (Mt. Orab Pike);

thence along Old U.S. 68 (Mt. Orab Pike) N. 4 Degrees 53 Minutes 06 Seconds W. 50.00 feet to the place of beginning, containing 4.610 acres of which 0.742 acres are in the Village of Georgetown and 3.868 acres are in Pleasant Township, more or less and subject to existing easements of record. Bearings are magnetic and based upon the record bearing (S. 34 Degrees 20 Minutes 15 Seconds E.) of the centerline of U.S. Route No. 68.

Being part of the land conveyed to Samson L. Bristle by deed recorded in O.R.B. 137, Page 583 in the Office of the Recorder of Brown County, Ohio.

March 21, 2022



BK: 398 PG: 513

This description was prepared by James B. Mitchell, Registered Surveyor No. 6692 on August 12, 2002 based on a field survey.

1.390 Acres

A tract of land situated in the Pleasant Township of Brown County, State of Ohio, and in J. Kerr's M.S. No. 7444, lying East of Old U.S. 68 (Mt. Orab Pike) and more particularly described as follows:

Beginning at a spike set in Old U.S. 68 (Mt. Orab Pike), said spike being located N. 5 Degrees 25 Minutes 56 Seconds W. 290.37 feet from a spike found in the centerline of Old U.S. 68 (Mt. Orab Pike) at the Northwest corner to the 33.66 acres conveyed to John Patrick & Mary Anne Page;

thence along Old U.S. 68 (Mt. Orab Pike) for the next two calls;

N. 5 Degrees 25 Minutes 56 Seconds W. 74.22 feet to a spike found, and

N. 4 Degrees 53 Minutes 06 Seconds W. 116.69 feet to a spike set; thence with a division line for the next four calls;

N. 85 Degrees 15 Minutes 13 Seconds E. 334.00 feet, passing a 1/4" iron pin set at 25.00 feet, to a 1/4" iron pin set;

S. 4 Degrees 15 Minutes 17 Seconds E. 132.00 feet to a 1/4" iron pin set,

S. 51 Degrees 48 Minutes 39 Seconds W. 101.52 feet to a 1/4" iron pin set, and

S. 84 Degrees 34 Minutes 04 Seconds W. 247.00 feet passing a 1/4" iron pin set at 222.00 feet, containing 1.390 acres, more or less, and subject to existing easements of record.

Bearings are magnetic and based upon the record bearing (S. 34 Degrees 20 Minutes 15 Seconds E.) of the centerline of U.S. Route No. 68.

Being part of the land conveyed to Samson L. Bristle by deed recorded in O.R.B. 137, Page 583 in the Office of the Recorder of Brown County, Ohio.

This description was prepared by James B. Mitchell, Registered Surveyor No. 6692 on August 12, 2002 based on a field survey.

Property Address: 9240 Mount Orab Pike, Georgetown, Ohio 45121

PPN: 31-058820.0100, 31-058820.0101 and 33-061056.0100

Prior Deed Reference: O.R. Book 292, Page 2606

APPROVED FOR TRANSFER
Date: 4/22/10
By: [Signature]
Notary Public
Brown Co. Engineer

[Space Above This Line For Recording Data]
GENERAL WARRANTY DEED
(R.C. 5302.06)

ADAMS-BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC., aka ADAMS & BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC., an Ohio corporation, of Brown County, Ohio ("Grantor"), for valuable consideration paid, grants with general warranty covenants, to ADAMS & BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC., an Ohio corporation ("Grantee"), whose tax mailing address is 200 South Green Street, Georgetown, Ohio 45121, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO

Prior Deed Reference: Deed Book 204, Page 568 and O.R. Book 135, Page 576, Records of Brown County, Ohio.

This deed is executed by Grantor and accepted by the Grantee subject to all taxes and assessments for the year 2006 and thereafter, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon and matters created or assumed by Grantee.

Grantor has caused this instrument to be executed this 13th day of November, 2006 by Alvin M. Norris, its Executive Director, being authorized by Resolution of its Board of Directors.

ADAMS & BROWN COUNTIES ECONOMIC OPPORTUNITIES, INC.

BY [Signature]
Alvin M. Norris, Executive Director

STATE OF OHIO }
COUNTY OF BROWN } SS:

The foregoing instrument was acknowledged before me this 13th day of November, 2006 by Alvin M. Norris, Executive Director of Adams & Brown Counties Economic Opportunities, Inc., an Ohio corporation, on behalf of the corporation.



[Signature]
Notary Public

JAY D. CUTRELL, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date: Section 147.03 O.R.C.

Prepared by McCann & Cutrell, Attorneys at Law, Georgetown, Ohio

March 21, 2022

GERALD S. RENSHAW LAND SURVEYING

9707 Arnheim-Dayhill Road Georgetown, Ohio 45121
937-378-8645 FAX 937-446-2502
gsr4872@bright.net



Description of 10,590 Acres
For Adams-Brown Counties Economic Opportunities, Inc.

Situate in J. Kerr Military Survey No. 7444, Pleasant Township, Brown County, Ohio* and being 3,660 Acres identified as Parcel No.31-058600-0400 conveyed to Adams-Brown Counties Economic Opportunities, Inc. in Official Record 135, page 576 and being 6,930 Acres identified as Parcel No.31-058824-0000 conveyed to Adams-Brown Counties Economic Opportunities, Inc. in Deed Book 204, page 568 in the Brown County, Ohio Recorder's Office and being bounded and more particularly described as follows:

Beginning at a magnail found in the centerline of Mt. Orab Pike and at the northwesterly corner of Chad D. and Diane L. Miller's 4.610 Acre tract as recorded in Official Record 292, page 2606 in the Brown County, Ohio Recorder's Office;
Thence from said beginning point and with the centerline of said road North 04 degrees 30 minutes 00 seconds West a distance of 367.56 feet to a magnail set over a spike found corner to Billie Gene Bell, Jr.;
Thence with the line of said Bell for the next two (2) courses:
North 85 degrees 41 minutes 39 seconds East passing a 1 1/4" iron pin found at 27.73 feet for a total distance of 213.57 feet to a 1 1/4" iron pin found;
North 03 degrees 30 minutes 40 seconds West a distance of 99.97 feet to a 1" iron pipe found corner to Donald W. And Freida M. West;
Thence with the line of said West for the next three (3) courses:
North 02 degrees 22 minutes 41 seconds West a distance of 68.49 feet to a 1/2" iron pin found;
North 05 degrees 36 minutes 51 seconds West a distance of 76.31 feet to a 5/8" iron pin found;
North 85 degrees 20 minutes 08 seconds West passing a railroad spike set at 191.23 feet for a total distance of 221.23 feet to a magnail set over a spike found in the centerline of said road;
Thence with the centerline of said road North 05 degrees 04 minutes 16 seconds West a distance of 60.90 feet to a magnail set over a spike found corner to The Carter-Jones Lumber Company;
Thence with the line of said Company for the next three (3) courses:
South 85 degrees 20 minutes 03 seconds East passing a 1" iron pin set at 30.00 feet for a total distance of 283.01 feet to a 5/8" iron pin found;
South 04 degrees 08 minutes 01 seconds East a distance of 77.79 feet to a 5/8" iron pin found;

Instrument Book Page
20060008790 DR 353 360

South 81 degrees 55 minutes 59 seconds East a distance of 506.22 feet to a 5/8" iron pin found on the limited access right-of-way line of U.S. Route No.68 and on the corporation line of the Village of Georgetown;
Thence with the limited access right-of-way line of U.S. Route No.68 and the said corporation line South 34 degrees 12 minutes 18 seconds East a distance of 606.58 feet to a 1/2" iron pin found corner to said Miller;
Thence with the said corporation line and continuing with the line of said Miller North 84 degrees 39 minutes 50 seconds West a distance of 393.60 feet to a 1/2" iron pin found;
Thence continuing with the line of said Miller for the next three (3) courses:
North 03 degrees 40 minutes 24 seconds West a distance of 13.59 feet to a 1" iron pipe found;
South 79 degrees 46 minutes 51 seconds West a distance of 293.09 feet to a 1/2" iron pin found;
South 85 degrees 35 minutes 11 seconds West passing a 1" iron pin set at 361.66 feet for a total distance of 391.66 feet to the place of beginning **CONTAINING 10,590 ACRES** more or less subject, however to all highways and easements of record. Basis of bearing is North 04 degrees 30 minutes 00 seconds West based on 2T-63-145 and all other bearings are based on angles and distances measured in the field.

This description was prepared by Gerald S. Renshaw, R.S., Ohio Registration No. 4872 on 18 October 2005.

SD:4 ABCEO



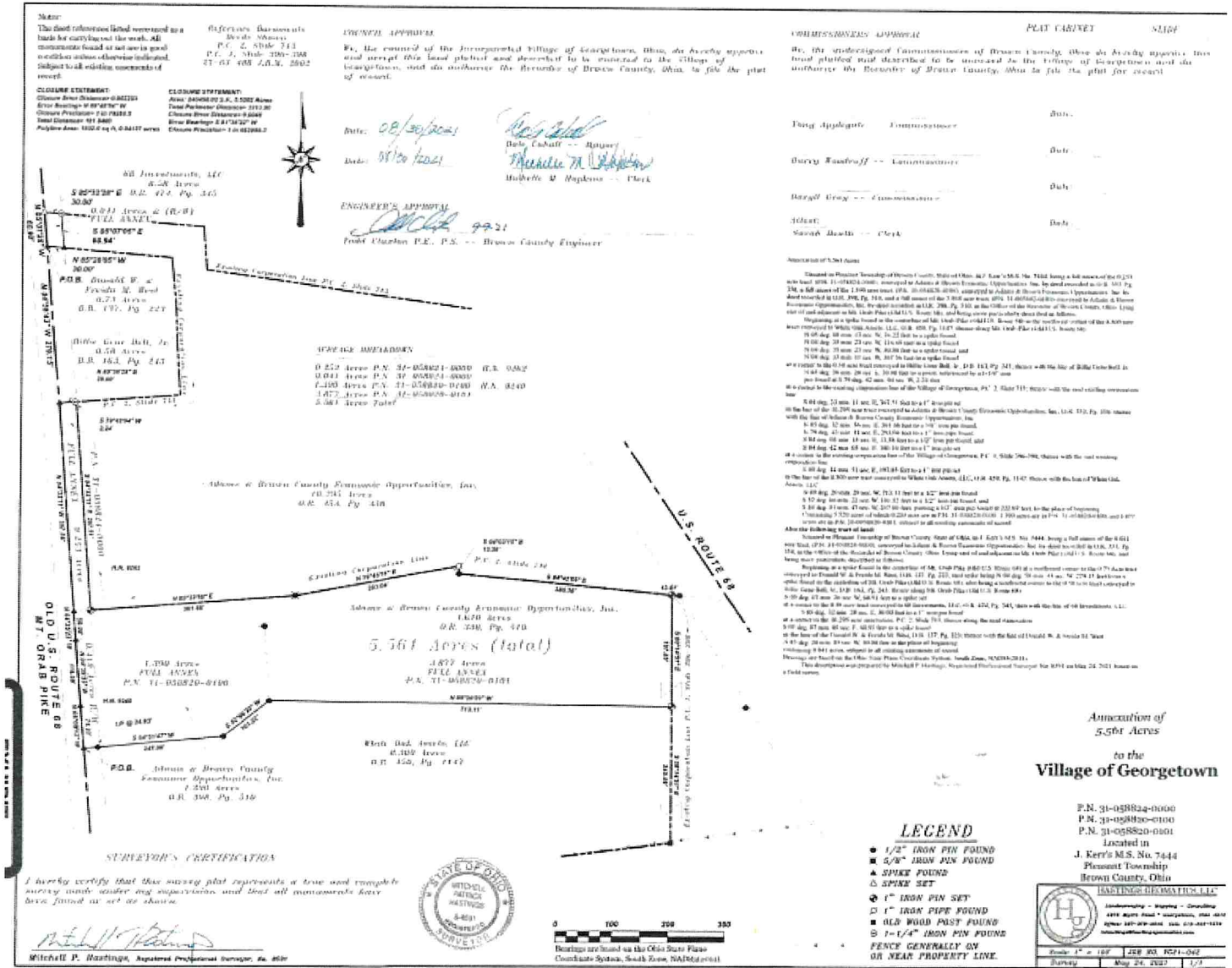
This conveyance has been examined and is in compliance with the provisions of RC Sec. 319.202
Conveyance Fee \$ 1122.06
Transfer Fee \$ 30
Doug Green, Brown County Auditor
DM

11-22-06
GARY E. HIMES
DEED

*Annexed to Village of Georgetown. See Plat recorded at Plat Cabinet 2, Slide 713.

20060008790
Filed for Record in
BRWN COUNTY OHIO
GARY E. HIMES
11-22-2006 At 09:18 am.
DEED 36.00
DR Book 353 Page 358 - 360

March 21, 2022



IN THE MATTER TO ADJOURN

Motion moved by Mr. Gray to adjourn this meeting with no further business before the Board this 21st day of March, 2022.
 Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Gray, yea Mr. Woodruff, yea

- 3/17/2022
 Commissioner, Darryll Gray, attended a virtual CCAO General Government and Operations Committee Meeting.
 - 3/18/2022
 Commissioner, Barry Woodruff, attended an OVRDC Executive Committee Meeting, Jackson County.
- Approval: March 23, 2022

Tony Applegate, President

Barry Woodruff, Member

Darryll R Gray, Member

Sarah Beath, Clerk

March 21, 2022