

**LEGAL NOTICE
SALE OF REAL PROPERTY
N. PLEASANT ST.
NORWALK, OH**

Pursuant to Ordinance No. 2016-079, the CITY OF NORWALK will be accepting sealed bids for the sale of real estate parcel #33018002075000. This 0.52-acre property is located between 62 & 84 N. Pleasant St. Norwalk, OH (Legal description available in the office of the Mayor). Minimum bid amount is \$10,500. Bids should be marked, "Bid on Pleasant St. Property". Bids will be opened on Monday October 24, 2016 at 10 am and read aloud. Bids may be sent to Dan Wendt, Safety Service Director, 38 Whittlesey Ave. Norwalk, OH 44857, and must be received before the time of the bid opening. The property shall be sold in an "as is" condition, without warrant or representation of any kind as to the property's condition or fitness for use or for any purpose. The property shall be sold without inspection by the City for environmental hazards and the purchaser shall take the property subject to such hazards, if any exist. The property shall be sold without title inspection or guarantee provided by the City. Transfer of title shall be by quit-claim deed. The property shall be sold subject to a right-of-way and easement in favor of the City of Norwalk for utility purposes including the right of ingress and egress for the purpose of accessing, maintaining, operating, renewing, reconstructing and removal of such utilities, which right-of-way and easement shall be retained by the City and shall constitute an encumbrance on the land. Interested purchasers should inquire at the Office of the Norwalk Public Works Director for information concerning the extent and whereabouts of said right-of-way and easement. Terms of the sale shall be cash or certified check payable to the City of Norwalk within thirty (30) days of the award of the bid. All bids are deemed to be an offer to enter into the purchase agreement. A complete legal description of the property is contained in the purchase agreement. More specific property information is available at the CITY OF NORWALK. Please contact the City at 419-663-6700 for further details. The CITY OF NORWALK reserves the right to reject any bid and to waive any informalities. Pursuant to Norwalk Codified Ordinance 123.02, the CITY OF NORWALK may reject all bids. This sale is subject to the provisions of N.C.O. 123.02 and Ordinance No. 2013-031.

BY ORDER OF THE CITY OF
NORWALK, OHIO
Safety Service Director
September 23, 26, 2016
October 8, 10, & 20, 2016

Work Session:

First Reading:

Second Reading:

9-11-16

Tabled:

PC Referred for approval:

Adopted:

Ref to PC 9-12-16

9-13-16

9-20-16

Defeated:

CITY OF NORWALK, OHIO
ORDINANCE NO. 2016-035

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY NO LONGER
NEEDED FOR MUNICIPAL PURPOSES**

Being duly authorized by the Charter of the City of Norwalk, the Mayor of the City of Norwalk, on behalf of the Safety/Service Director, does hereby respectfully propose the following legislation:

WHEREAS, the City is the owner of a certain parcel of real property located at 0 North Pleasant Street in the City of Norwalk and more fully described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 123.02(b) of the Norwalk Codified Ordinances Council has determined that the property is no longer needed for municipal purposes and that the property should be sold pursuant to Section 123.02; and

WHEREAS, a proposed sale of the property has been approved by the public official having supervision of said property; and

WHEREAS, this legislation has been referred to the Planning Commission pursuant to Section 123.02(d) of the Norwalk Codified Ordinances and said Commission has returned its recommendation to Council:

THEREFORE, BE IT ORDAINED by the Council of the City of Norwalk, Huron County, Ohio, two-thirds of its members concurring therein:

Section 1: That the Council of the City of Norwalk, Ohio, determines that the property described in **Exhibit A**, attached hereto and made a part hereof, is no longer needed for municipal purposes.

Section 2: That the Mayor and the Safety/Service Director are authorized and directed to advertise and receive sealed bids for the sale of the property described in **Exhibit A** at a minimum bid of \$10,500.00, subject to an easement in favor of the City of Norwalk, and subject to the terms and conditions set forth in **Exhibit B**, attached hereto and made a part hereof by reference, and subject to taxes and assessments and special assessments which are not legally due and payable according to law at the time of closing which taxes and assessments and special assessments shall remain a lien upon the property.

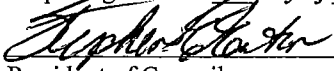
Section 3: That the advertisement shall be as deemed appropriate by the Mayor and Safety/Service Director.

Section 4: That the Mayor is hereby authorized and directed to execute and deliver a deed to the property to the highest bidder as determined by the Board of Control in the exercise of its discretion and in accordance with Section 123.02(f) of the Norwalk Codified Ordinances. The City of Norwalk shall retain the right to reject any and all bids.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest period allowed by law.

ATTESTATION:

It is hereby attested and affirmed that the foregoing Ordinance received the necessary affirmative roll call votes required for passage on this 20 day of September, 2016.

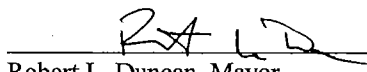


President of Council



Clerk of Council

ORDINANCE APPROVED:



Robert L. Duncan, Mayor

9-20-16

Date

EXHIBIT A

Situated in the City of Norwalk, County of Huron and State of Ohio:

Being an 0.833 Acre parcel of land located on the northeasterly side of North Pleasant Street, and being a strip of land ninety and no/100 (90.00) feet in width off the entire southeasterly side of that part of Lot 973, in the City of Norwalk, Huron County, Ohio, now owned by George W. Reamer and Anna P. Reamer, Deed for which is Recorded on page 73 of Vol. 251 of the Huron County Record of Deeds, and being more particularly described as follows; beginning at the southwesterly corner of said Lot 973, said point also being the northwesterly corner of Lot 974, said point also being on the center line of North Pleasant Street, so-called, thence from said point of beginning N. $30^{\circ} 26'$ W. along the southwesterly line of said Lot 973 and the center line of said North Pleasant Street, a distance of ninety and no/100 (90.00) feet to a point; thence N. $60^{\circ} 00'$ E. along a line parallel to the southeasterly line of said Lot 973, and passing through an iron pipe set thirty and no/100 (30.00) feet from, when measured at right angles to, the center line of said North Pleasant Street, a distance of four hundred one and $64/100$ (401.64) feet to an iron pipe set in the northeasterly property line of this Grantor's land; thence S. $32^{\circ} 07'$ E. along said Grantor's property line a distance of ninety and $06/100$ (90.06) feet to an iron pipe set at the southeasterly corner of this Grantor's land, said iron pipe also being set on the southeasterly line of said Lot 973; thence S. $60^{\circ} 00'$ W. along the southeasterly line of this Grantor's land, said last mentioned line also being the southeasterly line of said Lot 973, and passing through an iron pipe set thirty and no/100 (30.00) feet from, when measured at right angles to, the center line of the said North Pleasant Street, a distance of four hundred four and $29/100$ (404.29) feet to the place of beginning for this description and containing 0.833 Acres of land, but subject to all legal streets and highways.

EXHIBIT B
Terms and Conditions of Sale

1. The property shall be sold in an "as is" condition, without warrant or representation of any kind as to the property's condition or fitness for use or for any purpose.
2. The property shall be sold without inspection by the City for environmental hazards and the purchaser shall take the property subject to such hazards, if any exist.
3. The property shall be sold without title inspection or guarantee provided by the City.
4. The property shall be sold subject to a right-of-way and easement in favor of the City of Norwalk for utility purposes including the right of ingress and egress for the purpose of accessing, maintaining, operating, renewing, reconstructing and removal of such utilities, which right-of-way and easement shall be retained by the City and shall constitute an encumbrance on the land. Interested purchasers should inquire at the Office of the Norwalk Public Works Director for information concerning the extent and whereabouts of said right-of-way and easement.
5. Terms of the sale shall be cash or certified check within thirty (30) days of the award of the bid.