

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 – 16

AN ORDINANCE VACATING AN UNIMPROVED PORTION OF SOUTH BATES STREET
RIGHT-OF-WAY LOCATED SOUTH OF EAST WATER STREET

WHEREAS, the Village has received a petition requesting the vacation of an unimproved portion of the South Bates Street right-of-way located south of East Water Street; all owners of property abutting the proposed vacation have executed or consented to the petition, the only remaining abutting property is owned by the Village, and Council finds the right-of-way is not needed for any present or foreseeable public purpose and that its vacation will not be detrimental to the public interest;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of North Baltimore, Wood County, Ohio:

SECTION 1. The Village hereby vacates all of the remaining unimproved portion of the South Bates Street public right-of-way, as dedicated by the recorded plat of the Village of North Baltimore, situated in the Village of North Baltimore, Wood County, Ohio, lying immediately south of the south right-of-way line of East Water Street and extending southerly approximately one hundred thirty-three and one-half (133.5) feet, having a width of approximately fifty (50) feet, and being bounded on the west by Parcel No. F23-310-350217015000 (Inlot 918) and on the east by Parcel No. F23-310-350217014000 (Inlot 917), as more particularly depicted in the Petition to Vacate Public Right-of-Way attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. Any existing public utility, drainage, or other easements within the vacated area shall remain in full force and effect.

SECTION 3. Upon the effective date of this Ordinance, title to the vacated right-of-way shall vest to the centerline in the owners of the abutting properties in accordance with Ohio law, with the western one-half vesting in Parcel No. F23-310-350217015000 (Ashlee Newell) and the eastern one-half vesting in Parcel No. F23-310-350217014000 (Patrick McStraw and Caitlyn Huston).

SECTION 4. The petitioners shall be responsible for all costs associated with this vacation, including recording fees and any costs necessary to update the records of the Wood County Recorder and Wood County Auditor. Following the effective date of this Ordinance, the petitioners shall record a certified copy with the Wood County Recorder.

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting in compliance with applicable Ohio law.

SECTION 6. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

VOTE ON ADOPTION

YEAS ____ NAYS ____ ABSTAIN ____

ADOPTED this ____ day of _____, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

Exhibit A



ALLEY / STREET VACATION PETITION

FEE PAID: 100

DATE: 6/30/26

ADVERTISING FEE PAID: X

DATE: X

To: The Honorable Mayor and Council of the Village of North Baltimore, Ohio

We, the undersigned, being all of the owners of property abutting the portion of public right-of-way proposed for vacation, respectfully petition the Village Council to vacate the following:

Type of Vacation Requested (Circle one) Street / Alley

Location of Right-of-Way to be Vacated:

Unimproved S. Bates - South of E Water

Legal Description:

Subdivision and Lot References:

The portion to be vacated abuts the following described lots in the subdivision of:

Lot 918 & N 8.5' Vac Alley + "Lot 917 & N 8.5' Vac Alley"

As required, we submit a \$100.00 petition filing fee, and we agree to pay all additional advertising and recording fees associated with the vacation, as determined by the Village and/or required by ORC.

We further agree to accept and acknowledge any existing public utility and/or drainage easements, which shall remain in full force unless expressly vacated by ordinance. A plat map of the area and a list of all abutting property owners (including those not joining the petition) are attached.

OWNER (PRINT NAME) SIGNATURE ADDRESS PARCEL NUMBER

Ashlee Newell Ashlee Newell 512 E Water St, North Baltimore, MD 45872
Patrick McStraw Patrick McStraw 602 E Water St, North Baltimore 45872