

First Reading: March 10, 2026
Second Reading:
Third Reading:
Effective Date:

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 – 08

AN ORDINANCE VACATING A PORTION OF AN UNIMPROVED ALLEY RIGHT-OF-WAY LOCATED WEST OF 105 N THIRD STREET IN THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO, AND COMBINING THE VACATED AREA WITH PARCEL F23-310-350103005000 OWNED BY SEILER SUSAN L.

WHEREAS, a portion of an unimproved alley right-of-way located within the Village of North Baltimore is not needed for any public purpose; and

WHEREAS, the Village received a petition requesting vacation of the subject portion of unimproved alley right-of-way, said petition being attached hereto as Exhibit A; and

WHEREAS, notice of the proposed vacation was provided in accordance with ORC 723.07 by posting said notice in three public places in the Village of North Baltimore for six consecutive weeks preceding Council's action on the petition; and

WHEREAS, Council is satisfied that there is good cause for such vacation and that vacating the unimproved alley right-of-way will not be detrimental to the general interests of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO:

SECTION 1. Council hereby finds that:

There is good cause to vacate the described portion of the unimproved alley right-of-way.

Said vacation is not detrimental to the general interests of the Village.

Vacating the right-of-way serves the public interest and benefits the adjacent property owner.

Given the unimproved condition of the right-of-way, its limited public value, and the absence of any impact to public access or utilities, the Village Council has determined that Planning Commission review is unnecessary for this specific vacation.

SECTION 2. The following described portion of an unimproved alley right-of-way situated within the Village of North Baltimore, Wood County, Ohio, is hereby vacated:

Situated in the Village of North Baltimore, Wood County, Ohio, this parcel consists of approximately 1,387 square feet of an unimproved alley right-of-way located immediately west of the property located at 105 N Third Street, Parcel No. F23-310-350103005000, owned by SEILER SUSAN L. The specific portion of the alley right-of-way to be vacated is shown and identified on the map attached hereto as Exhibit A, which is incorporated herein by reference.

SECTION 3. The vacated right-of-way shall vest in fee simple to the adjacent property owner in accordance with ORC 723.041. Any existing public utility, drainage, or access easements located within the vacated portion shall remain in full force and effect. The Village of North Baltimore and any public utility providers shall retain all rights necessary to access, operate, maintain, repair, or replace any existing facilities within such easements.

SECTION 4. The petitioner shall record a certified copy of this Ordinance, along with Exhibit A (petition), in the official records of the Wood County Recorder's Office and provide notice to the Wood County Auditor and applicable public utilities.

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 of Council, and that all deliberations of the Council and any of its committees or decision-making bodies were conducted in compliance with applicable Ohio law.

SECTION 6. The vacated land shall be combined with the following parcel:

SEILER SUSAN L.
Owner of Parcel No. F23-310-350103005000
105 N Third Street
Village of North Baltimore, Ohio

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

SECTION 8. All expenses related to the vacation, including recording costs, shall be borne by the petitioner.

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

Vote on Measure: _____ Yeas _____ Nays _____ Abstentions

ADOPTED this _____ day of _____, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

