

First Reading: March 10, 2026
Second Reading: April 7, 2026
Third Reading: April 14, 2026
Effective Date: May 14, 2026

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 SUSAN L. SEILER

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 SUSAN L. SEILER 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:

SUSAN L. SEILER
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

Exhibit A



ALLEY / STREET VACATION PETITION

FEE PAID: 100

DATE: 4/8/26

ADVERTISING FEE PAID: NA

DA1

To: The Honorable Mayor and Council of the Village of North

Village of North Baltimore
 205 N Main St
 North Baltimore, Ohio 45872
 4192572394
 Customer Receipt: 70346
 Printed on: 04/08/2026 11:39:43 am
 Customer: Brian Roberts
 For: Susan Seiler - Vacate
 M141 Zoning Permits
 Amount Due: 100.00
 Payment Type: Cash
 Tendered: 100.00
 Charge Due: 0.00

We, the undersigned, being all of the owners of property abutting way proposed for vacation, respectfully petition the Village Council

Type of Vacation Requested (Circle one): Street Alley

Location of Right-of-Way to be Vacated:

West end of lot

Legal Description:

West end of Parcel # F23-310-350103005000
Owner Susan L Seiler

Subdivision and Lot References:

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

Parcel # F23-310-350103006000 and CSX Railroad

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

Susan L Seiler Susan L. Seiler 105 N 3rd St N Balt Oh
F23-310-350103005000

Rachel Delgado Rachel Delgado 313 W. Broadway St. N. Baltimore, OH
parcel # F23-310-350103006000