

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2016-07 Passed MAY 17, 2016

AN ORDINANCE RENAMING PARKER AVENUE TO SAKURA DRIVE IN THE CITY OF BROOKVILLE, OHIO.

WHEREAS, GREEN TOKAI CO.,LTD. has been a major industrial employer in the City of Brookville for 29 years; and

WHEREAS, GREEN TOKAI CO., LTD. has recently purchased approximately 26 acres along Parker Avenue; and

WHEREAS, GREEN TOKAI CO., LTD. is now building an expansion to the building at 80 Parker Ave. to establish a new logistics facility for its company; and

WHEREAS, GREEN TOKAI CO., LTD. has requested that Parker Avenue be renamed to Sakura Drive; and

WHEREAS, Sakura is the Japanese word for cherry blossom and is a reference of great pride in the Japanese culture; and

WHEREAS, the Council of the City of Brookville desires to rename Parker Avenue to Sakura Drive to recognize and honor the commitment of GREEN TOKAI CO., LTD., and its parent company, TOKAI KOGYO, LTD., to the City of Brookville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, THAT:

SECTION I: Parker Avenue, as set forth and described in Brookville Industrial Park Section One, as recorded in Plat Book 151, Page 1, and Brookville Industrial Park Section Two, as recorded in Plat Book 227, Page 58- 58A of the Plat Records of Montgomery County, Ohio, a copy of both plats being attached hereto as Exhibit "A", is hereby renamed to Sakura Drive.

SECTION II: A certified copy of this Ordinance shall be filed with the office of the Montgomery County Recorder, and a copy of this Ordinance shall be submitted to the office of the Montgomery County Auditor by the Law Director of the City of Brookville, Ohio.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION IV: This Ordinance shall take effect thirty (30) days after passage as provided by the Charter of the City of Brookville, Ohio.

PASSED this 17th day of MAY, 2016.

ATTEST:

MEGHAN WHEELER, CLERK

DAVID E. SEAGRAVES, MAYOR

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2016-07 Passed MAY 17, 2016

CERTIFICATE

The undersigned, Clerk of the City of Brookville, Ohio, does hereby certify that the foregoing is a true and correct copy of Ordinance 2016- 07 , passed by the Council of the City of Brookville, Ohio, on the 17th day of MAY , 2016.


MEGHAN WHEELER, CLERK

CERTIFICATE OF POSTING

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance 2016- , was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the 23 day of MAY , 2016 to 22 day of JUNE , 2016, both days inclusive.

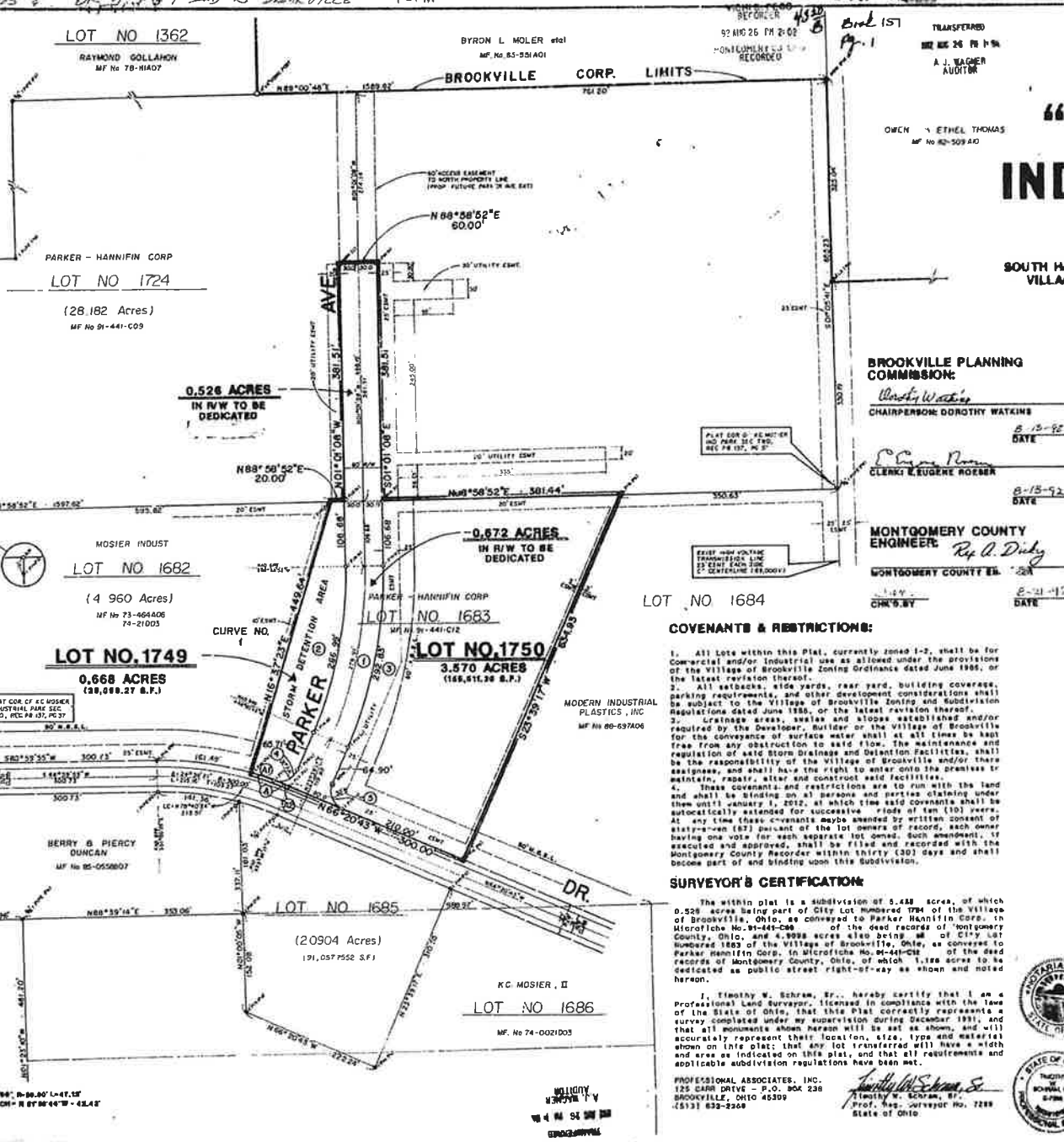

MEGHAN WHEELER, Clerk



BEARING BASIS:
Reading Basis established as
Astronomic Azimuth from Sun
observation, July 2, 1988, at
Lat. N 39° 49' 52", Long. W 84° 24' 03"

LEGEND:
--- 100' --- 200' --- 300' --- 400' --- 500' --- 600' --- 700' --- 800' --- 900' --- 1000' --- 1100' --- 1200' --- 1300' --- 1400' --- 1500' --- 1600' --- 1700' --- 1800' --- 1900' --- 2000' --- 2100' --- 2200' --- 2300' --- 2400' --- 2500' --- 2600' --- 2700' --- 2800' --- 2900' --- 3000' --- 3100' --- 3200' --- 3300' --- 3400' --- 3500' --- 3600' --- 3700' --- 3800' --- 3900' --- 4000' --- 4100' --- 4200' --- 4300' --- 4400' --- 4500' --- 4600' --- 4700' --- 4800' --- 4900' --- 5000' --- 5100' --- 5200' --- 5300' --- 5400' --- 5500' --- 5600' --- 5700' --- 5800' --- 5900' --- 6000' --- 6100' --- 6200' --- 6300' --- 6400' --- 6500' --- 6600' --- 6700' --- 6800' --- 6900' --- 7000' --- 7100' --- 7200' --- 7300' --- 7400' --- 7500' --- 7600' --- 7700' --- 7800' --- 7900' --- 8000' --- 8100' --- 8200' --- 8300' --- 8400' --- 8500' --- 8600' --- 8700' --- 8800' --- 8900' --- 9000' --- 9100' --- 9200' --- 9300' --- 9400' --- 9500' --- 9600' --- 9700' --- 9800' --- 9900' --- 10000' --- 10100' --- 10200' --- 10300' --- 10400' --- 10500' --- 10600' --- 10700' --- 10800' --- 10900' --- 11000' --- 11100' --- 11200' --- 11300' --- 11400' --- 11500' --- 11600' --- 11700' --- 11800' --- 11900' --- 12000' --- 12100' --- 12200' --- 12300' --- 12400' --- 12500' --- 12600' --- 12700' --- 12800' --- 12900' --- 13000' --- 13100' --- 13200' --- 13300' --- 13400' --- 13500' --- 13600' --- 13700' --- 13800' --- 13900' --- 14000' --- 14100' --- 14200' --- 14300' --- 14400' --- 14500' --- 14600' --- 14700' --- 14800' --- 14900' --- 15000' --- 15100' --- 15200' --- 15300' --- 15400' --- 15500' --- 15600' --- 15700' --- 15800' --- 15900' --- 16000' --- 16100' --- 16200' --- 16300' --- 16400' --- 16500' --- 16600' --- 16700' --- 16800' --- 16900' --- 17000' --- 17100' --- 17200' --- 17300' --- 17400' --- 17500' --- 17600' --- 17700' --- 17800' --- 17900' --- 18000' --- 18100' --- 18200' --- 18300' --- 18400' --- 18500' --- 18600' --- 18700' --- 18800' --- 18900' --- 19000' --- 19100' --- 19200' --- 19300' --- 19400' --- 19500' --- 19600' --- 19700' --- 19800' --- 19900' --- 20000'

- BOUNDARY DATA:
- (A) 12-07-76" R=423.88' L=84.43'
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 - (B) 12-07-76" R=423.88' L=84.43'
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5.435 Acres RECORD PLAT OF "BROOKVILLE INDUSTRIAL PARK" SECTION ONE

LOCATED IN
SOUTH HALF OF SECTION 35, TOWN 6, RANGE 4 EAST, 1st P.M.
VILLAGE OF BROOKVILLE, MONTGOMERY COUNTY, OHIO

BEING A RE-PLAT OF CITY LOT
NUMBERED 1483 AND PART OF CITY LOT
NUMBERED 1784 OF THE VILLAGE OF BROOKVILLE, OHIO
K.C. MOSIER INDUSTRIAL PARK
SEC. TWO, REC. P.B. 151, PG. 37

DEDICATION:
We the undersigned, Parker Hannifin Corporation, an Ohio Corporation, whose address is 11325 Euclid Avenue, Cleveland, Ohio 44132, an owner of the real estate shown and described herein, do hereby certify that we have voluntarily said off, platted and subdivided said real estate in accordance with the plat herein and do hereby dedicate the streets to public use forever and reserve easement as shown on this record plat.
This subdivision shall be known and designated as "Brookville Industrial Park", Section One, Village of Brookville, Montgomery County, State of Ohio, and includes its numbered lots.
Easements denoted on this plat are reserved for the use of public utilities for the installation of poles, ducts, wires, lines and mains, subject at all times to the proper authorities and the easements are herein reserved. No permanent buildings or other structures are to be built, erected, or maintained upon said easements, but the owners of the lots in this subdivision shall take their title subject to the rights of public utilities of the Village of Brookville, Ohio.
Protective covenants and restrictions written elsewhere on this sheet are hereby made a part of this dedication. Any existing spring equipment more restrictive than these covenants shall prevail.
Easements of such size and width as shown on the plat map are for the construction, operation, maintenance, repair, replacement, of gas, water, sewer, electric, telephone, store drainage, or other utility service lines, and for the exercise of removing all obstructions to the free use of properly for said purposes and are to be maintained as such forever.

VILLAGE OF BROOKVILLE:
Michael A. Buncan
MAYOR MICHAEL A. BUNCAN
John E. Wright
MUNICIPAL MANAGER JOHN E. WRIGHT
Eugene E. Horner
EUGENE E. HORNER

Witness my hands and seals this
12th day of August, 1992.

Witness
Angela H. Stiefke
Parker Hannifin Corp.
Witness
Richard A. Williams
K.C. Mosier, II

COVENANTS & RESTRICTIONS:
1. All Lots within this Plat, currently zoned I-2, shall be for Commercial and/or Industrial use as allowed under the provisions of the Village of Brookville Zoning Ordinance dated June 1986, or the latest revision thereof.
2. All setbacks, side yards, rear yard, building coverage, parking requirements, and other development considerations shall be subject to the Village of Brookville Zoning and Subdivision Regulations dated June 1986, or the latest revision thereof.
3. Grading areas, swales and slopes established and/or required by the Developer, Builder or the Village of Brookville for the conveyance of surface water shall at all times be kept free from any obstruction to said flow. The maintenance and regulation of said Storm Drainage and Detention Facilities, shall be the responsibility of the Village of Brookville and/or these easements, and shall have the right to enter onto the premises to maintain, repair, alter and construct said facilities.
4. These covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them until January 1, 2012, at which time said covenants shall be automatically extended for successive periods of ten (10) years. At any time these covenants may be amended by written consent of sixty-seven (67) percent of the lot owners of record, each owner having one vote for each separate lot owned. Such amendment, if executed and approved, shall be filed and recorded with the Montgomery County Recorder within thirty (30) days and shall become part of and binding upon this Subdivision.

SURVEYOR'S CERTIFICATION:
The within plat is a subdivision of 5.435 acres, of which 0.526 acres being part of City Lot Numbered 1784 of the Village of Brookville, Ohio, as conveyed to Parker Hannifin Corp. in Microfilm No. 89-446-006 of the dead record of Montgomery County, Ohio, and 4.909 acres also being all of City Lot Numbered 1483 of the Village of Brookville, Ohio, as conveyed to Parker Hannifin Corp. in Microfilm No. 89-446-006 of the dead record of Montgomery County, Ohio, of which 1.156 acres to be dedicated as public street right-of-way as shown and noted hereon.
I, Timothy W. Schram, Sr., hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Ohio, that this Plat correctly represents a survey completed under my supervision during December 1991, and that all monuments shown hereon will be set as shown, and will accurately represent their location, size, type and material shown on this plat; that any lot transferred will have a width and area as indicated on this plat, and that all requirements and applicable subdivision regulations have been met.

I, Timothy W. Schram, Sr.,
125 CARR DRIVE - P.O. BOX 238
BROOKVILLE, OHIO 45309
(513) 832-2509
Timothy W. Schram, Sr.
Prof. Reg. Surveyor No. 7259
State of Ohio



The Professional
Associates, Inc.
PROFESSIONAL ENGINEERS PLANNERS
DAYTON, OHIO

RECORD PLAN

SECTION 35, T 6, R 4E,
BEING PART LOT 1724 OF THE CONSECUTIVE
LOT NUMBERS OF THE CITY OF BROOKVILLE,
MONTGOMERY COUNTY, OHIO
23.433 ACRES TOTAL

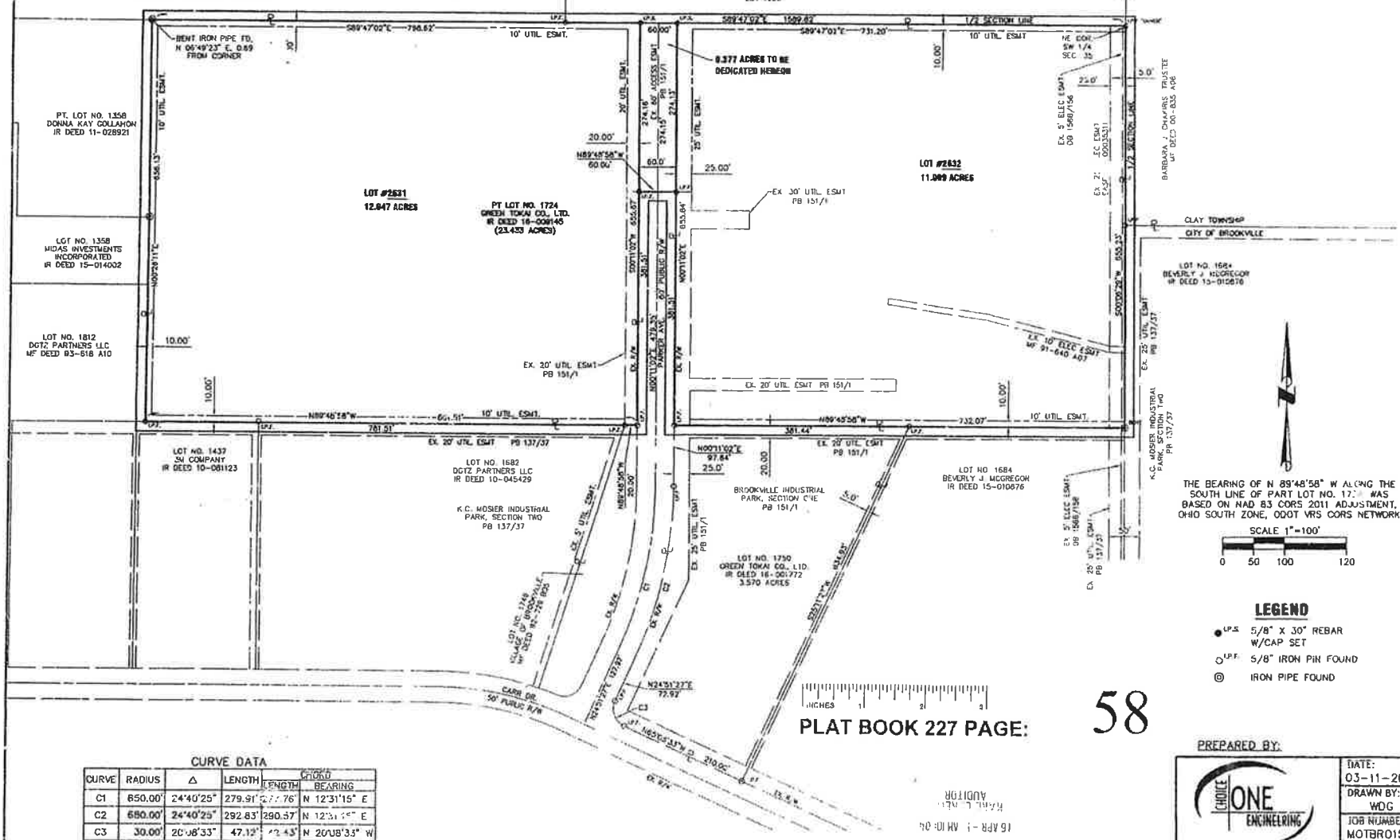
DONNA KAY COLLAHON
IR DEED 11-028921
PT LOT 1362

227 P58

11-1562-34 M 2010 10 19 14 42
 11-1562-34 Page 1 of 2
 Mary Ann Gault
 Wm. E. Richardson County, Georgia
 Filed 2016 10/19/2016


BROOKVILLE
ENTERPRISES, INC.
WF DEED 95-436 C03
LOT 1950

16 APR - 1 AM 10: 06
L. ARL L. NEL
AUDITOR



THE BEARING OF N 89°48'58" W ALONG THE
SOUTH LINE OF PLOT LOT NO. 17 WAS
BASED ON NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1"=100'



A horizontal scale bar with markings at 0, 50, 100, and 120 feet. The text "SCALE 1"=100'" is positioned above the bar.

LEGEND

- LP.5 5/8" X 30" REBAR
 W/CAP SET
 ○ LP.F 5/8" IRON PIN FOUND
 ◎ IRON PIPE FOUND

PLAT BOOK 227 PAGE:

58

PREPARED BY:



SENECA, OHIO 917.477.6200
COLUMBIA, OHIO 614.297.8554
PORTLAND, OREGON 503.744.7400
where ECHO ECHO ENGINEERING, Inc.

DATE:
03-11-2016

DRAWN BY:
WOG

JOB NUMBER:
MOTBR01507
SHEET NUMBER

1 OF 2

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OWNERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, DO HEREBY DEDICATE THE ROADS AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER.

THE RESERVATION OF THE EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING OF INGRESS AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALSO, AN EASEMENT TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REPAIR, SUPPLEMENT, AND REMOVE AT ANY TIME OR TIMES HEREFTER, UNDERGROUND COMMUNICATIONS SERVICE CABLE FACILITIES, AND/OR ELECTRIC POWER CABLES AND AFFURTENANCES IN, UNDER, AND UPON THE UTILITY EASEMENTS SHOWN ON THE PLAT, INCLUDES THE RIGHT AT ALL TIMES, OF INGRESS TO AND EGRESS FROM SAID STRIP, AND THE RIGHT TO CLEAR AND KEEP CLEARED SAID UTILITY EASEMENT OF ALL SHRUBBERY, TREES, ROOTS, UNDERGROWTH, AND OBSTRUCTIONS, SO AS TO KEEP FACILITIES CLEAR THEREOF.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GREEN TOKAI CO. LTD.

Sanjay M. Khatri 3/22/16
WITNESS DATE

David Bowers
AUTHORIZED SIGNATURE

Rodney L. Stephan 3/22/16
WITNESS DATE

PRESIDENT
TITLE

STATE OF OHIO
COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED, THAT ON THIS 32ND DAY OF MARCH, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME David Bowers, ON BEHALF OF GREEN TOKAI CO., LTD. AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

Rodney L. Stephan
NOTARY PUBLIC



RODNEY L. STEPHAN
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Expires 12/31/2018
Section 147.03 R.C.

INCHES 1 2 3

PLAT BOOK 227 PAGE:

58A

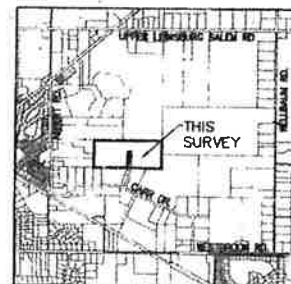
16 APR - 1 AM 10:04
AUDITOR
PLANS 176

RECORD PLAN BROOKVILLE INDUSTRIAL PARK, SECTION TWO

SECTION 35, T 6, R 4E,
BEING PART LOT 1724 OF THE CONSECUTIVE
LOT NUMBERS OF THE CITY OF BROOKVILLE,
MONTGOMERY COUNTY, OHIO
23.433 ACRES TOTAL

16 APR - 1 AM 10:04

KARLE L. ALLEN
AUDITOR



VICINITY MAP

APPROVED FOR DESCRIPTION ONLY

FILE # 16-0067

Adrian M. Brown
MONTGOMERY COUNTY ENGINEER

03/30/2016
DATE

APPROVALS

APPROVED THIS 18TH DAY OF February, 2016 BY THE
PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO

[Signature]
CHAIRMAN

APPROVED AND ACCEPTED THIS 1ST DAY OF MARCH,
2016 BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO

[Signature]
MAYOR

[Signature]
CLERK

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR
ARE CONTAINED WITHIN SURVEY.

PERTINENT INFORMATION

PLAT BOOK 137, PAGE 37
PLAT BOOK 151, PAGE 1
LAND SURVEY 2007-0148
LAND SURVEY 2008-0284
LAND SURVEY 2016-0018

OCCUPATION STATEMENT

Lines of Occupation (WHERE
EXISTING) IN GENERAL AGREE
WITH PROPERTY LINES.

PROPERTY LINES CALCULATED
FROM EXISTING MONUMENTATION
AND SURVEYS OF RECORD.

DESCRIPTION

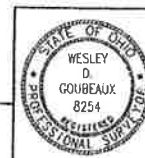
BEING THE SUBDIVISION OF 23.433 ACRES BEING PART LOT 1724, OF THE
CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE, MONTGOMERY
COUNTY, OHIO, OWNED BY GREEN TOKAI CO., LTD. AS CONVEYED IN IR
DEED 16-009145 OF THE MONTGOMERY COUNTY DEED RECORDS.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND
ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS
AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON
ACTUAL FIELDWORK PERFORMED IN DECEMBER, 2015. ALL
MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE
SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

3/15/2016
DATE



PREPARED BY:



DATE:
03-11-2016
DRAWN BY:
WDG
JOB NUMBER:
MOTB01507
SHEET NUMBER:
2 of 2