

**ORDINANCE NO. 2011-08-CD**

**ACCEPTING THE DONATION OF CERTAIN GREENBELT PROPERTY  
TO THE VILLAGE OF GREENHILLS, OHIO**

**BE IT ORDAINED** by the Council of the Village of Greenhills, Ohio, 5 members elected thereto concurring:

**SECTION 1.**

That the donation of certain Greenbelt property, as more fully described in Exhibit A, attached hereto and incorporated herein by reference, from Thomas and Angela Ernst, to the Village of Greenhills, Ohio is hereby accepted by the Village of Greenhills.

**SECTION 2.**

That the Municipal Manager is hereby authorized to execute any and all necessary documents required to complete the donation.

**SECTION 3.**

That this ordinance shall be effective from and after the earliest period allowed by law.

Passed this 1st day of February, 2011.

Fred Murrell, MAYOR /s/

Kathryn L. Lives, CLERK OF COUNCIL /s/

# WOOD & LAMPING LLP

SINCE 1927  
ATTORNEYS AT LAW

600 VINE STREET, SUITE 2500  
CINCINNATI, OHIO 45202-2491  
TELEPHONE: (513) 852-6000  
FAX: (513) 852-6087

ROCCINA S. NIEHAUS  
DIRECT DIAL: (513) 852-6062  
E-MAIL: [rsniehaus@woodlamping.com](mailto:rsniehaus@woodlamping.com)

June 7, 2019

Mr. David Moore  
Interim Village Manager  
Village of Greenhills  
11000 Winton Road  
Greenhills, Ohio 45218

RE: 40-Foot Strip Along Sharon Road, Greenhills, Ohio

Dear David:

We have examined the title to the property known as 40 ft strip along Sharon Road, Hamilton County, Ohio Auditor's Parcel No. 597-12-1, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

Title to the property is vested in Thomas Ernst and Angela Ernst, by General Warranty deed from James L. George, dated November 19, 2009, recorded December 30, 2009, at Official Record Book 11323, Page 1085, of the Hamilton County, Ohio records.

Taxes and assessments on the subject property are as follows: Taxes for the 2<sup>nd</sup> half of 2009 are paid in the amount of \$270.90. There is a Village forestry assessment in the amount of \$51.50 due annually on the 1<sup>st</sup> half bill. Future charges in the amount of \$200.00.

Mortgages and encumbrances on the property are as follows:

1.40 ft easement adjacent to Sharon Road as set forth in Plat Book 85, page 7 & 8 of the Hamilton County, Ohio records.

2.40 ft easement to CG&E and Cincinnati Bell Telephone along Sharon Road, as set forth in Deed Book 2881, page 513 of the Hamilton County, Ohio records.

**3. Break in chain of title: There is no deed from *The Hammond Land Development Corporation*, which took title by deed recorded November 23, 1954, in Deed Book 2721, page 278, to *Robert Mooney and Peggy Mooney*, who subsequently conveyed title (to James L. George) by deed recorded on November 30, 1978, in Deed Book 4140, page 1333, Hamilton County, Ohio records.**

**There is a tax foreclosure filed in Hamilton County, Ohio Common Pleas Court Case No. A 7508042 against *The Hammond Land Development Corporation*. The subject parcel did not sell. An Entry of Land**

**Forfeiture was filed 10-29-76. The Auditor's transfer records show Robert Mooney and Peggy Mooney as transferees on 9-7-77, but no deed was ever filed in the Recorder's office.**

4. Copy of prior deed must be brought with next transfer to have legal description set forth in Exhibit "A" passed by prior.

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal act, Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

Date of examination September 10, 2010.

Very truly yours,

*Roccina S. Niehaus*

Roccina S. Niehaus

RSN/jikn  
attachment

EXHIBIT "A"

Situate in Greenhills, Hamilton County, Ohio, and described as follows:

A 40 foot strip of land between the southline of West Sharon Road and the north line of Greenview Park 2<sup>nd</sup> Subdivision, Block "B", as recorded in Plat Book 85, page 7, Hamilton County, Ohio records, except for part of Junefield Avenue that lies within said strip.

SITUATE IN GREENHILLS, HAMILTON COUNTY, OHIO, AND DESCRIBED AS FOLLOWS:

A 40 FOOT STRIP OF LAND BETWEEN THE SOUTHLINE OF WEST SHARON ROAD AND THE NORTH LINE OF GREENVIEW PARK 2<sup>ND</sup> SUBDIVISION, BLOCK "B", AS RECORDED IN PLAT BOOK 85, PAGE 7, HAMILTON COUNTY, OHIO RECORDS, EXCEPT FOR PART OF JUNEFIELD AVENUE THAT LIES WITHIN SAID STRIP.

PARCEL NO. 597-12-1

*88*

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER  
Tax Map - 12/30/09  
CAGIS - By Pa 4/40  
1333

11323 1086