

## RECORD OF ORDINANCES

Ordinance No. 3808

Passed: July 22, 2025

**AN ORDINANCE VACATING 0.841 ACRES OF UNNEEDED PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO 1000 E. DIXIE DRIVE.**

**WHEREAS**, a petition was filed by the City of West Carrollton requesting the vacation of 0.841 acres of unneeded public right-of-way located adjacent to 1000 E. Dixie Drive; and

**WHEREAS**, the petition request was reviewed by the Planning Commission at a public hearing held on June 26, 2025, at which time all people who wished to testify gave their comments, and the Planning Commission unanimously recommends approval of the proposed petition; and

**WHEREAS**, a Notice of Public Hearing before City Council regarding this application was mailed on July 2, 2025 to all abutting property owners within 200 feet; and

**WHEREAS**, a sign regarding this matter was placed in a conspicuous location on the property; and

**WHEREAS**, the application and Notice of Public Hearing were posted on the City's website; and

**WHEREAS**, the petition request was reviewed by the City Council at a public hearing held on July 8, 2025, at which time all people who wished to testify gave their comments; and

**WHEREAS**, this petition has been filed and reviewed pursuant to and in accordance with Chapter 723 of the Ohio Revised Code.

**NOW, THEREFORE, THE MUNICIPALITY OF WEST CARROLLTON, OHIO, HEREBY ORDAINS:**

**Section 1:** That the City Council finds that there is good cause for vacating 0.841 acres of unneeded public right-of-way located adjacent to 1000 E. Dixie Drive, and such vacation will not be detrimental to the public interest.

**Section 2:** That the 0.841 acres of unneeded public right-of-way located adjacent to 1000 E. Dixie Drive, as reflected in Exhibit A and Exhibit B attached hereto, be and hereby is vacated.

**Section 2:** That the Clerk of Council is hereby directed to certify a copy of this ordinance to the Recorder and Auditor of Montgomery County, Ohio, so that this vacation provided herein may become part of the official public records of said county.

**Section 3:** 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 this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Ohio Revised Code.

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\_\_\_\_\_  
Mayor

Attest: Samantha Morgan  
Assistant Clerk of Council

Effective Date: August 22, 2025

### CERTIFICATE

The undersigned, Clerk of Council of the City of West Carrollton, Ohio, hereby certifies the foregoing is a true and correct copy of Ordinance No. 3808 passed by the Council of the City of West Carrollton, Ohio on the 22 day of July, 2025.

  
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Assistant Clerk of Council

Dated: July 23, 2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**R/W VACATION**

BEING PART OF A 2.58-ACRE TRACT OF LAND OWNED BY THE CITY OF WEST CARROLLTON AS CONVEYED IN IR DEED 25-019312, IR DEED 25-019313, IR DEED 25-019314, IR DEED 25-019315, AND IR DEED 25-019316, AND SITUATE IN PART LOT 2500 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE REVISED PLAT OF THE CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of said Part Lot 2500 and being on the southerly right-of-way line of East Dixie Drive and being on the northerly line of said 2.58-acre tract;

thence, South 83°38'58" East, 267.10 feet, along the northerly line of said 2.58-acre tract to a point;

thence, South 72°00'57" East, 148.60 feet, along the northerly line of said 2.58-acre tract to a point;

thence, South 68°00'24" East, 86.98 feet, along the northerly line of said 2.58-acre tract to a point;

thence, South 69°39'17" West, 111.49 feet, to a point;

thence, North 77°53'04" West, 142.37 feet, to a point;

thence, North 83°38'57" West, 212.57 feet, to a point on the west line of said 2.58-acre tract;

thence, North 19°09'54" West, 98.84 feet, along the west line of said 2.58-acre tract place of beginning.

Containing 0.841 acres more or less and all being subject to any legal highways and easements of record.

The bearing of North 20°20'43" West along the centerline of Manchester Road was based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated May 22, 2025. For a pictorial representation, see attached Exhibit "B".

  
Wesley D. Goubeaux, PS #8254



5/22/2025  
Date



SITUATE IN FRACTIONAL SECTION 16, T 1, R 6 M.Rs.,  
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO



