

**AN ORDINANCE TO SPLIT A PART OF TWO LOTS PRESENTED BY BAKER SURVEYING, LLC AND DECLARING AN EMERGENCY**

**WHEREAS**, a request was submitted to the Village Administrator drafted May 20, 2024 by Douglas D. Frautschy, Attorney to split Lot 447 located within the "Seth Shaw's First Addition" as described in "Exhibit A"; and

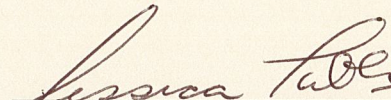
**WHEREAS**, the Village Administrator notified The Village of West Lafayette Planning Commission of the request of the lot splits. The Planning Commission convened a meeting on May 21, 2024 and approved the lot splits as outlined in "Exhibit B".

**NOW THEREFORE, BE IT ORDAINED** by the Council of the Village of West Lafayette upon the advice of the Village Administrator, and the Planning Commission;

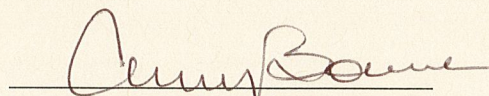
**Section 1:** That the lot splits as outlined in "Exhibit A" be approved and are hereby split in accordance with the laws of the State of Ohio.

**Section 2:** That this ordinance shall be and is hereby declared to be an emergency measure for the reasons that the Village is satisfied with the Exhibits and notices of the proceedings presented, has received no remarkable objection to the lot splits, and the owners of the involved property have and immediate need of passage of this ordinance so that a real estate purchase and transfer of ownership may occur, this ordinance shall be effective immediately upon passage.

PASSED IN COUNCIL THIS 10<sup>th</sup> day of June, 2024

  
\_\_\_\_\_  
Jessica Tubbs, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy Bourne, Fiscal Officer

Village of West Lafayette

Minutes of the Planning Commission Committee

Date 5/21/2024 Time 6:00pm

Meeting Called to Order by Jason Hursey

Council Attendees Christie Maurer, Rich Wheeler

Other Attendees Kenny Koch, Debbie Sheetz  
Jason Starcher, Jessie Tubbs

Subjects Discussed Discussed splitting the lot nearest  
the glove factory on Memco Dr. This was to allow access to the  
factory after the sale of the 3 lots in front of the factory.  
All that were in attendance were in favor of the proposal.

Meeting ended at: 6:30pm

Committee Chair approving above: Jason Hursey

Frautschy Law Office, LLC

Douglas D. Frautschy, Attorney

Sonia M. Koshmider, Attorney

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Phone: 330.852.2513 Fax: 330.852.4873

Email: doug@sugarcreeklaw.com

Email: sonia@sugarcreeklaw.com

May 20, 2024

Village of West Lafayette Planning Commission  
113 East Railroad Street  
PO Box 175  
West Lafayette, OH 43845

RE: Custom Glove to Two World's Properties, LLC

Dear Members of the Planning Commission,

Please be advised that I represent Two Worlds Properties, LLC. I apologize for not being able to attend your meeting in person as I have a conflict in my schedule.

Two Worlds Properties, LLC is purchasing Lots 444, 445, 446, a vacated alley next to Lot 447, and part of Lot 447 from Custom Glove Co. Inc. Custom Glove is keeping the vacated E. Memco St. and a 15 foot strip off the east portion of Lot 447. The portions of the split that Custom Glove is keeping is contiguous to their other property. The portion of Lot 447 being purchased by Two Worlds Properties, LLC is contiguous to the other lots being purchased and will be treated as one large tract for development in the near future.

If you have any questions, please advise.

Very truly yours,



Douglas D. Frautschy

Agreed to and approved by Custom Glove Co, Inc:



Description 0.147 acre parcel

Situated in the Village of West Lafayette and being a part of Lot 447 of Seth Shaw's First Addition (P.B. 1 (Transcribed), PG. 284), and part of a vacated alley as recorded in Official Record vol. 352 page 203, T-5 N, R-5 W, Coshocton County, Ohio, also known as part of the lands conveyed to Custom Glove Co., Inc. in Official Record vol. 88 page 204, Parcel One, PN 020000056100 (part – 0.119 acres – Lot 447 and 0.028 acres – vacated alley).

Described as follows:

Commencing at a drill hole with a crowsfoot set on the north line of a Rail Road marking the southeast corner of said Lot 447, thence N 82 degrees 57' 57" W 14.98 feet along the south line of Lot 447 and along the north line of Ohio Rail (O.R. 594 page 673) to a drill hole with a crowsfoot set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 82 degrees 57' 57" W 42.83 feet along the south line of Lot 447 and along the north line of said Ohio Rail to a point in the center of a vacated alley recorded in O.R. 352 page 203, witnessed by a mag nail set S 82 degrees 57' 57" E 8.04 feet;
- 2) N 01 degrees 08' 47" E 150.00 feet through the lands of said Custom Glove Co., Inc. and along the center of said vacated alley to a point on the south line of E. Memco St. and vacated Memco St., witnessed by a drill hole with a crowsfoot set S 82 degrees 57' 57" E 8.04 feet;
- 3) S 82 degrees 57' 57" E 42.83 feet along the south line of E. Memco St. and along the north line of Lot 447 to a drill hole with a crowsfoot set;
- 4) S 01 degrees 08' 47" W 150.00 feet through the lands of said Custom Glove Co., Inc. and through Lot 447 to the TRUE POINT OF BEGINNING.

This parcel contains 0.147 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".  
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
April 30, 2024

*A-L.G.*

Aaron L. Gerber

P.S. 8379



Description 0.083 acre parcel

Situated in the Village of West Lafayette and being a part of Lot 447 of Seth Shaw's First Addition (P.B. 1 (Transcribed), PG. 284), and part of a vacated street as recorded in Official Record vol. 352 page 203, T-5 N, R-5 W, Coshocton County, Ohio, also known as part of the lands conveyed to Custom Glove Co., Inc. in Official Record vol. 88 page 204, Parcel One, PN 0200000056100 (part – 0.051 acres – Lot 447 and 0.032 acres – vacated street).

Described as follows:

Beginning at a drill hole with a crowsfoot set on the north line of Ohio Rail (O.R. 594 page 673) marking the southeast corner of said Lot 447 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 82 degrees 57' 57" W 14.98 feet along the south line of Lot 447 and along the north line of said Ohio Rail to a drill hole with a crowsfoot set;
- 2) N 01 degrees 08' 47" E 150.00 feet through the lands of said Custom Glove Co., Inc. and through Lot 447 to a drill hole with a crowsfoot set on the north line of Lot 447;
- 3) N 82 degrees 57' 57" W 34.79 feet along the north line of Lot 447 to a drill hole with a crowsfoot set;
- 4) N 01 degrees 08' 47" E 27.65 feet along the east line of E. Memco St. to an iron pin set;
- 5) S 82 degrees 57' 57" E 49.80 feet through a vacated street recorded in O.R. 352 page 203 to an iron pin set;
- 6) S 01 degrees 09' 19" W 177.64 feet through said vacated street and along the east line of Lot 447 to the TRUE POINT OF BEGINNING.

This parcel contains 0.083 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".  
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
April 30, 2024

*A-L. Gerber*

Aaron L. Gerber

P.S. 8379





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E MEMCO ST

N KIRK ST

CUSTOM GLOVE CO  
INC

0200000055800  
AC  
88-204

CUSTOM GLOVE CO  
INC

0200000054200  
AC  
88-204

CUSTOM GLOVE CO  
INC

0200000057300  
AC  
88-204

CUSTOM GLOVE CO  
INC

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CUSTOM GLOVE CO  
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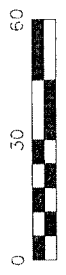
0 20 40 ft

VILLAGE OF WEST LAFAYETTE  
 LOT 447  
 SETH SHAW'S FIRST ADDITION  
 (P.B. 1 (TRANSCRIBED), PG. 284)  
 PART OF A VACATED STREET  
 PART OF A VACATED ALLEY  
 T-5 N; R-5 W  
 COSHOCTON COUNTY, OHIO

SURVEYED FOR: ALPINE TITLE AGENCY

- REFERENCES  
 O.R. VOL. 88 PAGE 204  
 PLAT BOOK 1 (TRANSCRIBED) PAGE 284  
 SURVEY WL-1--0047  
 SURVEY WL-2--0046  
 SURVEY LAF-1--0257  
 SURVEY WL-1U--0002  
 SURVEY WL-2--0045

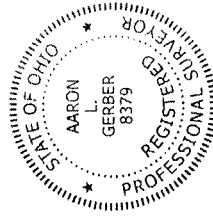
BASIS OF BEARINGS FROM OHIO STATE PLANE  
 COORDINATE SYSTEM, NORTH ZONE,  
 N.A.D. 83, 2011 ADJUSTMENT



SCALE: 1" = 30'

- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- △ R.R. SPIKE SET
- DRILL HOLE WITH CROWSFOOT SET
- ⊕ MAG NAIL SET
- 5/8" REBAR SET WITH I.D. CAP
- I.D. CAP MARKED "BAKER SURVEYING LLC"

THIS SURVEY REPRESENTS ALL OF  
 PN 0200000056100.



I CERTIFY THIS SURVEY TO BE CORRECT  
 TO THE BEST OF MY KNOWLEDGE.

AARON L. GERBER P.S. 8379  
 DATE: APRIL 30, 2024  
 ALG/VKES  
 FILE NAME: WORK5\S-103-24\CNK

BAKER SURVEYING, LLC  
 138 N. CLAY STREET  
 MILLERSBURG, OHIO 44654  
 PH. 330-674-4788  
 EMAIL: bakersurveying@gmail.com

