



- |  |            |           |
|--|------------|-----------|
| 10) Are there any structures/encroachments on the proposed parcel?   | Yes        | <u>No</u> |
| 11) Are there any environmental concerns/issues with the land?<br>Any Documentation? Explain _____                   | Yes        | <u>No</u> |
| 12) Will the proposed conveyance conflict with established regional<br>and or community planning activities?         | Yes        | <u>No</u> |
| 13) Does the local entity support and have the capability to oversee<br>and/or manage the proposed conveyance?       | <u>Yes</u> | No        |
| 14) Is applicant an adjoining property owner?  | <u>Yes</u> | No        |
| 15) Is there a potential title or sale issue associated with this land?<br>If Yes, Explain:                          | Yes        | <u>No</u> |
| 16) Does applicant have a lease, license, or easement?   | <u>Yes</u> | No        |
| 17) Is the canal land part of a potential trail/greenway?  | Yes        | <u>No</u> |
| 18) Are there any structures/encroachments on the land?  | Yes        | <u>No</u> |
| 19) Have local public officials been notified of possible conveyance?<br>MCD – Richard Doran, Property Administrator | <u>Yes</u> | No        |
| 20) Is property a potential liability to state due to environmental<br>hazard, nuisance or others? Explain _____     | Yes        | <u>No</u> |
| 23) Were pictures taken of property  | Yes        | <u>No</u> |

**CANAL LANDS REAL ESTATE STAFF RECOMMENDATION:**

MCD Board met and approved the request by Tipp City Seniors, Inc. Department staff discussed the request and deemed that the land exchange will benefit both Tipp City Seniors and the MCD. Staff recommended land be transferred to MCD allowing MCD to mitigate the current situation. MCD will continue to maintain a permanent easement for flood control.



## Tipp City Seniors Inc.

320 South First Street  
P.O. Box 376  
Tipp City, OH 45371

SEP 05 2003

September 4, 2003

Miami Conservancy District  
Attn: Mr Richard Doran  
38 E. Monument St  
Dayton OH 45402

Dear Mr Doran:

The Tipp City Seniors, a federally designated 501(c)3 charitable organization, wishes to acquire from the State of Ohio, the approximate 0.0548 acres east of the building located at 320 S. First St in Tipp City, Ohio. The property, in Inlots #94 & #95, is located just south of the Tip Top Canning property (obtained by similar action in the late 1990s) and immediately west of the chain link fence at the base of the levee constructed for flood control. See the attached site description and plot plan.

The desired property is presently under the jurisdiction of the Miami Conservancy District (MCD). The sought property, when acquired, will be used for badly needed parking for our organization.

Request the MCD release any or all of the 0.0548 acres that may be under their easement control, such that the property can then be obtained from the State of Ohio.

The Tipp City Seniors point of contact for this effort is Mr Charles Caudy, 6480 Elizabeth-Bethel Rd, Tipp City OH 45371-8528, phone 937-667-8217. Any questions may be directed to him.

Thank you.

Sincerely,

W. Maynard Watkins  
President, Tipp City Seniors

Atch(s):

1. Plat Description, 18 Jul 2003, R. W. Klockner & Associates, Inc.
2. Plot Plan, Inlots #94 & #95, R. W. Klockner & Associates, Inc.

6 SOUTH FIRST STREET

33'

1/4 LOT 95

1/4 LOT 94

N0°00'E

75.94

87

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
16 East Water Street  
TROY, OHIO 45373  
(937) 339-5331

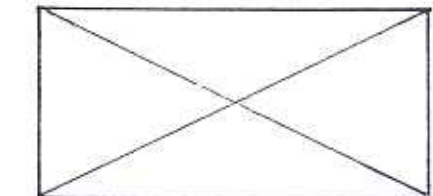
TIP TOP CANNING

S89°48'E 81.61

PART 94

S89°46'E

23.81



PART 95

ESTATE PROPERTY LINE (MCD LEASE LINE)  
N11°28'38"E  
PART 1/4 LOTS 94 & 95  
EXISTING ASPHALT  
PARKING AREA  
0.0548 ACRE  
N159°1'W 49.50  
EXISTING FENCE  
S04°0'13"W 35.99