

RECEIVED  
MICHAEL STINZIANO  
MAY 07 2019  
FRANKLIN COUNTY AUDITOR  
BY *[Signature]*  
DEPUTY COUNTY AUDITOR

ORDINANCE NO.19-023

**AN ORDINANCE TO DEDICATE LITHOPOLIS-WINCHESTER RD. RIGHT-OF-WAY AND DECLARING AN EMERGENCY**

WHEREAS, the city, as owner of property located on Lithopolis-Winchester Rd. identified as Parcel No. 184-000839; desires to dedicate a 0.434-acre portion and a 2.164-acre portion of the property for road right-of-way purposes; and,

WHEREAS, the Director of Public Service recommends dedication of the property for right-of-way use.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That Council does hereby dedicate a 0.434-acre portion and a 2.164-acre portion of the property, described in Exhibits A and C and depicted in Exhibits B and D, for road right-of-way purposes.

SECTION 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed, evidencing the acceptance of the road right-of-way dedication as authorized herein.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety, and welfare, such emergency arising from Federal grant agreement stipulations and timelines; WHEREFORE, this Ordinance shall take effect and be in full force from and after its passage.

DATE PASSED 4/15/19

*[Signature]*  
PRESIDENT OF COUNCIL

ATTEST *Amanda M Jackson*  
CLERK OF COUNCIL

*[Signature]*  
MAYOR

DATE APPROVED 6-16-19

APPROVED AS TO FORM:  
*[Signature]*  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

*Amanda M Jackson*  
Finance Director/Clerk of Council

CERTIFICATION

I, Amanda M. Jackson, the duly appointed Clerk of Council, for the City of Canal Winchester, do hereby certify that the foregoing is a true and correct copy of Ordinance Number 19-023, which was duly and regularly adopted by the City Council of the City of Canal Winchester, on April 15, 2019.

*Amanda M Jackson*  
Amanda M. Jackson  
Finance Director/Clerk of Council

5/6/19  
Date Certified

ORD-19-023 Exhibit A
-------------------------

March 05, 2019

**DESCRIPTION OF A 0.434 ACRE TRACT  
ALONG LITHOPOLIS-WINCHESTER ROAD, NORTH OF WINCHESTER ROAD NW,  
CITY OF CANAL WINCHESTER, FRANKLIN, CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 31, Township 15 North, Range 20 West, Congress Lands and being a portion of an original 3.5 acre tract of land conveyed, as Tract 1, to the City of Canal Winchester by deed of record in Instrument No. 201708140111562, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a MAG nail set in the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6) ~ variable width, in the east line of Section 31, Township 15 North, Range 20 West, in the west line of Section 32, Township 15 North, Range 20 West, in an east line of the Franklin County Line, in a west line of the Fairfield County Line, in the east line of said original 3.5 acre tract and at the Northeast corner of a 0.445 acre tract of land conveyed, partially out of said original 3.5 acre tract as Parcel 1-WD for Lithopolis-Winchester Road roadway purposes, to Franklin County Commissioners, by deed of record in Instrument No. 201205290074880, said MAG nail being N 04° 47' 35" E a distance of 385.00 feet from Franklin County Monument FCGS 7761 Reset found at the intersection of the centerline of Lithopolis-Winchester Road with the centerline of Winchester Road NW;

thence N 85° 12' 25" W crossing said original 3.5 acre tract and along a portion of the north line of said 0.445 acre tract a distance of 50.00 feet to a 3/4" I.D. iron pipe set;

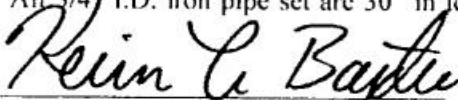
thence N 04° 47' 35" E crossing a portion of said original 3.5 acre tract and parallel with and fifty (50) feet westerly by perpendicular measurement from the centerline of Lithopolis-Winchester Road a distance of 377.38 feet to a 3/4" I.D. iron pipe set in the north line of said original 3.5 acre tract, in the north line of said Section 31, in the south line of Section 30, Township 15 North, Range 20 West and in the south line of Lot No. 4 as shown upon the plat entitled Plat of Ruben Doves Addition, of record in Plat Book 3, Page 143, said Lot No. 4 being a portion of a tract of land conveyed to the City of Canal Winchester, by deed of record in Instrument No. 201708140111562;

thence S 85° 49' 06" E along a portion of the north line of said original 3.5 acre tract, along a portion of the north line of said Section 31, along a portion of the south line of said Section 30 and along a portion of the south line of said Lot No. 4 a distance of 50.00 feet to a MAG nail set in the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), at a common corner of said Section 31, said Section 30, Section 29 and Section 32, both of Township 15 North, Range 20 West, in an east line of the Franklin County Line, in a west line of the Fairfield County Line and at the northeast corner of said original 3.5 acre tract;

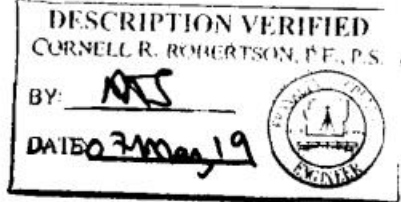
thence S 04° 47' 35" W along the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), along a portion of the east line of said Section 31, along a portion of the west line of said Section 32, along a portion of the east line of the Franklin County Line, along a portion of the west line of the Fairfield County Line and along a portion of the east line of said original 3.5 acre tract a distance of 377.91 feet to the place of beginning;

containing 18,882 square feet (= 0.434 acre) of land more or less and being subject to all highways, easements and restrictions of record. Of said 0.434 acre, 11,333 square feet (= 0.260 acre) is within the current right-of-way line of Lithopolis-Winchester Road;

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey in April, 2018. Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian. All 3/4" I.D. iron pipe set are 30" in length and have a plastic cap stamped "Bird & Bull, Inc."

  
Kevin L. Baxter ~ Ohio Surveyor #7697

Reduce ~~Noted~~  
Average Only  
0.434 acre  
ROW Easement  
out of  
(184)  
839



March 05, 2019

**DESCRIPTION OF A 0.434 ACRE TRACT  
ALONG LITHOPOLIS-WINCHESTER ROAD, NORTH OF WINCHESTER ROAD NW,  
CITY OF CANAL WINCHESTER, FRANKLIN, CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 31, Township 15 North, Range 20 West, Congress Lands and being a portion of an original 3.5 acre tract of land conveyed, as Tract 1, to the City of Canal Winchester by deed of record in Instrument No. 201708140111562, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a MAG nail set in the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6) ~ variable width, in the east line of Section 31, Township 15 North, Range 20 West, in the west line of Section 32, Township 15 North, Range 20 West, in an east line of the Franklin County Line, in a west line of the Fairfield County Line, in the east line of said original 3.5 acre tract and at the Northeast corner of a 0.445 acre tract of land conveyed, partially out of said original 3.5 acre tract as Parcel 1-WD for Lithopolis-Winchester Road roadway purposes, to Franklin County Commissioners, by deed of record in Instrument No. 201205290074880, said MAG nail being N 04° 47' 35" E a distance of 385.00 feet from Franklin County Monument FCGS 7761 Reset found at the intersection of the centerline of Lithopolis-Winchester Road with the centerline of Winchester Road NW;

thence N 85° 12' 25" W crossing said original 3.5 acre tract and along a portion of the north line of said 0.445 acre tract a distance of 50.00 feet to a 3/4" I.D. iron pipe set;

thence N 04° 47' 35" E crossing a portion of said original 3.5 acre tract and parallel with and fifty (50) feet westerly by perpendicular measurement from the centerline of Lithopolis-Winchester Road a distance of 377.38 feet to a 3/4" I.D. iron pipe set in the north line of said original 3.5 acre tract, in the north line of said Section 31, in the south line of Section 30, Township 15 North, Range 20 West and in the south line of Lot No. 4 as shown upon the plat entitled Plat of Ruben Doves Addition, of record in Plat Book 3, Page 143, said Lot No. 4 being a portion of a tract of land conveyed to the City of Canal Winchester, by deed of record in Instrument No. 201708140111562;

thence S 85° 49' 06" E along a portion of the north line of said original 3.5 acre tract, along a portion of the north line of said Section 31, along a portion of the south line of said Section 30 and along a portion of the south line of said Lot No. 4 a distance of 50.00 feet to a MAG nail set in the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), at a common corner of said Section 31, said Section 30, Section 29 and Section 32, both of Township 15 North, Range 20 West, in an east line of the Franklin County Line, in a west line of the Fairfield County Line and at the northeast corner of said original 3.5 acre tract;

thence S 04° 47' 35" W along the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), along a portion of the east line of said Section 31, along a portion of the west line of said Section 32, along a portion of the east line of the Franklin County Line, along a portion of the west line of the Fairfield County Line and along a portion of the east line of said original 3.5 acre tract a distance of 377.91 feet to the place of beginning;

containing 18,882 square feet (= 0.434 acre) of land more or less and being subject to all highways, easements and restrictions of record. Of said 0.434 acre, 11,333 square feet (= 0.260 acre) is within the current right-of-way line of Lithopolis-Winchester Road;

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey in April, 2018. Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian. All 3/4" I.D. iron pipe set are 30" in length and have a plastic cap stamped "Bird & Bull, Inc."



*Kevin L. Baxter*  
Kevin L. Baxter ~ Ohio Surveyor #7697

ORD-19-023  
Exhibit B

March 05, 2019

**DESCRIPTION OF A 2.164 ACRE TRACT  
ALONG LITHOPOLIS-WINCHESTER ROAD, SOUTH OF WINCHESTER ROAD NW,  
CITY OF CANAL WINCHESTER, FRANKLIN, CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 31, Township 15 North, Range 20 West, Congress Lands and being a portion of an original 80 acre tract of land conveyed, as Tract 2, to the City of Canal Winchester by deed of record in Instrument No. 201708140111562, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a MAG nail set in the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6) ~ variable width, in the east line of said Section 31, in the west line of Section 32, Township 15 North, Range 20 West, in an east line of the Franklin County Line, in a west line of the Fairfield County Line, in the east line of said original 80 acre tract and at the southeast corner of a 0.445 acre tract of land conveyed, partially out of said original 80 acre tract as Parcel 1-WD for Lithopolis-Winchester Road roadway purposes, to Franklin County Commissioners, by deed of record in Instrument No. 201205290074880, said MAG nail being S 04° 46' 53" W a distance of 49.96 feet from Franklin County Monument FCCS 7761 Reset found at the intersection of the centerline of Lithopolis-Winchester Road with the centerline of Winchester Road NW;

thence S 04° 46' 53" W along the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), along a portion of the east line of said Section 31, along a portion of the west line of said Section 32, along a portion of the east line of the Franklin County Line, along a portion of the west line of the Fairfield County Line and along a portion of the east line of said original 80 acre tract a distance of 1,867.84 feet to a rail road spike previously set at the southeast corner of said original 80 acre tract and at the northeast corner of a 2.000 acre tract of land conveyed to Stephen E. & Deborah L. Thompson, by deed of record in Official Record 11684, Page G 09;

thence N 85° 47' 28" W along a portion of the south line of said original 80 acre tract and along a portion of the north line of said 2.000 acre tract a distance of 50.00 feet to a 3/4" I.D. iron pipe set;

thence N 04° 46' 53" E crossing a portion of said original 80 acre tract and parallel with and fifty (50) feet westerly by perpendicular measurement from the centerline of Lithopolis-Winchester Road a distance of 1,952.35 feet to a 3/4" I.D. iron pipe set in the southwesterly line of said 0.445 acre tract

thence S 08° 36' 35" E crossing a portion of said original 80 acre tract and along a portion of the southwesterly line of said 0.445 acre tract a distance of 86.36 feet to a 3/4" I.D. iron pipe with cap found (FCE) at a southwest corner of said 0.445 acre tract;

thence S 85° 13' 07" E crossing a portion of said original 80 acre tract and along the south line of said 0.445 acre tract a distance of 30.00 feet to the place of beginning;

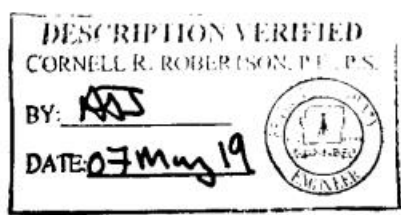
containing 2.164 acres of land, more or less and being subject to all highways, easements and restrictions of record. Of said 2.164 acres, 1.286 acres are within the current right-of-way line of Lithopolis-Winchester Road;

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*Kevin L. Baxter*  
Kevin L. Baxter  
Ohio Surveyor #7697



Reduce Assessed  
Average Only  
2.164 acre  
ROW Easement  
out of  
(184)  
839



March 05, 2019

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thence S 04° 46' 53" W along the centerline of Lithopolis-Winchester Road (FRA-C.R. 225/FAI C.R. 6), along a portion of the east line of said Section 31, along a portion of the west line of said Section 32, along a portion of the east line of the Franklin County Line, along a portion of the west line of the Fairfield County Line and along a portion of the east line of said original 80 acre tract a distance of 1,867.84 feet to a rail road spike previously set at the southeast corner of said original 80 acre tract and at the northeast corner of a 2.000 acre tract of land conveyed to Stephen E. & Deborah L. Thompson, by deed of record in Official Record 11684, Page G 09;

thence N 85° 47' 28" W along a portion of the south line of said original 80 acre tract and along a portion of the north line of said 2.000 acre tract a distance of 50.00 feet to a 3/4" I.D. iron pipe set;

thence N 04° 46' 53" E crossing a portion of said original 80 acre tract and parallel with and fifty (50) feet westerly by perpendicular measurement from the centerline of Lithopolis-Winchester Road a distance of 1,952.35 feet to a 3/4" I.D. iron pipe set in the southwesterly line of said 0.445 acre tract

thence S 08° 36' 35" E crossing a portion of said original 80 acre tract and along a portion of the southwesterly line of said 0.445 acre tract a distance of 86.36 feet to a 3/4" I.D. iron pipe with cap found (FCE) at a southwest corner of said 0.445 acre tract;

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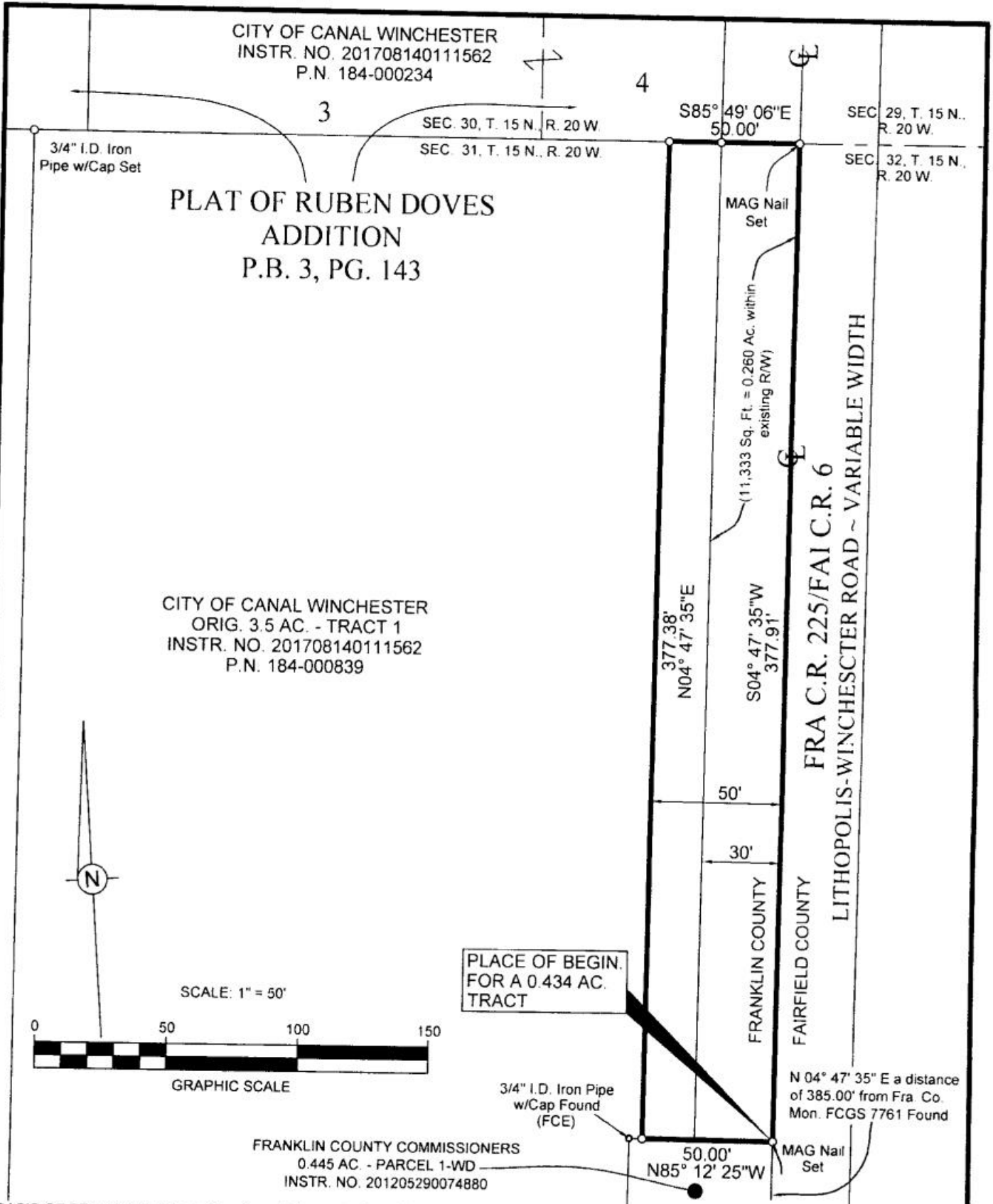
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*Kevin L. Baxter*  
Kevin L. Baxter  
Ohio Surveyor #7697



ORD-19-023  
Exhibit C



SCALE: 1" = 50'



GRAPHIC SCALE

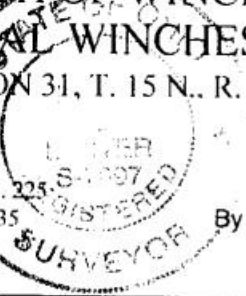
**BASIS OF BEARINGS:** Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

— 3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

**EXHIBIT OF A 0.434 ACRE TRACT,  
ALONG LITHOPOLIS-WINCHESTER ROAD,  
NORTH OF WINCHESTER ROAD NW,  
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO  
(SECTION 31, T. 15 N., R. 20 W., CONGRESS LANDS)**

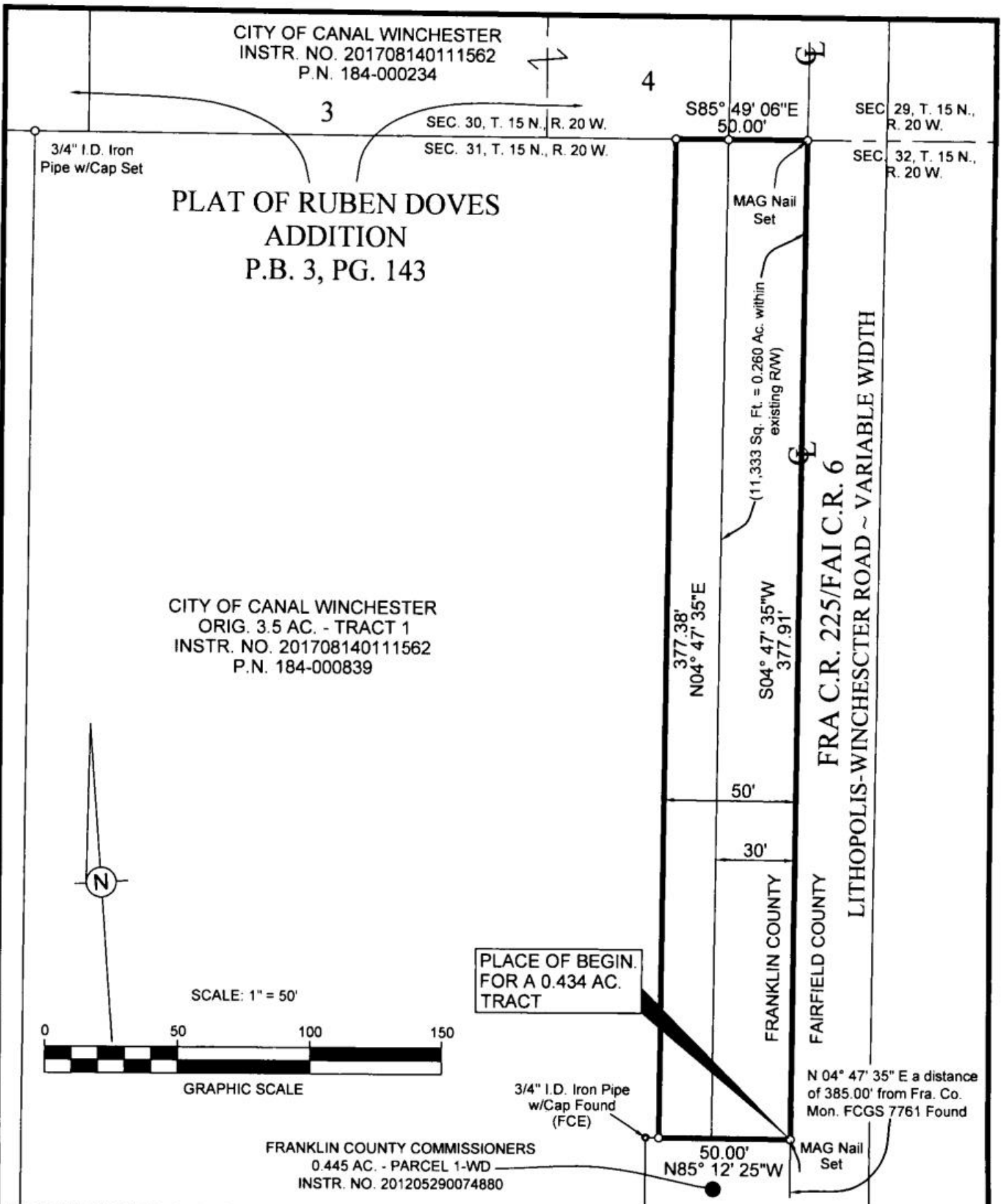
SCALE: 1" = 50'

3500 Snouffer Road, Ste. 225  
Columbus, Ohio 43235  
Ph: (614) 761-1601



By Kevin L. Baxter MARCH 05, 2019  
Kevin L. Baxter ~ Ohio Surveyor No. 7697

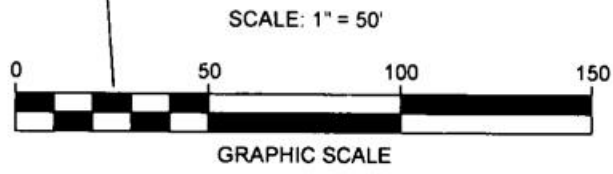
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CITY OF CANAL WINCHESTER  
 INSTR. NO. 201708140111562  
 P.N. 184-000234

**PLAT OF RUBEN DOVES  
 ADDITION  
 P.B. 3, PG. 143**

CITY OF CANAL WINCHESTER  
 ORIG. 3.5 AC. - TRACT 1  
 INSTR. NO. 201708140111562  
 P.N. 184-000839



PLACE OF BEGIN.  
 FOR A 0.434 AC.  
 TRACT

FRANKLIN COUNTY COMMISSIONERS  
 0.445 AC. - PARCEL 1-WD  
 INSTR. NO. 201205290074880

FRA C.R. 225/FAI C.R. 6  
 LITHOPOLIS-WINCHESTER ROAD ~ VARIABLE WIDTH  
 FRANKLIN COUNTY  
 FAIRFIELD COUNTY

**BASIS OF BEARINGS:** Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

—○— 3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

**EXHIBIT OF A 0.434 ACRE TRACT,  
 ALONG LITHOPOLIS-WINCHESTER ROAD,  
 NORTH OF WINCHESTER ROAD NW,  
 CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO  
 (SECTION 31, T. 15 N., R. 20 W., CONGRESS LANDS)**

SCALE: 1" = 50'  
 3500 Snuffer Road, Ste. 202  
 Columbus, Ohio 43235  
 Ph: (614) 761-1601

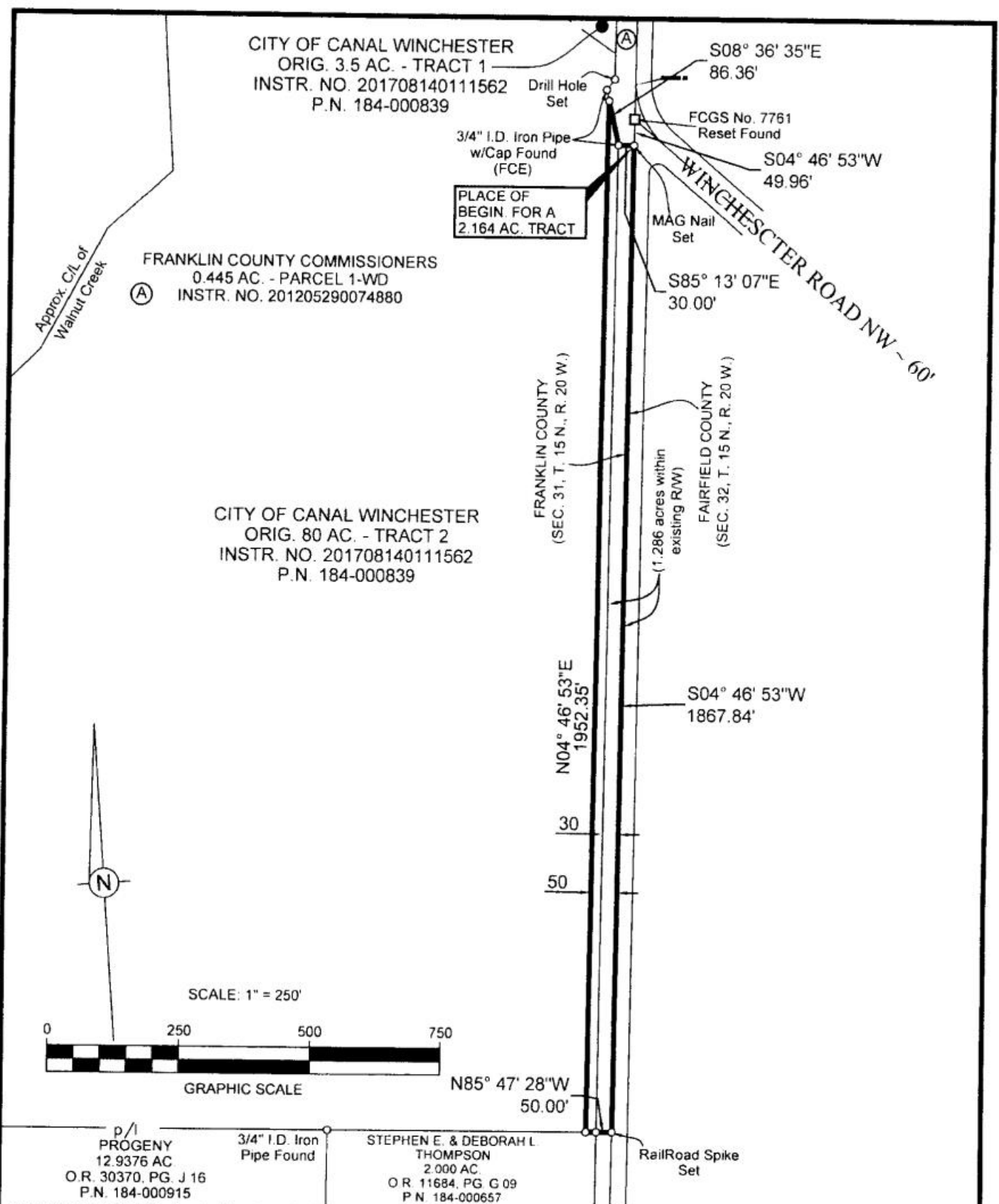


MARCH 05, 2019  
*Kevin L. Baxter*  
 Kevin L. Baxter ~ Ohio Surveyor No. 7697

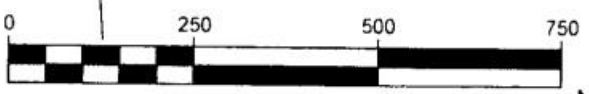


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ORD-19-023  
Exhibit D



SCALE: 1" = 250'



GRAPHIC SCALE

N85° 47' 28"W  
50.00'

p/l  
PROGENY  
12.9376 AC  
O.R. 30370, PG. J 16  
P.N. 184-000915

3/4" I.D. Iron  
Pipe Found

STEPHEN E. & DEBORAH L  
THOMPSON  
2.000 AC  
O.R. 11684, PG. G 09  
P.N. 184-000657

RailRoad Spike  
Set

**BASIS OF BEARINGS:** Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

**EXHIBIT OF A 2.164 ACRE TRACT,  
ALONG LITHOPOLIS-WINCHESTER ROAD,  
SOUTH OF WINCHESTER ROAD NW,  
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO  
(SECTION 31, T. 15 N., R. 20 W., CONGRESS LANDS)**

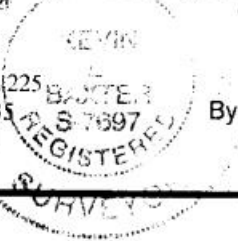
SCALE: 1" = 50'

3500 Snouffer Road, Ste. 225  
Columbus, Ohio 43235  
Ph: (614) 761-1661

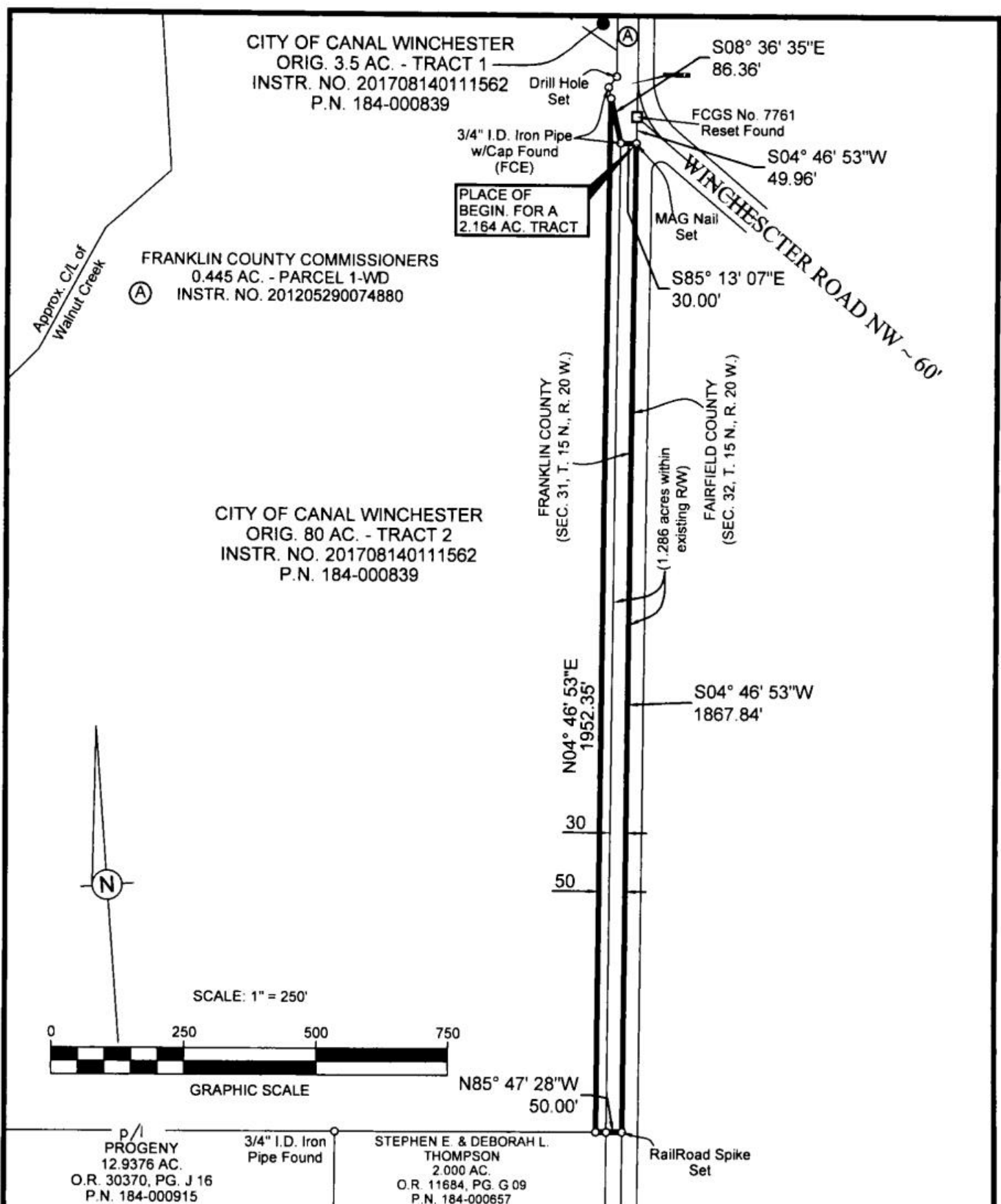
By

*Kevin L. Baxter*  
Kevin L. Baxter ~ Ohio Surveyor No. 7697

MARCH 05, 2019



H:\Jobs\2017\172\CADD\Survey\Exhibit\McGill Park R. W-2.dwg 03/05/2019



**BASIS OF BEARINGS:** Basis of bearings is the centerline of Lithopolis-Winchester Road (north from Winchester Road NW), being N 04° 47' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

**3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.**

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 CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO  
 (SECTION 31, T. 15 N., R. 20 W., CONGRESS LANDS)**

**SCALE: 1" = 50'**  
 3500 Snouffer Road, Ste. 225  
 Columbus, Ohio 43235  
 Ph: (614) 761-6661

MARCH 05, 2019  
*Kevin L. Baxter*  
 Kevin L. Baxter ~ Ohio Surveyor No. 7697



H:\Jobs\2017172\CADD\Survey\Exhibit\McGill Park R W-2.dwg 03/05/2019