

COMMITTEE

PUBLIC SERVICE & TRANSPORTATION
INTRODUCED BY

MARYELLEN O'SHAUGHNESSY
DATE OF FIRST READING

MAY 14 2001

COLUMBUS CITY COUNCIL

ORIGINAL

Ordinance No. 0781-01

~~Resolution No.~~

~~30 Day~~ Emergency

I Certify Compliance With Title 39

As Of (Date) _____

Authorized Signature _____

CITY ATTORNEY: This ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

By: _____ Date: _____

FLOOR ACTION
(Clerks Office Only)

MAY 21 2001

P(70)

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

Date: _____ No: _____

Fd No.: _____ Div. No. _____ Ch. _____

By: _____ Amt: _____

City Auditor or Deputy Auditor

5-1-01

EXPLANATION OF LEGISLATION

#4126

Background:

The City of Columbus is the owner of that right-of-way identified as the unimproved alley west of Karl Road from Acton Road to the alley north thereof. The Public Service Department, Engineering and Construction Division, has received a request from the abutting property owners, asking that the City sell this alley. Sale of this alley will allow the abutting property owners to increase security to their homes and will increase the size of their yards. The Department of Law, Real Estate Division, estimated a total value of \$2,613.00 for this right-of-way. All appropriate Departments/Divisions, Area Commissions and utility companies were notified of the proposed transfer. After investigation it has been determined that the transfer of the requested right-of-way will not adversely affect the City. The Land Review Commission voted to recommend that this right-of-way be transferred for \$2,613.00. The following legislation authorizes the proposed transfer.

Emergency Justification:

N/A

Fiscal Impact:

The City will receive a total of \$2,613.00, to be deposited in Fund 748, Project 537650, as consideration for the transfer of the requested right-of-way.

Mary Lu English (5471)

Contact: For Questions - Phone on this Legislation

Pam O'Connell
OMC Approved (Division Head)

[Signature]
Approved (Department Head)

TITLE (BRIEF DESCRIPTION)

To authorize the Director of the Public Service Department to execute those documents required to sell that right-of-way identified as the unimproved alley west of Karl Road from Acton Road to the alley north thereof to the abutting property owners, Tumika Williams Wilson and Theodore Wilson; Ronald J. Evans; Gary D. Owens; and John C. and Catherine A. Proctor; and to waive the competitive bidding provisions of Columbus City Codes.

[Signature]
MAYOR'S ACTION
SIGNED _____ DATE 5/22/01

COUNCIL ACTION
MAY 21 2001
DATE PASSED/ADOPTED

[Signature]
PRESIDENT OF COUNCIL
[Signature]
CITY CLERK

VETO _____ DATE _____

WHEREAS, the City of Columbus is the owner of that right-of-way identified as the unimproved alley west of Karl Road from Acton Road to the alley north thereof; and

WHEREAS, the Public Service Department, Engineering and Construction Division, has received a request from the abutting property owners asking that the City sell this alley to allow for increased security and larger yards for their abutting properties; and

WHEREAS, a general utility easement in, on, over, across, under and through this right-of-way shall be retained by the City; and

WHEREAS, the Department of Law, Real Estate Division, estimated a total value of \$2,613.00 for this right-of-way; and

WHEREAS, after investigation, it has been determined that the transfer of the requested right-of-way will not adversely affect the City; and

WHEREAS, the Land Review Commission has voted to recommend that said right-of-way be transferred to the abutting property owners for \$2,613.00; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Public Service Department be and is hereby authorized to execute quit claim deeds and other incidental instruments prepared by the Real Estate Division, Department of Law, necessary to transfer the following described right-of-way to Theodore A. Wilson and Tumika Williams-Wilson, husband and wife for their joint lives, remainder to the survivor of them for \$1,306.50; to-wit:

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of the western 10 feet of a 20 foot in width alley as shown on the plat of Edgemont Gardens as recorded in Plat Book 18, Page 23, and being more particularly described as follows:

Beginning at an iron pin set at the southeasterly corner of Lot 118 in said Edgemont Gardens (Lot 118 conveyed to Tumika Williams Wilson and Theodore Wilson in Instrument Number 20000426081171), also being the northerly right-of-way of Acton Road;

Thence North 04°07'00" East, along the easterly line of said Lot 118, a distance of 195.00 feet to an iron pin set at the northeasterly corner of said Lot 118;

Thence, South 86°17'00" East, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the center of said 20 foot alley;

Thence, South 04°07'00" West, along the center of said 20 foot alley, a distance of 195.00 feet to an iron pin set in the northerly right-of-way line of said Acton Road;

Thence, North 86°17'00" West, along the northerly right-of-way of said Acton Road, a distance of 10.00 feet to THE PLACE OF BEGINNING.

Containing 0.045 acres (1950 square feet) of land, more or less.

Bearings are based on the bearings as contained on the plat of Edgemont Gardens, as platted and recorded in Plat Book 18, Page 23.

All iron pins set are ¾ inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313."

All references are to records of the Recorder's Office, Franklin County, Ohio.

David B. McCoy, Registered Professional Surveyor No. 7632

Section 2. That the Director of the Public Service Department be and is hereby authorized to execute quit claim deeds and other incidental instruments prepared by the Real Estate Division, Department of Law, necessary to transfer the following described right-of-way to Ronald J. Evans for \$670.00; to-wit:

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of the eastern 10 feet of a 20 foot in width alley as shown on the plat of Edgemont Gardens as recorded in Plat Book 18, Page 23, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 179 in said Edgemont Gardens (Lot 178-179 conveyed to Ronald J. Evans in O.R. 14794-J14), also being the northerly right-of-way of Acton Road;

Thence North 86°17'00" West, along the northerly right-of-way of said Acton Road, a distance of 10.00 feet to an iron pin set in the center of said 20 foot alley;

Thence, North 04°07'00" East, along the center of said 20 foot alley, a distance of 102.50 feet to an iron pin set;

Thence, South 86°17'00" East, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set at the northwesterly corner of said Lot 178;

Thence, South 04°07'00" West, along the westerly line of said Lots 178 and 179, a distance of 102.50 feet to THE PLACE OF BEGINNING.

Containing 0.024 acres (1250 square feet) of land, more or less.

Bearings are based on the bearings as contained on the plat of Edgemont Gardens, as platted and recorded in Plat Book 18, Page 23.

All iron pins set are ¾ inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313."

All references are to records of the Recorder's Office, Franklin County, Ohio.

David B. McCoy, Registered Professional Surveyor No. 7632

Section 3. That the Director of the Public Service Department be and is hereby authorized to execute quit claim deeds and other incidental instruments prepared by the Real Estate Division, Department of Law, necessary to transfer the following described right-of-way to Gary D. Owens for \$418.75; to-wit:

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of the eastern 10 feet of a 20 foot in width alley as shown on the plat of Edgemont Gardens as recorded in Plat Book 18, Page 23, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 177 in said Edgemont Gardens (Lot 177 conveyed to Gary D. Owens in O.R. 12305-G14);

Thence, North 86°17'00" West, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the center of said 20 foot alley;

Thence, North 04°07'00" East, along the center of said 20 foot alley, a distance of 62.50 feet to an iron pin set;

Thence, South 86°17'00" East, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the westerly line of Lot 176 in said Edgemont Gardens subdivision;

Thence, South 04°07'00" West, along the westerly line of Lots 176 and 177, a distance of 62.50 feet to THE PLACE OF BEGINNING.

Containing 0.014 acres (650 square feet) of land, more or less.

Bearings are based on the bearings as contained on the plat of Edgemont Gardens, as platted and recorded in Plat Book 18, Page 23.

All iron pins set are ¾ inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313."

All references are to records of the Recorder's Office, Franklin County, Ohio.

David B. McCoy, Registered Professional Surveyor No. 7632

Section 4. That the Director of the Public Service Department be and is hereby authorized to execute quit claim deeds and other incidental instruments prepared by the Real Estate Division, Department of Law, necessary to transfer the following described right-of-way to John C. Proctor and Catherine A. Proctor, husband and wife, for \$217.75; to-wit:

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of the eastern 10 feet of a 20 foot in width alley as shown on the plat of Edgemont Gardens as recorded in Plat Book 18, Page 23, and being more particularly described as follows:

Commencing, for reference, at an iron pin set at the northeasterly corner of Lot 118 in said Edgemont Gardens subdivision;

Thence, South 86°17'00" East, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the center of said 20 foot in width alley, said iron pin

set being THE PLACE OF BEGINNING of the herein to be described tract of land;

Thence, South 86°17'00" East, continuing across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the westerly line of Lot 176 in said Edgemont Gardens (Lot 176 conveyed to John and Catherine Proctor in Deed Book 3686, Page 811);

Thence South 04°07'00" West, along the westerly line of said Lot 176, a distance of 30.00 feet to an iron pin set;

Thence, North 86°17'00" West, across said 20 foot in width alley, a distance of 10.00 feet to an iron pin set in the center of said 20 foot in width alley;

Thence, North 04°07'00" East, along the center of said 20 foot alley, a distance of 30.00 feet to THE PLACE OF BEGINNING.

Containing 0.007 acres (300 square feet) of land, more or less.

Bearings are based on the bearings as contained on the plat of Edgemont Gardens, as platted and recorded in Plat Book 18, Page 23.

All iron pins set are ¾ inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313."

All references are to records of the Recorder's Office, Franklin County, Ohio.

David B. McCoy, Registered Professional Surveyor No. 7632

Section 5. That the above referenced real property shall be considered excess road right-of-way and the public right therein shall terminate upon the Director's execution and delivery of said quit claim deeds to the grantees thereof.

Section 6. That the \$2,613.00 to be received by the City as consideration for the sale of this right-of-way shall be deposited in Fund 748, Project 537650.

Section 7. That a general utility easement in, on, over, across, under and through the above described right-of-way be and hereby is retained unto the City of Columbus.

Section 8. That this Council has determined it is in the best interest of the City of Columbus to allow this property to be sold without requiring competitive bidding and hereby waives the competitive bidding provision of Columbus City Codes (1959) Revised, Section 329.25 with regards to the transfer of this property.

Section 9. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Trade and Development

Attn.: Donna Hunter, Administrator
Land Management Office

FROM: Mary Lu English *M.L.E.*
Right-of-Way Coordinator

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 00-29

DATE: January 23, 2001

Attached please find a request to sell the unimproved alley west of Karl Road from Acton Road to the alley north thereof to allow for additional yard for the abutting property owners. A total value of \$2,613.00 has been determined for this right of way as indicated on the attached form. The proposed purchasers have been notified of this price and have returned signed authorizations to proceed.

It is now necessary for the Department of Trade and Development to review the attached information and identify any possible mitigation. When your review is complete and any outstanding issues have been resolved, please fill in the final portion of the form and place this item on the Land Review Commission agenda for their consideration.

If you have any questions or need additional information please call me at 5471.

Enclosure

cc: Pamela A. Clawson, P.E., City Engineer
Ted Beidler, P. E., Planning & Program Section Manager
Clyde R. Garrabrant, P. S., R/W & Utilities Supervisor
L:\marylu\letters\00-29 transmittal.doc

614-645-8290
614-645-3182
614-645-6376
614-645-7602
614-645-8281
614-645-7620
614-645-7790

Director's Office
Construction Inspection Division
Engineering and Construction Division
Facilities Management Division
Fleet Management Division
Refuse Collection Division
Traffic Engineering and Parking Division

City Hall, 90 W. Broad Street, 3rd Floor, Columbus, Ohio 43215-9009
1801 E. 17th Avenue, Columbus, Ohio 43219-1007
169 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023
City Hall, 90 W. Broad Street, Rev. B. to, Columbus, Ohio 43215-9001
423 Short Street, Columbus, Ohio 43215-5614
2100 Alum Creek Drive, Columbus, Ohio 43221-1714
109 North Front Street, 2nd Floor, Columbus, Ohio 43215-9024

FAX 615-7805
FAX 645-3298
FAX 645-6938
FAX 645-7180
FAX 645-7437
FAX 645-7296
FAX 645-7321

TTY 645-7011
TTY 645-8835
TTY 645-6507



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Linda K. Page, Director

REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY
By Department of Public Service

Name of Petitioner: **Michael Hrabcak, counsel**

File No. **00-29**

REQUEST IS TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease |
| <input type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

the unimproved alley west of Karl Road from Acton Road to the alley north

PROPOSED USE OF AREA:

residential in nature

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- | | | | |
|---|--|--------------------------------------|--|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| All Utilities contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| Area Commission contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| All abutting property owners notified of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| Petitioner notified of need for survey and metes & bounds description: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | |
| Department Recommendation: | <input checked="" type="checkbox"/> SELL | <input type="checkbox"/> VACATE | <input type="checkbox"/> TRANSFER AT NO CHARGE |
| | <input type="checkbox"/> GRANT EASEMENT | <input type="checkbox"/> GRANT LEASE | <input type="checkbox"/> RELEASE AN EASEMENT |

Signature: Robert C. Smith

Date: 9/14/00

REAL ESTATE DIVISION ACTION:

- | | | |
|--|---|---|
| Estimated Value from County Tax Records: | \$ 2,613.00 | 3900sf@\$0.67 |
| Estimated Value from Professional Appraisal | \$ <u>N/A</u> | |
| RED Value Recommendation to Trade & Development | \$ <u>2,613.00</u> | |
| Negotiated Value Recommendation to Trade & Development | \$ <u>N/A</u> | |
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO * City Sewers |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

RCS/JCL

cc: File No. 00-29

K:\Right-of-way & Utilities\Right-of-way sales ect\00_VACATE00-29r.doc

614-645-8290 Director's Office
614-645-3182 Construction Inspection Division
614-645-R376 Engineering and Construction Division
614-645-7602 Facilities Management Division
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-7790 Traffic Engineering and Parking Division

City Hall / 90 W. Broad Street, 3rd Floor / Columbus, Ohio 43215-9009
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2100 Alum Creek Drive / Columbus, Ohio 43207-1714
109 North Front Street, 2nd Floor / Columbus, Ohio 43215-9024

FAX: 645-7805
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FAX: 645-6938
FAX: 645-7180
FAX: 645-7347
FAX: 645-7296
FAX: 645-7921
TTY: 645-7011
TTY: 645-8833
TTY: 645-6507

DEPARTMENT OF TRADE AND DEVELOPMENT ACTION:

(Please CHECK the correct answer)

Mitigating Circumstances Identified: YES NO

Recommended Action: DISAPPROVED TRANSFER AT NO CHARGE SELL
 VACATE GRANT EASEMENT RELEASE AN EASEMENT

Signature: Mark Barbash Date: 1/24/01
by dh

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH**

_____ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

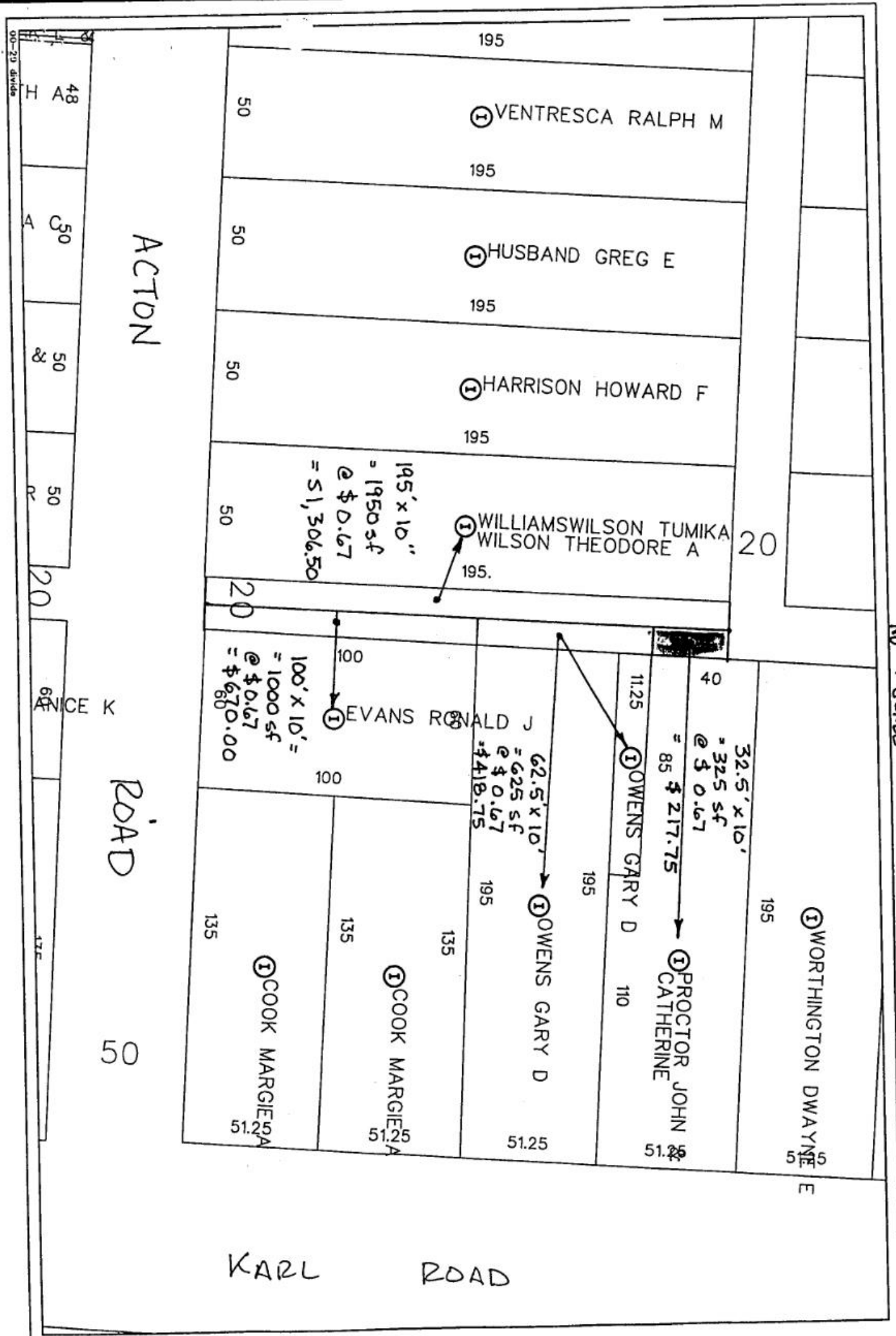
_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Abutting property owners (Evans, Proctor & Wilson)
File No. 00-29



NO SCALE

ACTON ROAD

NICE K ROAD

KARL ROAD

① VENTRESCA RALPH M

① HUSBAND GREG E

① HARRISON HOWARD F

① WILLIAMSWILSON TUMIKA
WILSON THEODORE A

195' x 10'
= 1950 sf
@ \$ 0.67
= \$ 1,306.50

① EVANS RONALD J

100' x 10' =
= 1000 sf
@ \$ 0.67
= \$ 670.00

62.5' x 10' =
= 625 sf
@ \$ 0.67
= \$ 418.75

① OWENS GARY D

① PROCTOR JOHN
CATHERINE

32.5' x 10' =
= 325 sf
@ \$ 0.67
= \$ 217.75

① WORTHINGTON DWAYNE E

① COOK MARGIE A

① COOK MARGIE A

00-23 divide
H A 48
A C 50
& 50
R 50
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NICE K
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135

135

135

5

5

5



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

October 11, 2000

Ronald J. Evans
1366 Acton Road
Columbus, Ohio 43224

Dear Mr. Evans:

The City of Columbus, Engineering and Construction Division has received a request to sell the unimproved alley west of Karl Road from Acton Road to the alley north thereof to allow for yard expansions. After investigation, it has been determined there are no City objections to the sale of this right-of-way, however due to the presence of existing utilities a general utility easement in, on, over, across, under and through this right-of-way must be retained by the City of Columbus. Pursuant to City of Columbus Resolution Number 113X-86, which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$670.00 for that portion of this excess right-of-way adjacent to your property as shown on the attached map.

If you desire to proceed with the purchase of the above referenced right-of-way please sign and date this letter in the space provided below then return, within thirty days, to Mr. Robert C. Smith, P.E., City Engineer, Public Service Department, Engineering and Construction Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If you do not respond or if you do not choose to proceed with the purchase of this excess right-of-way Theodore A. Wilson will be offered the opportunity to purchase your fair share of this alley for the stated price of \$670.00. Should you object to the stated transfer price of \$670.00 you will need to contact Ms. Donna Hunter in the Department of Trade and Development to discuss the possibility of mitigation of this price. Ms. Hunter's address is: Department of Trade and Development, Attention Donna Hunter, Administrator, Land Management Office, 109 North Front Street, Columbus, Ohio 43215. Please forward a copy of any correspondence sent to Ms. Hunter to me for the file. For your convenience, I have attached the list of valid mitigating circumstances that the City considers when reducing a right-of-way transfer price. Please be aware that unless mitigating circumstances that directly benefit the Engineering and Construction Division can be identified, Engineering and Construction Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Trade and Development.

After an agreement on the transfer price is reached the Department of Trade and Development will place this request on the Land Review Commission agenda for their consideration.

614-645-8290 Director's Office
614-645-3182 Construction Inspection Division
614-645-8376 Engineering and Construction Division
614-645-7602 Facilities Management Division
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-7790 Traffic Engineering and Parking Division

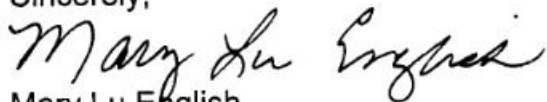
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TTY: 645-7011
TTY: 645-8833
TTY: 645-6507

Ronald Evans
October 11, 2000
Page Two

If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

Ronald J. Evans



Signature

Date

Enclosures

cc: Robert C. Smith, P.E., City Engineer
Robert Long, P.E./P.S., Assistant City Engineer
Ted Beidler, P.E., Planning & Program Section Manager
Clyde R. Garrabrant, P.S., R/W & Utilities Supervisor
File 00-29

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City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

October 11, 2000

Gary D. Owens
3597 Karl Road
Columbus, Ohio 43224

Dear Mr. Owens:

The City of Columbus, Engineering and Construction Division has received a request to sell the unimproved alley west of Karl Road from Acton Road to the alley north thereof to allow for yard expansions. After investigation, it has been determined there are no City objections to the sale of this right-of-way, however due to the presence of existing utilities a general utility easement in, on, over, across, under and through this right-of-way must be retained by the City of Columbus. Pursuant to City of Columbus Resolution Number 113X-86, which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$418.75 for that portion of this excess right-of-way adjacent to your property as shown on the attached map.

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TTY: 645-7011
TTY: 645-8833
TTY: 645-8507

Gary Owens
October 11, 2000
Page Two

If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

Gary D. Owens

 4-22-01
Signature Date

Enclosures

cc: Robert C. Smith, P.E., City Engineer
Robert Long, P.E./P.S., Assistant City Engineer
Ted Beldler, P.E., Planning & Program Section Manager
Clyde R. Garrabrant, P.S., R/W & Utilities Supervisor
File 00-29

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City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

Yes

October 11, 2000

John and Catherine Proctor
3603 Karl Road
Columbus, Ohio 43224

Dear Property Owners:

The City of Columbus, Engineering and Construction Division has received a request to sell the unimproved alley west of Karl Road from Acton Road to the alley north thereof to allow for yard expansions. After investigation, it has been determined there are no City objections to the sale of this right-of-way, however due to the presence of existing utilities a general utility easement in, on, over, across, under and through this right-of-way must be retained by the City of Columbus. Pursuant to City of Columbus Resolution Number 113X-86, which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$217.75 for that portion of this excess right-of-way adjacent to your property as shown on the attached map.

If you desire to proceed with the purchase of the above referenced right-of-way please sign and date this letter in the space provided below then return, within thirty days, to Mr. Robert C. Smith, P.E., City Engineer, Public Service Department, Engineering and Construction Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If you do not respond or if you do not choose to proceed with the purchase of this excess right-of-way Theodore A. Wilson will be offered the opportunity to purchase your fair share of this alley for the stated price of \$217.75. Should you object to the stated transfer price of \$217.75 you will need to contact Ms. Donna Hunter in the Department of Trade and Development to discuss the possibility of mitigation of this price. Ms. Hunter's address is: Department of Trade and Development, Attention Donna Hunter, Administrator, Land Management Office, 109 North Front Street, Columbus, Ohio 43215. Please forward a copy of any correspondence sent to Ms. Hunter to me for the file. For your convenience, I have attached the list of valid mitigating circumstances that the City considers when reducing a right-of-way transfer price. Please be aware that unless mitigating circumstances that directly benefit the Engineering and Construction Division can be identified, Engineering and Construction Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Trade and Development.

After an agreement on the transfer price is reached the Department of Trade and Development will place this request on the Land Review Commission agenda for their consideration.

614-645-8290 Director's Office
614-645-3182 Construction Inspection Division
614-645-8376 Engineering and Construction Division
614-645-7602 Facilities Management Division
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-7790 Traffic Engineering and Parking Division

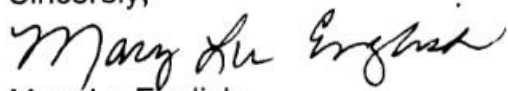
City Hall / 90 W. Broad Street, 3rd Floor / Columbus, Ohio 43215-9009
1800 E. 17th Avenue, Columbus, Ohio 43219-1007
109 North Front Street, 3rd Floor / Columbus, Ohio 43215-9023
City Hall / 90 W. Broad Street, Rm. B-16 / Columbus, Ohio 43215-9001
423 Short Street / Columbus, Ohio 43215-5614
2100 Alum Creek Drive / Columbus, Ohio 43207-1714
109 North Front Street, 2nd Floor / Columbus, Ohio 43215-9024

FAX: 645-7805
FAX: 645-3298
FAX: 645-6938
FAX: 645-7180
FAX: 645-7347
FAX: 645-7296
FAX: 645-7921
TTY: 645-7011
TTY: 645-8833
TTY: 645-6507

John and Catherine Proctor
October 11, 2000
Page Two

If you have any questions concerning this matter please contact me at 645-5471.

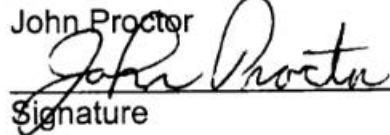
Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

John Proctor

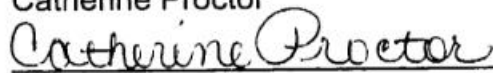


Signature

10/13/00

Date

Catherine Proctor



Signature

10/13/00

Date

Enclosures

cc: Robert C. Smith, P.E., City Engineer
Robert Long, P.E./P.S., Assistant City Engineer
Ted Beidler, P.E., Planning & Program Section Manager
Clyde R. Garrabrant, P.S., R/W & Utilities Supervisor
File 00-29

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City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

October 11, 2000

Michael Hrabcak, Esq.
Selig & Hrabcak
67 East Wilson Bridge Road
Worthington, Ohio 43085

Dear Mr. Hrabcak:

The City of Columbus, Engineering and Construction Division has reviewed your client's request to purchase the west half of the unimproved alley west of Karl Road from Acton Road to the alley north thereof to allow for yard expansion. After investigation, it has been determined there are no City objections to the sale of this right-of-way, however due to the presence of existing utilities a general utility easement in, on, over, across, under and through this right-of-way must be retained by the City of Columbus. Pursuant to City of Columbus Resolution Number 113X-86, which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$1,306.50 for said excess right-of-way as shown on the attached map.

If your client, Theodore A. Wilson, desires to proceed with the purchase of the above referenced right-of-way please have this letter signed and dated in the space provided below then return, within thirty days, to Mr. Robert C. Smith, P.E., City Engineer, Public Service Department, Engineering and Construction Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. Should your client object to the stated transfer price of \$1,306.50 you will need to contact Ms. Donna Hunter in the Department of Trade and Development to discuss the possibility of mitigation of this price. Ms. Hunter's address is: Department of Trade and Development, Attention Donna Hunter, Administrator, Land Management Office, 109 North Front Street, Columbus, Ohio 43215. Please forward a copy of any correspondence sent to Ms. Hunter to me for the file. For your convenience, I have attached the list of valid mitigating circumstances that the City considers when reducing a right-of-way transfer price. Please be aware that unless mitigating circumstances that directly benefit the Engineering and Construction Division can be identified, Engineering and Construction Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Trade and Development.

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TTY: 645-8833
TTY: 645-6507

Michael Hrabcak
October 11, 2000
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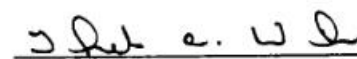
Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

Theodore A. Wilson

 12/1/00
Signature Date

Enclosures

cc: Robert C. Smith, P.E., City Engineer
Robert Long, P.E./P.S., Assistant City Engineer
Ted Beidler, P.E., Planning & Program Section Manager
Clyde R. Garrabrant, P.S., R/W & Utilities Supervisor
File 00-29

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