



Legislation Details (With Text)

File #: 2792-2023 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 10/2/2023 **In control:** Public Service & Transportation Committee

On agenda: 10/30/2023 **Final action:** 11/1/2023

Title: To authorize the Director of the Department of Public Service to execute those documents necessary for the transfer of 0.137 acre portion of Chase Alley to Ohio Health Corporation. (\$0.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - 2792-2023

Date	Ver.	Action By	Action	Result
11/1/2023	1	ACTING CITY CLERK	Attest	
10/31/2023	1	MAYOR	Signed	
10/30/2023	1	COUNCIL PRESIDENT	Signed	
10/30/2023	1	Columbus City Council	Approved	Pass
10/16/2023	1	Columbus City Council	Read for the First Time	

1. BACKGROUND: The City of Columbus, Department of Public Service, received a request from Ohio Health Corporation, asking that the City transfer them a 0.137 acre portion of the Chase Alley right-of-way. The right-of-way area, aka Chase Alley and unnamed alley, runs north/south directionally for 210' and is 20' in width. It is abutted by Oak Street at the north and State Street at the south. The unnamed alley runs east/west directionally for 270' and is 10' in width. It is abutted by Grant Avenue at the east and a building at 80 S. 6th Street at the west. The portion dead-ends at the building with no type of driveway, garage door, or any access to the building. Right-of-way areas intersect with each other. All surrounding parcels are owned by OhioHealth Corporation and/or their partners. Surrounding PIDs are 010-035689, 010-054642, 010-054636, 010-054635, 010-037895, 010-029631, 010-020010, and 010-051805.

Transfer of this right-of-way will allow OhioHealth to utilize the previously mentioned right-of-way to combine with adjacent parcels they currently own for the development of additional parking and ambulatory care services. Currently, they are planning to develop a 400-500 care parking garage and 20,000-40,000 sf of medical office space on the combined surface parking areas across from the Grant Hospital main entrance. The Department of Public Service has agreed to transfer the right-of-way via a quitclaim deed as described and shown within attached legal description and exhibit, and extinguishes its need for this public right-of-way.

Per current practice, comments were solicited from interested parties, including City agencies, private utilities and the applicable area commission, before it was determined that, subject to the retention of a general utility easement for those utilities currently located within this right-of-way, the City will not be adversely affected by the transfer of this right-of-way.

The Department of Public Service submitted a request to the City Attorney's Office, asking that they establish a value for this right-of-way, and a value of \$29.00 per square foot was established. This value is at a reduced easement retention value.

This request went before the Land Review Commission on August 17, 2023. After review of the request, the Land Review Commission voted to recommend the above referenced right-of-way be transferred to Ohio Health Corporation at complete mitigation and will be transferred at no cost to them.

2. FISCAL IMPACT: The City will receive no funds for the transfer of the requested right-of-way.

To authorize the Director of the Department of Public Service to execute those documents necessary for the transfer of 0.137 acre portion of Chase Alley to Ohio Health Corporation. (\$0.00)

WHEREAS, the City of Columbus, Department of Public Service, received a request from Ohio Health Corporation, asking that the City transfer them a 0.137 acre portion of the Chase Alley right-of-way. The right-of-way area, aka Chase Alley and unnamed alley, runs north/south directionally for 210' and is 20' in width. It is abutted by Oak Street at the north and State Street at the south. The unnamed alley runs east/west directionally for 270' and is 10' in width. It is abutted by Grant Avenue at the east and a building at 80 S. 6th Street at the west. The portion dead-ends at the building with no type of driveway, garage door, or any access to the building. Right-of-way areas intersect with each other. All surrounding parcels are owned by OhioHealth Corporation and/or their partners. Surrounding PIDs are 010-035689, 010-054642, 010-054636, 010-054635, 010-037895, 010-029631, 010-020010, and 010-051805; and

WHEREAS, transfer of this right-of-way will allow OhioHealth to utilize the previously mentioned right-of-way to combine with adjacent parcels they currently own for the development of additional parking and ambulatory care services. Currently, they are planning to develop a 400-500 care parking garage and 20,000-40,000 sf of medical office space on the combined surface parking areas across from the Grant Hospital main entrance; and

WHEREAS, the Department of Public Service has agreed to transfer via quitclaim deed the right-of-way as described and shown within attached legal description and exhibit, and extinguishes its need for this public right-of-way; and

WHEREAS, per current practice, comments were solicited from interested parties, including City agencies, private utilities and the applicable area commission, before it was determined that, subject to the retention of a general utility easement for those utilities currently located within this right-of-way, the City will not be adversely affected by the transfer of this right-of-way; and

WHEREAS, the Department of Public Service submitted a request to the City Attorney's Office, asking that they establish a value for this right-of-way; and

WHEREAS, a value of \$29.00 per square foot was established; and

WHEREAS, this request went before the Land Review Commission on August 17, 2023; and

WHEREAS, after review of the request, the Land Review Commission voted to recommend the above referenced right-of-way be transferred to Ohio Health Corporation at the cost of \$0.00; **now, therefore**

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

SECTION 1. That the 0.137 acre portion of right-of-way described and depicted in the exhibit, which is attached hereto and made a part hereof, is no longer needed by the City of Columbus and can be extinguished.

SECTION 2. That the Director of the Department of Public Service be, and hereby is, authorized to execute a quitclaim deed and other incidental instruments prepared by the City Attorney's Office, necessary to transfer the right-of-way described below and depicted in the attached exhibit which is incorporated into this ordinance for reference, to Ohio Health Corporation.

SECTION 3. That a general utility easement in, on, over, across and through this excess right-of-way shall be, and hereby is, retained for those utilities currently located within said excess right-of-way.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
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emht.com

RIGHT-OF-WAY EXHIBIT

HALF SECTION 25, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 24, 2023

Scale: 1" = 60'

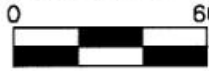
Job No: 2022-0742

Sheet No: 1 of 1

- ① OHIOHEALTH CORPORATION
I.N. 200212230329836
- ② GRANT MEDICAL CENTER
O.R. 19417D13
- ③ HOSPITAL PROPERTIES
I.N. 199711030133234
- ④ 10' Private Alley
Laura P. Mitchell
(John G. Mitchell, dower)
D.B. 93, P. 51

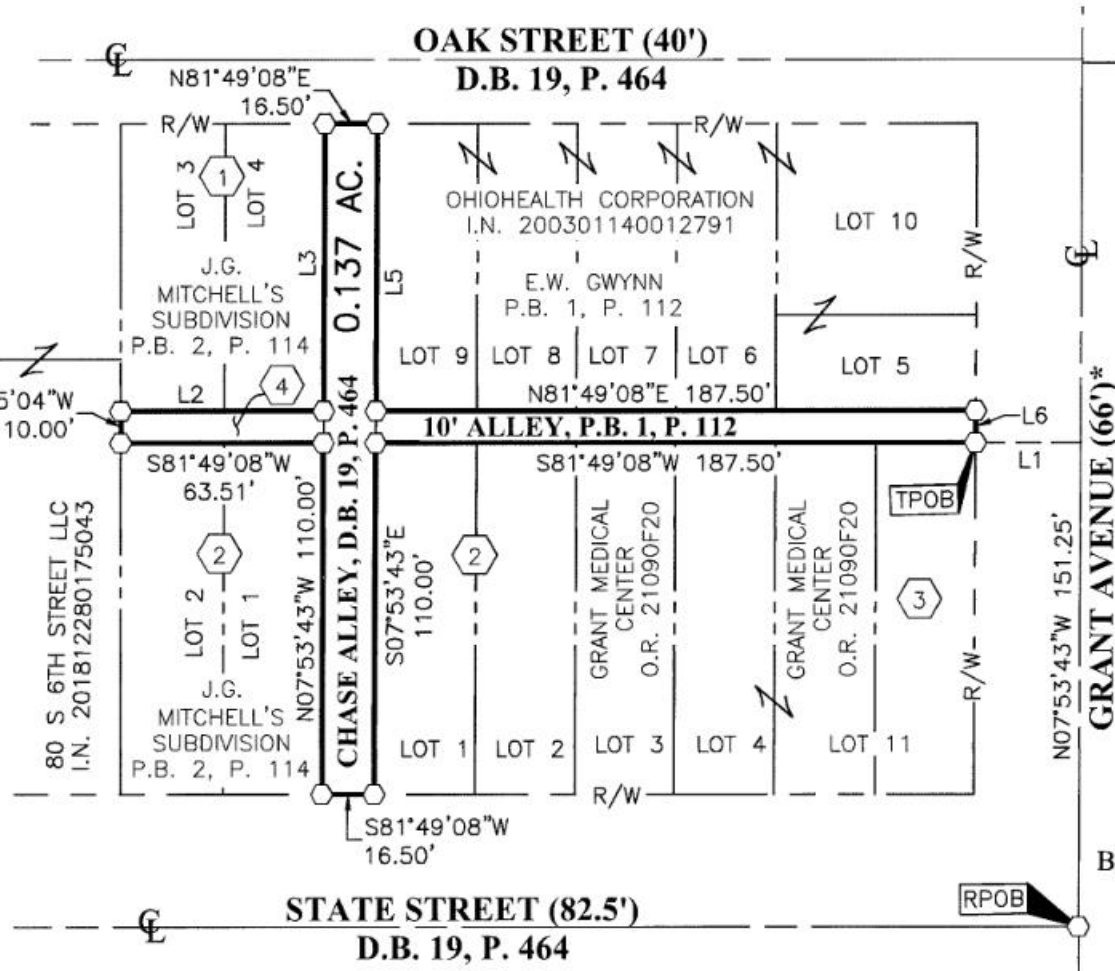
- Iron Pin Set
- ⊙ Magnetic Nail Set

Iron Pins Set are 13/16" I.D. N08°05'04"W
 iron pipes 30" long with cap
 inscribed EMHT INC.



SCALE (in feet)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°49'08"W	33.00'
L2	N81°49'08"E	63.55'
L3	N07°53'43"W	90.00'
L5	S07°53'43"E	90.00'
L6	S07°53'43"E	10.00'



BASIS OF BEARINGS:

Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). A bearing of North 81° 49' 26" East, was held for a portion of the southerly right-of-way line of East Town Street.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

NOTE:

* Originally Seventh Street, being four (4) poles in width, as dedicated in Deed Book "F", page 332 (destroyed by fire), replatted in Plat Book 3, Page 247 and also represented in Plat Book 14, Page 27. Name changed by Ordinance No. 178-31.

By

Heather L. King
 Heather L. King
 Professional Surveyor No. 8307
 Date 8/8/23

Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com



RIGHT-OF-WAY DESCRIPTION
0.137 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 25, Township 5, Range 22, Refugee Lands, being all of a 10 foot unnamed Alley, as delineated in that "E.W. Gwynn Subdivision of Lots 11, 12, and 13 of the Allotment of the Central Reservation of the Town of Columbus, of record in Plat Book 1, Page 112, all of Chase Alley, as delineated in the plat of Kelly, Northrup and Kerr's Allotment of the Central Reservation of the Town of Columbus of record in Deed Book 19, page 464, and all of a 10 foot unnamed private Alley, as delineated in the plat of John G. Mitchell's Subdivision of Lot 14 of the Allotment of the Central Reservation of the Town of Columbus, of record in Plat Book 2, Page 114, said Lot 14 conveyed to Laura P. Mitchell (John G. Mitchell, dower) by deed of record in Deed Book 93, Page 51, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Grant Avenue (66 feet wide, originally Seventh Street, name change by Ordinance No. 178-31) with State Street (82.5 feet wide), as dedicated in Deed Book "F", Page 332, destroyed by fire, re-platted in Plat Book 3, Page 247, and also represented in Plat Book 14, Page 27;

Thence North 07° 53' 43" West, with the centerline of said Grant Avenue, a distance of 151.25 feet to a point;

Thence South 81° 49' 08" West, across said Grant Avenue, a distance of 33.00 feet to a magnetic nail set at the intersection of the southerly right-of-way line of said 10 foot unnamed Alley (P.B. 1, P. 112) with the westerly right-of-way line of said Grant Avenue, being the northeasterly corner of Lot 11 of said "E.W. Gwynn Subdivision", the easterly half of said Lot 11 conveyed to Hospital Properties by deed of record in Instrument Number 199711030133234, and being the TRUE POINT OF BEGINNING;

Thence South 81° 49' 08" West, with the southerly right-of-way line of said 10 foot unnamed Alley, the northerly line of Lots 11, 4, 3, 2 and 1 of said "E.W. Gwynn Subdivision", a distance of 187.50 feet to a magnetic nail set at a northwesterly corner of said Lot 1, being in the easterly right-of-way line of said Chase Alley;

Thence South 07° 53' 43" East, with the easterly right-of-way line of said Chase Alley, with the westerly line of said Lot 1, a distance of 110.00 feet to a magnetic nail set in the northerly right-of-way line of State Street;

Thence South 81° 49' 08" West, with the northerly right-of-way line of said State Street, the southerly terminus of said Chase Alley, a distance of 16.50 feet to a magnetic nail set at the southeasterly corner of Lot 1 of said "J.G. Mitchell's Subdivision";

Thence North 07° 53' 43" West, with the westerly right-of-way line of said Chase Alley, the easterly line of said Lot 1, a distance of 110.00 feet to a magnetic nail set at the intersection of said westerly right-of-way line with southerly right-of-way line of said 10 foot private unnamed Alley (P.B. 2, P. 114), being the northeasterly corner of said Lot 1;

Thence South 81° 49' 08" West, with the southerly line of said 10 foot private unnamed Alley, the northerly line of said Lot 1 and Lot 2 of said "J.G. Mitchell's Subdivision", a distance of 63.51 feet to a magnetic nail set in the easterly line of that tract conveyed to 80 S. 6th Street LLC by deed of record in Instrument Number 201812280175043;

Thence North 08° 05' 04" West, with the westerly terminus of said 10 foot private unnamed Alley, the easterly line of said 80 S. 6th Street LLC tract, a distance of 10.00 feet to a magnetic nail set at the southwesterly corner of Lot 3 of said "J.G. Mitchell's Subdivision";

Thence North 81° 49' 08" East, with the northerly right-of-way line of said 10 foot private unnamed Alley, the southerly line of said Lot 3 and Lot 4 of said "J.G. Mitchell's Subdivision", a distance of 63.55 feet to a magnetic nail set at the intersection of said northerly right-of-way line with the westerly right-of-way line of said Chase Alley, being the southeasterly corner of said Lot 4;

Thence North 07° 53' 43" West, with the westerly right-of-way line of said Chase Alley, the easterly line of said Lot 4, a distance of 90.00 feet to a magnetic nail set in the southerly right-of-way line of Oak Street (40 feet wide), as dedicated in Deed Book 19, Page 464;

**RIGHT-OF-WAY DESCRIPTION
0.137 ACRE**

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Thence North 81° 49' 08" East, with the northerly terminus of said Chase Alley, the southerly right-of-way line of said Oak Street, a distance of 16.50 feet to a magnetic nail set at the northwesterly corner of Lot 9 of said "E.W. Gwynn Subdivision";

Thence South 07° 53' 43" East, with the easterly right-of-way line of said Chase Alley, the westerly line of said Lot 9, a distance of 90.00 feet to a magnetic nail set at the intersection of said easterly right-of-way line with the northerly right-of-way line of said 10 foot unnamed Alley (P.B. 1, P. 112), being the southwest corner of said Lot 9;

Thence North 81° 49' 08" East, with the northerly right-of-way line of said 10 foot Alley, the southerly line of said Lot 9 and Lots 8, 7, 6 and 5 of said "E.W. Gwynn Subdivision", a distance of 187.50 feet to a magnetic nail set in the westerly right-of-way line of said Grant Avenue;

Thence South 07° 53' 43" East, with the easterly terminus of said 10 foot unnamed Alley, the westerly right-of-way line of said Grant Avenue, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.137 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). A bearing of North 81° 49' 26" East, was held for a portion of the southerly right-of-way line of Town Street.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 9/18/23
Heather L. King
Professional Surveyor No. 8307

HLK: td
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