



Instrument Number: 201607270097787
Recorded Date: 07/27/2016 3:47:19 PM



Terry J. Brown
 Franklin County Recorder
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Transaction Number: T20160046374
Document Type: VACATION
Document Page Count: 8

Submitted By (Walk-In):
 STEWART TITLE AGENCY OF COLS LTD

Walk-In

Return To (Box):
 STEWART TITLE AGENCY OF COLS LTD

Box

First Grantor:
 GRANDVIEW HEIGHTS CITY OF

First Grantee:
 NATIONWIDE REALTY INVESTORS

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$48.00
Total Fees:	\$76.00
Amount Paid:	\$76.00
Amount Due:	\$0.00

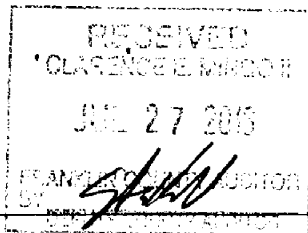
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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



RECORD OF ORDINANCES

City of Grandview Heights

Ordinance No. 2016-25 Passed July 5, 2016

An Ordinance to vacate a portion of Burrell Avenue,
as proposed within the Grandview Yard District Framework Plan

WHEREAS, by Ord. 2014-27 passed July 21, 2014, Grandview Heights City Council accepted the plat of Grandview Yard Phase 4B; and

WHEREAS, as part of Phase 4B, Burrell Avenue was, in part, reconfigured, constructed and platted to serve as an extension of West First Avenue, and in part relocated to continue along the south side of the greenspace located within the Grandview Yard, so as to conform with the grid shown in the Grandview Yard District Framework plan, previously adopted and made a part of the City's Codified Ordinances; and

WHEREAS, the City no longer has a need for the portion of Burrell Avenue shown and described in the attached Exhibit A to serve as a public road or right-of-way, and the vacation of this section of right-of-way will not be detrimental to the City or the general interest of the public; provided, however, that the City will continue to maintain easements as may be needed to provide and attend to public utilities needs and maintenance; and

WHEREAS, West First Avenue and the relocated portion of Burrell Avenue will continue to serve the same purpose as the former Burrell Avenue but has now been made consistent with the Grandview Yard District Framework plan and street grid; and

WHEREAS, after the Burrell Avenue right-of-way shown in the accompanying exhibit is vacated, it will be deeded in accordance with the terms of the Amended and Restated Development Agreement between the City of Grandview Heights and Nationwide Realty Investors and the Grandview Yard District Framework Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRANDVIEW HEIGHTS, OHIO:

SECTION 1. That the portion of Burrell Avenue located within the City of Grandview Heights and described and depicted in the attached Exhibit A, incorporated and made a part of this legislation as if fully rewritten herein, is hereby vacated, subject to the reservation by the City of an unrestricted utility easement reserved for any utility lines or public needs now or hereafter located within, under or over said vacated area and the right to maintain, operate, repair or replace any such utility lines.

SECTION 2. That the Mayor, Director of Finance, and other City officials are hereby authorized to take any additional actions necessary to effectuate and record the vacation of this right-of-way.

Stewart Title Agency
of Columbus Box

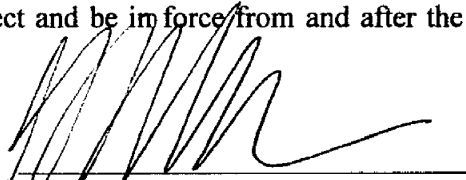
NAT
ec

RECORD OF ORDINANCES

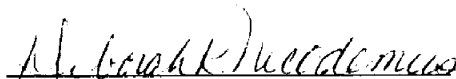
City of Grandview Heights

Ordinance No. 2016-25 Passed July 5, 2016

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.



Greta Kearns, President
Grandview Heights City Council


Attest:


Deborah K. Nicodemus, CMC
Clerk of Council

Approved as to form:

Approved Not Approved

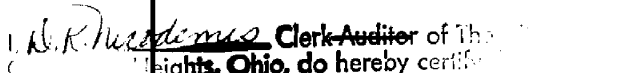
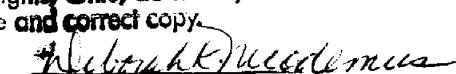

Marie-Joëlle C. Khouzam
City Attorney


Ray E. DeGraw, Mayor

Date: 7-5, 2016

Date: July 7, 2016

I HEREBY CERTIFY THAT PUBLICATION OF THE FOREGOING ORDINANCE OF RESOLUTION WAS MADE BY POSTING TRUE COPIES THEREOF AT FIVE OF THE MOST PUBLIC PLACES IN GRANDVIEW HEIGHTS AS DETERMINED BY COUNCIL PURSUANT TO ORD. 50-80, TO WIT: GRANDVIEW HEIGHTS MUNICIPAL BUILDING, STEVENSON ELEMENTARY SCHOOL, EDISON ELEMENTARY SCHOOL, GRANDVIEW HEIGHTS HIGH SCHOOL, GRANDVIEW HEIGHTS PUBLIC LIBRARY, EACH FOR A PERIOD OF FIFTEEN DAYS COMMENCING ON THE 8 DAY OF July 2016


Deborah K. Nicodemus, Clerk-Auditor of the City of Grandview Heights, Ohio, do hereby certify that this is a true and correct copy.

Deborah K. Nicodemus
Clerk-Auditor


CLERK OF COUNCIL
CITY OF GRANDVIEW HEIGHTS, OH

Ord. 2016-25 Exhibit

0.284 ACRE

Situated in the State of Ohio, County of County of Franklin, City of Grandview Heights, in Section 7, Township 5, Range 22, Refugee Lands, being part of Burrell Avenue as conveyed to the City of Grandview Heights by deeds of record in Deed Book 1472, Page 553 and Deed Book 1472, Page 556 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a permanent marker set at the northwesterly corner of Yard Street (79 feet wide, Plat Book 118, Page 6), in the southerly right-of-way line of Burrell Avenue (50 feet wide, Deed Book 1472, Page 553 and Deed Book 1472, Page 556), the northeasterly corner of that tract conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200912230185348;

thence North $86^{\circ} 21' 28''$ West, with said northerly line, a distance of 245.85 feet to an iron pin set in the easterly right-of-way line of Higgs Avenue (50 feet wide, Deed Book 1459, Page 241);

thence North $15^{\circ} 34' 16''$ West, crossing said Burrell Avenue and with the easterly right of way line of said Higgs Avenue extended, a distance of 52.95 feet to an iron pin set in the northerly right-of-way line of said Burrell Avenue, in the southerly line of that tract conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200607310149597;

thence South $86^{\circ} 21' 28''$ East, with said southerly line, a distance of 249.65 feet to an iron pin set in the westerly right-of-way line of Yard Street (79 feet wide, Plat Book 118, Page 47);

thence South $11^{\circ} 35' 59''$ East, with said westerly right-of-way line, a distance of 51.82 feet to the POINT OF BEGINNING, containing 0.284 acre of land, 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.

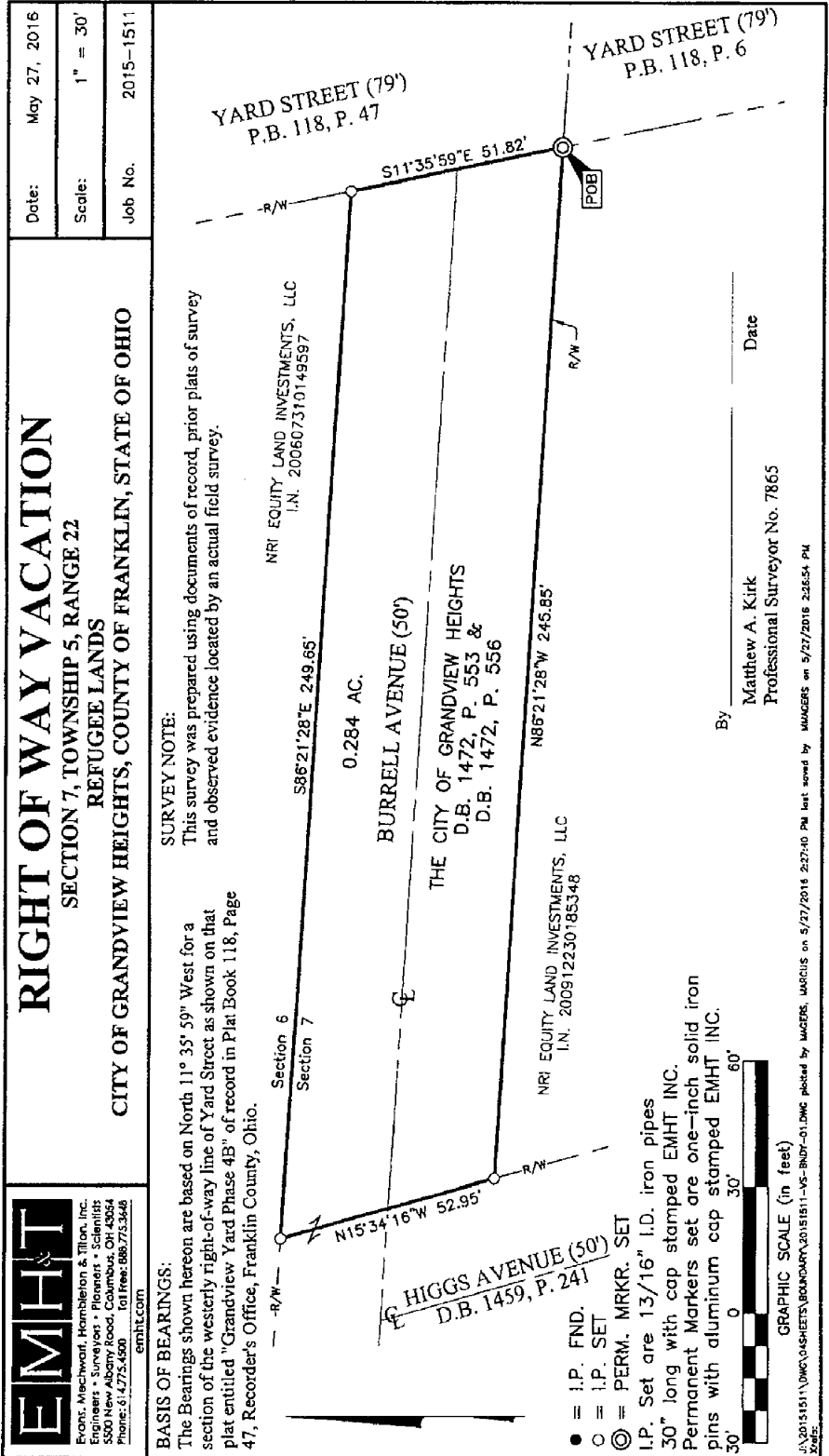
Permanent markers set, where indicated, are solid iron pins, one (1) inch diameter, thirty (30) inches long with an aluminum cap placed on the top bearing the initials EMHT INC.

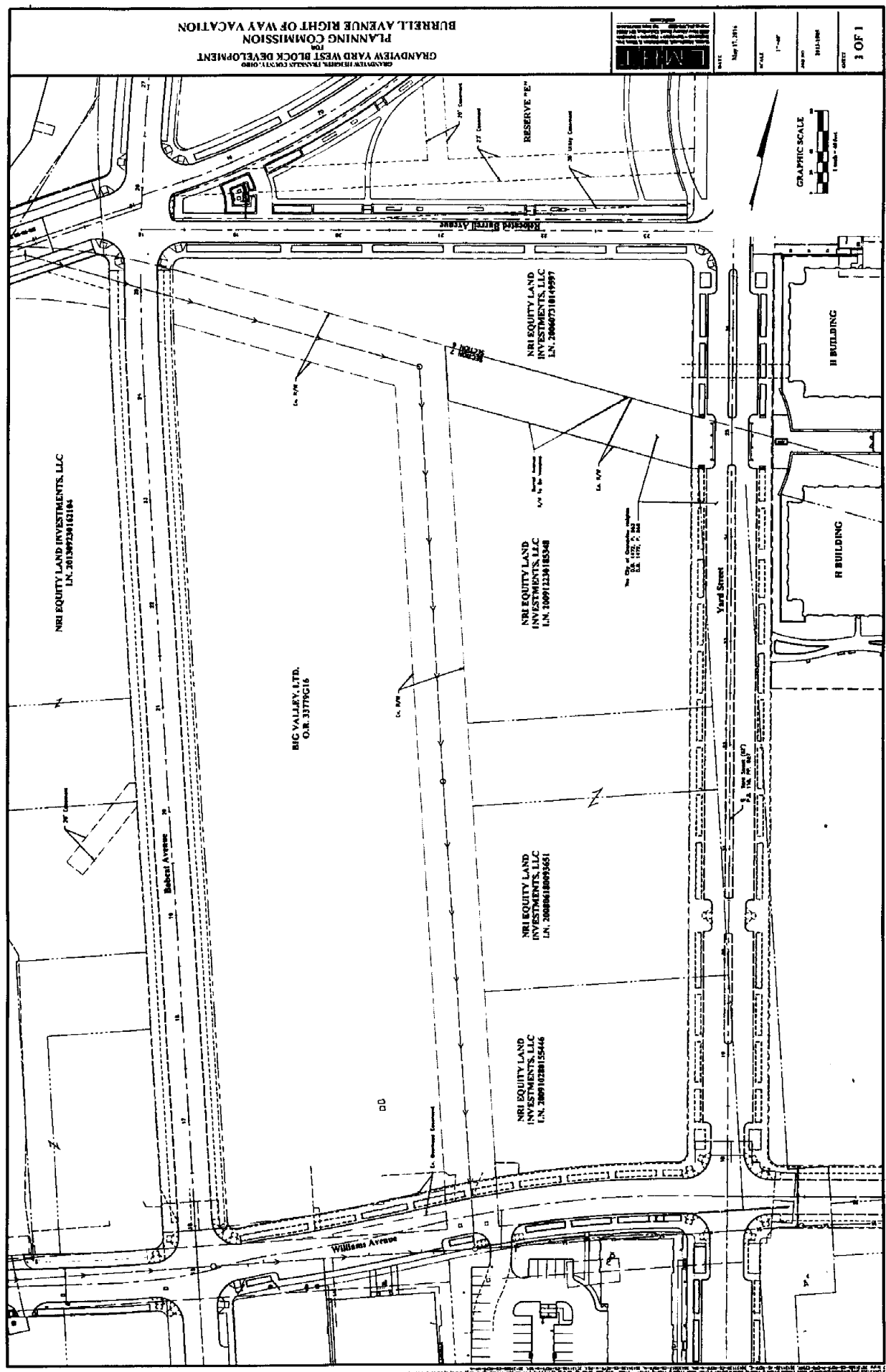
The bearings herein are based on North $11^{\circ} 35' 59''$ West, for a section of the westerly right-of-way line of Yard Street as shown on that plat entitled "Grandview Yard Phase 4B" of record in Plat Book 118, Page 47, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date





GRANDVIEW YARD WEST BLOCK DEVELOPMENT
 6860 1/2 HERRIN PARKS CENTER, OHIO
 PLANNING COMMISSION
 BURRELL AVENUE RIGHT OF WAY VACATION

DATE	May 11, 2016
SCALE	1"=40'
DATE	01/14/2016
DATE	04/27/17
1 OF 1	



0.284 ACRE

Situated in the State of Ohio, County of County of Franklin, City of Grandview Heights, in Section 7, Township 5, Range 22, Refugee Lands, being part of Burrell Avenue as conveyed to the City of Grandview Heights by deeds of record in Deed Book 1472, Page 553 and Deed Book 1472, Page 556 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a permanent marker set at the northwesterly corner of Yard Street (79 feet wide, Plat Book 118, Page 6), in the southerly right-of-way line of Burrell Avenue (50 feet wide, Deed Book 1472, Page 553 and Deed Book 1472, Page 556), the northeasterly corner of that tract conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200912230185348;

thence North 86° 21' 28" West, with said northerly line, a distance of 245.85 feet to an iron pin set at the northeasterly corner of the right-of-way line of Higgs Avenue (50 feet wide, Deed Book 1459, Page 241);

thence North 15° 34' 16" West, crossing said Burrell Avenue and with the extension of the easterly right of way line of said Higgs Avenue, a distance of 52.95 feet to an iron pin set in the northerly right-of-way line of said Burrell Avenue, in the southerly line of the remainder of that 29.453 acre tract conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200607310149597;

thence South 86° 21' 28" East, with said southerly line, a distance of 249.65 feet to an iron pin set at the southwesterly corner of the right-of-way line of Yard Street (79 feet wide, Plat Book 118, Page 47);

thence South 11° 35' 59" East, crossing said Burrell Avenue, being the westerly right of way line of Yard Street (rededicated in Plat Book 118, Page 47), a distance of 51.82 feet to the POINT OF BEGINNING, containing 0.284 acre of land, 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.

Permanent markers set, where indicated, are solid iron pins, one (1) inch diameter, thirty (30) inches long with an aluminum cap placed on the top bearing the initials EMHT INC.

The bearings herein are based on North 11° 35' 59" West, for a section of the westerly right-of-way line of Yard Street as shown on that plat entitled "Grandview Yard Phase 4B" of record in Plat Book 118, Page 47, Recorder's Office, Franklin County, Ohio.

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey in April 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

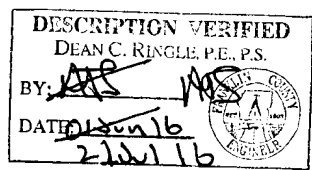
31 May 16
Date

0-17-B
SD/SP
Violation
to be
combined
with
(030)

MAK:mm
0_284 ac 2015\511-VS-BNDY-01.doc

694
+
1057

0-17-B
violate
0.284 acre
to be
combined
with
(030)
694





Evans, Mechwart, Hombleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

RIGHT OF WAY VACATION

SECTION 7, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO

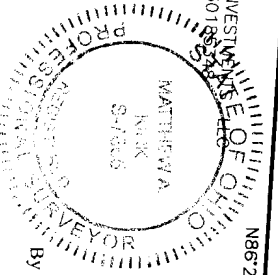
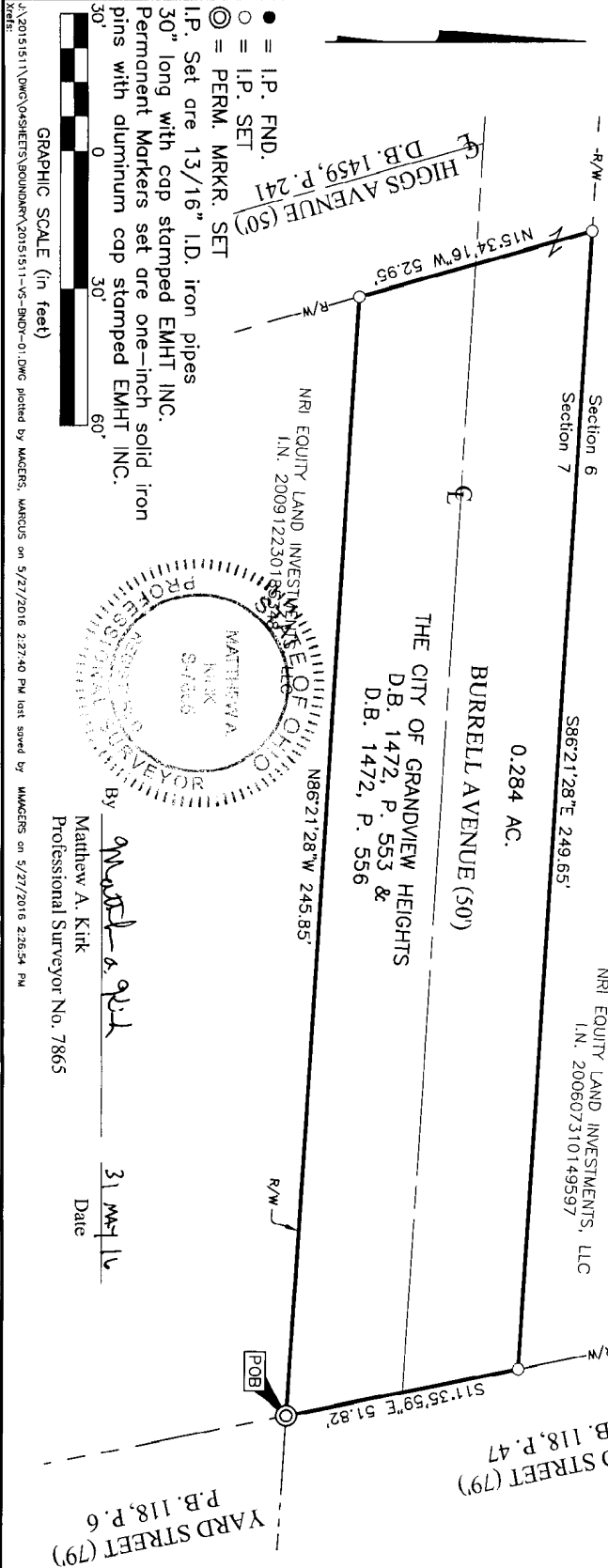
Date:	May 27, 2016
Scale:	1" = 30'
Job No.	2015-1511

BASIS OF BEARINGS:

The Bearings shown hereon are based on North $11^{\circ}35'59''$ West for a section of the westerly right-of-way line of Yard Street as shown on that plat entitled "Grandview Yard Phase 4B" of record in Plat Book 118, Page 47, Recorder's Office, Franklin County, Ohio.

SURVEY NOTE:

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



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

Date 31 MAY 16

● = I.P. FND.
○ = I.P. SET
⊙ = PERM. MKRK. SET
I.P. Set one 1 3/16" I.D. iron pipes
30" long with cap stamped EMHT INC.
Permanent Markers set one one-inch solid iron pins with aluminum cap stamped EMHT INC.

GRAPHIC SCALE (in feet)

A:\2015\1511\DWG\SHIFTS\BQUINON\2015\1511-95-BND-01.DWG plotted by MAGES, MAGES on 5/27/2016 2:27:40 PM last saved by MAGES on 5/27/2016 2:26:54 PM



Evans, Mechtwor, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
emhit.com

RIGHT OF WAY VACATION

SECTION 7, TOWNSHIP 5, RANGE 22 REFUGEE LANDS

CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 27, 2016

Scale: 1" = 30'

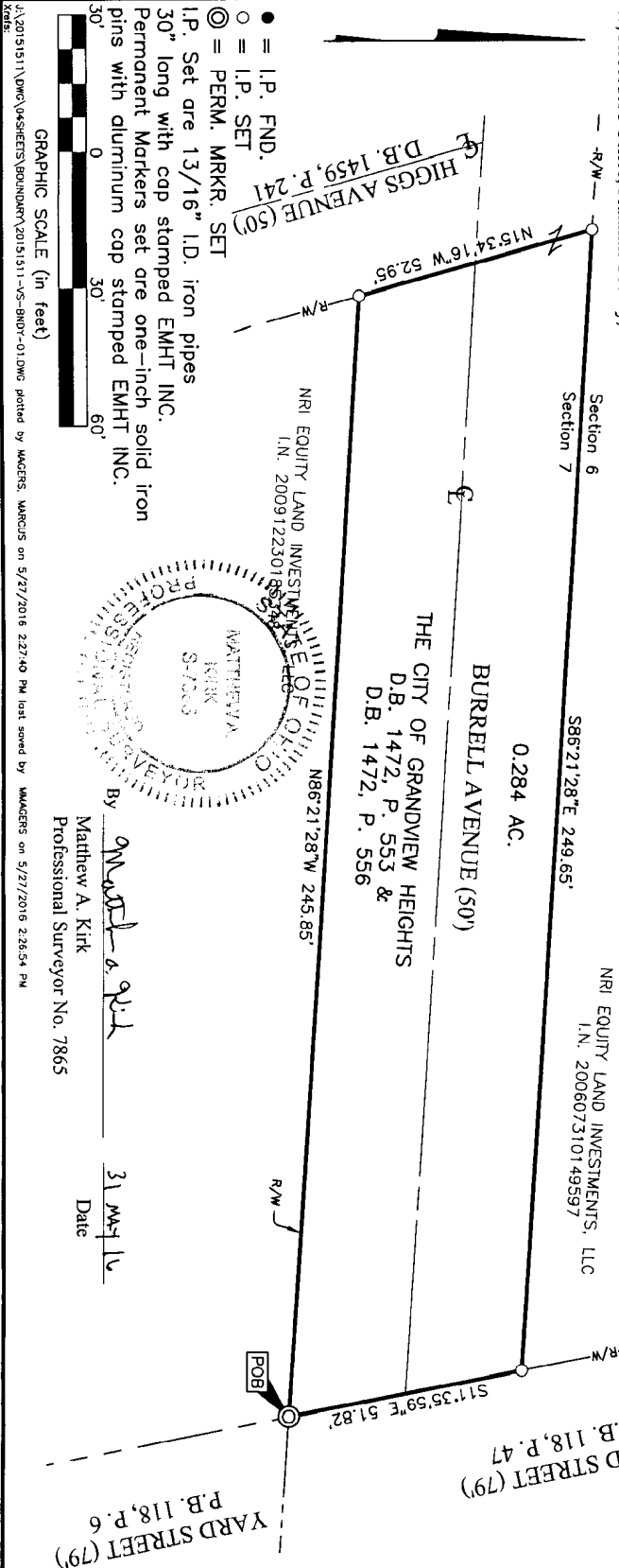
Job No. 2015-1511

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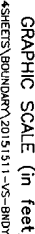
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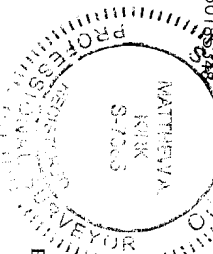
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.



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- 30" long with cap stamped EMHT INC.
- Permanent Markers set are one-inch solid iron pins with aluminum cap stamped EMHT INC.



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By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

Date 31 MAY 16