

RECORD OF ORDINANCES
City of Grandview Heights

Ordinance No. 2017-17 Passed September 18, 2017

An Ordinance to vacate approximately 80 feet of Edgehill Road no longer needed by the public due to a land transfer between contiguous property owners and the construction of new streets, and to accept a perpetual easement for pedestrian and bicycle access between Edgehill Road and Bobcat Avenue in favor of the general public.

WHEREAS, a portion of Edgehill Road indicated on the attached drawing, which is marked as Exhibit A and made a part hereof, is no longer needed as a public street due to the development of Grandview Yard; and

WHEREAS, Bobcat Avenue is now a primary vehicular, pedestrian and bicycle route between West Third Avenue and Goodale Boulevard, thereby relieving Edgehill of moving traffic between Goodale and Third; and

WHEREAS, Edgehill Road has been closed at West First Avenue since late 2015; and

WHEREAS, Edgehill Road may now function solely as a neighborhood street due to the construction of Bobcat Avenue; and

WHEREAS, the vacation and termination of Edgehill Road to a point approximately 80 feet from Bobcat Avenue will permit the City to affect a land transfer that will extend the multi-purpose path along the west side of Bobcat Avenue in a safe and orderly manner; and

WHEREAS, a bicycle connection and pedestrian connection from Edgehill Drive to Bobcat Avenue will be maintained with a permanent easement; and

WHEREAS, Council finds that it is no longer necessary to retain its full right-of-way as described in **Exhibit A**, that the vacation of a portion of this right-of-way will not be detrimental to the City or the general interest of the public, and that repurposing this section to safely extend the multi-purpose path to Third Avenue is in the City's best interest; and

WHEREAS, CER Real Estate. and Nationwide Realty Investors, Inc., the owners of the property abutting the portion of the said right-of-way to be vacated by the City, and Seraph, Ltd, an adjacent property owner, have negotiated agreements to swap of property and the disposition of the vacated rights of way as described in this Ordinance, and will execute and record such agreements subject to passage of this Ordinance.

RECORD OF ORDINANCES
City of Grandview Heights

Ordinance No. 2017-17

Passed September 18, 2017

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

SECTION 1. That the following described portion of Edgehill Road, in the City of Grandview Heights, is hereby vacated, subject to the reservation by the City of an unrestricted utility easement which is reserved for any utility lines or 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:

- Area 4 – Transferred to CER Real Estate
- Area 5A – Transferred to CER Real Estate
- Area 5B – Transferred to NRI Equity Land Investments, LLC
- Area 8A – Transferred to CER Real Estate
- Area 8B – Transferred to NRI Equity Land Investments, LLC

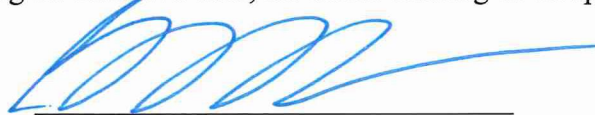
Exhibit A-1 - 0.065 Acre

Exhibit A-2 - 0.040 Acre

SECTION 2. That the following described real estate in the City of Grandview Heights is hereby accepted as perpetual easement for pedestrian and bicycle access for use by the general public.

Exhibit B - 0.021 Acre

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law, and that following its effective date, all deeds relating to swaps of land shall be recorded.



Greta Kearns, President
Grandview Heights City Council

Attest:



Deborah K. Nicodemus, CMC
Clerk of Council

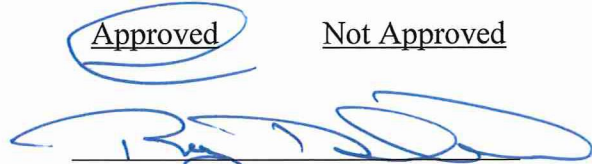
Approved as to form:


Marie-Joëlle C. Khouzam
City Attorney

Date: 9.26, 2017

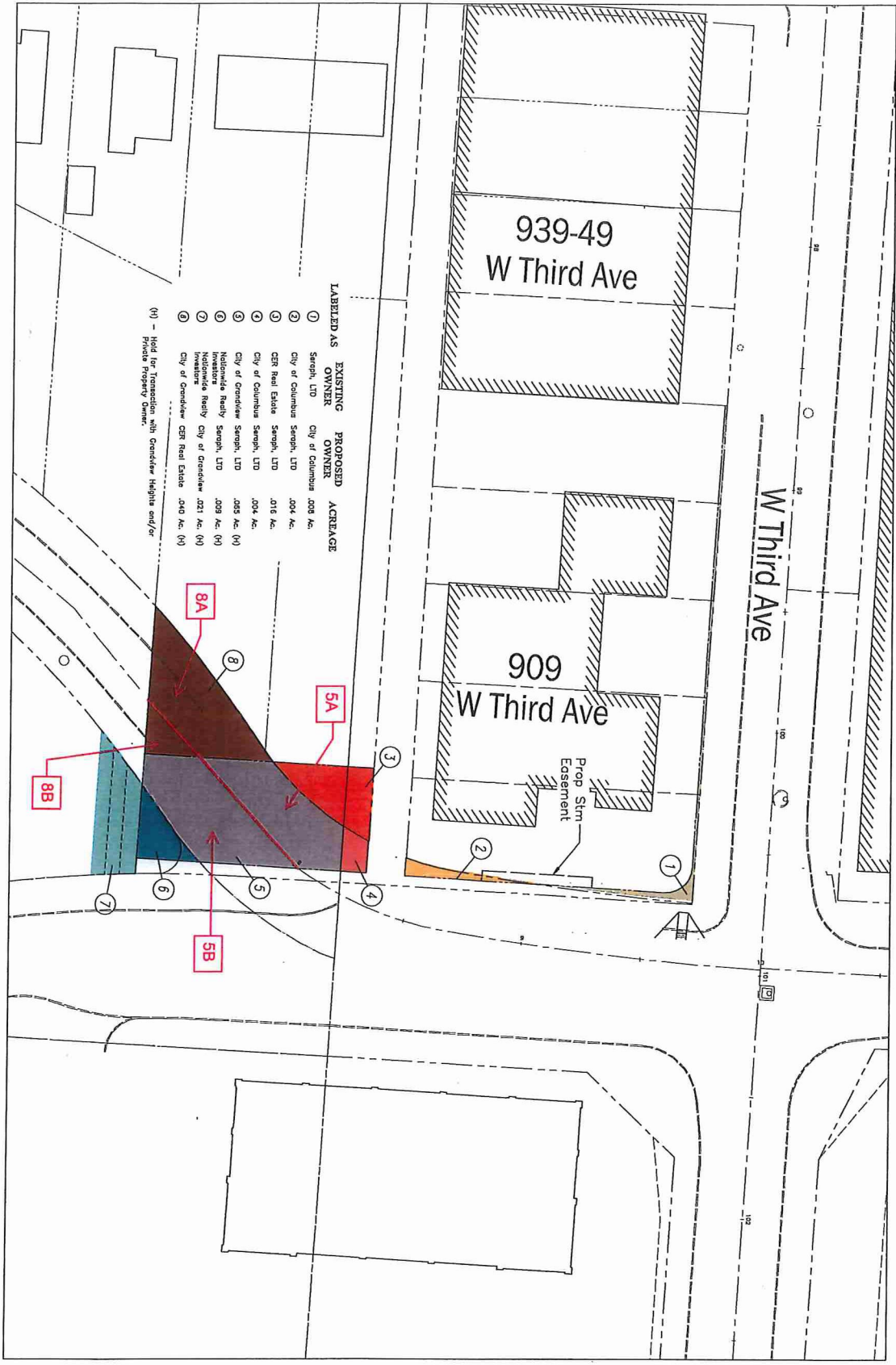
Approved

Not Approved



Ray E. DeGraw, Mayor

Date: 9/20, 2017



| CIRCLE NUMBER | EXISTING OWNER | PROPOSED OWNER | ACREAGE |
|---------------|-------------------|-------------------|--------------|
| 1 | Seroph, LTD | City of Columbus | .008 Ac. |
| 2 | City of Columbus | Seroph, LTD | .004 Ac. |
| 3 | CER Real Estate | Seroph, LTD | .018 Ac. |
| 4 | City of Columbus | Seroph, LTD | .004 Ac. |
| 5 | City of Grandview | Seroph, LTD | .005 Ac. (H) |
| 6 | Nationwide Realty | Seroph, LTD | .009 Ac. (H) |
| 7 | Nationwide Realty | City of Grandview | .021 Ac. (H) |
| 8 | City of Grandview | CER Real Estate | .040 Ac. (H) |

(H) - Hold for Transaction with Grandview Heights and/or Private Property Owner.

| <p>EMHT Survey, Mapping, Intersections & Sign, Inc. Engineers & Surveyors & Planners & Design 800 West Albany Road, Columbus, OH 43260 Phone: 614.778.2829 Fax: 614.778.2830 www.emht.com</p> | <p>DATE: November 8, 2016</p> | <p>SCALE: 1" = 30'</p> | <p>JOB NO.: 2013-0677</p> | <p>SHEET: 1/1</p> | | | | | | | | | | | | |
|---|--|--|---------------------------|-------------------|-------------|--|--|--|--|--|--|--|--|--|--|--|
| | <p>GRAPHIC SCALE 0 10 20 30 1 inch = 30 feet</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | MARK | DATE | DESCRIPTION | | | | | | | | | | | |
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0.065 ACRE

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 6, Township 5, Range 22, Refugee Lands, and being part of Edgehill Road (50 feet wide) as shown on Plat Book 14, Page 30-A, (all references are 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 northeasterly corner of Lot 132 of that subdivision entitled "Northwest Boulevard Plat No. 5" of record in Plat Book 14, Page 30-A, being the intersection of the westerly right-of-way line of said Edgehill Road with the southerly right-of-way line of an unnamed Alley (16 feet wide) as shown on said Plat Book 14, Page 30-A;

Thence with the easterly line of said Lot 132 and said westerly right-of-way line, being 25.00 feet from the centerline thereof, with the arc of a curve to the right, having a central angle of 05° 43' 54", a radius of 121.11 feet, an arc length of 12.12 feet, a chord bearing of South 30° 08' 11" West and chord distance of 12.11 feet to a magnetic nail set at the TRUE POINT OF BEGINNING;

Thence South 86° 25' 59" East, crossing said Edgehill Road, a distance of 18.41 feet to a magnetic nail set;

Thence South 03° 42' 14" West, continuing across said Edgehill Road, a distance of 58.66 feet to a magnetic nail set on a curve in the easterly right-of-way line of Edgehill Road, being the westerly line of Lot 16 of that subdivision entitled "Grandview Yard Phase 4B" of record in Plat Book 118, Page 47;

Thence with said westerly lot line and said easterly right-of-way line, being 25.00 feet from the centerline thereof, the following courses and distances:

with the arc of a curve to the right, having a central angle of 08° 29' 02", a radius of 171.11 feet, an arc length of 25.34 feet, a chord bearing of South 51° 29' 22" West and chord distance of 25.31 feet to magnetic nail set;

South 55° 43' 53" West, a distance of 5.26 feet to a magnetic nail set; and

with the arc of a curve to the left, having a central angle of 01° 17' 56", a radius of 420.00 feet, an arc length of 9.52 feet, a chord bearing of South 55° 04' 57" West and chord distance of 9.52 feet to a magnetic nail set;

Thence North 86° 17' 01" West, crossing said Edgehill Road, a distance of 12.67 feet to a magnetic nail set;

Thence North 03° 42' 14" East, continuing across said Edgehill Road, a distance of 54.05 feet to a magnetic nail set on a curve in said westerly right-of-way line and the easterly line of said Lot 132;

Thence with said easterly lot line and said westerly right-of-way line, being 25.00 feet from the centerline thereof, with the arc of a curve to the left, having a central angle of 18° 42' 27", a radius of 121.11 feet, an arc length of 39.54 feet, a chord bearing of North 42° 21' 21" East and chord distance of 39.37 feet to the TRUE POINT OF BEGINNING, containing 0.065 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.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 adjustment). Control for the bearings was from coordinates of monuments 5-83 and 4-83, having a bearing of North 00° 22' 10" West, for a portion of the west limited access right-of-way of Olentangy River Road, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment, and noted on Plat Book 118, Page 47.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2015.

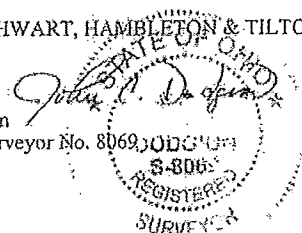
PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE: 11/03/2016 BY: RJN
~~PENDING DEED PRESENTATION~~
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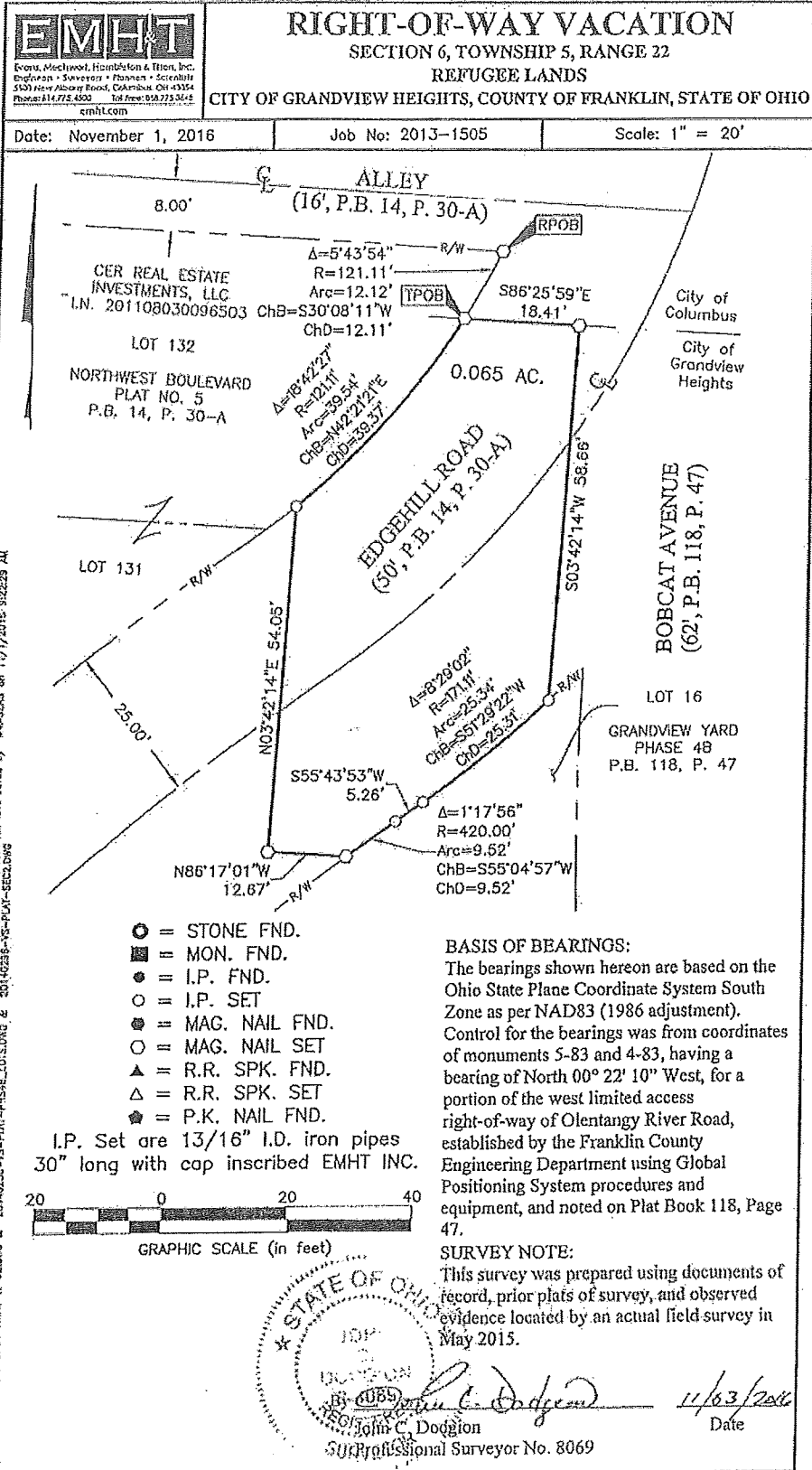
EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Date

11/03/2016



0.040 ACRE

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 6, Township 5, Range 22, Refugee Lands, and being part of Edgehill Road (50 feet wide) as shown on Plat Book 14, Page 30-A, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of Lot 131 of that subdivision entitled "Northwest Boulevard Plat No. 5" of record in Plat Book 14, Page 30-A, the northeasterly corner of Lot 130 of said "Northwest Boulevard Plat No. 5", being in the westerly right-of-way line of said Edgehill Road;

Thence with said westerly right-of-way line, being 25.00 feet from the centerline thereof, and the easterly lines of said Lot 131 and Lot 132 of said "Northwest Boulevard Plat No. 5", the following courses and distances:

with the arc of a curve to the right, having a central angle of 08° 15' 08", a radius of 470.00 feet, an arc length of 67.69 feet, a chord bearing of North 51° 36' 21" East and chord distance of 67.63 feet to a magnetic nail set;

North 55° 43' 53" East, a distance of 5.26 feet to an iron pin set; and

with the arc of a curve to the left, having a central angle of 04° 01' 18", a radius of 121.11 feet, an arc length of 8.50 feet, a chord bearing of North 53° 43' 14" East and chord distance of 8.50 feet to an iron pin set;

Thence South 03° 42' 14" West, crossing said Edgehill Road, a distance of 54.05 feet to a magnetic nail set;

Thence North 86° 17' 01" West, continuing across said Edgehill Road, a distance of 60.84 feet to the POINT OF BEGINNING, containing 0.040 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.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 adjustment). Control for the bearings was from coordinates of monuments 5-83 and 4-83, having a bearing of North 00° 22' 10" West, for a portion of the west limited access right-of-way of Olentangy River Road, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment, and noted on Plat Book 118, Page 47.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2015.

PRELIMINARY
APPROVAL
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 11/03/2016 BY: RSN

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

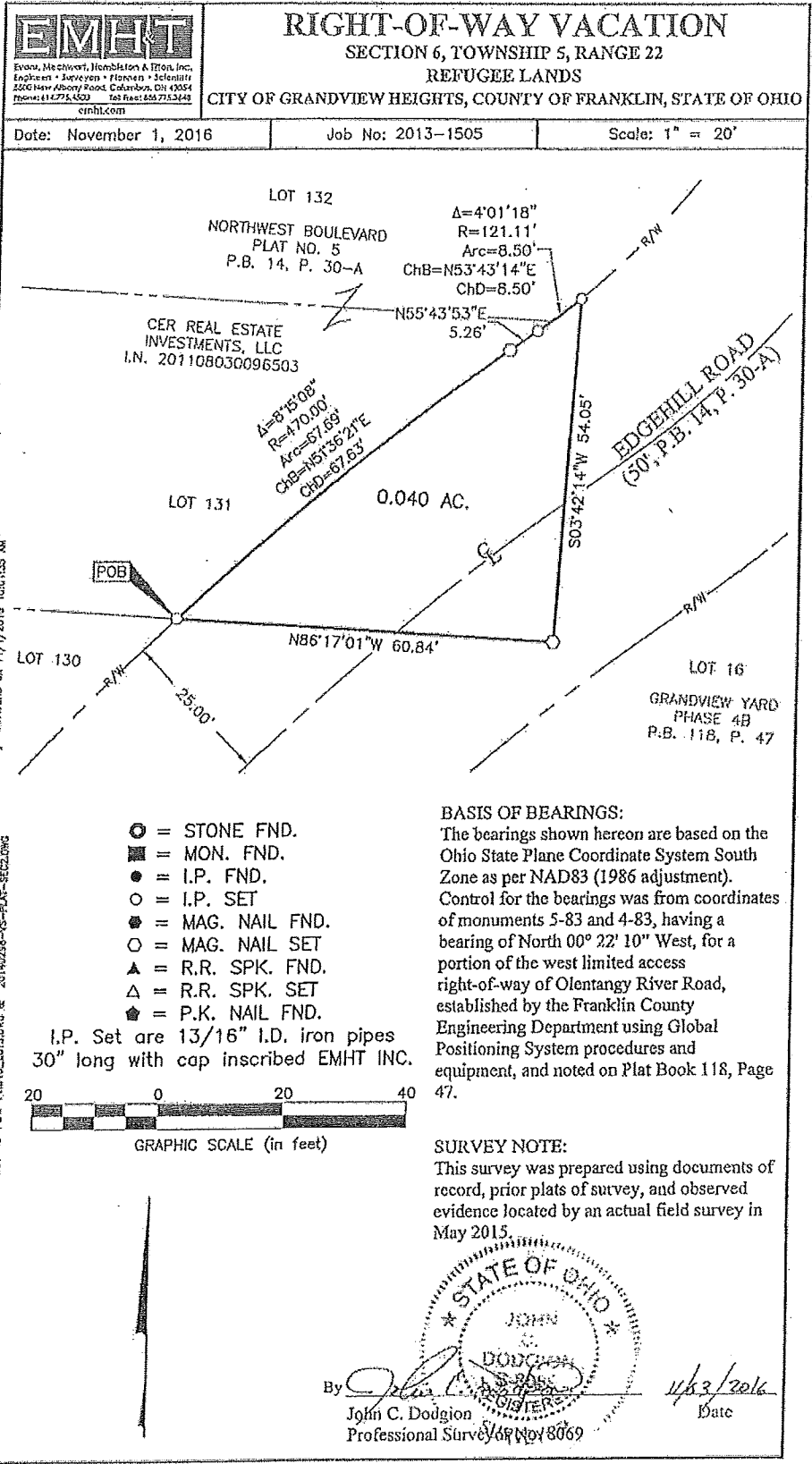
Date

11/03/2016

~~PENDING DEED PRESENTATION~~

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0.021 ACRE

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 6, Township 5, Range 22, Refugee Lands, and being part of Lot 16 of that subdivision entitled "Grandview Yard Phase 4B" of record in Plat Book 118, Page 47 and that tract of land conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 201304110059844 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the most northerly corner of said Lot 16, being the intersection of the easterly right-of-way line of Edgemoor Road (50 feet wide) as shown on Plat Book 14, Page 30-A, with the westerly right-of-way line of Bobcat Avenue (62 feet wide) as shown on said Plat Book 118, Page 47;

Thence with said westerly right-of-way line, being 31.00 feet from the centerline thereof, and the easterly line of said Lot 16, with the arc of a curve to the left, having a central angle of 03° 22' 57", a radius of 536.00 feet, an arc length of 31.64 feet, a chord bearing of South 01° 00' 46" West and chord distance of 31.64 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence continuing with said westerly right-of-way line, being 31.00 feet from the centerline thereof, and said easterly line, with the arc of a curve to the left, having a central angle of 01° 59' 37", a radius of 536.00 feet, an arc length of 18.65 feet, a chord bearing of South 01° 40' 31" East and chord distance of 18.65 feet to an iron pin set;

Thence North 86° 17' 50" West, crossing said Lot 16, a distance of 59.71 feet to an iron pin set on a curve in said easterly right-of-way line and the westerly line of said Lot 16;

Thence with said easterly right-of-way line, being 25.00 feet from the centerline thereof, and said westerly line, with the arc of a curve to the right, having a central angle of 03° 50' 54", a radius of 420.00 feet, an arc length of 28.21 feet, a chord bearing of North 52° 30' 32" East and chord distance of 28.21 feet to an iron pin set;

Thence South 86° 17' 01" East, crossing said Lot 16, a distance of 36.74 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less, of which 0.007 acres is within an existing 6 foot sidewalk easement of record in Plat Book 118, Page 47.

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

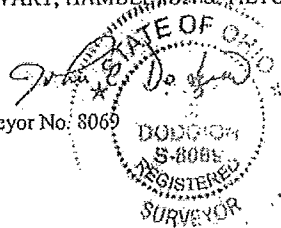
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This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2015.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Date
1/03/2016

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