

Resolution No. 0460-25

June 17, 2025

Resolution setting dates for the viewing and final hearing for the vacation of a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio. (Engineer)

WHEREAS, the City of Columbus, through Ordinance No. 1846-2024, has extinguished the right-of-way for a portion of Woodland Avenue, as described in the body of this resolution, and transferred its interests via quit claim deed to the Ohio Power Company in order to facilitate the development of electrical facilities; and

WHEREAS, the Board of Commissioners of Franklin County, Ohio is the underlying fee owner of the subject right-of-way and has determined that it would be for the public convenience or welfare to vacate the right-of-way and to transfer its interest to Ohio Power Company as the abutting property owner; and

WHEREAS, it is necessary to fix a date for the viewing of the proposed vacation and a date for the final hearing thereof; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the Board has determined that it is for the public convenience or welfare to vacate a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio as described below; to wit:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 2, Township 5, Range 22, Refugee Lands, and being all of a 4/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 573, also being all of a 2/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 575. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set at the center-line intersection of Maryland Avenue (width varies), formerly Atcheson Street and Johnstown Road (name changes per Ordinance No. 25534 on December 12, 1910) with Woodland Avenue (60 feet wide), being the northwest corner of Lot 7 of the Partition of John J. Nelson's Lands, and on the north line of Half Section 15, also

Resolution No. 0460-25

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being the northwest corner of a 5.902 acre tract of land conveyed to Maryland Ave, LLC, as recorded in Instrument Number 202211030152677, said MAG nail being further referenced by an iron pipe found at the intersection of the south right-of-way line of said Maryland Avenue with the east right-of-way line of said Woodland Avenue, being S 41°12'44" E, 42.48 feet therefrom and having a State Plane Coordinate value of Northing: 720,695.49 and Easting: 1,840,513.96;

Thence, S 86°08'00" E, 292.77 feet with the centerline of said Maryland Avenue, the south line of said Half Section 2, and the north line of said Half Section 15, passing at 141.62 feet a MAG nail set at the southwest corner of a 2.638 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a MAG nail set on the west right-of-way line of said Woodland Avenue and the north line of the same lands conveyed to City of Columbus, Ohio, as recorded in Deed Book 516, Page 106, and being the southwest corner of said 2/5ths acre tract, the southeast corner of said 2.638 acre tract;

Thence, N 02°08'16" E, 30.03 feet with the West line of said Woodland Avenue, the West line of said 2/5ths acre tract and the East line of said 2.638 acre tract to a 3/4 inch iron pipe found on the North right-of-way line of said Maryland Avenue and being the **True Point of Beginning** of the herein described 0.855 acre tract;

Thence, N 02°08'16" E, 620.01 feet with the east line of said 2.638 acre tract, the east line of said 2/5ths acre tract and the West right-of-way line of said Woodland Avenue to a 5/8 inch rebar and cap set at the northeast corner of said 2.638 acre tract and the northwest corner of said 2/5ths acre tract, said 5/8 inch rebar being on a southerly line of a 23.663 acre tract (Parcel 3500-WD, FRA-671-3.93 RR) of land conveyed to Norfolk & Western Railway Company, as recorded in Instrument Number 200108270198107;

Thence, S 87°51'44" E, 60.00 feet with the north right-of-way line of said Woodland Avenue and a southerly line of said 23.663 acre tract to a 5/8 inch rebar and cap set at the northeast corner of said 4/5ths acre tract;

Resolution No. 0460-25

June 17, 2025

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Thence, S 02°08'16" W, 621.83 feet with the East right-of-way line of said Woodland Avenue and the East line of said 4/5ths acre tract, passing at 56.24 feet a 5/8 inch rebar and cap set at the northwest corner of a 2.544 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a 5/8 inch rebar and cap set at the southwest corner of said 2.544 acre tract and at a northwesterly corner of Parcel No. 17 of Norfolk & Western Railway Company, as recorded in Deed Book 914, Page 17, said 5/8 inch rebar and cap being a westerly of said Norfolk & Western Railway Company's Parcel No. 17;

Thence, N 86°08'00" W, 60.03 feet with North right-of-way line of said Maryland Avenue, and running within said 2/5ths and 4/5ths acre tracts to the **Point of Beginning**, containing 0.855 acres of land, more or less, also being subject to all legal streets, highways, rights-of-way, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during April of 2024.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), showing the centerline line of Maryland Avenue as being S 86°08'00" E.

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "Central Surv. Co., Ltd."

This description was prepared by David A. Sanford, P.S. #8721, Central Surveying Co., Ltd 7563 East Main Street Reynoldsburg, Ohio 43068 on 05/17/2024.

2. That Thursday, July 3, 2025, at 11:00 A.M., on the line of the proposed improvement, is hereby fixed as the time and place for viewing said Woodland Avenue.
3. That Tuesday, July 8, 2025, at 9:00 A.M., in the Commissioners' Hearing Room, located at 369 South High Street, Michael J. Dorrian

Resolution No. 0460-25

June 17, 2025

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Building, Main Lobby, Columbus, Ohio 43215 is hereby fixed as the time and place for the final hearing.

4. That the Clerk of the Board of Commissioners of Franklin County, Ohio is hereby directed to cause legal publication thereof to be made in accordance with the law.
5. That the County Administrator and/or County Engineer are hereby authorized to take all additional actions, including the execution of additional agreements necessary to facilitate the intent of this resolution.

Prepared By: Nick A. Soulas, Jr.
c: Engineer



ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

SIGNATURE SHEET

Resolution No. 0460-25

June 17, 2025

RESOLUTION SETTING DATES FOR THE VIEWING AND FINAL HEARING FOR THE VACATION OF A PORTION OF WOODLAND AVENUE, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

(ENGR - Engineer)

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Kevin L. Boyce:

Voting:

Erica C. Crawley, President
John O'Grady
Kevin L. Boyce

Aye
Aye
Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.

Brittany Razek, Clerk
Board of County Commissioners
Franklin County, Ohio

RESOLUTION SUMMARY
VACATION OF A PORTION OF WOODLAND AVENUE,
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

The City of Columbus has extinguished the right-of-way of a portion of Woodland Avenue and transferred its interests via quit claim deed to the Ohio Power Company in order to facilitate the development of electrical facilities.

The Board of Commissioners of Franklin County, Ohio is the underlying fee owner of the subject right-of-way and has determined that it would be for the public convenience or welfare to vacate the right-of-way and to transfer its interest to Ohio Power Company as the abutting property owner.

This resolution will set Thursday, July 3, 2025, at 11:00 a.m. as the day and time for viewing the proposed vacation, and Tuesday, July 8, 2025, at 9:00 a.m. as the day and time for the final hearing.

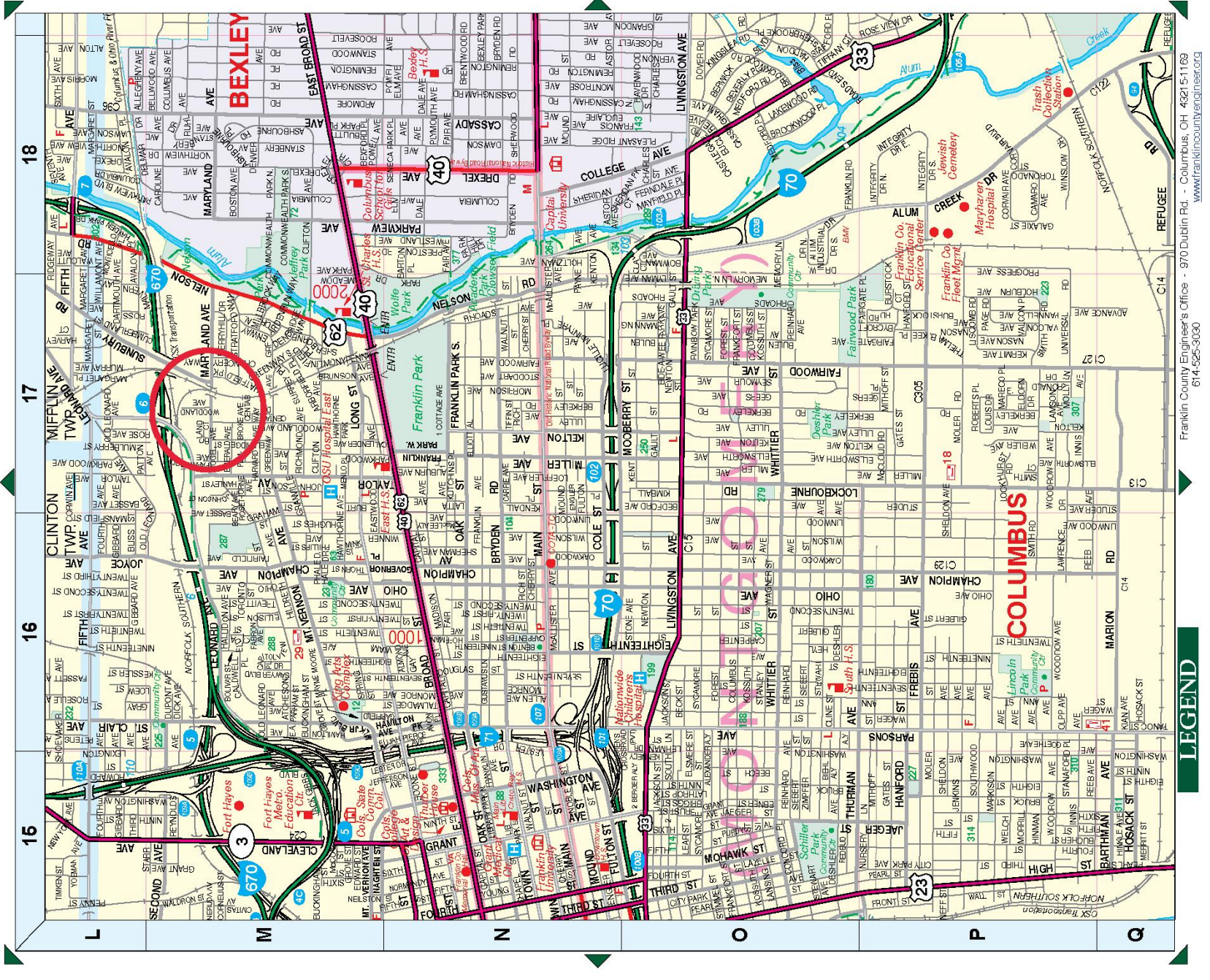


FRANKLIN COUNTY, OHIO
 Road Atlas and Street Locator 2024 - 2025
Adam W. Fowler, P.E., P.S.
 Franklin County Engineer

Map 28
 RETURN TO LOCATOR



1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32	33	34	35
36	37	38	39	40	41	42
43	44	45	46	47		



Franklin County Engineer's Office - 970 Dublin Rd. - Columbus, OH 43215-1169
 www.franklincountyengineer.org
 614.525-3000

LEGEND

DO NOT DETACH



Daniel J. O'Connor Jr.
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
 Recorder@FranklinCountyOhio.gov

Transaction Number: T20240065457
 Document Type: DEED
 Document Page Count: 5

Mail Envelope

Return To (Mail Envelope):
 AMERICAN ELECTRIC POWER CO

Submitted By (Walk-In):
 AMERICAN ELECTRIC POWER CO

First Grantee:
 OHIO POWER CO

First Grantor:
 COLUMBUS CITY OF

Walk-In

Instrument Number: 202409100092533
 Recorded Date: 09/10/2024 1:13:01 PM

Fees:
 Document Recording Fee: \$34.00
 Additional Pages Fee: \$24.00
 Total Fees: \$58.00
 Amount Paid: \$58.00
 Amount Due: \$0.00

DO NOT DETACH

OFFICIAL RECORDING COVER PAGE

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT
 corrected. The document data always supersedes the cover page.
 NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been
 If an error on the cover page appears on our website after review please let our office know.
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

GRANTOR'S EXECUTION

In witness whereof, Grantor, **CITY OF COLUMBUS, OHIO**, a municipal corporation, by its duly authorized representative, **Kelly B. Scocco, Director**, Department of Public Service, pursuant to authority granted by Columbus City Council in Ordinance Number 1846-2024, does voluntarily acknowledge this Quitclaim Deed on behalf of Grantor on this 21 day of August, 2024.

CITY OF COLUMBUS, OHIO,
a municipal corporation

By: Kelly B. Scocco
Kelly B. Scocco, Director
Department of Public Service

State of Ohio)
) SS:
County of Franklin)

Be it remembered on August 21, 2024, I affixed my seal evidencing this instrument was acknowledged before me by **Kelly B. Scocco, Director**, Department of Public Service, on behalf of Grantor, **CITY OF COLUMBUS, OHIO**, a municipal corporation.

(seal)



Kelly Cramer
Notary Public
Commission Expiration Date: 10-26-27

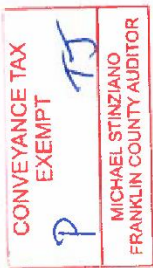
THIS INSTRUMENT PREPARED BY:
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: JEFF BENNINGTON, ASSISTANT CITY ATTORNEY
DATE: AUGUST 20, 2024
FOR: PUBLIC SERVICE (COLIN HARDING)
RE: HILLIARD ROME ROW TRANSFER 2023-030

[REMAINDER OF PAGE INTENTIONALLY BLANK; EXHIBIT-A ON NEXT PAGE]

TRANSFER
NOT NECESSARY

SEP 10 2024

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO



QUITCLAIM DEED
(R.C. § 5302.11)

KNOW ALL PERSONS BY THESE PRESENTS THAT the **CITY OF COLUMBUS, OHIO**, a municipal corporation ("Grantor"), for consideration given by the **OHIO POWER COMPANY**, an Ohio for profit corporation d.b.a. American Electric Power, ("Grantee"), whose tax mailing address is located at 1 Riverside Plaza, Columbus, OH 43215 does quitclaim grant to Grantee, its successors and assigns, the following described parcel of real property ("Property"), but subject to (i) all previously recorded right(s), restriction(s), condition(s), covenant(s), reservation(s), easement(s), and other applicable matter(s) described in the Property's chain-of-title, (ii) all applicable zoning and building laws and ordinances, (iii) all real estate taxes and assessments not yet due and payable, and (iv) Grantor's reservation of a perpetual, exclusive, general utility easement in, on, over, under, upon, through, and burdening the entire Property for the rights, including reasonable ingress and egress access, to access, excavate, construct, install, reconstruct, replace, remove, repair, maintain, control, upgrade, and operate all general utilities and associated appurtenances:

Property: 0.855 Acres +/-

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described and depicted in the attached, **Exhibit-A**, which is fully incorporated and made a part hereof.

Franklin County Tax Parcel(s): N/A Adj. 010-025188 & 010-039068
Prior Record Reference(s): D.B. 419, Pg. 573 & 575

Street Address: N/A Adj. 471-479 E Starr Ave., Columbus OH 43201

[REMAINDER OF PAGE INTENTIONALLY BLANK; GRANTOR'S EXECUTION ON NEXT PAGE]

CENTRAL SURVEYING CO., LTD.

7563 E. Main St.
Reynoldsburg, Ohio 43068

Phone: 614-864-1100
Fax: 614-864-2011

Exhibit "A"

Description of a 0.855± Acre Tract of the Existing Right-of-Way of Woodland Avenue

For
Ohio Power Company

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 2, Township 5, Range 22, Refugee Lands, and being all of a 4/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 573, also being all of a 2/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 575. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set at the centerline intersection of Maryland Avenue (width varies), formerly Atcheson Street and Johnstown Road (name changes per Ordinance No. 25534 on December 12, 1910) with Woodland Avenue (60 feet wide), being the northwest corner of Lot 7 of the Partition of John I. Nelson's Lands, and on the north line of Half Section 15, also being the northwest corner of a 5.902 acre tract of land conveyed to Maryland Ave, LLC, as recorded in Instrument Number 202211030152677, said MAG nail being further referenced by an iron pipe found at the intersection of the south right-of-way line of said Maryland Avenue with the east right-of-way line of said Woodland Avenue, being S 41°12'44" E, 42.48 feet therefrom and having a State Plane Coordinate value of Northing: 720,695.49 and Easting: 1,840,513.96;

Thence, S 86°08'00" E, 292.77 feet with the centerline of said Maryland Avenue, the south line of said Half Section 2, and the north line of said Half Section 15, passing at 141.62 feet a MAG nail set at the southwest corner of a 2.638 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a MAG nail set on the west right-of-way line of said Woodland Avenue and the north line of the same lands conveyed to City of Columbus, Ohio, as recorded in Deed Book 516, Page 106, and being the southwest corner of said 2/5ths acre tract, the southeast corner of said 2.638 acre tract;

Thence, N 02°08'16" E, 30.03 feet with the West line of said Woodland Avenue, the West line of said 2/5ths acre tract and the East line of said 2.638 acre tract to a 3/4 inch iron pipe found on the North right-of-way line of said Maryland Avenue and being the True Point of Beginning of the herein described 0.855 acre tract;

Thence, N 02°08'16" E, 620.01 feet with the east line of said 2.638 acre tract, the east line of said 2/5ths acre tract and the West right-of-way line of said Woodland Avenue to a 5/8 inch rebar and cap set at the northeast corner of said 2.638 acre tract and the northwest corner of said 2/5ths acre tract, said 5/8 inch rebar being on a southerly line of a 23.663 acre tract (Parcel 3500-WD, FRA-671-3.93 RR) of land conveyed to Norfolk & Western Railway Company, as recorded in Instrument Number 200108270198107;

Thence, S 87°51'44" E, 60.00 feet with the north right-of-way line of said Woodland Avenue and a southerly line of said 23.663 acre tract to a 5/8 inch rebar and cap set at the northeast corner of said 4/5ths acre tract;

Thence, S 02°08'16" W, 621.83 feet with the East right-of-way line of said Woodland Avenue and the East line of said 4/5ths acre tract, passing at 56.24 feet a 5/8 inch rebar and cap set at the northwest corner of a 2.544

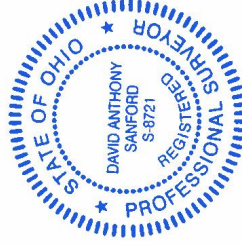
04/17/24
CSC 24-0406

acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a 5/8 inch rebar and cap set at the southwest corner of said 2.544 acre tract and at a northwesterly corner of Parcel No. 17 of Norfolk & Western Railway Company, as recorded in Deed Book 914, Page 17, said 5/8 inch rebar and cap being a westerly of said Norfolk & Western Railway Company's Parcel No. 17;

Thence, N 86°08'00" W, 60.03 feet with North right-of-way line of said Maryland Avenue, and running within said 2/5ths and 4/5ths acre tracts to the Point of Beginning, containing 0.855 acres of land, more or less, also being subject to all legal streets, highways, rights-of-way, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during April of 2024.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), showing the centerline line of Maryland Avenue as being S 86°08'00" E.

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "Central Surv. Co., Ltd".



David A. Sanford 5/17/24
David A. Sanford, P.S. #8721
Central Surveying Co., Ltd
7563 East Main Street
Reynoldsburg, OH 43068

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: *BS* DATE: *05/17/2024*

TNW
Adj. to
(010)
39068
+
25188



04/17/24
CSC 24-0406

Resolution No. 0525-25 July 08, 2025

Vacation of a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio, granted and authorization of the transfer of property via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power. (Engineer)

WHEREAS, the City of Columbus, through Ordinance No. 1846-2024, has extinguished its right-of-way for a portion of Woodland Avenue, as described in the body of this resolution, and transferred its interests via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power in order to facilitate the development of electrical facilities; and

WHEREAS, on June 17, 2025, the Board of Commissioners, Franklin County, Ohio, by resolution duly adopted, did set this matter for final hearing on this date; and

WHEREAS, the County Engineer has submitted a report in the manner and form set forth and required by Ohio Revised Code Section 5553.04; and

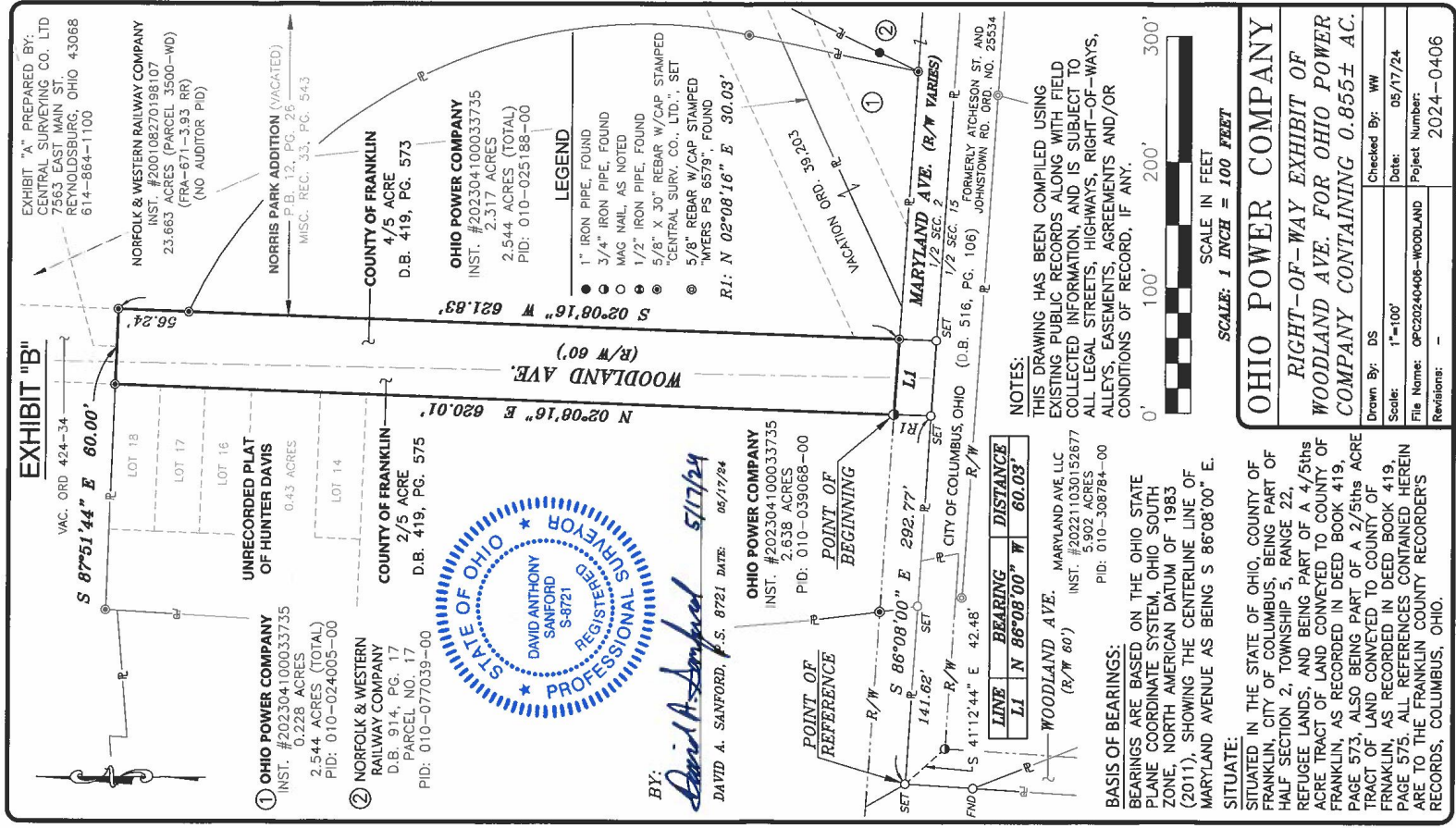
WHEREAS, no objections to the vacation were filed, and no claims for compensation or damages on account thereof were filed; and

WHEREAS, the Board finds it in the best interests of Franklin County to transfer the above-described property via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power, as the sole abutting property owner; and

WHEREAS, the Board of County Commissioners of Franklin County, Ohio finds that the utilities now within the said vacation, and the easements granted by the subdividers for utilities are not to be vacated; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO:

1. That the portion of Woodland Avenue, City of Columbus, Franklin County, Ohio, as described below and recommended by the County Engineer in his report and shown on the submitted plat are hereby declared vacated, excepting however, the utilities that are now within the vacated area and the easements granted by the owners, present or past, for utilities:



Resolution No. 0525-25

July 08, 2025

Vacation of a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio, granted and authorization of the transfer of property via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power. (Engineer)

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 2, Township 5, Range 22, Refugee Lands, and being all of a 4/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 573, also being all of a 2/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 575. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

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Thence, S 86°08'00" E, 292.77 feet with the centerline of said Maryland Avenue, the south line of said Half Section 2, and the north line of said Half Section 15, passing at 141.62 feet a MAG nail set at the southwest corner of a 2.638 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a MAG nail set on the west right-of-way line of said Woodland Avenue and the north line of the same lands conveyed to City of Columbus, Ohio, as recorded in Deed Book 516, Page 106, and being the southwest corner of said 2/5ths acre tract, the southeast corner of said 2.638 acre tract;

Thence, N 02°08'16" E, 30.03 feet with the West line of said Woodland Avenue, the West line of said 2/5ths acre tract and the

Resolution No. 0525-25

July 08, 2025

Vacation of a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio, granted and authorization of the transfer of property via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power. (Engineer)

East line of said 2.638 acre tract to a 3/4 inch iron pipe found on the North right-of-way line of said Maryland Avenue and being the **True Point of Beginning** of the herein described 0.855 acre tract;

Thence, N 02°08'16" E, 620.01 feet with the east line of said 2.638 acre tract, the east line of said 2/5ths acre tract and the West right-of-way line of said Woodland Avenue to a 5/8 inch rebar and cap set at the northeast corner of said 2.638 acre tract and the northwest corner of said 2/5ths acre tract, said 5/8 inch rebar being on a southerly line of a 23.663 acre tract (Parcel 3500-WD, FRA-671-3.93 RR) of land conveyed to Norfolk & Western Railway Company, as recorded in Instrument Number 200108270198107;

Thence, S 87°51'44" E, 60.00 feet with the north right-of-way line of said Woodland Avenue and a southerly line of said 23.663 acre tract to a 5/8 inch rebar and cap set at the northeast corner of said 4/5ths acre tract;

Thence, S 02°08'16" W, 621.83 feet with the East right-of-way line of said Woodland Avenue and the East line of said 4/5ths acre tract, passing at 56.24 feet a 5/8 inch rebar and cap set at the northwest corner of a 2.544 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a 5/8 inch rebar and cap set at the southwest corner of said 2.544 acre tract and at a northwesterly corner of Parcel No. 17 of Norfolk & Western Railway Company, as recorded in Deed Book 914, Page 17, said 5/8 inch rebar and cap being a westerly of said Norfolk & Western Railway Company's Parcel No. 17;

Thence, N 86°08'00" W, 60.03 feet with North right-of-way line of said Maryland Avenue, and running within said 2/5ths and 4/5ths acre tracts to the **Point of Beginning**, containing 0.855 acres of land, more or less, also being subject to all legal streets, highways, rights-of-way, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during April of 2024.

Resolution No. 0525-25

July 08, 2025

Vacation of a portion of Woodland Avenue, City of Columbus, Franklin County, Ohio, granted and authorization of the transfer of property via quit-claim deed to the Ohio Power Company, d.b.a. American Electric Power. (Engineer)

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), showing the centerline line of Maryland Avenue as being S 86°08'00" E.

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "Central Surv. Co., Ltd."

This description was prepared by David A. Sanford, P.S. #8721, Central Surveying Co., Ltd 7563 East Main Street Reynoldsburg, Ohio 43068 on 05/17/2024.

2. That the transfer of the above-described property to the Ohio Power Company, d.b.a. American Electric Power, as the sole abutting property owner, is in the public interest and the same is hereby approved.
3. That the execution of the attached quit-claim deed to effectuate the transfer of the above-described property is hereby approved.

Prepared By: Nick A. Soulas, Jr.

SIGNATURE SHEET

Resolution No. 0525-25

July 08, 2025

VACATION OF A PORTION OF WOODLAND AVENUE, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO, GRANTED AND AUTHORIZATION OF THE TRANSFER OF PROPERTY VIA QUIT-CLAIM DEED TO THE OHIO POWER COMPANY, D.B.A. AMERICAN ELECTRIC POWER.

(ENGR - Engineer)

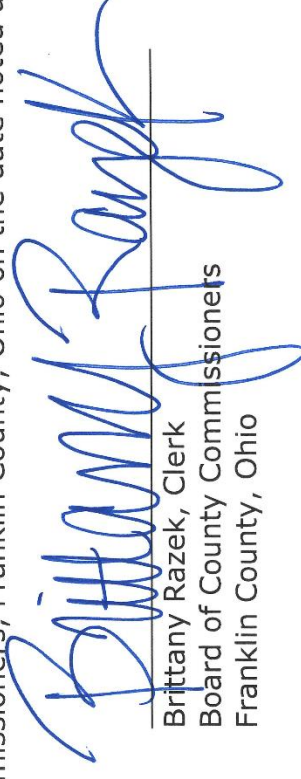
Upon the motion of Commissioner John O'Grady, seconded by Commissioner Erica C. Crawley:

Voting:

Erica C. Crawley, President	Aye
John O'Grady	Aye
Kevin L. Boyce	Abstain

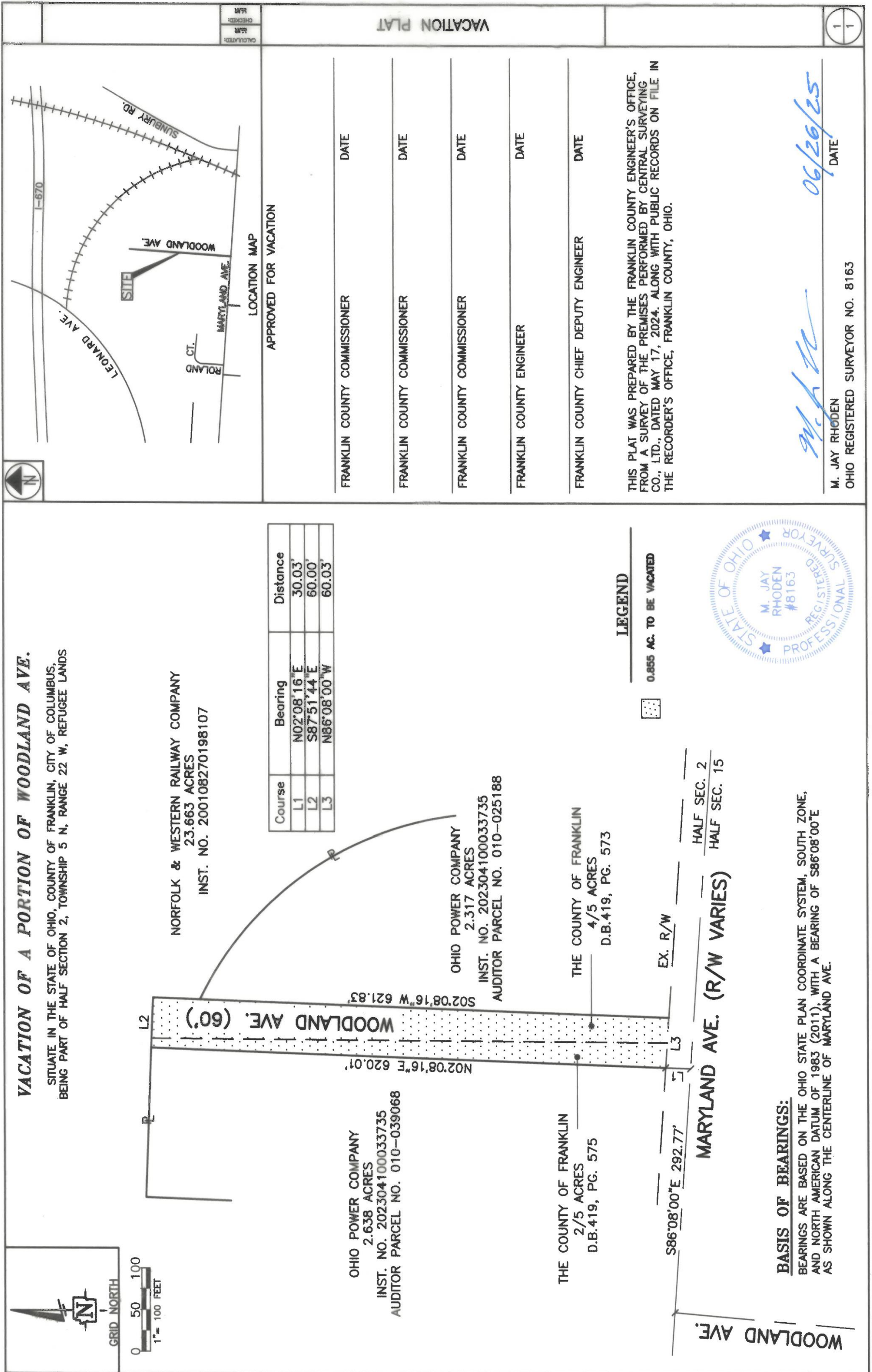
Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Brittany Razeck, Clerk
Board of County Commissioners
Franklin County, Ohio

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped Central Surv. Co., Ltd.
This description was prepared by David A. Sanford, P.S. #8721, Central Surviving Co., Ltd., 2305 East Main Street, Springfield, Ohio 45506 on Thursday, July 3, 2025 at 11:00 am. At the place of said proposed visit was fixed as the time and place for viewing thereof and Tuesday, July 8, 2025 at 9:00 am, in the Commissioners Hearing Room, located at 369 South High Street, Michael J. Dorrain Building, Main Lobby, Columbus, Ohio 43215, was fixed as the time and place for final hearing thereon.
By order of the Board of County Commissioners of Franklin County, Ohio,
Brittany Razeck, Clerk, Franklin County Commissioners
Jun 25 Jul 2



IN WITNESS WHEREOF, Grantor, Franklin County Commissioners, a.k.a. Board of County Commissioners, Franklin County, Ohio, a political subdivision organized and existing under Ohio law, by its authorized representatives, Erica C. Crawley, President, John O'Grady, Commissioner, and Kevin L. Boyce, Commissioner, pursuant to authority granted by board resolution number 0525-25, which passed on July 8, 2025, does voluntarily acknowledge this Quit Claim Deed on behalf of Grantor on the effective date below.

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT THE FRANKLIN COUNTY COMMISSIONERS, A.K.A. BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO ("GRANTOR"), a political subdivision organized and existing under Ohio law, for good and valuable consideration given by the OHIO POWER COMPANY, an Ohio for profit corporation d.b.a. American Electric Power ("GRANTEE"), whose tax mailing address is 1 Riverside Plaza, Columbus, Ohio 43215, does grant to Grantee and Grantee's successors and assigns the following described real property ("Property"), but subject to all previously recorded right(s), restriction(s), condition(s), covenant(s), reservation(s), easement(s), and other applicable matter(s) described in the Property's chain of title :

Property: 0.855 Acres +-

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described and depicted in the attached **EXHIBIT A** attached hereto and incorporated herein.

Franklin County Tax Parcel(s): N/A Adj. 010-025188 & 010-039068

Prior Instrument Reference(s): D.B. 419, Pg. 537 & 575

Street Address: N/A Adj. 581 Woodland Ave, Columbus OH 43203

The purpose of this deed is to Quit Claim all rights, title and interest in the above-described property subject to conditions, easements and restrictions, if any, of record.

Franklin County Commissioners
Erica C. Crawley
Erica C. Crawley, President
John O'Grady
John O'Grady, Commissioner
Kevin L. Boyce, Commissioner

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on the 8th day of July, 2025, I affixed my seal evidencing this instrument was acknowledged before me by Erica C. Crawley, President, John O'Grady, Commissioner, and Kevin L. Boyce, Commissioner on behalf of Grantor, Franklin County Commissioners, a political subdivision organized and existing under Ohio law.



BRITTANY RAZEK
Notary Public, State of Ohio
My Commission Expires 02-11-2030

Brittany Razeck
NOTARY PUBLIC
My Commission expires: 2/11/30

This document was prepared by: the Franklin County Engineer's Office.

CENTRAL SURVEYING CO., LTD.

7563 E. Main St.
Reynoldsburg, Ohio 43068

Phone: 614-864-1100
Fax: 614-864-2011

acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a 5/8 inch rebar and cap set at the southwest corner of said 2.544 acre tract and at a northwesterly corner of Parcel No. 17 of Norfolk & Western Railway Company, as recorded in Deed Book 914, Page 17, said 5/8 inch rebar and cap being a westerly of said Norfolk & Western Railway Company's Parcel No. 17;

Thence, N 86°08'00" W, 60.03 feet with North right-of-way line of said Maryland Avenue and running within said 2/5ths and 4/5ths acre tracts to the Point of Beginning, containing 0.855 acres of land, more or less, also being subject to all legal streets, highways, rights-of-way, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during April of 2024.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), showing the centerline line of Maryland Avenue as being S 86°08'00" E.

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "Central Surv. Co., Ltd".



David A. Sanford 05/17/2024
David A. Sanford, P.E. #8721
Central Surveying Co., Ltd
7563 East Main Street
Reynoldsburg, OH 43068

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: *AS* DATE: *05/17/2024*

T.M.
Adj. to
(010)
39068
+
25188



Exhibit "A"
Description of a 0.855± Acre Tract of the Existing Right-of-Way of Woodland Avenue

For
Ohio Power Company

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 2, Township 12, Range 22, Refugee Lands, and being all of a 4/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 573, also being all of a 2/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 575. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set at the centerline intersection of Maryland Avenue (width varies), formerly Acheson Street and Johnstown Road (name changes per Ordinance No. 25534 on December 12, 1910) with Woodland Avenue (60 feet wide), being the northwest corner of Lot 7 of the Partition of John I. Nelson's Lands, and on the north line of Half Section 15, also being the northwest corner of a 5.902 acre tract of land conveyed to Maryland Ave, LLC, as recorded in Instrument Number 202211030152677, said MAG nail being further referenced by an iron pipe found at the intersection of the south right-of-way line of said Maryland Avenue with the east right-of-way line of said Woodland Avenue, being S 41°12'44" E, 42.48 feet therefrom and having a State Plane Coordinate value of Northing: 720,695.49 and Easting: 1,840,513.96;

Thence, S 85°08'00" E, 292.77 feet with the centerline of said Maryland Avenue, the south line of said Half Section 2, and the north line of said Half Section 15, passing at 141.62 feet a MAG nail set at the southwest corner of a 2.638 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a MAG nail set on the west right-of-way line of said Woodland Avenue and the north line of the same lands conveyed to City of Columbus, Ohio, as recorded in Deed Book 516, Page 106, and being the southwest corner of said 2/5ths acre tract, the southeast corner of said 2.638 acre tract;

Thence, N 02°08'16" E, 30.03 feet with the West line of said Woodland Avenue, the West line of said 2/5ths acre tract and the East line of said 2.638 acre tract to a 3/4 inch iron pipe found on the North right-of-way line of said Maryland Avenue and being the **True Point of Beginning** of the herein described 0.855 acre tract;

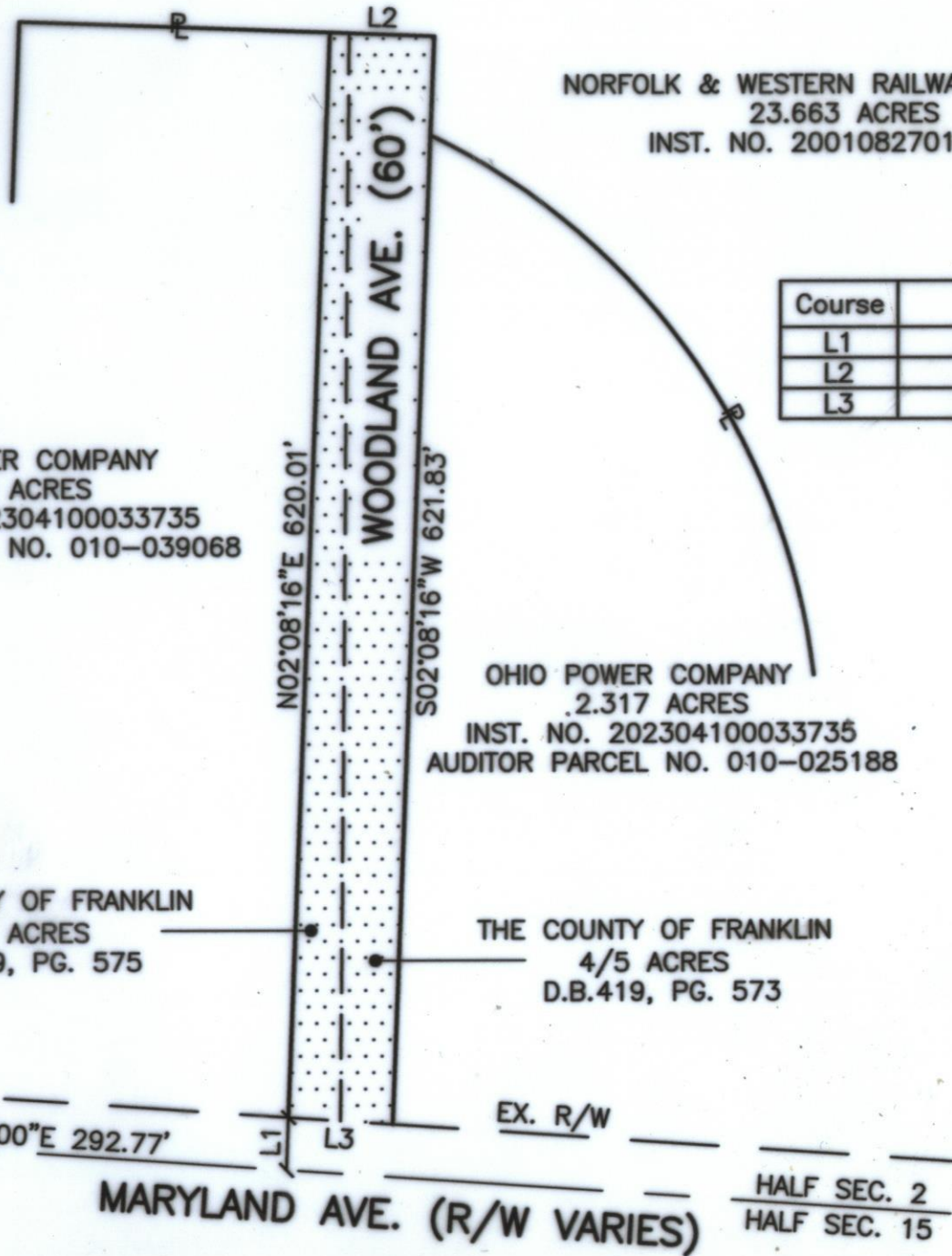
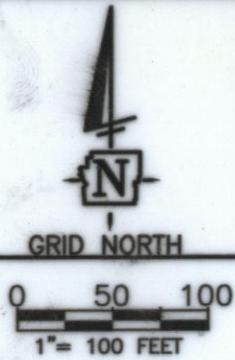
Thence, N 02°08'16" E, 620.01 feet with the east line of said 2.638 acre tract, the east line of said 2/5ths acre tract and the West right-of-way line of said Woodland Avenue to a 5/8 inch rebar and cap set at the northeast corner of said 2.638 acre tract and the northwest corner of said 2/5ths acre tract, said 5/8 inch rebar being on a southerly line of a 23.663 acre tract (Parcel 3500-WD, FRA-671-3.93 RR) of land conveyed to Norfolk & Western Railway Company, as recorded in Instrument Number 200108270198107;

Thence, S 87°51'44" E, 60.00 feet with the north right-of-way line of said Woodland Avenue and a southerly line of said 23.663 acre tract to a 5/8 inch rebar and cap set at the northeast corner of said 4/5ths acre tract;

Thence, S 02°08'16" W, 621.83 feet with the East right-of-way line of said Woodland Avenue and the East line of said 4/5ths acre tract, passing at 56.24 feet a 5/8 inch rebar and cap set at the northwest corner of a 2.544

VACATION OF A PORTION OF WOODLAND AVE.

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
BEING PART OF HALF SECTION 2, TOWNSHIP 5 N, RANGE 22 W, REFUGEE LANDS



Course	Bearing	Distance
L1	N02°08'16"E	30.03'
L2	S87°51'44"E	60.00'
L3	N86°08'00"W	60.03'

OHIO POWER COMPANY
2.638 ACRES
INST. NO. 202304100033735
AUDITOR PARCEL NO. 010-039068

OHIO POWER COMPANY
2.317 ACRES
INST. NO. 202304100033735
AUDITOR PARCEL NO. 010-025188

THE COUNTY OF FRANKLIN
2/5 ACRES
D.B.419, PG. 575

THE COUNTY OF FRANKLIN
4/5 ACRES
D.B.419, PG. 573

LEGEND
 0.855 AC. TO BE VACATED



BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE OHIO STATE PLAN COORDINATE SYSTEM, SOUTH ZONE,
AND NORTH AMERICAN DATUM OF 1983 (2011), WITH A BEARING OF S86°08'00"E
AS SHOWN ALONG THE CENTERLINE OF MARYLAND AVE.



LOCATION MAP
APPROVED FOR VACATION
Michael Gravel 7/17/25
FRANKLIN COUNTY COMMISSIONER DATE

[Signature] 7/17/2025
FRANKLIN COUNTY COMMISSIONER DATE

FRANKLIN COUNTY COMMISSIONER DATE
Adam W. Fowler 7-8-2025
FRANKLIN COUNTY ENGINEER DATE

W. [Signature] 07/08/2025
FRANKLIN COUNTY CHIEF DEPUTY ENGINEER DATE

THIS PLAT WAS PREPARED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE,
FROM A SURVEY OF THE PREMISES PERFORMED BY CENTRAL SURVEYING
CO., LTD., DATED MAY 17, 2024. ALONG WITH PUBLIC RECORDS ON FILE IN
THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

M. Jay Rhoden 06/26/25
M. JAY RHODEN DATE
OHIO REGISTERED SURVEYOR NO. 8163

CHECKED: MJR
CALCULATED: MJR

VACATION PLAT