

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

October 7, 2019

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order**B. Roll Call****C. Also In Attendance**

Mayor Ebert, Matt Peoples, Lucas Haire

D. Request for Council Action**RES-19-023**

Mayor

A Resolution Endorsing The Passage Of The 2019 Franklin County Children Services 3.1 Mill Renewal Levy Issue 10 ([resolution](#))

- Request to move to full Council

RES-19-024

Development

A Resolution To Establish the Route 33 North Community Reinvestment Area And To Authorize Real Property Tax Exemptions Established By Sections 3735.65 Through 2723.70 Of The Ohio Revised Code ([resolution](#))

- Request to move to full Council

RES-19-025

Public Service

A Resolution In Support Of Stormwater Awareness Week ([resolution](#))

- Request to move to full Council

ORD-19-055

Development

An Ordinance To Accept The Application of Teresa L. McCormick For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 0.75+/- Acres And Being Located At 6055 Bixby Road, To Amend The Zoning Map To Zone 0.75+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

- Request to move to full Council

ORD-19-056

Development

An Ordinance To Accept The Application Of Michael L. And Cassandra J. Sullivan For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 0.62+/- Acres And Being Located at 6229 Bixby Road, To Amend The Zoning Map To Zone 0.62+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

- Request to move to full Council

ORD-19-057

Development

An Ordinance To Accept The Application Of Dean Jenkins For The Annexation To The City Of Canal Winchester Of Certain Territory In Madison Township Containing 1.26+/- Acres and Being Located at 6091 Bixby Road, To Amend The Zoning Map To Zone 1.26+/- Acres To Limited Manufacturing (LM), And Declaring An Emergency ([Ordinance, Exhibit](#))

- Request to move to full Council

ORD-19-058

Development

An Ordinance To Appropriate A Fee Simple Absolute Interest In 2.291 Acres, More Or Less, Located At West Waterloo Street, For The Public Purpose Of Constructing Roadway Improvements, And Declaring An Emergency (**Ordinance, Exhibit A, Exhibit B**)

- Request to move to full Council

ORD-19-059

Public Service

An Ordinance To Waive Competitive Bidding For Park Amenities Portion Of The Westchester Park Improvements Project And To Authorize The Mayor And Finance Director To Enter Into A Contract With Landscape Structures, Inc. And Declaring An Emergency (**ordinance, Exhibit A, Exhibit B**)

- Request to move to full Council

E. Reports

Matt Peoples -

Lucas Haire -

F. Items for Discussion

G. Old/New Business

H. Adjournment

RESOLUTION NO. 19-023

A RESOLUTION ENDORSING THE PASSAGE OF THE 2019 FRANKLIN COUNTY CHILDREN SERVICES 3.1 MILL RENEWAL LEVY-ISSUE 10

WHEREAS, Franklin County Children Services (FCCS) helps more than 30,000 abused and neglected children each year by investigating allegations of child abuse and neglect, providing voluntary or court-ordered protective services to families whose children can remain safely in their own homes, helping parents resolve their family problems and placing children in temporary foster care homes or in permanent adoptive homes when necessary; and

WHEREAS, the Opiate Crisis has dramatically increased the placement costs of the agency and more children are in care and their needs, both physically and emotionally, are more intense; and

WHEREAS, Children Services works hard at keeping children with their birth families but when that is not possible, placement with relatives is the preferred choice. And Kinship care has grown significantly in the last few years with the agency placing 1,941 children in 2018 with kinship caregivers, an increase of 74% since 2014; and

WHEREAS, when a permanent solution is needed, FCCS has been very successful in securing caring and committed adoptive families. Since 2014, more than 800 children have been adopted into loving families; and

WHEREAS, Franklin County Children Services is funded primarily through two 10-year levies--- spread five years apart---a 1.9 mill levy that was renewed in 2014 and a 3.1 mill levy, passed in 2009 that expires at the end of 2019.

WHEREAS, the 3.1 mill levy, expiring at the end of this year, accounts for more than 42% of the agency's income and without renewal of this levy, vitally needed services to abused and neglected children will be impacted; and

WHEREAS, the 3.1 mill renewal levy will not increase taxes for home owners but will allow Children Services to continue to serve the county's vulnerable children and their families.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

That we support and endorse, Issue 10, the Franklin County Children Services Levy.

DATE PASSED: _____

ATTEST: _____

CLERK OF COUNCIL

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

MAYOR

DATE APPROVED: _____

I hereby certify that the resolution as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

RESOLUTION NO. 19-024

A RESOLUTION TO ESTABLISH THE ROUTE 33 NORTH COMMUNITY REINVESTMENT AREA AND TO AUTHORIZE REAL PROPERTY TAX EXEMPTIONS ESTABLISHED BY SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measure to assist and encourage development in specific areas of the City of Canal Winchester that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing on file with the Clerk of Council as required by Section 3736.66 of the Ohio Revised Code has been prepared for the area to be included in the proposed Community Reinvestment Area; and

WHEREAS, the maintenance of existing structures and construction of new structures in that area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in the CRA constitutes a public purpose for which real property exemptions may be granted;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO, THAT:

Section 1. The area designated as the Route 33 North Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

Section 2. Pursuant to Section 3735.66 of the Ohio Revised Code, the Route 33 North Community Reinvestment Area is hereby established in the following area:

This area is generally described with a western boundary of the Rager Road; an eastern boundary of the Field of Honor, Union Grove Cemetery, and Cemetery Road; a northern boundary of Bixby Road and the Canal Winchester corporate limits; and a southern boundary of US 33 from Rager Road to Winchester Pike.

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached hereto as Exhibit A and incorporated by reference herein. Only commercial and/or industrial properties consistent with the applicable zoning regulations within the Community Reinvestment Area will be eligible for exemptions under this program. For purposes of the Resolution and Sections 3735.65 through 3735.70 inclusive of the Revised Code, mixed use developments are hereby deemed to be “commercial” developments. The term “mixed use development” shall mean a development incorporating both commercial and multi-family residential uses.

Section 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for the incentive specified in this Resolution. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Canal Winchester has undertaken supporting public improvements in the designated area.

Section 4. Within the Route 33 North Community Reinvestment Area, pursuant to Section 3735.67 of the Ohio Revised Code, for each commercial or industrial structure that is constructed and for which a certificate of occupancy is used, the percentage of the tax exemption on the increase in the assessed valuation resulting from such improvements and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in Section 3735.67 of the Revised Code. The particulars of the exemption will be set forth in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. The percentage of the tax exemption and the term of the exemption shall not exceed the following:

- a. Up to ten (10) years and up to fifty percent (50%) for the remodeling of existing commercial or industrial facilities for which the cost of remodeling is at least \$100,000, as described in Section 3735.67 of the Revised Code, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- b. Up to fifteen (15) years and up to one-hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

Section 5. All commercial and industrial projects are required to comply with the (i) State application fee requirements of Section 3735.672(C) of the Ohio Revised Code and (ii) local annual monitoring fee of one percent (1%) of the amount of taxes exempted under the agreement, subject to a minimum of Five Hundred Dollars (\$500.00) up to a maximum of Twenty-Five Hundred Dollars (\$2,500.00) annually, unless waived.

Section 6. The Housing Officer as defined in Section 3735.65 of the Ohio Revised Code is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with Section 3735.66 of the Ohio Revised Code, for certification of the Route 33 North Community Reinvestment Area.

Section 7. The Community Reinvestment Area Housing Council established by the Council of the City of Canal Winchester shall make an annual inspection of the properties within the district for which exemption has been granted under Section 3735.67 of the Ohio Revised Code and shall also hear appeals under Section 3735.70 of the Ohio Revised Code.

Section 8. The Tax Incentive Review Council established by the Council of the City of Canal Winchester to review the compliance of all other agreements involving Community Reinvestment Area shall annually review the compliance of agreements involving the granting of exemptions for commercial or industrial real property improvements under the Resolution and make written recommendations to this Council as to continuing, modifying to terminating those agreements based upon the performance of the agreement.

Section 9. This Council reserved the right to re-evaluated the designation of the Route 33 North Community Reinvestment Area after December 31, 2028, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

Section 10. A copy of this Resolution shall be forwarded to the Franklin County Auditor, and a copy of this Resolution shall be published in a newspaper of general circulation in the City once a week for two (2) consecutive weeks immediately following its passage.

Section 11. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

MAYOR

DATE APPROVED _____

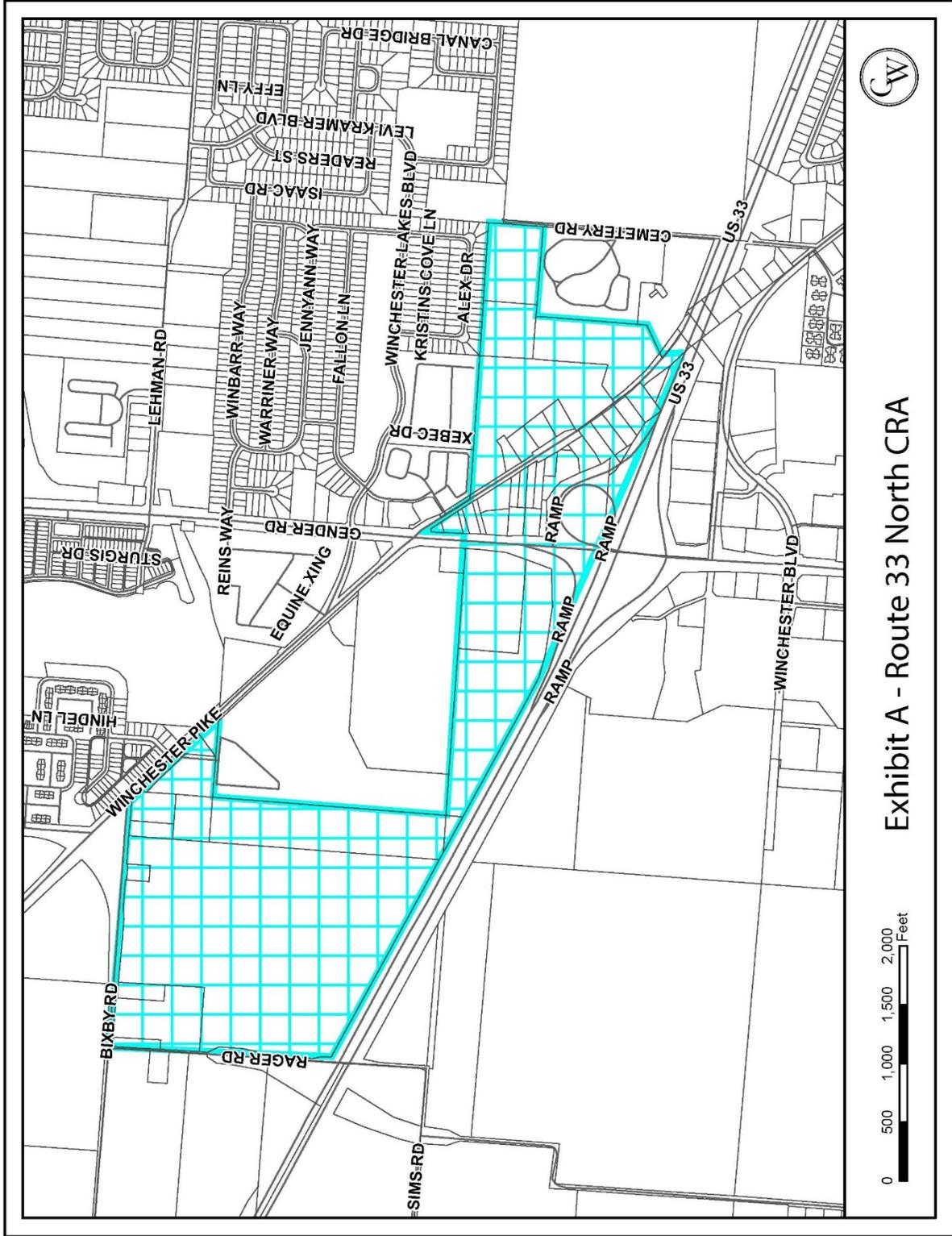
APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the resolution as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

EXHIBIT A



**CITY OF
CANAL WINCHESTER, OHIO**



**ROUTE 33 NORTH COMMUNITY
REINVESTMENT AREA HOUSING
SURVEY**

PREPARED BY:
Lucas Haire, Housing Officer

SEPTEMBER 2019

COMMUNITY REINVESTMENT AREA

Housing Survey

PURPOSE AND SCOPE

The purpose of this report is to determine whether the area shown in Appendix A should be designated as a Community Reinvestment Area (CRA) as defined by the Ohio Revised Code (ORC) Sections 3735.65-3735.70. The survey area is made up of approximately 227 acres generally located along the north side of the US 33 corridor. The proposed Route 33 North CRA location represents a small portion of the city which has 17 total housing units located within its boundaries. In order to meet the CRA criteria for eligibility, the area must consist of “housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.” By establishing Route 33 North CRA the City of Canal Winchester would be better able to encourage development and improvement within this portion of the community which has not benefited from growth within the surrounding areas.

GENERAL DESCRIPTION OF CANAL WINCHESTER, OHIO

The City of Canal Winchester is a suburban community which is located in both Franklin and Fairfield County. The City benefits from its suburban location with great access to the state capital and being within the fastest growing region in the Midwest. The City was named the fastest growing community in Ohio, by percentage, in 2017 based on US Census population estimates with a 4.4% growth rate. The total population of the community is estimated by the US Census Bureau at 8,604 in 2018 which is up from a 2010 population of 7,101. While the trend of residential growth is strong in Canal Winchester not all areas of the community are benefiting from the growth. There are still pockets of the community that have struggled due to access restrictions, blighting influences of neglected properties, and surrounding land uses.

GENERAL DESCRIPTION OF Route 33 CRA

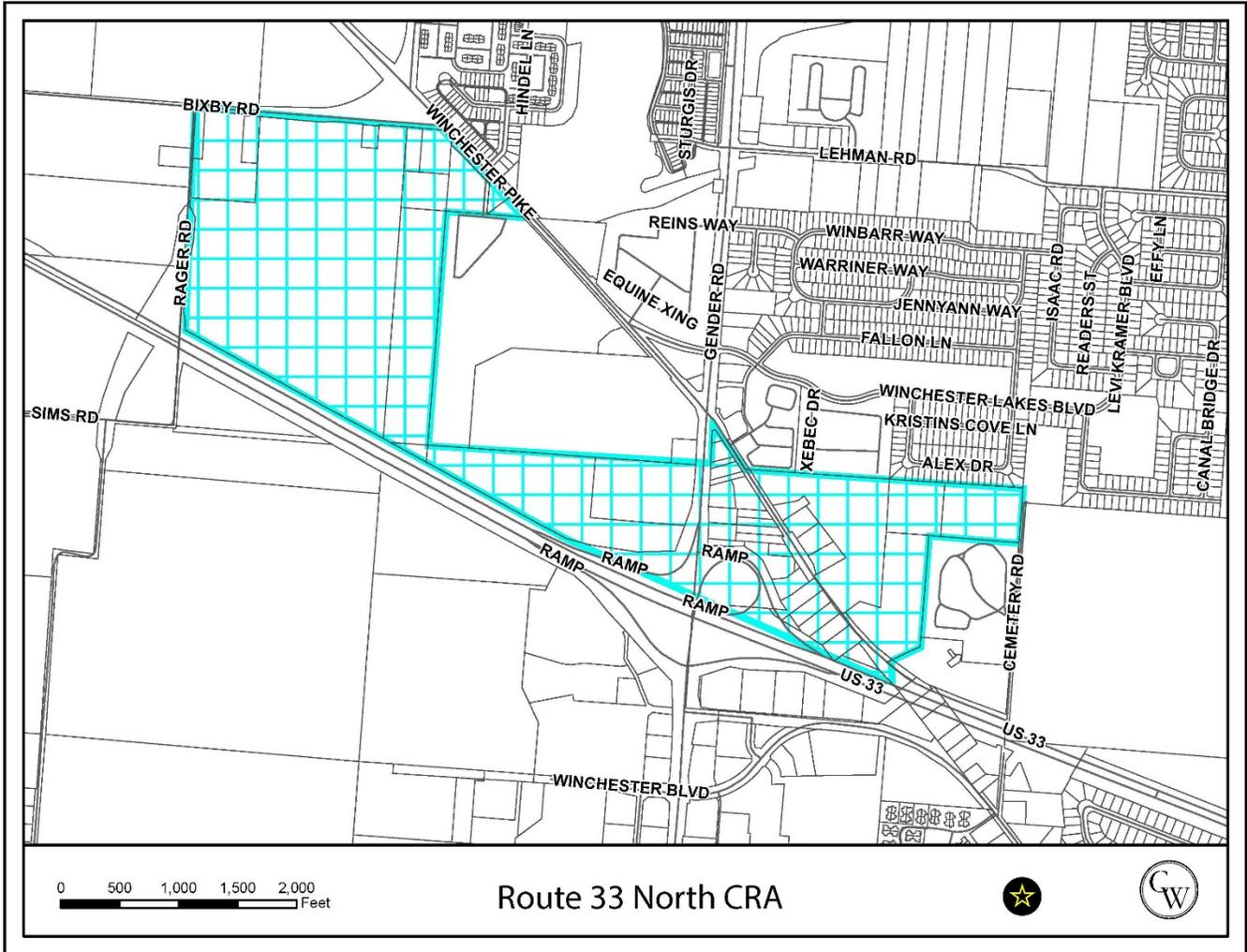
The area of the proposed Route 33 North CRA consists of approximately 227 acres located along the north side of US 33. This area is generally described with a western boundary of the Rager Road; an eastern boundary of the Field of Honor, Union Grove Cemetery, and Cemetery Road; a northern boundary of Bixby Road and the Canal Winchester corporate limits; and a southern boundary of US 33 from Rager Road to Winchester Pike. This area is also shown on the attached map Appendix A.

While the majority of the residential and commercial properties within Canal Winchester are in good condition, the area within the proposed CRA contains residential and commercial properties which are undeveloped or underdeveloped. This area of Canal Winchester has suffered from its proximity to US 33 while many other parcels in the community have benefitted from the access that US 33 has provided. The growing amount of traffic including truck traffic along US 33 has limited the desirability of the area for residential construction. Road noise is a contributing factor to this area not being developed for residential purposes and limits the pool of buyers for existing residential units and rehabilitation of those properties. Access to this area of Canal Winchester can also be challenging. In August 2004 the access point at Cemetery Road and US 33 was eliminated. This change essentially cut off access to the portion of Canal Winchester north of US 33 from the remainder of the community. This left this area of the City isolated and continues to discourage development and redevelopment within this area.

As described in greater detail herein, creation and implementation of the Proposed CRA will encourage development and redevelopment of parcels that would benefit this specific area but also the surrounding neighborhoods and the entire community. This will be accomplished by using the CRA as a tool to incent housing construction and economic development in a way that optimizes land use for the benefit of existing and future residents, visitors and business operators within and proximate to the Proposed CRA.

COMMUNITY REINVESTMENT AREA Housing Survey

MAP OF PROPOSED ROUTE 33 North CRA



PROPERTY DESCRIPTIONS IN THE ROUTE 33 NORTH CRA

A windshield survey was conducted of the residential and commercial buildings located within the proposed CRA. Each building was rated as “Good,” “Fair,” or “Poor” based upon the apparent condition of the property. “Good” condition properties appear to have no damage or defects and are not in need of repair. “Fair” condition properties appear to have minor damage or defects and appear to be in need of minor repair. “Poor” condition properties appear to have damage or defects in need of moderate or greater repair.

Below are descriptions and images of each property rated in poor condition to show that new housing construction and repair of existing facilities or structures are discouraged.

COMMUNITY REINVESTMENT AREA Housing Survey

Property Address: 611 Winchester Pike, Canal Winchester, OH 43110

Parcel Number: 184-001337

Property Built In: 1947

Property Assessed Value: \$78,200 (Building), \$34,500 (Land)

Structure Condition: Poor – broken and boarded windows, missing door, peeling paint, crumbling driveway.



COMMUNITY REINVESTMENT AREA Housing Survey

Property Address: 627 Winchester Pike, Canal Winchester, OH 43110

Parcel Number: 184-000930

Property Built In: 1962

Property Assessed Value: \$77,400 (Building), \$16,100 (Land)

Structure Condition: Poor – cracked siding, driveway in disrepair, accumulation of rubbish and debris, inoperable vehicles.



COMMUNITY REINVESTMENT AREA Housing Survey

General Housing Stock Information

The proposed CRA contains housing stock that is in need of considerable repair. In some instances, demolition and redevelopment may be the most appropriate. There are 17 housing units within the proposed CRA #3.

Age of Housing Stock

The age of housing stock is useful measure of potential historic significance as well as whether new construction has been “discouraged.” The majority of housing units in the proposed CRA were built prior to 1979, see table below. As such these homes are more than 40 years old and thus are potentially historic. On average the homes located within the proposed Route 33 North CRA are older than other homes in the community and little to no new construction has taken place in the area since the 1990’s while the majority homes in Canal Winchester have been constructed since 1990.

Year Built	All of Canal Winchester		Proposed CRA	
	Units	Percentage	Units	Percentage
2014-2016	42	1.39%	0	0.00%
2010-2013	180	5.97%	0	0.00%
2000-2009	1175	38.97%	1	5.88%
1990-1999	803	26.63%	2	11.76%
1980-1989	113	3.75%	1	5.88%
1970-1979	261	8.66%	2	11.76%
1960-1969	88	2.92%	4	23.53%
1950-1959	169	5.61%	2	11.76%
1940-1949	41	1.36%	3	17.65%
1939 or earlier	143	4.74%	2	11.76%
Total Units	3015		17	

Data source: US Census, 2012-2016 American Community Survey 5 year estimate
and Franklin County Auditor Data

COMMUNITY REINVESTMENT AREA Housing Survey

Housing Stock Values

The median value of an owner-occupied housing unit in the City of Canal Winchester is \$194,000. In contrast the median value of an owner-occupied housing unit in Route 33 CRA is \$150,000. While these statistics appear comparable the homes in the proposed Route 33 North CRA are much more likely to be on large lots with a much greater proportion of the value in land rather than improvements compared to the remainder of the community. In order to improve housing values within Route 33 North CRA there needs to be new construction and renovation of properties which is currently discouraged.

The following table lists the number of permits issued by the City's Development Department in 2015-2017.

Permits Issued			
All of Canal Winchester	2016	2017	2018
Residential	139	109	146
Commercial/Industrial	79	68	41
Proposed Route 33 CRA			
Residential	0	1	0
Commercial/Industrial	1	0	1

Source: Canal Winchester Development Department

The total estimated value of all projects in the City related to the residential building permits issued were \$11,964,917 (2016), \$10,548,468 (2017), and \$13,447,239 (2018). Regarding all building permits associated with commercial or industrial projects in the City, the total estimated value of those projects were \$15,988,166 (2016) \$11,526,855 (2017), and \$18,078,959 (2018).

The total estimated value related to the residential building permits issued within Route 33 North CRA were \$0 (2016) and \$25,000 (2017), and \$0 (2018). Regarding commercial or industrial projects within Route 33 CRA, the total estimated value of those projects were \$1,297 (2016), \$0 (2017) and \$2,650,486 (2018). These statistics indicate that very little investment is taking place within the proposed Route 33 North CRA with the exception of a new car dealership in 2018. The only residential permit issued in the 3-year period was to install solar panels. This lack of investment shows that residents within the area are discouraged from investing in their homes while the surrounding community has a significant residential investment.

COMMUNITY REINVESTMENT AREA Housing Survey

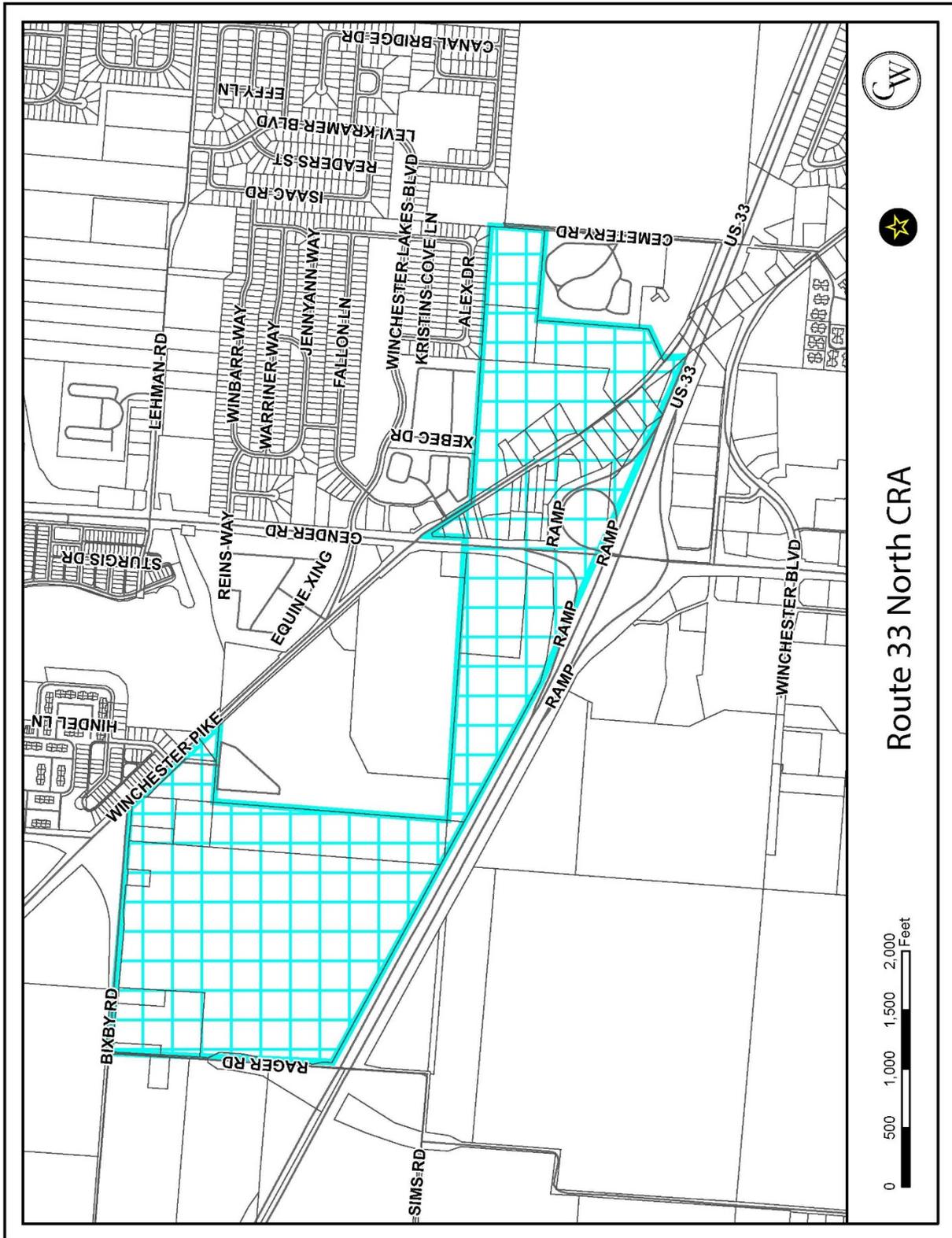
CONCLUSIONS

The proposed Route 33 North CRA contains housing units that are declining in value or holding their value while the surrounding properties have experienced significant value gains. Transportation and access changes that have taken place in the area have negatively impacted the desirability of construction of new homes or making significant investments into existing housing. The age of homes within the proposed CRA area is older than that of the surrounding community and no new housing construction has taken place in nearly twenty years. The declining desirability of this area is also evident from the lack of building permits that have been issued within the area while the remainder of the community has seen a significant boom in construction. Certain properties within the proposed CRA have a blighting influence on the surrounding community and discourage additional investment.

Therefore, the proposed Route 33 North CRA meets the criteria for a Community Reinvestment Area as defined by Ohio Revised Code as “one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.”

COMMUNITY REINVESTMENT AREA Housing Survey

APPENDIX A



RESOLUTION NO. 19-025

A RESOLUTION IN SUPPORT OF STORMWATER AWARENESS WEEK

WHEREAS, urban stormwater runoff is the threat to water quality in Canal Winchester; and,

WHEREAS, population growth, residential and commercial development, and the resulting changes to the landscape will only increase stormwater quality and quantity concerns throughout Franklin County; and,

WHEREAS, these impacts cannot be entirely avoided or eliminated but can be minimized; and,

WHEREAS, the need arises not only from the regulatory requirements of EPA General Construction and Municipal Stormwater rules, but also from the recognition that citizens and local decision makers will benefit from a greater awareness of how the cumulative impacts of decisions at home, at work and through local policies impact our water quality, stream corridors and flooding; and,

WHEREAS, the development and implementation of effective, outcomes-based stormwater education and outreach programs will meet the related federal stormwater pollution control requirements and those of the communities they serve so that Franklin County and the Greater Columbus region continues to be a great place to live, work and play.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That the City of Canal Winchester fully supports the recognition of the week of October 20-26, 2019 as Stormwater Awareness Week.

Section 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

ORDINANCE NO. 19-055

AN ORDINANCE TO ACCEPT THE APPLICATION OF TERESA L. MCCORMICK FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 0.75+/- ACRES AND BEING LOCATED AT 6055 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 0.75+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Teresa L. McCormick; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 0.75 +/- acres of land, including the aforementioned McCormick parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

SECTION 1. That the proposed annexation, as applied for in the petition of Teresa L. McCormick, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019 and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the proceedings thereto of the

County Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 0.75 +/- acres of land located at 6055 Bixby Road, which real property is described in the legal description attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNEI I. R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By 

Date 5/29/19

May 20, 2019

DESCRIPTION OF AN APPROXIMATE 0.75 ACRE SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD, MADISON TOWNSHIP, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1 acre tract of land conveyed to Teresa L. McCormick, by deed of record in Instrument No. 200909140133203, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the intersection of the south right-of-way line of Bixby Road (variable width) with the east right-of-way line of Rager Road (variable width);

thence easterly along the south right-of-way line of Bixby Road and crossing a portion of said 1 acre tract a distance of approximately 80 feet to a point in the east line of said 1 acre tract, in a west line of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____,

thence southerly along a portion of the east line of said 1 acre tract, along a portion of a west line of said 7.65 acre tract and along a west line of said corporation line a distance of approximately 405 feet to a point at the southeast corner of said 1 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence westerly along a portion of the south line of said 1 acre tract, along a portion of a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 80 feet to a point in the east right-of-way line of Rager Road and at a corner of said corporation line;

thence northerly along the east right-of-way line of Rager Road and crossing a portion of said 1 acre tract a distance of approximately 405 feet to the place of beginning;

containing approximately 0.75 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.



Kevin L. Baxter ~ Ohio Surveyor #7697



Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNEI I. R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *[Signature]* Date 5/29/19

May 20, 2019

**DESCRIPTION OF AN APPROXIMATE 0.75 ACRE
SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD,
MADISON TOWNSHIP, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1 acre tract of land conveyed to Teresa L. McCormick, by deed of record in Instrument No. 200909140133203, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the intersection of the south right-of-way line of Bixby Road (variable width) with the east right-of-way line of Rager Road (variable width);

thence easterly along the south right-of-way line of Bixby Road and crossing a portion of said 1 acre tract a distance of approximately 80 feet to a point in the east line of said 1 acre tract, in a west line of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____,

thence southerly along a portion of the east line of said 1 acre tract, along a portion of a west line of said 7.65 acre tract and along a west line of said corporation line a distance of approximately 405 feet to a point at the southeast corner of said 1 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence westerly along a portion of the south line of said 1 acre tract, along a portion of a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 80 feet to a point in the east right-of-way line of Rager Road and at a corner of said corporation line;

thence northerly along the east right-of-way line of Rager Road and crossing a portion of said 1 acre tract a distance of approximately 405 feet to the place of beginning;

containing approximately 0.75 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.

Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor #7697



ORDINANCE NO. 19-056

AN ORDINANCE TO ACCEPT THE APPLICATION OF MICHAEL L. AND CASSANDRA J. SULLIVAN FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 0.62+/- ACRES AND BEING LOCATED AT 6229 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 0.62+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Michael L. and Cassandra J. Sullivan; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 0.62 +/- acres of land, including the aforementioned Sullivan parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

SECTION 1. That the proposed annexation, as applied for in the petition of Michael L. and Cassandra J. Sullivan, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019, and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the

proceedings thereto of the County Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 0.62 +/- acres of land located at 6229 Bixby Road, which real property is described in the legal descriptions attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By 

Date 5/29/19

May 20, 2019

**DESCRIPTION OF AN APPROXIMATE 0.62 ACRE
SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD,
MADISON TOWNSHIP, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 0.713 acre tract of land conveyed to Michael L. & Cassandra J. Sullivan, by deed of record in Instrument No. 201310180177122, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south right-of-way line Bixby Road (variable width) with the east line of said 0.713 acre tract, said point also being at a northwest corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____

thence southerly along a westerly line of said corporation line, along a portion of the east line of said 0.713 acre tract and crossing a portion of an original 32 acre tract of land conveyed, as Parcel III, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 an approximate distance of 199 feet to a point at the southeast corner of said 0.713 acre tract and at a corner of said corporation line;

thence westerly along a northerly line of said corporation line, along the south line of said 0.713 acre tract and crossing a portion of said original 32 acre tract a distance of approximately 135 feet to a point at the southwest corner of said 0.713 acre tract and at a corner of said corporation line;

thence northerly along an easterly line of said corporation, along a portion of the west line of said 0.713 acre tract and crossing a portion of said original 32 acre tract a distance of approximately 199 feet to a point at the intersection of the south right-of-way line of Bixby Road with the west line of said 0.713 acre tract and at a northeast corner of said corporation line;

thence easterly crossing said 0.713 acre tract and along the south right-of-way line of Bixby Road a distance of approximately 135 feet to the place of beginning;

containing approximately 0.62 acre of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.


Kevin L. Baxter - Ohio Surveyor #7697



ORDINANCE NO. 19-057

AN ORDINANCE TO ACCEPT THE APPLICATION OF DEAN JENKINS FOR THE ANNEXATION TO THE CITY OF CANAL WINCHESTER OF CERTAIN TERRITORY IN MADISON TOWNSHIP CONTAINING 1.26+/- ACRES AND BEING LOCATED AT 6091 BIXBY ROAD, TO AMEND THE ZONING MAP TO ZONE 1.26+/- ACRES TO LIMITED MANUFACTURING (LM), AND DECLARING AN EMERGENCY

WHEREAS, an Expedited Type II Petition for annexation of certain territory in Madison Township was duly filed by Dean Jenkins; and

WHEREAS, the petition was duly considered by the Board of County Commissioners of Franklin County, Ohio, on July 9, 2019, wherein said Commissioners approved the annexation; and

WHEREAS, the Board of County Commissioners certified a transcript of proceedings in connection with said annexation with the map and petition to the Clerk of the City of Canal Winchester who received the same on July 19, 2019; and

WHEREAS, more than sixty days have elapsed from the date of filing of the transcript of such approval by the Board of Franklin County Commissions with the City Clerk; and

WHEREAS, this Council has determined a Zoning Map Amendment to LM – Limited Manufacturing for approximately 1.26 +/- acres of land, including the aforementioned Jenkins parcel, is appropriate to match adjacent zoning and to facilitate economic development; and

WHEREAS, Council has determined that acceptance of the annexation and implementation and approval of the Limited Manufacturing zoning is in the best interest of the residents of the City of Canal Winchester;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

SECTION 1. That the proposed annexation, as applied for in the petition of Dean Jenkins, which petition was filed with the Board of County Commissioners of Franklin County, Ohio on June 4, 2019, and which petition prayed for the annexation to the City of Canal Winchester of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Canal Winchester by the Board of County Commissioners on July 9, 2019, be and hereby is accepted. The territory annexed hereby is described in the legal description attached hereto as Exhibit A and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the proceedings thereto of the County

Commissioners are all on file with the Clerk of the City of Canal Winchester and have been for more than 60 days.

SECTION 2. That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within thirty days after it becomes effective.

SECTION 3. That the Zoning Map is hereby amended to reflect that the zoning for approximately 1.26 +/- acres of land located at 6091 Bixby Road, which real property is described in the legal descriptions attached hereto as Exhibit A and incorporated herein by reference, be LM, Limited Manufacturing District.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health and safety of the City of Canal Winchester, such emergency arising from the exigencies of commercial and industrial development of land within the City which provides for the economic and community welfare by providing the creation of jobs in the City; WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER



Date 5/29/19

May 20, 2019

DESCRIPTION OF AN APPROXIMATE 1.26 ACRES SOUTH OF BIXBY ROAD, EAST OF RAGER ROAD, MADISON TOWNSHIP, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northeast quarter of Section 23, Township 11 North, Range 21 West, Congress Lands and being a portion of a 1.35 acre tract of land conveyed to L. Dean Jenkins, by deed of record in Instrument No. 201210250161756, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the south right-of-way line Bixby Road (variable width) with the west line of said 1.35 acre tract, said point also being at a northeast corner of The City of Canal Winchester Corporation Limits, as approved by Ordinance No. _____ and recorded in Instrument No. _____

thence easterly crossing said 1.35 acre tract and along the south right-of-way line of Bixby Road a distance of approximately 135 feet to a point in the east line of said 1.35 acre tract, in the west line of a 0.780 acre tract of land conveyed, as Parcel 3-WD for Bixby Road roadway purposes, to Franklin County Commissioners, by deed of record in Instrument No. 201507090092985 and at a northwest corner of said corporation line;

thence southerly along a portion of the east line of said 1.35 acre tract, along a portion of the west line of said 0.780 acre tract, crossing a portion of an original 32 acre tract of land conveyed, as Parcel III, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and along a westerly line of said corporation line a distance of approximately 406 feet to a point at the southeast corner of said 1.35 acre tract, at a northeast corner of a 7.65 acre tract of land conveyed, as Parcel IV, to Willis M. Alspach, Trustee (25% Interest) and Joan A. Alspach, Trustee (25% Interest), by deed of record in Instrument No. 201208090115353 and David Benjamin Alspach (50% Interest), by deeds of record in Official Record 3195, Page C 17 and at a corner of said corporation line;

thence westerly along the south line of said 1.35 acre tract, crossing a portion of said original 32 acre tract, along a north line of said 7.65 acre tract and along a north line of said corporation line a distance of approximately 135 feet to a point at the southwest corner of said 1.35 acre tract, at a corner of said 7.65 acre tract and at a corner of said corporation line;

thence northerly along a portion of the west line of said 1.35 acre tract, along a portion of an east line of said 7.65 acre tract and along an easterly line of said corporation line a distance of approximately 406 feet to the place of beginning;

containing approximately 1.26 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in November, 2018. The above description was prepared for annexation purposes only and not intended for transfer of real property.



Kevin L. Baxter ~ Ohio Surveyor #7697

5/20/19



ORDINANCE NO. 19-058

AN ORDINANCE TO APPROPRIATE A FEE SIMPLE ABSOLUTE INTEREST IN 2.391 ACRES, MORE OR LESS, LOCATED AT WEST WATERLOO STREET, FOR THE PUBLIC PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Canal Winchester (the "City") has determined it is necessary to construct a roadway improvement upon the 2.391-acre area ("the Property") depicted on Exhibit A; and

WHEREAS, Council adopted a resolution of intent to appropriate a fee simple absolute interest in the Property on September 16, 2019, and the City has caused notice of such resolution to be published in accordance with law; and

WHEREAS, the ambiguous state of title underlying the Property makes acquisition of the Property through negotiation impossible;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$300, for the public purpose of constructing roadway improvements to be open to the public without charge, a fee simple absolute interest in the Property described and depicted in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. The Law Director is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

Section 3. This Council further hereby authorizes and directs the Mayor, the Law Director, the Director of Finance, the Clerk of Council, and other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner(s) to acquire the property interests in an amount greater than the appraised value. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 4. This Ordinance is hereby declared to be an emergency measure, necessary for the immediate preservation of the public peace, health, safety, or welfare, such emergency being the necessity of obtaining fee simple absolute interest in the Property to advance the project; therefore, this Ordinance shall take effect and be in force immediately upon its passage.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LAW DIRECTOR

October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

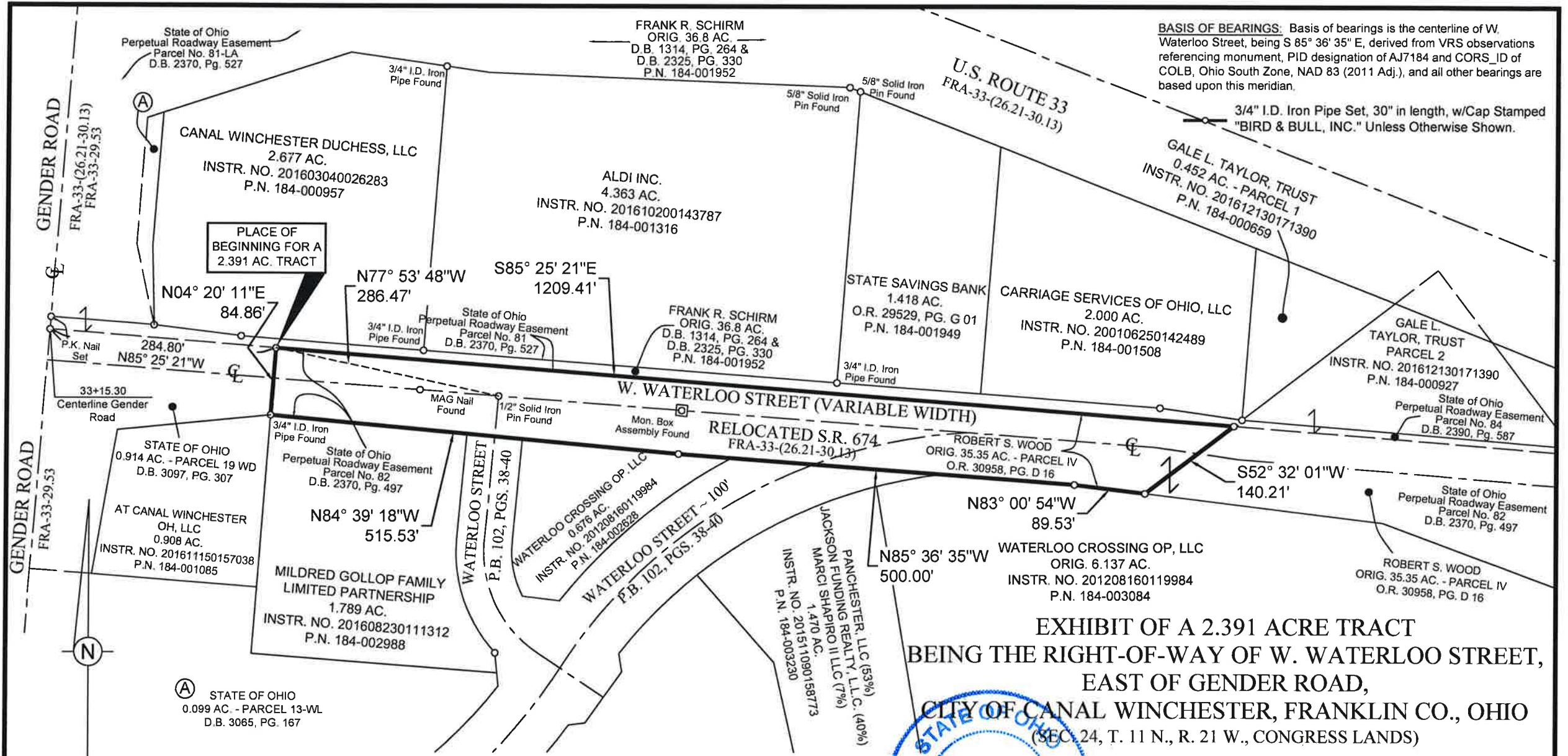
Kevin L. Baxter 10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697

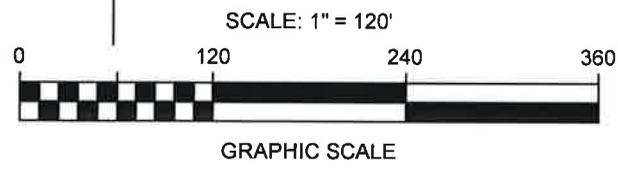


BASIS OF BEARINGS: Basis of bearings is the centerline of W. Waterloo Street, being S 85° 36' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.



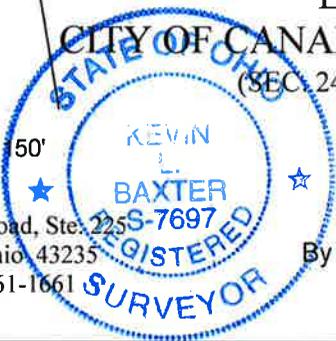
**EXHIBIT OF A 2.391 ACRE TRACT
BEING THE RIGHT-OF-WAY OF W. WATERLOO STREET,
EAST OF GENDER ROAD,
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO
(SEC. 24, T. 11 N., R. 21 W., CONGRESS LANDS)**



SCALE: 1" = 150'



3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661



Kevin L. Baxter

By Kevin L. Baxter ~ Ohio Surveyor No. 7697

OCTOBER 18, 2017

**Appraisal Report
of the Property Located at:**

:
t
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

As of:

July 1st, 2019

Appraisal Prepared for:

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

By:

Affiliated Appraisers of America LLC
4051 West Dublin Granville Road
Dublin, Ohio 43017



**Appraisal Report
of the Property Located at:**

:
t
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

As of:

July 1st, 2019

Appraisal Prepared for:

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City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

By:

Affiliated Appraisers of America LLC
4051 West Dublin Granville Road
Dublin, Ohio 43017





**Affiliated Appraisers of American LLC
Real Estate Appraisers & Consultants
4051 West Dublin-Granville Road
Dublin, Ohio 43017**

Phone: (614) 792-8330 Fax: (614) 889-5588

**Deno J. Duros, Appraiser
State Certified General 39739
N.A.R.A., C.A.A., G.R.I
National Association of Realtors**

July 10th, 2019

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

Mr. Lucas Hair:

Pursuant to your request and in accordance with your directives, I have inspected the subject site on July 1st, 2019 and have gathered and analyzed applicable market and economic data for the purpose of estimating the market value of the subject site along with all improvements, fee simple estate, of the subject property as **of July 1st, 2019.**

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

Page-3-
Mr. Hair:

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

The reader is directed to the addendum of this report were there is a copy of FEMA Flood Zone and zoning maps...

My value is based both along wqith the menute State of Ohio Right -of way value as well as supported by land sales shown right-or ways taking .

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019.**

THREE HUNDRED DOLLARS

(\$ 300,00)

Page-4-
Mr. Hair:

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

I hereby certify that I have no present or future contemplated interest in the subject property and that my fee for this complete appraisal summary report is in no way contingent upon the value estimates reported herein. I hereby certify that this appraisal summary report has been made in accordance with FIRREA, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP), The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and The Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

I hereby Certify that I have inspected the subject property being appraised and the comparable properties: that the statements contained in this appraisal and upon which the opinions expressed herein are based, are true and correct to the best of my knowledge and belief, subject to limited conditions herein set forth: and that to the best of my knowledge and belief no pertinent information has been overlooked in the appraisal of the property.

The undersigned certifies that ,except as otherwise noted in this appraisal report:

1. I have no past or contemplated future interest in the real estate that is the subject on his report. Furthermore, it is stated that no other party has infused the appraiser' final value conclusion.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or, the parties involved.
3. I do hereby certify that I have inspected the subject property; that to the best of my knowledge and belief, the statements of fact in this report, upon which the analysis, opinions and conclusions expressed herein are based, are correct and true.

Page-5-
Mr. Hair:

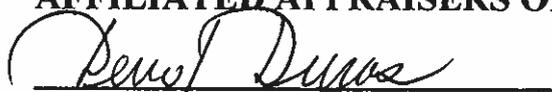
4. This appraisal report sets forth all these assumptions and limiting conditions affecting the analysis, opinions and conclusions contained in the report.
5. This appraisal report has been made in conformity with and is subject to the Uniform Standards of Professional Appraisal Practices (USPA) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
6. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the real estate that are set forth in this appraisal report.
7. Disclosure of the content of this appraisal report is governed by the guidelines and regulations of USPA.
8. Neither the employment to appraise, nor the compensation agreed upon, is in any manner contingent upon the valuation given.

The appraiser has not been furnished with any information concerning the subjects subsurface or load bearing capabilities nor has the appraiser been provided with any information pertaining to the presence of hazardous conditions, which may have an adverse effect on the value of the subject property. This complete appraisal summary report has been made assuming that no such conditions exist. If additional information is required, the client is advised to obtain the services of a qualified engineer.

Thank you for this opportunity to be of service.

Respectfully submitted,

AFFILIATED APPRAISERS OF AMERICA



Deno J. Duros, Appraiser, CCA.,GRI.
Certified General Appraiser
State of Ohio
G-397439

Page-6-
Mr. Hair:

TABLE OF CONTENTS

PREFACE

Title Page
Letter of Transmittal
Table of Contents
Summary of Salient Facts and Conclusions
Qualifications of the Appraiser
Assumptions and Limited Conditions

THE REPORT

Assignment and Objective of the Appraisal
Scope of the Appraisal
Ownership and Legal Description
Legal Data
Market Period and Exposure Period
Economic Overview of the Market
Description of the Site
Analysis of Highest and Best Use
Highest and Best Use of the Subject
Definition of Market Value
Methods of Valuation
 Land Value
 Cost Approach
 Market Data Approach
 Income Approach
Conclusion and Reconciliation
Appraiser Disclosure Statement

THE ADDENDUM

County Auditor Property Information
Legal Description
Copy of the Purchase Contract
Photographs of the Subject
Copy of Sales Comparables
Area Description

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY: Vacant Right of way land

LOCATION: The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester, Canal Winchester, Franklin County Ohio.

SITE FEATURES:

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

**HIGHEST AND
BEST USE:**

The subject's site Highest and Best Use would be for its to be vacated and attached within the Canal Winchester properties. present use.

**REASONABLE
MARKETING
PERIOD:**

Due to the nature of the subject sites there is no market value to an investor developer.

**INDICATION
OF VALUE:**

The value is based on the subject sites with present use and zoning.

**FINAL VALUE
ESTIMATE:**

\$ 300.00

(Based upon State of Ohio Right of way minim value.)

**DATE OF VALUE
ESTIMATE:**

July 1st, 2019

**DATE OF
APPRAISAL:**

July 1st, 2019

Page-9-
Mr. Hair.:

QUALIFICATIONS OF THE APPRAISER

Deno J. Duros

PRESENT STATUS

President of Affiliated Appraisers of America, an independent real estate appraisal and consulting firm, handling residential, commercial, and investment properties.

FORMAL EDUCATION

B.S., Industrial Management, The Ohio State University, 1961.

PROFESSIONAL MEMBERSHIPS

Columbus Board of Realtors
Ohio Association of Realtors
National Association of Realtors
Broker, State of Ohio
State of Ohio Certification # G397439

FORMAL REAL ESTATE EDUCATION

Society of Real Estate Appraisers Courses
Course 101: An Introduction to Appraising Real Property
Course 102: Applied Residential Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Certified Course: Appraisal Residential, Property Valuation
Certified Course: Appraisal Small Residential Income Property
Certified Course: Real Estate Appraisal
Certified Course: Uniform Standard of Appraisal Practice

Attendance at numerous seminars and lectures dealing with new areas of real estate, real estate appraisal, finance, etc., to stay current with changes in the marketplace.

BACKGROUND

Affiliated Appraisers of America is a full service appraisal company, which has been in business for over ten years. It was established to handle residential, commercial, and investment appraisals. The purpose of the appraisal reports have been for condemnation, mortgage and for individual buying and selling. Deno J. Duros has 50 years of real estate experience and 47 years of appraisal experience. The company has on-line computer access with Ameristate to all recorded sales in 40 counties of Ohio. In addition the MLS database and numerous contacts with Realtors and banks are used to obtain the most accurate comparable. Both the Means Cost Data Index and Marshal and Swift are used for new cost estimates. This enables Affiliated to quickly and accurately process appraisals while being confident that the most accurate comparable are being used.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made under the following assumptions and limiting conditions.

- 1) The legal description/survey furnished the appraiser is assumed to be correct.
- 2) This appraiser does not assume any responsibility for the matters legal in character, and title to the subject is considered good, free and clear of existing liens and encumbrances (except where noted) and under proper management and ownership.
- 3) Sketches are furnished as an aid in visualizing the property; no surveys have been made, and as a result, appraiser assumes responsibility for such surveys.
- 4) This appraiser believes reliable certain information identified in this report as being furnished by others, but we assume no responsibility for its accuracy.
- 5) Separate values for land and building may not be used in connection with any other appraisal and are invalid if soused. Land and building values are allocated separately for accounting purposes under the present land utilization.
- 6) No responsibility is assumed for failure to disclose damages to the property not readily visible through normal visual inspection.
- 7) Possession of this appraisal does not carry with it the do not right of publication, nor may it be used for any other purpose by anyone but the specific client without the written permission of this appraiser. This report, as an instrument of service, is and shall remain the property of the appraiser.
- 8) This appraiser shall not be required to give testimony or appear in court by reason of this appraisal unless previous arrangements have been made thereof.
- 9) Where construction of contemplated improvement is considered, this appraisal is predicated on construction as per plans and specifications. Further, it assumes building will be done expeditiously and in a workman like fashion.
- 10) In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos, urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by us; nor do I have any knowledge of the existence of such materials on or in the property.

The appraisers, however, are not to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the client to retain an expert in this field, if desired.

ASSIGNMENT AND OBJECTIVE OF THE APPRAISAL

The objective of the appraisal is to estimate the market value of the unencumbered fee simple title to the subject property, in terms of financial arrangements equivalent to cash. The date of this appraisal and effective date of the value estimate is **July 1st, 2019** .

For the purpose of this appraisal, market value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

Page-12-
Mr. Hair:

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019** .

SCOPE OF THE APPRAISAL

The appraisal will cover an investigation of all matters considered pertinent by the appraiser to the valuation. The investigation will include a study analysis of current sales of properties, of a comparable nature, a construction cost study (if applicable), an analysis of the income and expenses interpreted into a capitalized value (if applicable), and finally a correlation of the various value indicators into a final property value, estimates as of the date of this appraisal.

FUNCTION OF THE APPRAISAL

This report is to be used in conjunction with a Franklin County Probate Court Hearing. .

OWNERSHIP

See legal description and deed's attached.

LEGAL DESCRIPTION

See legal description and deed's attached.

Page-13-
Mr. Hair:

LAGAL DATA

FLOOD MAP & ZONING: See Flood Information with the
addendum of this report

ZONING: According to the zoning officials of Canal Winchester,
Franklin County, Ohio, the subject is zoned (Commercial
District). The subject's present use is a permitted zoning
classification.

TOPOGRAPHY: The subject site is primarily level..

PRESENT USE: Grass area and abounded right of way...

MARKET PERIOD

A reasonable marketing period of the subject property has been considered. My estimation of a reasonable market period is contingent upon an asking price near the estimate of market value provided in the appraisal report. The typical sites have no value to an investor/developer due to there size, location and use. Assuming a marketable title and available

EXPOSURE PERIOD

A reasonable exposure period for the subject property has also been considered. A reasonable exposure period may be defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal a retrospective estimate based upon an analysis of the past events assuming a competitive and open market.

ANALYSIS AND DEFINITION OF HIGHEST AND BEST USE

Present Use of the Subject Property

Present vacant right-of way residual land.

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio.. The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report. Please review Flood Maps as well as County Property records within the addendum of this report.

Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and results in the highest value.⁽¹⁾

⁽¹⁾The Appraisal of Real Estate, Ninth Edition, 1987 American Institute of Real Estate Appraisers.

HIGHEST AND BEST USE OF THE SUBJECT

Legally permissible uses of the subject site, if vacant, include a wide range of uses falling under a business user.

The subject is conducive to development based upon all of its physical characteristics.

All legal permissible uses are also considered to be physically possible on the subject site.

All of the physical possible uses for the subject site are also considered to be financially feasible.

In conclusion, it is the appraiser's opinion that the highest and best use of the subject sit s to be vacated and connected to the adjacent parcels...

DEFINITION OF MARKET VALUE

Market Value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

METHODS OF VALUATION

The value of real estate is estimated through the three methods of valuation being 1) the Cost Approach, 2) the Market Data Approach, and 3) the Income Approach. The basic concept of each method is discussed below:

Cost Approach

The Cost Approach to Value is the method of valuation in which the estimated replacement costs new of the subject's improvements as well as all indirect costs are determined and from this all forms of physical, functional, and external obsolescence are deducted. To the depreciated value of the building improvements is added to the depreciated value of the site improvements and the total land value to arrive at the total value for the subject by the Cost Approach.

Market Data Approach

The Market Approach to Value is an appraisal procedure in which the market value is predicated upon the price, actual market transactions and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- a) The availability of comparable sales data.
- b) The verification of sales data.
- c) The degree of comparability or extent of adjustment necessary for time differences.
- d) The absence of non-typical conditions affecting the sales price.

Income Approach

This technique is based upon the estimates of economic rent and net operating income attributable to the property. The estimated net operating income is converted into a final property value by direct capitalization.

Each of these approaches is valid only if sufficient information is available in order to substantiate their development.

MARKET DATA APPROACH

As stated earlier, the Market Data Approach, also known as the sales comparison approach, is the appraisal procedure in which the market value estimate is predicated upon prices paid, actual market transactions, and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sale price of the property being appraised.

As a basis for estimating the value of the subject as a vacant land basis, the appraiser made a search of the subject's immediate market area, Columbus, Franklin County, in general in an effort to locate vacant land sales considered comparable to the subject.

The appraiser was not able to locate vacated right of way closed sales within the area as well as Franklin County. I was able to locate four (4) vacant land sales within the subject's immediate market area ~~range from~~ a low of 0.15 per sq. ft. to a high of 1.27 per sq. ft. with an un adjusted mean of \$ 0.58 per sq. ft..

Due to the nature of the sales comparables I have relied upon them to show there low square foot value before any adjustments were made. The subject property is a unique t situation and irregular shape.

Due to not having good market sales the market approach was not given most weight..

Information pertaining to the land sales comparables is located in the addendum of this report.

**The minim value applied by The State of Ohio right-of way authorized
Is \$ 300.00 which was applied to the subject.**

Page-19-
Mr. Hair:

CONCLUSION AND RECONCILIATION

Cost Approach to Value:	N/A
Market Data Approach to Value: (Based upon State of Ohio Department of Transportation)	\$ 300.00
Income Approach to Value:	N/A

The market data approach indicates the activities of typical buyers and sellers in the marketplace. The subject sites due to there nature /size/location, easements have no real market value to an investor buyer and given no weight. I have indicated a value of \$ 300.00 based upon The State of Ohio Department of Right of ways minim value to the subjects.

The cost approach was not developed due to not being applicable.

The income approach is not applicable and not given weight.

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial in terms of financial arrangements equivalent to cash, as of July 1st, 2019 is:

**THREE HUNDRED
DOLLARS**

(\$ 300.00)

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code
section 4763.12 (C)

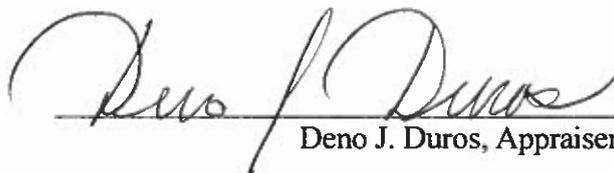
1. Name of Appraiser: Deno J. Duros

2. Class of Certification/Licensure: Certified General
Certification/Licensure Number: 397439

3. Scope: This report is within the scope of my certification of License.

4. Service provided by: Disinterested & Unbiased Third Party.

5. Signature of person preparing and reporting the appraisal:



Deno J. Duros, Appraiser

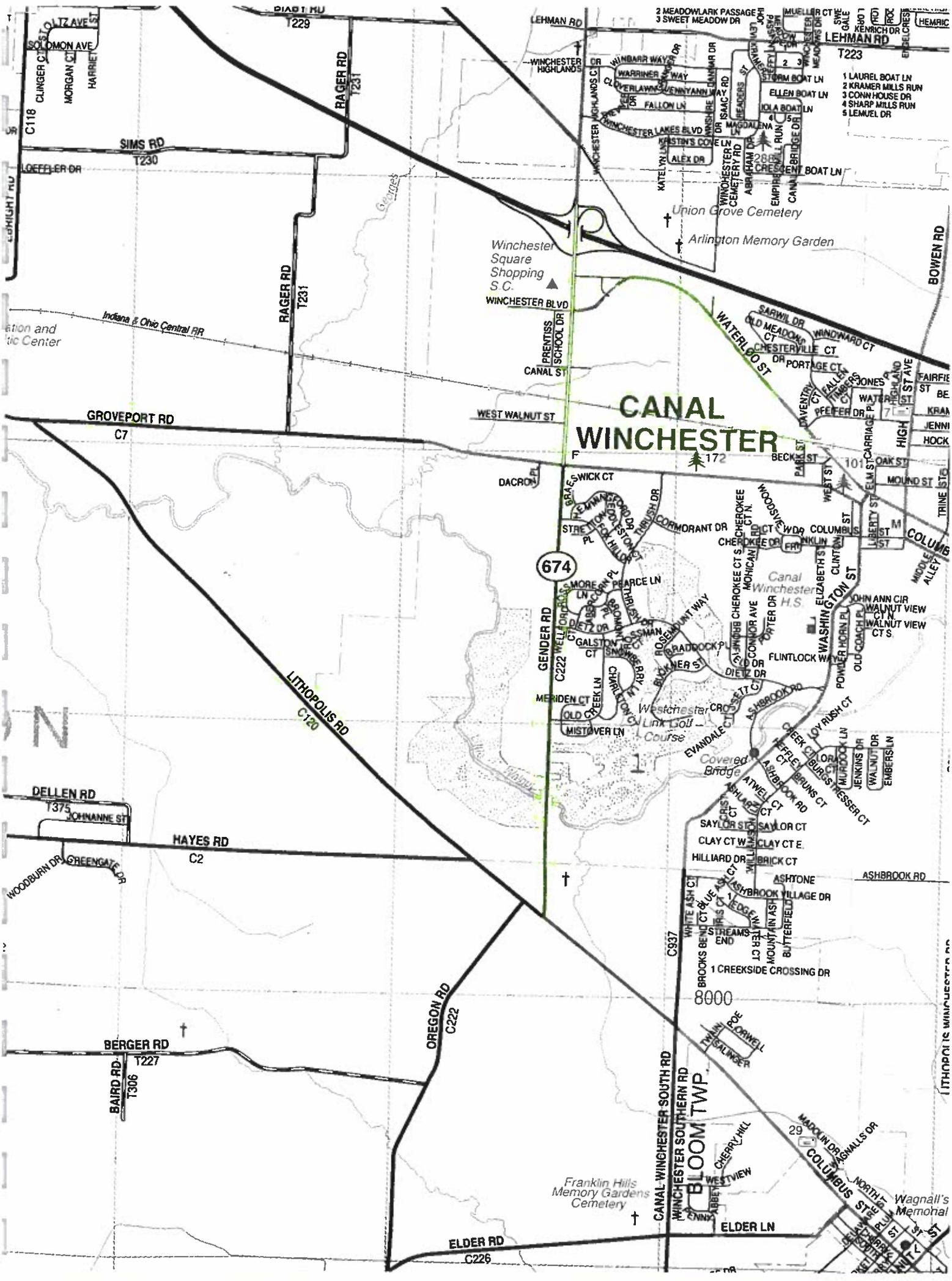
State of Ohio
Department of Commerce
Division of Real Estate
Appraisal Section

ADDENDUM

OHIO DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Deno John Duros
LIC/CERT NUMBER: 000397439
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 10/31/2018
EXPIRATION DATE: 10/04/2019
USPAP DUE DATE: 10/04/2020



CANAL WINCHESTER

674

8000

BLOOM TWP

Franklin Hills Memory Gardens Cemetery

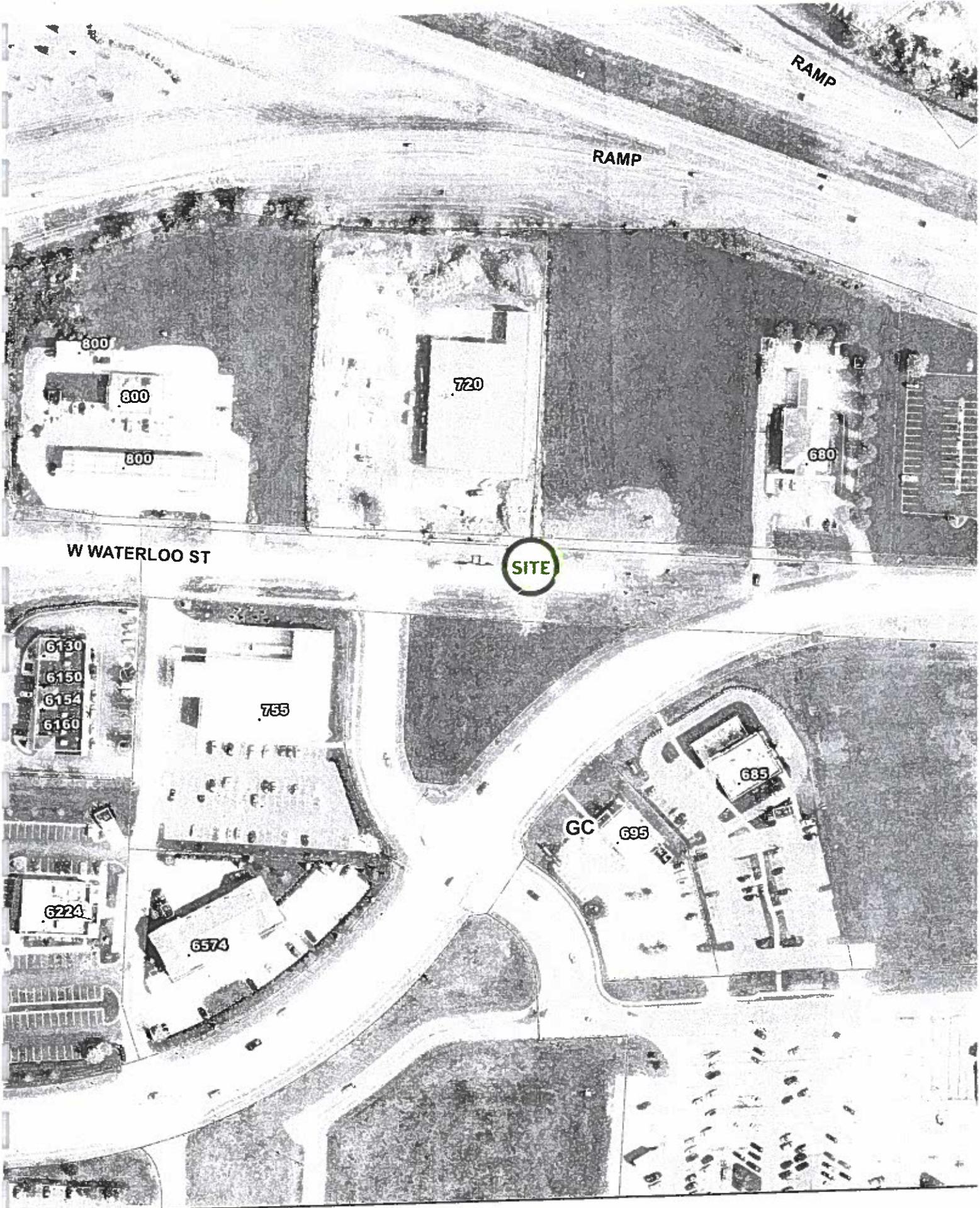
Wagnall's Memorial

Indiana & Ohio Central RR

ation and
ic Center

N

LITHOPOLIS MANUFACTURING



RAMP

RAMP

800

800

800

720

680

W WATERLOO ST

SITE

6130

6150

6154

6160

755

6224

6574

GC

695

685

00 600 800 Feet



The Columbus Dispatch

Ohio's Greatest Online Newspaper

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Adams County	27330	25371	7.7	583.909191
Allen County	108473	109755	-1.2	404.425956
Ashland County	52523	47507	10.6	424.373480
Ashtabula County	102728	99821	2.9	702.439519
Athens County	52223	59549	4.5	506.757509
Auglaize County	46611	44585	4.5	401.252958
Belmont County	79226	71074	-1.2	537.350236
Brown County	42285	34966	20.9	491.758790
Butler County	332807	291479	14.2	467.269657
Carroll County	28836	26521	8.7	394.673096
Champaign County	38890	36019	8.0	428.559933
Clark County	144742	147548	-1.9	399.857802
Clemont County	177977	150187	18.5	451.990469
Clinton County	40543	35415	14.5	410.879426
Columbiana County	112075	108276	3.5	532.456563
Coshocton County	36655	35427	3.5	564.069546
Crawford County	45966	47870	-1.9	402.113820
Cuyahoga County	1393978	1412140	-1.3	458.489183
Darke County	53305	53619	-0.6	599.798031
Defiance County	39500	39350	0.4	411.158299
Delaware County	109989	69929	64.3	442.410063
Erie County	79551	76779	3.6	254.876880
Fairfield County	122759	103461	18.7	505.110654
Fayette County	28433	27466	3.5	406.581646
Franklin County	1068978	961437	11.2	539.868665
Fulton County	42084	38493	9.3	406.783281
Gallia County	31066	30954	0.4	458.777081
Geauga County	90855	81129	12.0	403.655442
Greene County	147886	136731	8.2	414.878502
Greensery County	40792	39024	4.5	521.904233
Hamilton County	845303	866228	-2.4	407.364755

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Pickaway County	52727	48255	9.3	501.910711
Pike County	27695	24249	14.2	441.486452
Portage County	152061	142585	6.6	492.389684
Preble County	42337	40113	5.5	424.804830
Putnam County	34726	33819	2.7	483.865157
Richland County	128852	126137	2.2	496.876450
Ross County	73345	69330	5.8	688.414519
Sandusky County	61792	61963	-0.3	409.175381
Scioto County	79195	80327	-1.4	612.266864
Seneca County	58683	59733	-1.8	550.587565
Shelby County	47910	44915	6.7	409.272369
Stark County	378098	367585	2.9	576.136229
Summit County	542899	514990	5.4	412.723297
Trumbull County	225116	227813	-1.2	616.478127
Tuscarawas County	90914	84090	8.1	567.575457
Union County	40909	31969	28.0	436.651495
Van Wert County	29659	30464	-2.6	410.087245
Vinton County	12806	11098	15.4	414.080283
Warren County	158383	113909	39.0	395.626742
Washington County	63251	62254	1.6	635.145038
Wayne County	111564	101451	10.0	555.355377
Williams County	39188	35956	6.0	421.739879
Wood County	121065	113269	6.9	617.319820
Wyandot County	22908	22254	2.9	405.612851

COPY
OF
FRANKLIN COUNTY
AUDITORS PROPERTY RECORDS



Our Office

Real Estate

Search

Online Tools

Reference

Contact Us

Summary

ParcelID: 184-001952-00
SCHIRM FRANK R

Map-Rt: 184-00195200--

1 of 1

[Return to Search Results](#)

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Owner

Owner

SCHIRM FRANK R

Owner Address

Legal Description

ROUTE 33
R21 T11 1/4S24
13.82 ACS (HWY EASE)

Calculated Acres

16.88

Legal Acres

0

Tax Bill Mailing

View or Change on the Treasurer's Website
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)

[Print Parcel Summary](#)

Actions

[Neighborhood Sales](#)

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Reports

[Proximity Report](#)

[Map Report](#)

[Parcel Summary](#)

[Parcel Detail](#)

Go

Most Recent Transfer

Transfer Date: JAN-01-0001
Transfer Price: \$0
Instrument Type:

2018 Current Market Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

2018 Taxes

Net Annual Tax	Total Paid	CDQ
0.00	0.00	

Disclaimer:

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ParcelID: 184-001952-00
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Map-Rt: 184-00195200--

1 of 1

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StreetSmart

Aerial Photos

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BOR Status

CAUV Status

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Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Tax Status

Property Class -
Land Use 899 - ZERO VALUE-PARCELS IN RIGHT OF WAY/ROW
Tax District 184 - MADISON TWP-CANAL WINCHESTER CORP
Net Annual Tax 0.00
Taxes Paid 0.00
CDQ Year

Current Year Tax Rates

Full Rate 129.36
Reduction Factor 0
Effective Rate 129.36
Non Business Rate .094181
Owner Occ. Rate .023545

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	0.00	0.00		
Reduction	0.00	0.00		
Adjusted Tax	0.00	0.00		
Non-Business Credit	0.00	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	0.00	0.00	0.00	0.00
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
1st Half	0.00	0.00	0.00	0.00
2nd Half	0.00	0.00	0.00	0.00
Future	0.00	0.00	0.00	0.00

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
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Reports

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- [Parcel Detail](#)

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Summary

ParcelID: 184-001952-00
SCHIRM FRANK R

Map-Rt: 184-00195200--

1 of 1

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BOR Status

CAUV Status

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Tax Calculators

Value History

Rental Contact

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Sales Summary

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JAN-01-0001	SCHIRM FRANK R			0	\$0

Transfer History

[Historical Parcel Sheets \(PDF\)](#)

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

Go

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Our Office

Real Estate

Search

Online Tools

Reference

Contact Us

Summary

ParcelID: 184-001952-00
SCHIRM FRANK R

Map-Rt: 184-00195200--

1 of 1

[Return to Search Results](#)

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Value History

Year	Market Value	Taxable Value
2018	0	0
2017	0	0
2016	0	0
2015	0	0

Value History Details

1 of 4 >

TAX YEAR 2018

Market Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

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CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



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Our Office

Real Estate

Search

Online Tools

Reference

Contact Us

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Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

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Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

High St & Mound St. Columbu

184-000922

184-001952

184-000957

184-001316

184-003304

184-001940

184-001508

184-001085

184-002988

184-002628

184-003230

184-003084

184-002663

184-003081

184-003227

W WATERLOO ST

VNP-KNOWN

W WATERLOO ST

No parcel record found or access is denied.

Franklin County Auditor | Franklin County, OH, West Virginia GIS, Es...

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Real Estate

Search

Online Tools

Reference

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SCHIRM FRANK R

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CAUV Status

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Rental Contact

Incentive Details

Quick Links



October 26, 2017

**DESCRIPTION OF A 0.463 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307 and at the southwest corner of said original 36.8 acre tract, said P.K. nail being N 04° 23' 25" E a distance of 39.38 feet from a P.K. nail set at the centerline intersection of also being N 81° 38' 54" W a distance of 570.04 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence N 04° 23' 25" E along the centerline of Gender Road a distance of 15.62 feet to a P.K. nail set;

thence S 85° 36' 35" E passing through the residue of said 36.8 acre tract, crossing a portion of Gender Road and with the Limited Access Right-of-Way line of Parcel 81-LA as conveyed, as a perpetual easement for roadway purposes, to the State of Ohio, by deed of record in Deed Book 2370, Page 527 a distance of 130.00 feet to a 3/4" I.D. iron pipe set at the intersection of the easterly right-of-way line of Gender Road with the northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, at the south corner of a 0.099 acre tract of land conveyed, as Parcel 13-WL for Gender Road roadway purposes, to the State of Ohio, by deed of record in Deed Book 3065, Page 167 and at the southeast corner of a 2.677 acre tract of land conveyed to Canal Winchester Duchess, LLC, by deed of record in Instrument No. 201603040026283;

thence S 83° 00' 26" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a south line of said 2.677 acre tract a distance of 110.11 feet to a 3/4" I.D. iron pipe set;

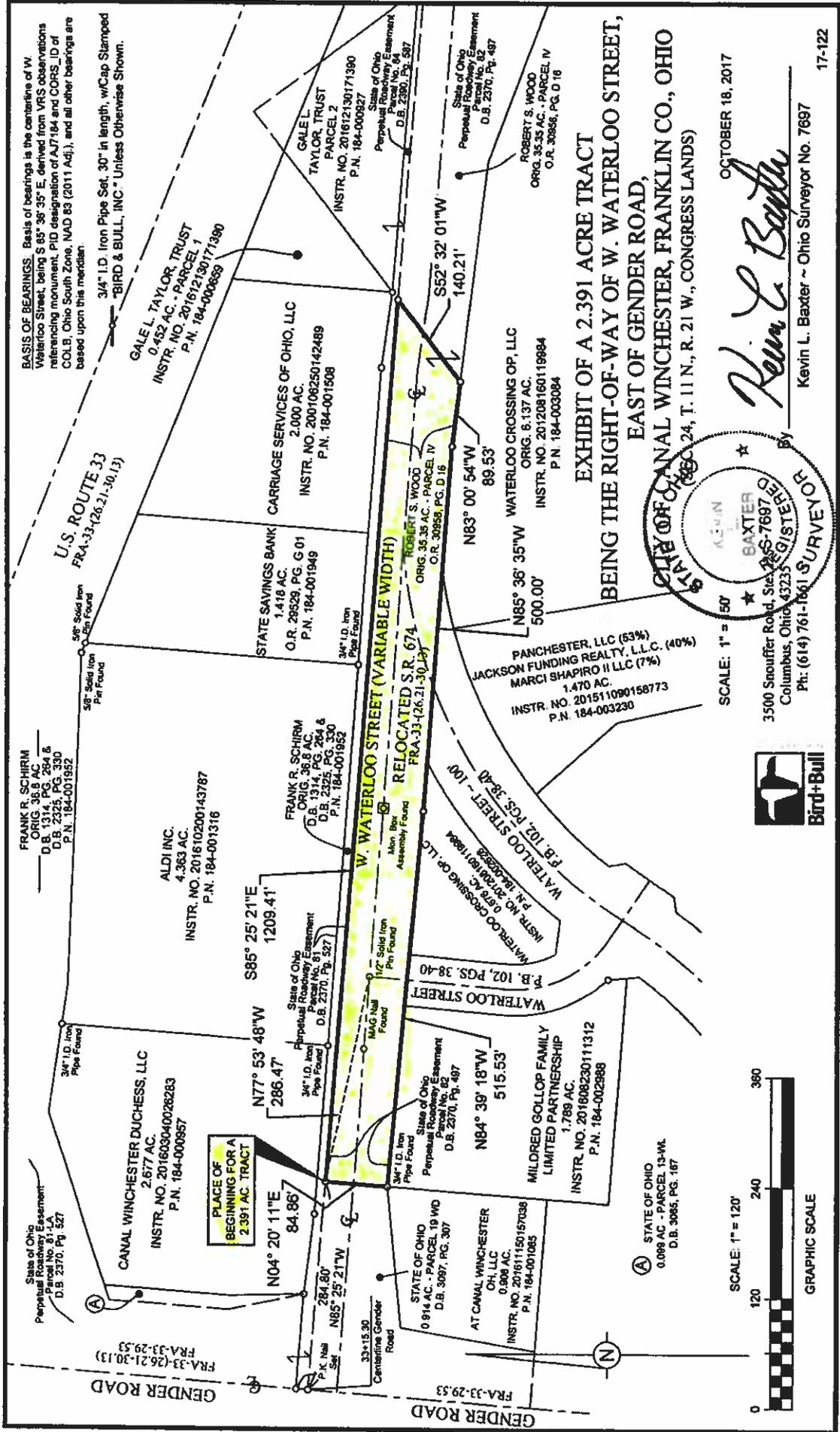
thence S 85° 36' 35" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a south line of said 2.677 acre tract, along the southerly line of a 4.363 acre tract of land conveyed to ALDI Inc., by deed of record in Instrument No. 201610200143787, along the southerly line of a 1.418 acre tract of land conveyed to State Savings Bank, by deed of record in Official Record 29529, Page G 01 and along a southerly line of a 2.00 acre tract of land conveyed to Carriage Services of Ohio, LLC, by deed of record in Instrument No. 200106250142489 a distance of 1,160.00 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D. iron pipe found at the southeast corner of said 2.677 acre tract at 229.88 feet and passing a 3/4" I.D. iron pipe found at the southeast corner of said 4.363 acre tract at 751.58 feet);

thence S 81° 48' 04" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a southerly line of said 2.000 acre tract a distance of 104.03 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 2.000 acre tract, at the south corner of a 0.452 acre tract of land conveyed, as Parcel 1, to Gale L. Taylor, Trust, by deed of record in Instrument No. 201612130171390, at the northwesterly line of a tract of land conveyed, as Parcel 2, to Gale Taylor, Trust, by deed of record in Instrument No. 201612130171390 and in the southeasterly line of said original 36.8 acre tract;

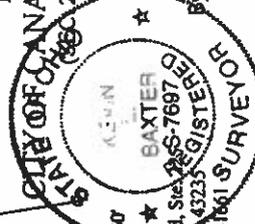
thence S 52° 32' 01" W crossing a portion of said right-of-way of W. Waterloo Street ~ Relocated S.R. 674, along a portion of the northwesterly line of said Parcel 2 and along a portion of the southeasterly line of said original 36.8 acre tract a distance of 12.88 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract and in the north line of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16;

thence N 85° 25' 21" W along a portion of the south line of said original 36.8 acre tract and along a portion of the north line of said original 35.35 acre tract a distance of 1,494.21 feet to the place of beginning;

BASIS OF BEARINGS: Basis of bearings is the continuation of W. Waterloo Street, being S 85° 36' 35" E, derived from VFS observations referencing monument, PID designation of A7.164 and CORRS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.



**EXHIBIT OF A 2.391 ACRE TRACT
BEING THE RIGHT-OF-WAY OF W. WATERLOO STREET,
EAST OF GENDER ROAD,
CANAL WINCHESTER, FRANKLIN CO., OHIO
(BEING 24, T. 11 N., R. 21 W., CONGRESS LANDS)**



OCTOBER 18, 2017

SCALE: 1" = 50'



GRAPHIC SCALE

Kevin L. Baxter ~ Ohio Surveyor No. 7697

October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

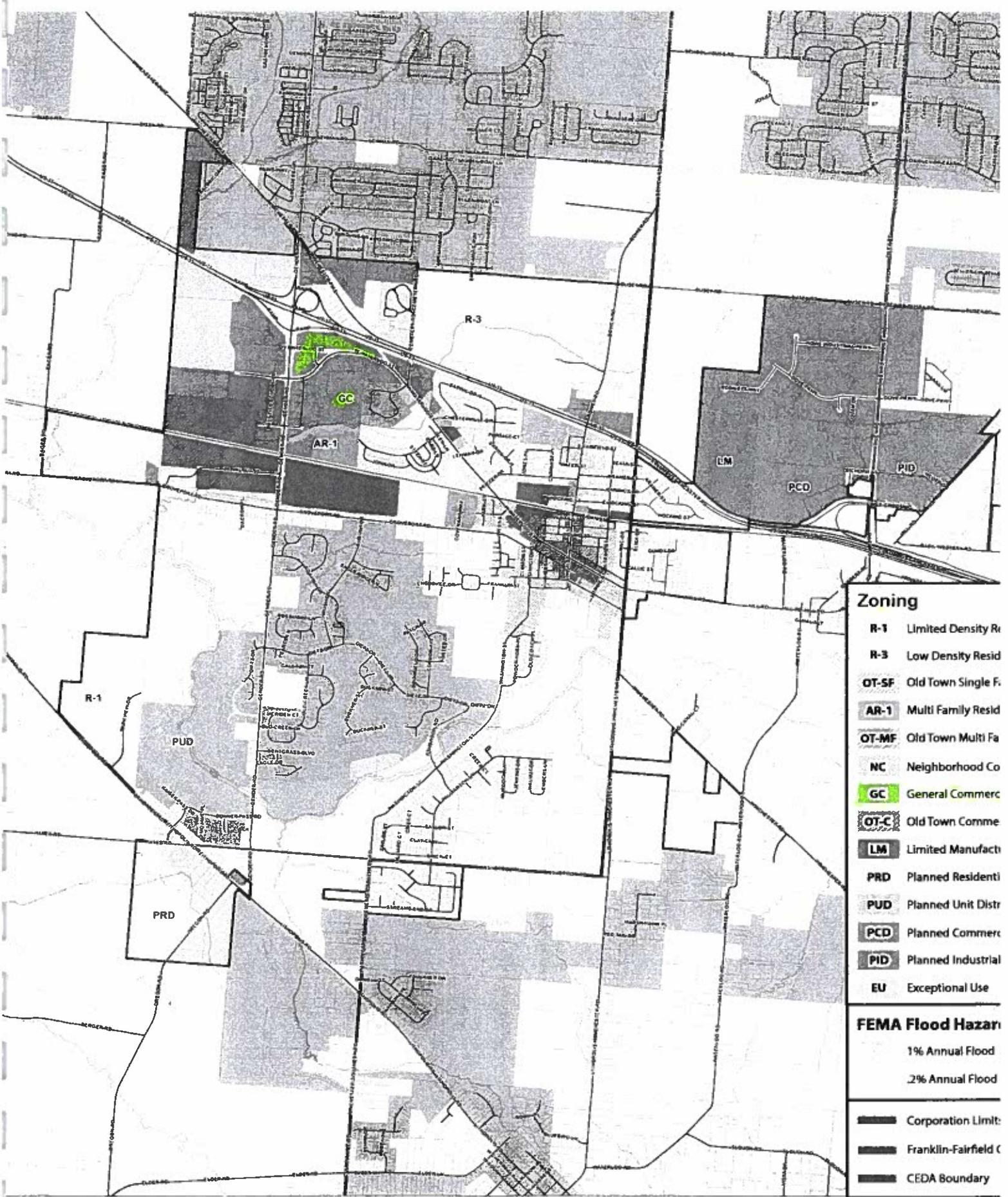
Kevin L. Baxter

10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697



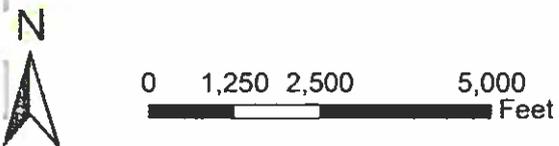
COPY OF ZONING MAP



Zoning	
R-1	Limited Density Resid
R-3	Low Density Resid
OT-SF	Old Town Single F.
AR-1	Multi Family Resid
OT-MF	Old Town Multi Fa
NC	Neighborhood Co
GC	General Commer
OT-C	Old Town Comme
LM	Limited Manufact
PRD	Planned Residenti
PUD	Planned Unit Distr
PCD	Planned Commer
PID	Planned Industrial
EU	Exceptional Use

FEMA Flood Hazard	
(Light Gray)	1% Annual Flood
(Dark Gray)	.2% Annual Flood

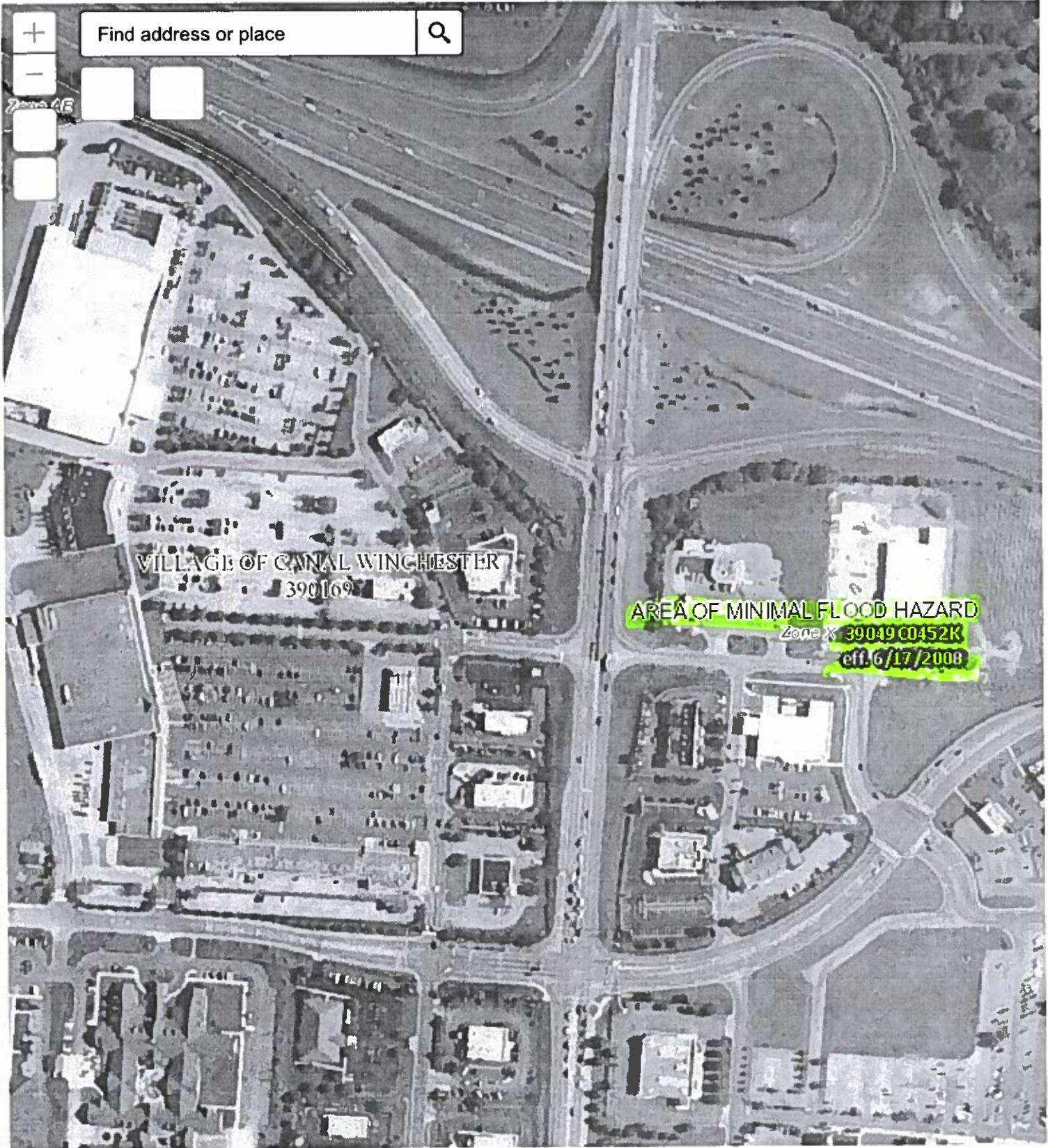
(Thick Black Line)	Corporation Limit
(Thin Black Line)	Franklin-Fairfield C
(Dashed Black Line)	CEDA Boundary



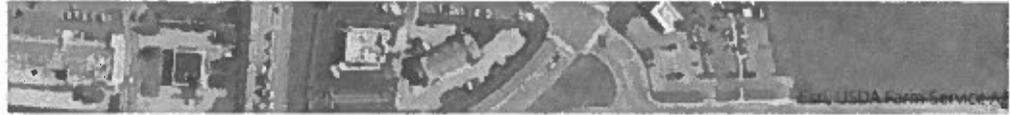
OFFICIAL ZONING MAP

CITY OF CANAL WINCHESTER

COPY OF FLOOD MAP



300ft
-82.824 39 858 Degrees



PIN Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard Zone 1
- Effective LOARs
- Area of Undetermined Flood Hazard Zone 0
- Charleston Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AH, AI
- With BFE or Depth Regulatory Floodway Zone AE, AO, AW, X1, X2

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
- Future Conditions 1% Annual Chance Flood Hazard Zone 1
- Area with Reduced Flood Risk due to Levees. See Notes, Zone 1
- Area with Flood Risk due to Levees Zone 0

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Features

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

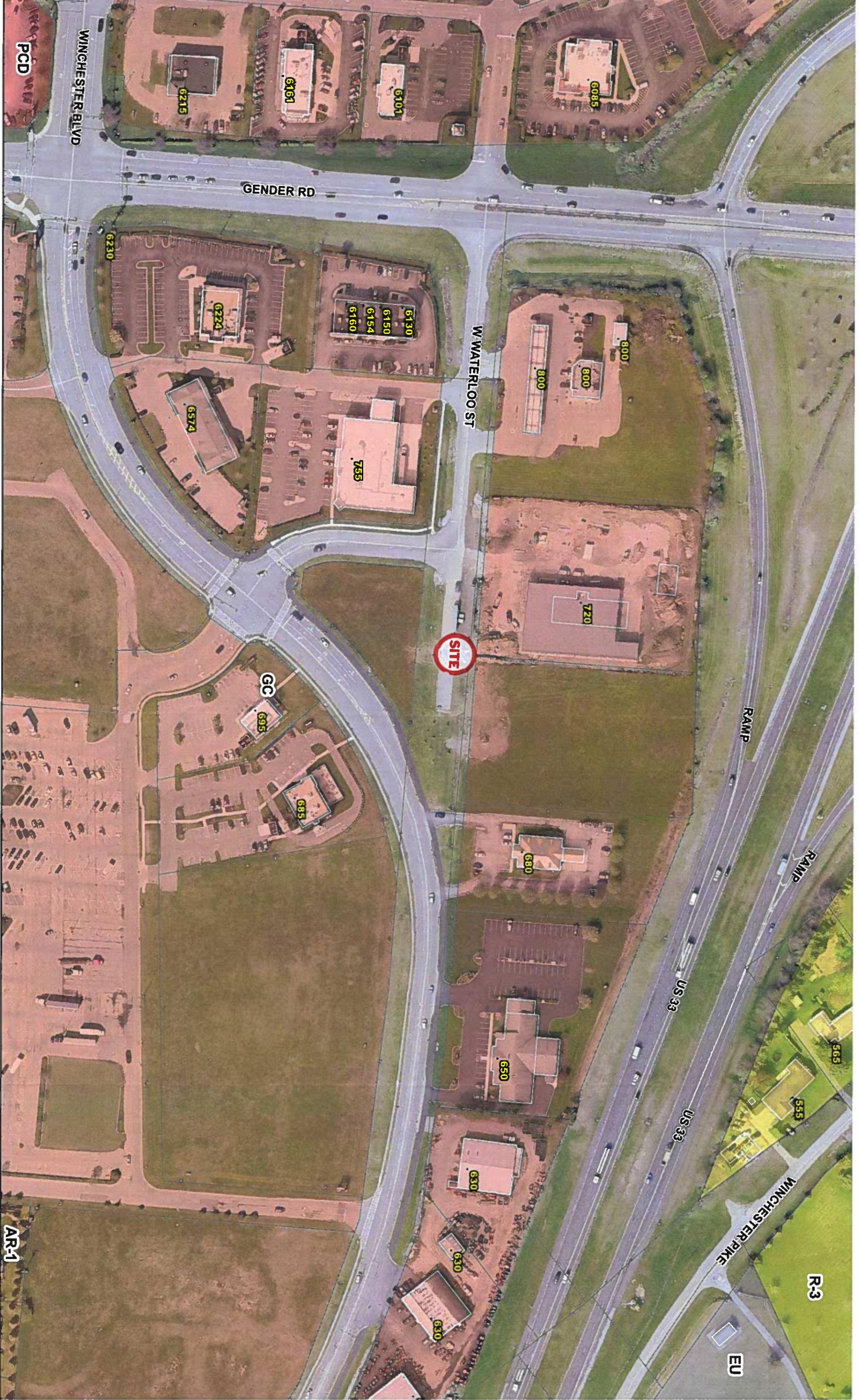
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OIG HOTLINE
 Report Fraud, Waste & Abuse (<https://www.oig.dhs.gov/hotline>)

Official website of the Department of Homeland Security

PICTURES OF THE SUBJECT



COPY
OF
LAND SALE

Land Sales from Franklin County, Ohio.:

I have gathered and reviewed land sales from the Franklin County, market area to establish a Fair Market Value for the two subject sites.

The subject sites are being valued as commercial sites and have not taken into consideration the right of way easements and not having the ability to change the present use as the sites are controlled by the easements right of ways, not being able to be improved. My conversations with both the development agent as well as the engineering department the sites could not be developed..

I analyzed four (4) land sales. The sales ranged from a low of \$ 0.15 per sq. ft. to high of 1.27 per square foot un-adjusted The un-adjusted mean for the four sales is \$ 058.

I have reviewed the sales due to not having good right of way sales or transferor and are not given any weight other the support to my given value.

Sale # 1. Sale 1001 , Gender Rd. & Refugee Rd., Canal Winchester, Franklin County, Ohio 43110, 7.704 acres, Sold 1/10/2019 \$ 426,933.00, Zone "LC-4. \$ 1.27 per sq. ft., \$55,417.00 per acre.

Sale # 2. Sale # 1247, Davis Rd., Hilliard, Franklin County, Ohio 43026. 71.334 acres, Sold 4/1/2019 \$ 1,266,202.00, Zoned "PUD", \$ 0.41 per sq. foot, \$ 17,750.00 per acre.

Sale # 3. Sale 1254, Lehman Rd./ Gender Rd., Canal Winchester Franklin County, Ohio. 43110. 6.087 acres, Sold 4/18/2019 \$ 125,000.00, Zoned" PUD6" \$ 0.47 per sq. ft., \$ 20,536.00 acres.

Sale # 4. Sale # 1098, Parkwick Dr., Columbus, Franklin County, Ohio 43228 1.529 acres, Sold \$ 10,000.00, Zoned "R-2, \$ 0.15 per sq. ft., \$6,540.00 per acre.

The Haines Report

COMMERCIAL LAND

Franklin County Land Sales

SALE NO 1001

QUAD: 3
TAXING DISTRICT: 530
PARCEL NUMBER: 125631, 248754
LOCATION: Gender Rd, NWC Refugee
Canal Winchstr OH 43110
GRANTOR: HPI Kensington Land LLC
Matthew Sharp
GRANTEE: SS Panhandle Group LLC
232 Rolling Fork Rd, Irving, TX
no listing
SALE PRICE: \$426,933
SALE DATE: 1/10/2019
SITE 7.704
LC4

DEED REFERENCE: 201901100003629
FINANCING: Cash to seller
\$0

COMMENTS:

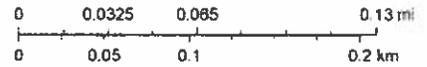
PRICE/SF \$1.27
PRICE/ACRE \$55,417

Franklin County Auditors Office



February 27, 2019

1:2,822



Franklin County Auditor
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
 Swastop, © OpenStreetMap contributors, and the GIS User

The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1247

QUAD: 1
TAXING DISTRICT: 053
PARCEL NUMBER: 000021-2, 000025, 000103
LOCATION: Davis Rd, W of Alton Darby
Hilliard OH 43026
GRANTOR: Fischer Residential Columbus
Greg Fischer
GRANTEE: Grand Communities LLC

3940 Olympic Blvd, Erlanger, KY
859-441-1989

SALE PRICE: \$1,266,202
SALE DATE: 4/1/2019
SITE 71.334
PUD

DEED REFERENCE: 201904020036977
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$0.41
PRICE/ACRE \$17,750

CLOSING STATEMENT

PURCHASER: Grand Communities, LLC
a Kentucky limited liability company

SELLER: Fischer Residential Columbus, LLC
an Ohio limited liability company

PROPERTY: 71.334 Acres of Vacant Land
Beween Township, Franklin County, Ohio

CLOSING DATE: March 22, 2019

PURCHASER'S STATEMENT

PURCHASE PRICE:		\$1,266,202 00
PLUS EXPENSES:		
Deed Recording Fee	\$ 112 00	
TOTAL PURCHASER'S EXPENSES		\$ 112 00
LESS CREDITS:		
	\$ 00 00	
		<u>\$ 1,266,314 00</u>
AMOUNT DUE FROM PURCHASER AT CLOSING		<u>\$ 1,266,314 00</u>

SELLER'S STATEMENT

SALE PRICE:		\$ 1,266,202 00
AMOUNT DUE TO SELLER AT CLOSING		<u>\$ 1,266,202 00</u>
LESS EXPENSES/DEBITS:		
Conveyance Fee/Parcel Fee fee per thousand	\$ 2,534 10	
Mortgage Release Recording Fee	\$ 108 00	
TOTAL SELLER'S EXPENSES		<u>\$ 2,642 10</u>
AMOUNT DUE FROM SELLER AT CLOSING		<u>\$ 1,268,956 10</u>

RECAPITULATION OF FUNDS

FROM: Grand Communities, LLC Funds Received for Closing		\$ 1,266,314 00
FROM: Fischer Residential Columbus, LLC Conveyance Fee, Transfer Tax & Recording Fees		\$ 2,642 10
TOTAL DEPOSITS:		<u>\$ 1,268,956 10</u>

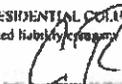
RECAPITULATION OF DISBURSEMENTS

TO: Franklin County Auditor's Office Conveyance Fee & Transfer Tax (paid by Seller)		\$ 2,534 10
TO: Franklin County Recorder's Office Deed Recording Fee (paid by Purchaser)		\$ 112 00
TO: Franklin County Recorder's Office Mortgage Release Recording Fee (paid by Seller)		\$ 108 00
TO: Fischer Residential Columbus, LLC Sales Proceeds		<u>\$ 1,266,202 00</u>
TOTAL DISBURSEMENTS:		<u>\$ 1,268,956 10</u>

PURCHASER:
GRAND COMMUNITIES, LLC
a Kentucky limited liability company

By: 
Name: M. Ian W. Sarrague
Title: General Counsel Acquisition & Development

SELLER:
FISCHER RESIDENTIAL COLUMBUS, LLC
an Ohio limited liability company

By: 
Name: Greg Fischer
Title: Chairman

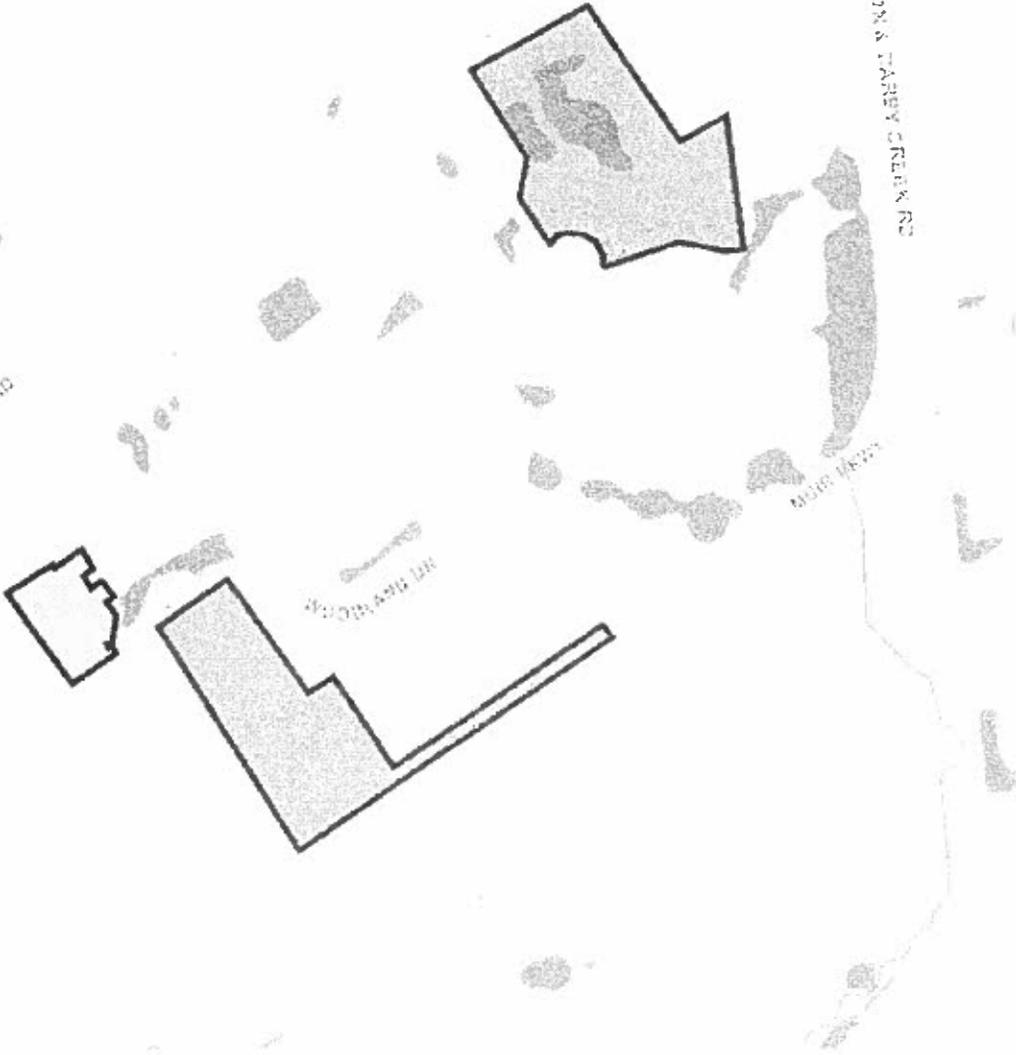
DAVIS RD

DAVIS RD

AUSTON'S TARRY CREEK RD

MAIN HWY

WOODLAND DR



The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1254

QUAD: 3
TAXING DISTRICT: 010
PARCEL NUMBER: 220082
LOCATION: Lehman Rd, E of Gender Rd
Canal Winchst OH 43110
GRANTOR: Paloma Partners
Steven Jefferis
GRANTEE: Mao Yu
2708 S Grand Ave, Santa Ana, CA
unlisted
SALE PRICE: \$125,000
SALE DATE: 4/18/2019
SITE 6.087
PUD6

DEED REFERENCE: 201904190045177
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$0.47
PRICE/ACRE \$20,536

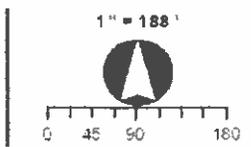


FRANKLIN COUNTY AUDITOR MICHAEL STINZIANO

PRINTED: MAY 17, 2019



Disclaimer:
This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.



The Haines Report

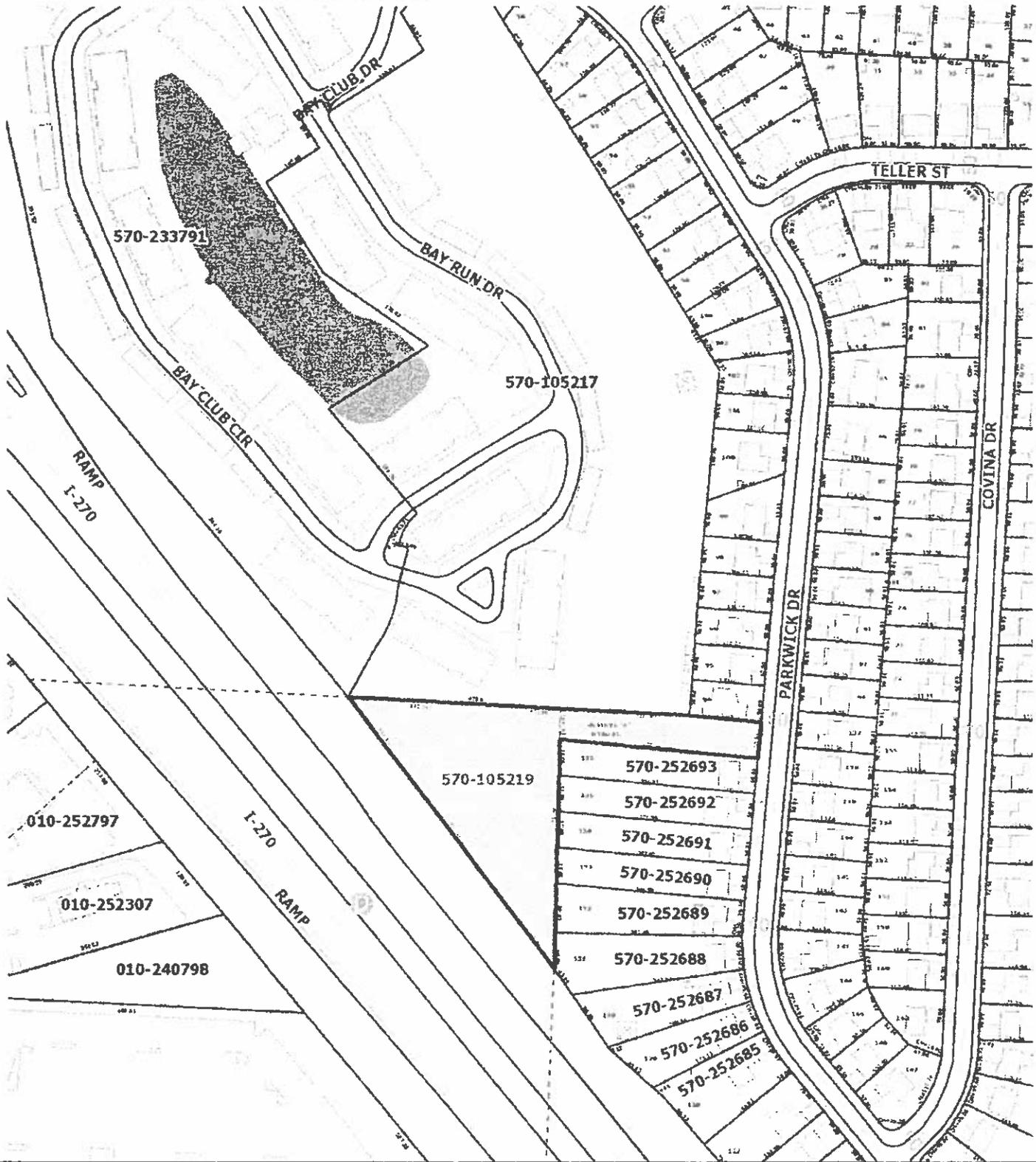
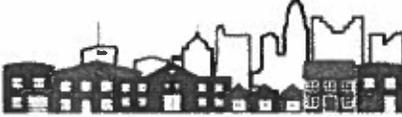
DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1098

QUAD: 4
TAXING DISTRICT: 570
PARCEL NUMBER: 105219
LOCATION: Parkwick Dr, ES I270
Columbus OH 43228
GRANTOR: Deanna Cowgill etal (3)
GRANTEE: Brian J Hartman
4571 Parkwick Dr, Columbus, OH
614-351-0118
SALE PRICE: \$10,000
SALE DATE: 2/1/2019
SITE 1.529
R2
DEED REFERENCE: 201902010012932
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$0.15
PRICE/ACRE \$6,540



Disclaimer:

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.

1" = 188'



0 45 90 180

COPY OF LEGAL DESCRIPTION

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That WINCHESTER INVESTMENT CO., an Ohio general partnership (the "Grantor"), in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it paid by the VILLAGE OF CANAL WINCHESTER, OHIO, a municipal corporation (the "Grantee"), the receipt of which consideration is hereby acknowledged, does hereby grant and release to said Grantee, its successors and assigns, forever, an Easement under and through the following described strip of land:

SEE ATTACHED EXHIBIT "A"

This Easement is granted for the purpose of installing, using, maintaining, repairing and reconstructing underground municipal utilities, including without limitation sanitary sewer, storm sewer and water lines for public use (the "Municipal Utilities") in said strip, together with the right of reasonable access to said strip. Said strip is part of the Grantor's land owned by deed of record at Vol. 3476, Page 335 in the Recorder's Office, Franklin County, Ohio.

154844

TO HAVE AND TO HOLD said premises unto said Grantee, the Village of Canal Winchester, Ohio, its successors and assigns, for the uses and purposes herein mentioned, but reserving, however unto the Grantor the right to place landscaping, paving, other utilities, and other improvements other than permanent buildings in, over, or under said strip so long as the structural integrity and operability of said Municipal Utilities is not thereby unreasonably interfered with. This Easement shall automatically and without further action become void and all rights shall revert to Grantor in the event the use hereof by Grantee is ever abandoned. And the Grantee, in consideration of this grant and by its acceptance and the recordation hereof, covenants and agrees, subject to applicable warranties, if any, to perform all maintenance, repairs and reconstruction which may be reasonably necessary now or hereafter from time to time to keep the aforesaid Municipal Utilities in, or to restore them to, good condition. Grantee agrees by its acceptance and the recordation hereof that promptly following the performance of any repairs, maintenance or reconstruction, it shall diligently restore the Easement area and any other affected areas to their former condition as nearly as is reasonably possible. Grantor understands and agrees that such restoration obligation is limited to Grantee's diligently returning the subject areas to their former grade and compaction with appropriate clean fill or backfill materials and diligently restoring the surface to its former condition and appearance with like materials and landscaping as were in place prior to commencement of the repairs, maintenance or reconstruction. Grantee shall use its best efforts, in performing any such repairs, maintenance, reconstruction and restoration, to cause as little disruption to the business of Grantor and its tenants as is reasonably possible.

MAIL

Return by mail to:
Michael J. O'Reilly
8 E. Broad St., 12 Fl.,
Columbus, Ohio 43215

TRANSFER
NOT NECESSARY
AUG 23 1964
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P DV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

IT WITNESS WHEREOF, the said Grantor, Winchester Investment Co., an Ohio general partnership, has caused its name to be signed to these presents by its below named partners, who hereby certify that the said Partnership is a duly organized and existing partnership in good standing under the laws of the State of Ohio on the date hereof, and that this Easement is executed pursuant to authority lawfully and regularly bestowed upon the said Partners.

Dated this 16 day of August, 1994.

Signed and acknowledged in the presence of:

WINCHESTER INVESTMENT CO.,
an Ohio general partnership, Grantor

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Donald C. Weiser
Donald C. Weiser, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Neil E. Wyman
Neil E. Wyman, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Robert S. Wood
Robert S. Wood, Partner

Paula J. Saunders
Witness
Printed Name: _____

Elizabeth Martin
Witness
Printed Name: Elizabeth Martin

By: Richard C. Weiser
Richard C. Weiser, Partner

Paula J. Saunders
Witness
Printed Name: Paula J. Saunders

TIME 3:31 PM
RECORDER FRANKLIN CO., OHIO
AUG 23 1994
RICHARD B. WEICALE RECORDER
RECORDER'S FEE 3400

[Signature]
Witness

And By: Edna Stebelton
Edna Stebelton, Partner

Printed Name: Scott Hammel

[Signature]
Witness

Printed Name: FRED S. BALLARD

ACKNOWLEDGMENTS

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Donald C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Neil E. Wyman, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Robert S. Wood, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Richard C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Edna Stabelton, partner of said partnership, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 18 day of August, 1994.

Margie J. Stabelton
Notary Public 1-29-98

PARTNERSHIP
FILING DATE: 7-9-75
RECORDED VOL. 8 PAGE 158
RECORDER
FRANKLIN COUNTY, OHIO

This instrument prepared by:

Michael J. O'Reilly
Attorney At Law
8 East Broad Street, 12th Floor
Columbus, Ohio 43215

UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, Village of Canal Winchester, being located in Section 25, Township 11, Range 21, Congress Lands and being part of those tracts of land conveyed to Winchester Investment Co., by deed of record in Deed Book 3476, Page 335, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the northerly line of said Section 25, the northerly line of said Winchester Investment Co. tracts, the southerly line of the 83.393 acre tract (Parcel 1), of record in Official Record 11357F13 and Official Record 11357F16, said point also being located North 89° 35' 38" East, a distance of 300.00 feet from the northwesterly corner of said Section 25;

thence South 0° 24' 22" East, along the westerly terminus of a proposed street, a distance of 86.00 feet to a point;

thence North 89° 35' 38" East, along the proposed southerly right-of-way line of a street, a distance of 1651.05 feet to the arc of a curve to the right;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 949.00 feet), a chord bearing and distance of South 85° 28' 46" East, 163.00 feet to a point of tangency;

thence South 80° 33' 11" East, continuing along said proposed right-of-way line, a distance of 194.37 feet to a point of curvature of a curve to the left;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 457.07 feet), a chord bearing and distance of South 85° 28' 46" East, 78.50 feet to a point of tangency;

thence North 89° 35' 38" East, continuing along said proposed right-of-way line, a distance of 260.60 feet to a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 90° 00' 29", Radius = 20.00 feet), a chord bearing and distance of South 45° 24' 07" East, 28.29 feet to a point;

thence South 89° 35' 38" West, a distance of 238.13 feet to a point;

thence North 83° 29' 09" West, a distance of 280.17 feet to a point;

thence North 88° 01' 47" West, a distance of 319.40 feet to a point;

Continued.....

Exhibit "A"
Page 1 of 3

27272604

UTILITY EASEMENT

- Page Two -

thence South $89^{\circ} 35' 38''$ West, a distance of 1555.39 feet to a point;

thence North $0^{\circ} 24' 22''$ West, a distance of 93.00 feet to a point in the northerly line of Section 25;

thence North $89^{\circ} 35' 38''$ East, along said northerly line of Section 25, a distance of 27.00 feet to the point of beginning.

Bearings contained herein are based on the same meridian as the westerly right-of-way line of Gender Road (South $4^{\circ} 31' 32''$ East), of record in Official Record 11357F13.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor No. 5908

TDS/kd

Exhibit "A"
Page 2 of 3

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio:

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $29^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West. (Interior Angle = $163^{\circ} 26' 20''$), 150.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 435.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northwesterly line of the 0.239 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2193, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $80^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

Franklin

VOL. 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 14 1964
JAMES A. SCHAEFER, Recorder

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio:

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $89^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet Easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West, (Interior Angle = $163^{\circ} 26' 20''$), 150.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 435.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northwesterly line of the 0.839 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2192, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $86^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

Franklin

VOL. 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 10 1964
JAMES A. SCHAEFER, Recorder

COPY OF GENERAL WARRANTY DEED

HIGHWEAY EASEMENT

AGREEMENT CHANNEL CHANGE



Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM



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

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160067773
Document Type: DEED
Document Page Count: 5

Submitted By (Walk-In):
 AMERITITLE BOX

Walk-In

Return To (Box):
 AMERITITLE BOX

Box

First Grantor:
 FAITH ASSEMBLY OF GOD

First Grantee:
 ALDI INC

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM

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.**

TRANSFERRED

OCT 20 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

22645

Conveyance	
Mandatory-	2800.00
Permissive-	2800.00 MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

AmeriTitle Box
1601053-ORAM

GENERAL WARRANTY DEED
(By a Corporation)
(Ohio Revised Code 5302.05 and 5302.06)

Faith Assembly of God, a corporation organized and existing under the laws of the State of Ohio (Grantor), for valuable consideration paid, grants with General Warranty Covenants, to Aldi Inc. (Ohio) (Grantee), whose tax mailing address is 4400 S. Charleston pike, Springfield, OH 45502, the following REAL PROPERTY:

See Attached Exhibit A for legal descriptions

Tax Parcel Number: 184-001316

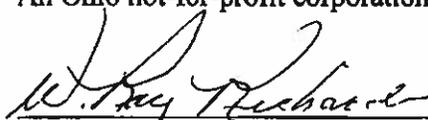
Street Address: 720 West Waterloo Street Canal Winchester, OH 43110

Subject to taxes and assessments after date hereof, all legal highways, conditions, covenants, restrictions and easements of record, if any.

Prior Instrument of Reference: Official Record Volume 13260, Page D-06

Grantor has caused its corporate name to be subscribed hereto by W. Ray Richards, its Pastor, being duly authorized by resolution of its board of directors, signed this 03th day of October, 2016.

GRANTOR: Faith Assembly of God
An Ohio not-for-profit corporation



By: W. Ray Richards, Pastor

State of Ohio, County of Franklin :ss

Be it remembered that on this 3th day of October, 2016, before me, a Notary Public in and for said County and State, personally appeared W. Ray Richards, Pastor and duly authorized signatory for Faith Assembly of God, an Ohio not-for-profit corporation, the Grantor(s) in the foregoing deed whose identity was either known to me or proven to me by satisfactory evidence, and who has/have signed the foregoing instrument and acknowledged the same as his/her/their voluntary act and deed, and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.



JENNIFER M. LESCALETT
Notary Public, State of Ohio
My Commission Expires
March 21, 2017


NOTARY PUBLIC
My Commission Expires March 21, 2017

This Instrument was prepared by:
Lisa J. Berger, Attorney at Law

EXHIBIT A**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being part of the 10.557 acre tract conveyed to The Standard Oil Company by deed of record in Deed Book 2568, Page 128, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Commencing at an iron pin, which pin is located North 89° 42' 30" East a distance of 130.00 feet and North 0° 17' 30" West a distance of 55.00 feet from the intersection of the centerline of State Route 674 with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24; thence with the northerly right-of-way line of said State Route 674, South 87° 41' 20" East a distance of 110.12 feet to an iron pin; thence continuing with said northerly right-of-way line of State Route 674, North 89° 42' 30" East a distance of 229.88 feet to the point of beginning for this parcel.

Thence continuing North 89° 42' 30" East with said northern right-of-way line of State Route 674 a distance of 930.12 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence continuing with the northerly right-of-way line of said State Route 674, South 86°29' East a distance of 104.02 feet to an iron pin at the southwesterly corner of the 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio;

Thence North 0° 17' 30" West with the westerly line of said Gayle L. Taylor a distance of 218.04 feet to an iron pin on the southerly limited access right-of-way line of United States Route 33;

Thence North 73° 10' 0" West with said limited access right-of-way line of United States Route 33 a distance of 550.02 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of United States Route 33, South 87° 36' 05" West a distance of 455.42 feet to an iron pin which is 275 feet right of Station 555+70 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of the United States Route 33, North 86° 24' 20" West a distance of 53.29 feet;

Thence leaving said limited access right-of-way line, South 0° 17' 30" East to the point of beginning

on the northerly right-of-way line of State Route 674, a distance of 359.96' and CONTAINING 338,929.21 SQUARE FEET OF 7.781 ACRES, more or less, but subject to all legal highways and easements of record.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, Congress Lands, and being part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the southeast corner of said 7.781 acre tract, southwest corner of a 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio, and in the northerly right-of-way line of State Route 674;

Thence, along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, North $86^{\circ} 29' 00''$ West, 104.02 feet to a found iron pin which is 50.00 feet left of Station 14+00 off the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence, continuing along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, South $89^{\circ} 42' 30''$ West, 227.20 feet to a set iron pin;

Thence, across said 7.781 acre tract, along a line perpendicular to the southerly line of said 7.781 acre tract and the northerly right-of-way line of State Route 674, North $00^{\circ} 17' 30''$ West, 313.12 feet to an iron pin set in the southerly limited access right-of-way line of United States Route 33 and the northerly line of said 7.781 acre tract;

Thence, along the northerly line of said 7.781 acre tract and the southerly limited access right-of-way line of United States Route 33, South $73^{\circ} 10' 00''$ East, 346.35 feet to a found iron pin at the northeast corner of said 7.781 acre tract, also being the northwest corner of said Taylor 0.452 acre tract;

Thence, along the east line of said 7.781 acre tract, west line of said Taylor 0.452 acre tract, South $00^{\circ} 17' 30''$ East, 218.04 feet to the point of beginning, CONTAINING 2.000 ACRES, subject however to all legal easements, restrictions, and rights-of-way of record.

Iron pins set are 30" x 1" O.D. with orange plastic plugs inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is a bearing of South $89^{\circ} 42' 30''$ West on the south line of the Faith Assembly of God 7.781 acre tract recorded in Official Record Volume 13260, Page D-06.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the southwesterly corner of the said 7.781 acre tract; thence North 89° 42' 30" East, along the southerly line of the said 7.781 acre tract, and the northerly right-of-way line of State Route 674, 521.70 feet to the true point of beginning;

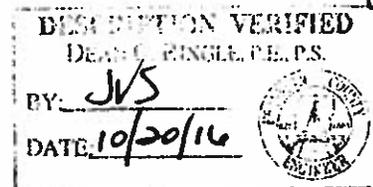
Thence, North 00° 17' 30" West, 368.95 feet, to a point on the southerly limited access line of United States Route 33 and the northerly line of the said 7.781 acre tract;

Thence, South 73° 10' 00" East, along the said northerly line and the said southerly limited access line, 189.63 feet to an iron pin found at the northwesterly corner of a 2.000 acre tract conveyed to Dwayne R. Spence and Patricia F. Spence in Official Record Volume 20836, Page G-09;

Thence, South 00° 17' 30" East along the westerly line of the said 2.000 acre tract, 313.12 feet to an iron pin found;

Thence, South 89° 42' 30" West, along the southerly line of the said 7.781 acre tract, and the northerly line of State Route 674. 181.22 feet, to the point of beginning, CONTAINING 1.418 ACRES, more or less.

This description was prepared by Burgess & Niple, Limited, by S. Patrick Mills, Professional Surveyor 7158 from an actual field survey and available public records on May 10, 1995. The bearings used herein are based on North 89° 42' 10" East as the northerly right-of-way line of State Route 674 as stated in Official Record Volume 13260, Page D-06.



*0-46-C
2nd of
(184)
1316*

Parcel No: 184-001316

Property Address: 720 West Waterloo Street Canal Winchester, OH 43110

**EASEMENT
FOR
HIGHWAY PURPOSES
FROM**

Grantor: *C. Schiffo*
Cure 1
Caval Winchester, Ohio

TO THE
STATE OF OHIO

U. S. R. 33 County Franklin
Section (21-30, 13)
Parcel No. 5, 21 and 21A

TRANSFERRED

Received _____, 19____
Auditor _____

At *2:15* o'clock *P*, 19____

Recorded JAN 3 - 1962
in FRANKLIN County

Record of Deeds, Vol. _____ Page _____
James A. Schiffo Recorder.
Recorder's Fee, \$ *6.00*

NOTE

To the County Recorder:
As soon as this easement has been recorded,
it should be returned to the Department of
Highways.

DEC 29 1961
FRIED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO



Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

25231

That Frank G. Schira (widower, not remarried)

the Grantor

for and in consideration of the sum of Six Hundred Thirty-Seven and no/100 Dollars (\$637.00) and for other good and valuable considerations to...

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in Franklin County, Ohio, Indian Township, Section 21, Township 11N, Range 21W

and bounded and described as follows:

PARCEL No. 1

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book, Page, of the records of Franklin County and being located within the following described points in the boundary thereof:

beginning at the proposed southerly limited access right of way line at a point 121.20 feet right of station 5+77.0 in the centerline of a survey made in 1925 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section 21, Twp. 11N, R. 21W in Franklin County, said point also being 15 feet left of the centerline of the proposed relocation of State Route No. 578 at station 1+30; thence southerly to a point 15 feet left of the centerline of said proposed relocation of State Route 578 at station 2+10; thence easterly to a point 50 feet left of tangent station 1+70; thence westerly to the grantors southeasterly property line at a point 15 feet left of station 1+70; thence southeasterly along said southeasterly property line to a point 15 feet left of tangent station 1+71.27, said point being the grantors southeasterly property corner; thence westerly along the grantors southeasterly property line to a point in the centerline of Gender road at station 1+11; thence northerly along the centerline of Gender road the same being the grantors westerly property line to station 3+00; thence easterly along the proposed southerly limited access right of way line to the place of beginning.

Being a part of the same premises conveyed to the herein grantor by deed recorded in volume 2325 page 330 in the records of Franklin County, Ohio.

It is understood that the strip of land above described contains 0.01 of an acre, more or less, exclusive of the present road which occupies 0.01 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

FORM 3

EASEMENT FOR HIGHWAY PURPOSES

VOL 2370 PAGE 529

25239

KNOW ALL MEN BY THESE PRESENTS:

That Frank R. Schirm (widower, not remarried)

the grantor

for and in consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 07/100

Dollars (\$ 21,563.00) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do he hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in Franklin County, Ohio, Madison Township, Section 24, Township 14N Range 21W, and bounded and described as follows:

PARCEL NO. 811A

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book , Page , of the records of Franklin County and being located within the following described points in the boundary thereof: Beginning in the northwesterly property corner at a point 76.86 feet left of station 549+14.15 in the centerline of a survey made in 1960 for the Ohio Department of Highways of U.S. Route 33, Section (20.21-30.13) in Franklin County, said point also being in the centerline of Center Road; thence easterly along the grantors northerly property line to a point 270.57 feet left of station 535+36.70; thence southeasterly to a point 240 feet left of station 556+00; thence southeasterly to the southwest property line of C. H. and M. E. Mann at a point 143.85 feet left of station 500+52.00; thence southeasterly along said property line to a point 53.70 feet left of station 562+00.09; thence northeasterly along the southeasterly property line of C. H. and M. E. Mann to a point 125 feet left of station 564+3.30; thence southeasterly to the grantors northeasterly property corner at a point 133 feet left of station 566+43.01, being also in the existing southerly limited access right of way line of said highway; thence southeasterly along said property line to a point 15.04 feet left of station 566+23.02, said point being the grantors southeasterly property corner; thence southwesterly along said property line passing through station 568+14.15 to a point 125 feet right of station 567+40.10; thence northwesterly to a point 125.00 feet right of station 560+00; thence westerly to a point 275 feet right of station 555+70; thence westerly to a point 315 feet right of station 544+00; thence southwesterly to a point 480.58 feet right of station 531+92.63; thence southerly to a point 640 feet right of station 552+40; thence southeasterly to a point 720.20 feet right of station 552+7.02; thence westerly to a point in the centerline of Center Road at station 33+00 and also being 704.84 feet right of station 551+73.72; thence northerly along the centerline of Center Road passing through the proposed centerline of relocated Route 33 at station 549+36.04 to the place of beginning.

It is understood that the strip of land above described contains 11.75 acres, more or less, exclusive of the present road which occupies 0.75 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Being a part of the same premises conveyed to the herein grantors by deed dated and recorded in Volume Page in the records of Franklin County, Ohio.

In consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 07/100 Dollars (\$ 21,563.00), hereinbefore mentioned, he do hereby specifically waive and release any and all right or rights of direct access, or claims thereof, to the present highway improvement to be constructed, or to the ultimate highway improvement to be constructed in the future, as called for by the plans herein referred to, and the execution of this conveyance shall act automatically as a waiver to the State of Ohio in the elimination of any direct access to said highway either for present or future construction.

It is further understood and agreed that the consideration for Parcel No. 811A, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 811A.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

~~And for the reasons stated above, the said Grantor hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.~~

IN WITNESS WHEREOF, Frank R. Scipira (widower, not remarried)

have hereunto set his hand, the 14th day of November, in the year of our Lord one thousand nine hundred and sixty-one (1961).

Signed and sealed in presence of:

THIS INSTRUMENT

BY: Wm. C. Strasser

STATE OF OHIO.

COUNTY } ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Frank R. Scipira who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Cleveland, Ohio this 14th day of Nov, A. D. 1961

My Commission expires 19



Channel Change
6-24-38.

AGREEMENT FOR CHANNEL CHANGE

U.S. Route
(SECTION) No. 33, Section (26.21-30.13), Franklin County

ARTICLES OF AGREEMENT

These articles of agreement entered into this 14th day of November, 1951, by Frank R. Schirm (widower, not remarried) and the Department of Highways, State of Ohio, Witnesseth:

That Frank R. Schirm (widower, not remarried), for and in consideration of the sum of Eight Hundred and no/100 Dollars (\$ 800.00) to him paid by the State of Ohio, do hereby grant permission to said State of Ohio to use the hereinafter described portion of his premises for the purpose of excavating and completing a channel change for at Bridge Over in connection with the above proposed improvement; the Grantor further agree to permit the State of Ohio to perform such maintenance and repair operations on said channel change as may be necessary to protect the highway, and further, the Grantor for the consideration hereinbefore named, release the State of Ohio from and waive all damages of every kind and nature whatsoever arising from or in any manner growing out of the aforesaid channel change or said maintenance and repair operations necessary to protect said highway. The said channel change is to be made on the following described premises: Situated in the State of Ohio, County of Franklin, Township, Section 23, Township 11, Range 21, and more fully described as follows:

Parcel No. 317

Beginning in the proposed southerly limited access right of way line at a point 273 feet right of station 555+70 in the centerline of a survey made in 1900 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section (26.21-30.13) in Franklin County, thence easterly along said proposed right of way line to a point 123 feet right of station 550+00; thence southeasterly along said proposed right of way line to a point 123 feet right of station 567+00; thence westerly to a point 165 feet right of station 555+50; thence northwesterly to a point 165 feet right of station 50+00; thence westerly to a point 225 feet right of station 558+00; thence westerly to the place of beginning, containing 0.80 of an acre, more or less.

Being a part of the same premises conveyed to the herein grantors by deed dated 5-6-51 and recorded in Volume 2323 Page 330 in the records of Franklin County, Ohio.

IN WITNESS WHEREOF, said Frank R. Schirm (widower, not remarried)

has hereunto set his hand the 14th day of November

in the year of our Lord One thousand nine hundred and 1951

Signed and sealed in the presence of:

[Handwritten signatures and lines for witnesses]

STATE OF OHIO

COUNTY OF Franklin } ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Frank W. Johnson and

who acknowledged thathe.... did sign the foregoing instrument and that the name is his free act and deed.



IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal Edith Williams

Ohio, this 12th day of Nov, A. D. 1951

Edith Williams



04492110

FRANKLIN COUNTY, Ohio

Recorded: JUL 10 1984

1:35P

PALMER C. McNEAL, Notary Public

10.00

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways and to the condition and restriction herein contained.

This conveyance is made by the Grantor and accepted by the Grantee, upon the express condition and subject to the restriction that the Premises shall not be used in whole or in part, directly or indirectly for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries or automotive parts and accessories during the period of twenty (20) years from and after the date hereof, and the Grantee, for Grantee and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, hereby covenants and agrees, with the Grantor, its successors and assigns (which covenant shall be deemed running with and binding the land herein conveyed), that neither the Grantee, nor anyone claiming by, through, or under Grantee shall use or permit to be used the Premises or any part thereof, directly or indirectly, for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants, or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries and automotive parts and accessories during the said twenty (20) years. The foregoing condition and restriction is intended for the benefit and protection of the Grantor, its successors and assigns, as the owner and/or lessee of other real property in the political subdivision (City, Village or Township, as the case may be) in which the Premises are located and in the surrounding area within a distance of five (5) miles from the boundaries of said political subdivision, now, or during said 20-year period, used and operated by the Grantor or its Lessees for automobile service station purposes and shall run with the land and shall bind the Premises herein conveyed in favor of such other real property owned or leased by Grantor.

And said Grantor does for itself, its successors and assigns, covenant with the Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, that it and until the encasing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) Taxes and assessments (both general and special), not then due and payable; (b) building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the property; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions of record, if any; and (d) any state of facts that an accurate survey and personal inspection of the Premises would disclose.

And the Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, against all lawful claims and demands of all persons claiming by, from, through or under the Grantor, except as above noted.

IN WITNESS WHEREOF, the said THE STANDARD OIL COMPANY has hereunto set its hand and corporate seal, by its duly authorized officers, this 1st day of June, 1983

Signed and acknowledged in the presence of:

THE STANDARD OIL COMPANY

E. M. Svatos
E. M. Svatos

By Hugh D. Hanna
Hugh D. Hanna, Vice President, Retail Marketing

J. L. Casey
J. L. Casey

And Jane E. Zislin
Jane E. Zislin, Assistant Secretary

STATE OF OHIO }
CUYAHOGA COUNTY } SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named THE STANDARD OIL COMPANY by Hugh D. Hanna its Vice President, Retail Marketing and Jane E. Zislin its Assistant Secretary, who are personally known to me and who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 1st day of June, 1983

Canal Winchester - Rt. 33 & Gender

This instrument was prepared by:

Lydia L. Marcis
Notary Public

THE STANDARD OIL COMPANY (OHIO)
Milland Building
Cleveland, Ohio 44115

LYDIA L. MARCIS, Notary Public
My Commission Expires June 17, 1984

CANAL WINCHESTER, OHMIO PROFILE

makeup of the village was 95.60% White, 2.19% African American, 0.38% Native American, 0.67% Asian, 0.04% from other races, and 1.12% from two or more races. Hispanic or Latino of any race were 0.51% of the population.

There were 1,664 households out of which 37.3% had children under the age of 18 living with them, 65.6% were married couples living together, 7.6% had a female householder with no husband present, and 24.0% were non-families. 20.9% of all households were made up of individuals and 9.8% had someone living alone who was 65 years of age or older. The average household size was 2.61 and the average family size was 3.04.

In the village the population was spread out with 27.0% under the age of 18, 5.1% from 18 to 24, 30.2% from 25 to 44, 23.2% from 45 to 64, and 14.5% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 87.1 males. For every 100 females age 18 and over, there were 84.4 males.

The median income for a household in the village was \$55,645, and the median income for a family was \$67,833. Males had a median income of \$39,123 versus \$37,399 for females. The per capita income for the village was \$24,394. About 1.2% of families and 2.2% of the population were below the poverty line, including 2.0% of those under age 18 and none of those age 65 or over.

Festivals

Canal Winchester host the Labor Day Festival which usually takes place the first weekend of September. The town also host Christmas In The Village, which is a small festival with food, choirs, and horse-drawn buggy rides. During the first week of August the town usually does a rib fest.

Landmarks

Highlights of the area include: Historic Downtown Canal Winchester, Mid-Ohio Doll and Toy Museum (<http://home.att.net/~dollmuseum>), The National Barber's Museum and National Barber Hall of Fame (<http://www.nationalbarbermuseum.org/>), Slate Run Vineyard and Winery (<http://www.slaterunwine.com>), and the many antique shops in the Village. Canal Winchester is also home to the Bergstresser bridge, which is the only standing wooden covered bridge in Franklin County.

Academics

Canal Winchester High School's mascot is the Indians, and their colors are maroon and white. The high school offers many college prep and AP courses. New elementary schools, a new wing of the high school, and a new junior high school have all been built since 2000. In athletics they are best known for their football, wrestling, basketball, cross country, cheerleading, and volleyball teams, all of which compete at the Division 2 level; and track, which competes at the Division 1 level. The baseball team has been back to back state runner-up from 2008-2009. In recent years the school has produced two Wendy's High School Heisman State Finalists in Greg Guiler and Andy Rhinehart, an award to the state's best high school student athletes. Also their soccer team have seen success with two district titles (2013, 2014) and one OCC Cardinal Division title in 2014. The school has also produced NBA player B. J. Mullens of the Oklahoma City Thunder. Also, the school has produced MLB player Drew Dosch, class of 2010, of the Baltimore Orioles.

Notable people

- Songwriter Oley Speaks was a native of Canal Winchester, and the Canal Winchester Area Historical Society has a collection of his works.^{[12][13][14]}
- NBA player Byron Mullens Graduated from Canal Winchester High School.

10. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2017.html>). Retrieved June 9, 2017.
11. Data in historical populations table from *US Census, 1890* (<https://books.google.com/books?id=40kUAAAAYAAJ&dq=census%20pataskala&pg=RA1-PA151#v=onepage&q&f=false>); *US Census, 1920* (<https://books.google.com/books?id=oei2AAAAIAAJ&dq=census%20pataskala&pg=PA565#v=onepage&q=census%20pataskala&f=false>); *US Census, 1950* (<https://books.google.com/books?id=32pQAAAAYAAJ&dq=census%20pataskala%201930&pg=SA35-PA18#v=onepage&q&f=false>); *US Census, 1970* (<https://books.google.com/books?id=4j0YAAAAYAAJ&dq=1970%20census%20ohio%20%22heath%22&pg=SA37-PA15#v=onepage&q&f=false>); *US Census, 2000* (<https://books.google.com/books?id=9A1ElkbD3YcC&pg=PP13&dq=1990%20census%20ohio&pg=PA21#v=onepage&q&f=false>)
12. [1] (<http://www.canalwinchesterohio.gov/>) Village of Canal Winchester Web Site
13. "Archived copy" (<https://web.archive.org/web/20081104162936/http://www.cwcvb.com/visiting.htm>). Archived from the original (<http://www.cwcvb.com/visiting.htm>) on 2008-11-04. Retrieved 2008-12-28. Canal Winchester Area Convention and Visitors Bureau, Ohio
14. [2] (<http://www.mainstreetcanalwinchester.org/CWAHS/#Tidbit>) Canal Winchester Historical Society
15. Kottek, M.; Grieser, J. R.; Beck, C.; Rudolf, B.; Rubel, F. (2006). "World Map of the Köppen-Geiger climate classification updated" (http://www.schweizerbart.de/resources/downloads/paper_free/55034.pdf) (PDF). *Meteorol. Z.* 15 (3): 259–263. doi:10.1127/0941-2948/2006/0130 (<https://doi.org/10.1127%2F0941-2948%2F2006%2F0130>).
16. Climate Summary for Winchester, Ohio (<http://www.weatherbase.com/weather/weather-summary.php3?s=616433&cityname=Canal+Winchester%2C+Ohio%2C+United+States+of+America&units=>)

External links

- City website (<http://www.canalwinchesterohio.gov/>)
 - Canal Winchester Chamber of Commerce (<http://www.canalwinchester.com/>)
-

Retrieved from "https://en.wikipedia.org/w/index.php?title=Canal_Winchester,_Ohio&oldid=883811749"

This page was last edited on 17 February 2019, at 20:00 (UTC).

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FRANKLIN COUNTY

PROFILE

WIKIPEDIA

Franklin County, Ohio

Franklin County is a county in the U.S. state of Ohio. As of 2017 census estimates, the population was 1,291,981,^[2] making it the most populous county in Ohio. Its county seat is Columbus,^[3] the state capital and most populous city in Ohio. The county was established on April 30, 1803, less than two months after Ohio became a state, and was named after Benjamin Franklin.^[4] Franklin County originally extended all the way north to Lake Erie before Ohio subdivided further into more counties.

Franklin County is included in the Columbus, OH Metropolitan Statistical Area.

Franklin County, particularly Columbus, has been a centerpiece for presidential and congressional politics, most notably the 2000 presidential election, the 2004 presidential election, and the 2006 midterm elections. Franklin County is home to one of the largest universities in the United States, The Ohio State University, which as of fall 2017 has an enrollment of 59,837 students on its main Columbus campus.^[5]

Contents

History

Geography

- Adjacent counties
- Major highways

Demographics

- 2000 census
- 2010 census

Politics

Government

Communities

- Cities
- Villages
- Townships
- Defunct Townships
- Census-designated places
- Other unincorporated communities

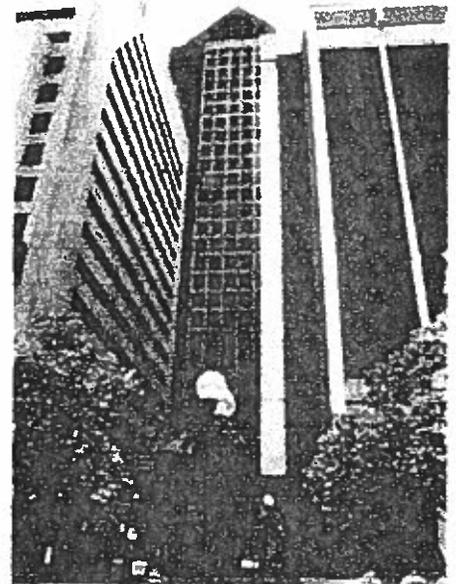
See also

Footnotes

Further reading

External links

Franklin County, Ohio



Franklin County Government Center



Seal



Location within the U.S. state of Ohio



Ohio's location within the U.S.

Founded

April 30,

Adjacent counties

- [Delaware County](#) (north)
- [Fairfield County](#) (southeast)
- [Licking County](#) (east)
- [Madison County](#) (west)
- [Pickaway County](#) (south)
- [Union County](#) (northwest)

Major highways

- [70](#) I-70
- [71](#) I-71
- [73](#) I-73 (future)
- [270](#) I-270
- [670](#) I-670
- [23](#) US 23
- [33](#) US 33
- [40](#) US 40
- [62](#) US 62
- [3](#) SR 3
- [16](#) SR 16
- [104](#) SR 104
- [161](#) SR 161
- [257](#) SR 257
- [315](#) SR 315
- [317](#) SR 317
- [605](#) SR 605
- [665](#) SR 665
- [745](#) SR 745

Demographics

2000 census

At the 2000 census there were 1,068,978 people, 438,778 households, and 263,705 families residing in the county.^[16] The population density was 1,980 per square mile (765/km²). There were 471,016 housing units at an average density of 872 per square mile (337/km²).^[17] The racial makeup of the county was 75.48% [White](#), 17.89% [Black or African American](#), 0.27% [Native American](#), 3.07% [Asian](#), 0.04% [Pacific Islander](#), 1.03% from other races, and 2.23% from two or more races. 2.27% of the population were [Hispanic or Latino](#) of any race.^[16]

There were 438,778 households of which 30.40% had children under the age of 18 living with them, 43.00% were [married couples](#) living together, 13.00% had a female householder with no husband present, and 39.90% were non-families. 30.90% of all households were made up of individuals and 7.40% had someone living alone who was 65 years of age or older. The average household size was 2.39 and the average family size was 3.03.^[16]

25.10% of the population were under the age of 18, 11.70% from 18 to 24, 33.30% from 25 to 44, 20.10% from 45 to 64, and 9.80% who were 65 years of age or older. The median age was 32 years. For every 100 females there were

Historical population

Census	Pop.	%±
1810	3,486	—
1820	10,292	195.2%
1830	14,741	43.2%
1840	25,049	69.9%
1850	42,909	71.3%
1860	50,361	17.4%
1870	63,019	25.1%
1880	86,797	37.7%
1890	124,087	43.0%
1900	164,460	32.5%
1910	221,567	34.7%
1920	283,951	28.2%
1930	361,055	27.2%
1940	388,712	7.7%
1950	503,410	29.5%
1960	682,962	35.7%
1970	833,249	22.0%
1980	869,132	4.3%
1990	961,437	10.6%



Seal of the Clerk of Courts Seal of the Treasurer

Communities

Franklin County is currently made up of 16 cities, 10 villages, and 17 townships.

Cities

- [Bexley](#)
- [Canal Winchester](#)
- [Columbus \(county seat\)](#)
- [Dublin](#)
- [Gahanna](#)
- [Grandview Heights](#)
- [Grove City](#)
- [Groveport](#)
- [Hilliard](#)
- [New Albany](#)
- [Pickerington](#)
- [Reynoldsburg](#)
- [Upper Arlington](#)
- [Westerville](#)
- [Whitehall](#)
- [Worthington](#)

Villages

- [Brice](#)
- [Harrisburg](#)
- [Lockbourne](#)
- [Marble Cliff](#)
- [Minerva Park](#)
- [Obetz](#)
- [Riverlea](#)
- [Urbancrest](#)
- [Valleyview](#)

Townships

- [Blendon](#)
- [Brown](#)
- [Clinton](#)

1984	64.1%	250,360	33.7%	131,530	2.2%	8,584
1980	53.9%	200,948	38.6%	143,932	7.6%	28,165
1976	55.7%	189,645	41.6%	141,624	2.8%	9,443
1972	63.7%	219,771	34.1%	117,562	2.2%	7,475
1968	51.8%	148,933	35.2%	101,240	13.0%	37,451
1964	46.0%	131,345	54.1%	154,527		
1960	59.4%	161,178	40.6%	110,283		
1956	65.8%	151,544	34.2%	78,852		
1952	60.3%	138,894	39.8%	91,620		
1948	53.4%	98,707	45.8%	84,806	0.8%	1,486
1944	52.6%	99,292	47.4%	89,394		
1940	48.9%	92,533	51.1%	96,601		
1936	40.4%	63,830	57.4%	90,746	2.2%	3,471
1932	52.2%	67,957	45.0%	58,539	2.8%	3,664
1928	65.9%	92,019	33.7%	47,084	0.4%	609
1924	57.7%	61,891	24.7%	26,505	17.6%	18,899
1920	54.2%	59,691	44.0%	48,452	1.8%	1,921
1916	40.4%	24,107	57.1%	34,103	2.5%	1,517
1912	25.2%	12,791	40.8%	20,697	34.0%	17,227
1908	53.5%	28,914	43.1%	23,314	3.5%	1,869
1904	61.5%	27,439	34.7%	15,502	3.8%	1,681
1900	52.2%	22,237	46.5%	19,809	1.3%	550
1896	52.0%	20,291	46.9%	18,320	1.1%	442
1892	46.5%	14,341	50.3%	15,495	3.2%	999
1888	47.6%	13,453	50.0%	14,126	2.5%	692
1884	47.7%	11,194	50.4%	11,842	1.9%	441
1880	48.3%	9,438	50.5%	9,863	1.2%	240
1876	44.4%	7,557	55.1%	9,383	0.6%	97
1872	43.9%	5,796	55.7%	7,345	0.4%	56

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The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. The text also highlights the need for regular audits and reconciliations to identify any discrepancies early on.

In addition, the document provides a detailed overview of the accounting cycle, from identifying transactions to preparing financial statements. It includes a list of common accounting errors and how to avoid them, as well as a section on the importance of internal controls.

The second part of the document focuses on the practical application of accounting principles. It includes a series of exercises designed to help students understand how to record and classify transactions. Each exercise is followed by a detailed explanation of the correct entry and the reasoning behind it.

Furthermore, the document provides a comprehensive guide to the preparation of financial statements. It explains the format and content of the balance sheet, income statement, and statement of cash flows, and how they are interrelated. It also discusses the importance of providing clear and concise disclosures in the notes to the financial statements.

Finally, the document concludes with a discussion on the ethical responsibilities of accountants. It emphasizes the importance of honesty, integrity, and objectivity in all accounting work. It also provides a list of ethical guidelines and a code of conduct for accountants to follow.

Overall, this document is a valuable resource for anyone interested in learning more about accounting. It provides a clear and concise overview of the subject, and includes a wealth of practical information and examples to help readers understand the concepts better.

ORDINANCE NO. 19-058

**AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR PARK AMENITIES
PORTION OF THE WESTCHESTER PARK IMPROVEMENTS PROJECT AND TO
AUTHORIZE THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A
CONTRACT WITH LANDSCAPE STRUCTURES, INC.
AND DECLARING AN EMERGENCY**

WHEREAS, the Westchester Park Improvements Project consists of two distinct portions, that being site work and park amenities; and,

WHEREAS, Landscape Structures, Inc. has provided proposals to furnish and install park amenities as part of the Westchester Park Improvements Project, the majority of which are provided through the Ohio State Bid Contract; and,

WHEREAS, in order for a more efficient delivery of the park project, it is necessary to waive competitive bidding for the purchase and installation of the park amenities portion through Landscape Structures, Inc.; and,

WHEREAS, Section 8.02(C) of the Charter provides that “[b]y a vote of no less than five members, Council may waive the competitive bidding requirement if Council determines that...a waiver of the competitive bidding requirement is in the best interest of the City;”

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That pursuant to section 8.02(C) of the Charter, Council hereby waives competitive bidding for the park amenities portion of the Westchester Park Improvements Project and authorizes the Mayor and Finance Director to enter into agreements with Landscape Structures, Inc. in the amount of approximately \$170,000.

Section 2. That this ordinance be declared an emergency measure, necessary for the preservation of public health, safety, and welfare, such an emergency arising from the need to meet grant and weather-dependent construction schedule provisions; wherefore, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council





lsr
landscape
structures

WestchesterPark

WestchesterPark-3 • 09.27.2019

Penchura

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