

**ORDINANCE NO. 22-050**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR LOOP DRIVE NORTH, LOOP DRIVE SOUTH, MEDICAL WAY, AND CAMPUS DRIVE**

WHEREAS, a roadway dedication and easement plat has been prepared in relation to public improvements that have been completed associated with the proposed Loop Drive North, Loop Drive South, Medical Way and Campus Drive; and


WHEREAS, the City of Canal Winchester entered into a Tax Increment Financing Agreement with Greenfield Development Company dated October 14, 2008 and authorized by Council via Ordinance 45-08 which agreed to accept these improvements and reimburse Greenfield Development Company upon the completion;

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

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the plat for Loop Drive North, Loop Drive South, Medical Way and Campus Drive.

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

DATE PASSED: 12-19-22

  
\_\_\_\_\_

PRESIDENT OF COUNCIL

ATTEST: Jan Pone  
CLERK OF COUNCIL

Richard E. Hart  
MAYOR

DATE APPROVED: 12-20-22

APPROVED AS TO FORM:

Matthew M. Bopp  
LEGAL COUNCIL

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.

Jan Pone  
CLERK OF COUNCIL

# LOOP DRIVE NORTH, LOOP DRIVE SOUTH, MEDICAL WAY AND CAMPUS DRIVE DEDICATION AND EASEMENTS

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester, and located in Section 29, Township 15, Range 20, Congress Lands, containing 3.648 acres of land, more or less, said 3.648 acres being part of that tract of land conveyed to **DILEY RIDGE MEDICAL CENTER**, by deeds of record in Official Record 1369, Page 1041 and Official Record 1516, Page 2399, Recorder's Office, Fairfield County, Ohio.

The undersigned, **DILEY RIDGE MEDICAL CENTER**, by \_\_\_\_\_, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "LOOP DRIVE NORTH, LOOP DRIVE SOUTH, MEDICAL WAY AND CAMPUS DRIVE DEDICATION AND EASEMENTS", does hereby accept this plat of same and dedicates to public use, as such, all of Loop Drive North, Loop Drive South, Medical Way and Campus Drive shown hereon and not heretofore dedicated. The pavement constructed within all of Loop Drive North, Loop Drive South, Medical Way and Campus Drive shown hereon will not be accepted for public use until such time as the construction of said pavement is complete and formally accepted as such by the City of Canal Winchester.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Sidewalk Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Structures are not permitted within areas over which easements are hereby reserved. Landscaping, if installed within areas over which easements are hereby reserved, shall not interfere with the construction, operation and maintenance of utilities and service connections, and shall not interfere with storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, fences or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, \_\_\_\_\_ of **DILEY RIDGE MEDICAL CENTER**, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of \_\_\_\_\_  
**DILEY RIDGE MEDICAL CENTER.**

By \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_ of **DILEY RIDGE MEDICAL CENTER**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **DILEY RIDGE MEDICAL CENTER**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Planning and Zoning Administrator,  
Canal Winchester, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Canal Winchester, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
City Engineer, Canal Winchester, Ohio

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, rights-of-way for all of Loop Drive North, Loop Drive South, Medical Way and Campus Drive herein dedicated to public use are hereby approved and accepted as such for the City of Canal Winchester, Ohio.

\_\_\_\_\_  
Mayor, Canal Winchester, Ohio

\_\_\_\_\_  
Clerk of Council, Canal Winchester, Ohio

This plat shall not be transferred or recorded until all above required signatures are placed on this plat. This plat shall be recorded by \_\_\_\_\_, 20\_\_.

I hereby certify that the land described by this plat was transferred on \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Fairfield County Auditor  
Carri L. Brown

I hereby certify that this plat was filed for recording on \_\_\_\_\_, 20\_\_, and that it was recorded on \_\_\_\_\_, 20\_\_ in Plat Cabinet \_\_\_\_\_, Slot \_\_\_\_\_ plat records of Fairfield County, Ohio.  
\_\_\_\_\_  
Fairfield County Recorder  
Lisa McKenzie

Fee \$ \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, per NAD83. Control was established from coordinates of monuments CW 1038 and CW 1045, being North 04° 11' 52" East between said monuments, as set by ADR and Associates, Ltd. for the City of Canal Winchester.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Fairfield County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

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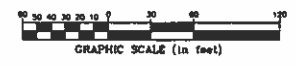


# LOOP DRIVE NORTH, LOOP DRIVE SOUTH, MEDICAL WAY AND CAMPUS DRIVE DEDICATION AND EASEMENTS

Line Type Legend

- Existing Property Line
- Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- - - Easement Line

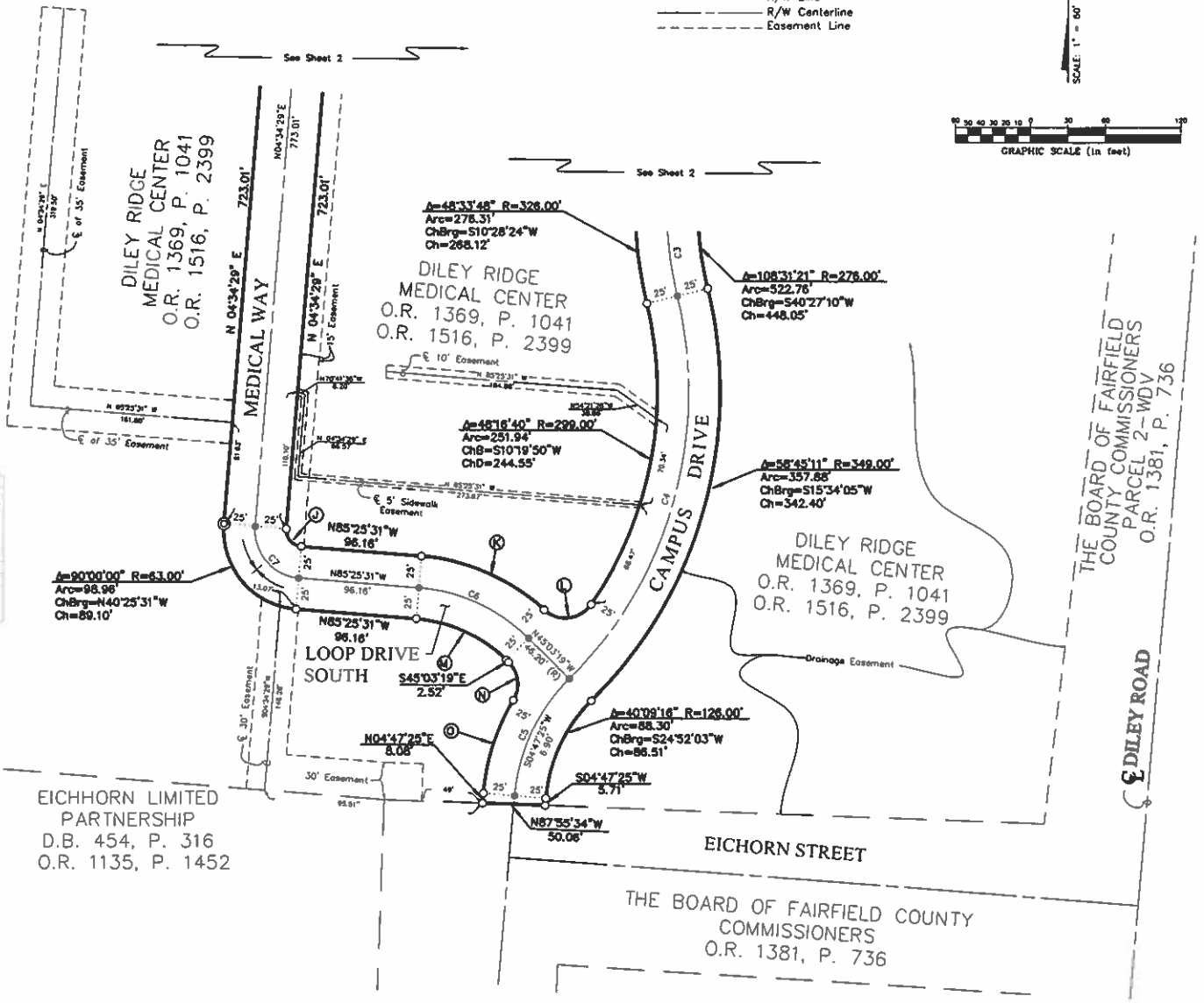
SCALE: 1" = 60'



- Ⓐ Δ=90°00'00" R=13.00'  
Arc=20.42'  
ChBrg=N40°25'31"W  
Ch=18.35'
- Ⓚ Δ=57°50'49" R=165.00'  
Arc=108.69'  
ChB=N66°30'07"W  
ChD=107.02'
- Ⓛ Δ=97°57'08" R=25.00'  
Arc=42.74'  
ChBrg=S83°26'44"W  
Ch=37.72'
- Ⓜ Δ=40°22'12" R=115.00'  
Arc=81.03'  
ChBrg=N65°14'25"W  
ChD=79.38'
- Ⓝ Δ=75°35'46" R=25.00'  
Arc=32.99'  
ChBrg=N07°15'28"W  
Ch=30.64'
- Ⓟ Δ=25°45'01" R=176.00'  
Arc=79.10'  
ChBrg=N17°39'56"E  
Ch=78.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	108°31'21"	301.00'	570.12'	S 40°27'10" W	488.64'
C2	49°43'46"	301.00'	261.25'	S 69°30'58" W	253.13'
C3	58°47'35"	301.00'	308.67'	S 15°35'17" W	295.49'
C4	58°45'11"	324.00'	332.24'	S 15°34'05" W	317.87'
C5	40°09'16"	151.00'	105.82'	S 24°52'03" W	103.67'
C6	40°22'12"	140.00'	95.64'	N 65°14'25" W	96.61'
C7	90°00'00"	38.00'	59.69'	N 40°25'31" W	53.74'
C8	16°25'46"	100.00'	28.67'	N 36°48'02" W	28.38'
C9	56°50'22"	200.00'	198.41'	N 57°00'20" W	190.37'



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