

ORDINANCE NO. 22-056

AN ORDINANCE TO ACCEPT THE DEDICATION OF REAL PROPERTY FROM CANAL WINCHESTER PIKE, LLC.

WHEREAS, Canal Winchester Pike, LLC, is the owner of property located at 5800 Gender Road identified as part of Parcel Number 184-000825-00 and which will be intended for public use as right-of-way of Gender Road; and,

WHEREAS, Canal Winchester Pike, LLC desires to dedicate the 0.114-acre parcel of land to the City of Canal Winchester, with the parcel being used for public right-of-way purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

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

Section 1. That Council does hereby accept the 0.114-acre parcel of land described in Exhibit A and depicted in Exhibit B for right-of-way purposes.

Section 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Canal Winchester Pike, LLC, evidencing the acceptance of the parcel as authorized herein.

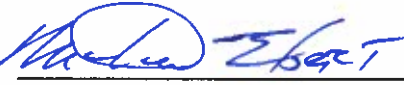
Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED 12-19-22



PRESIDENT OF COUNCIL

ATTEST 
CLERK OF COUNCIL


MAYOR

DATE APPROVED 12-20-22

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.


Finance Director/Clerk of Council

Portion above reserved for State of Ohio Auditor, Engineer and Recorder's Offices use

GENERAL WARRANTY DEED

(R.C. § 5302.05)

KNOW ALL PERSONS BY THESE PRESENTS THAT CANAL WINCHESTER PIKE, LLC ("GRANTOR"), an Ohio limited liability company with a tax mailing address of 4270 Morse Road, Columbus, Ohio 43230, for good and valuable consideration given by the CITY OF CANAL WINCHESTER, OHIO ("GRANTEE"), an Ohio municipal corporation, with a tax mailing address of 45 East Waterloo Street, Canal Winchester, Ohio 43110, the receipt and sufficiency of which is hereby acknowledged, does forever grant in fee simple title with general warranty covenants under section 5302.06 of the OHIO REVISED CODE, to Grantee, and Grantee's successors and assigns, with full release of dower, if applicable, the following real property, which is also described on the attached Exhibit A and depicted on the attached Exhibit B, without limitation of existing access rights:

PART OF FRANKLIN COUNTY PARCEL NO.: A portion of 184-000825-00

INSTRUMENT REFERENCES: RECORDER'S OFFICE FRANKLIN COUNTY, OHIO DEED
202201060003633

**THE REAL PROPERTY LEGALLY DESCRIBED ON EXHIBIT A AND
DEPICTED ON EXHIBIT B IS INTENDED BY GRANTEE TO BE HELD
FOR USE AS PUBLIC RIGHT-OF-WAY.**

{SIGNATURE AND ACKNOWLEDGEMENT ON THE NEXT PAGE}

EXECUTED on this _____ day of _____, 202__.

GRANTOR

CANAL WINCHESTER PIKE, LLC

Printed Name: _____

Title: _____

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____ ON BEHALF OF CANAL WINCHESTER PIKE, LLC in the foregoing General Warranty Deed, and acknowledged the signing of the same to be his voluntary act and deed.

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

Notary Public

*This Instrument Prepared By:
Thaddeus M. Boggs
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
JJSurveyingOhio.com

September 6, 2022

Description of a West Parcel, Franklin County, Ohio

SITUATED in the State of Ohio, County of Franklin, City of Canal Winchester, and being a part of the northeast quarter of Section 24, Township 11, Range 21, Congress Lands East of the Scioto, and being a part of 1/2 acre tract (Parcel IV), conveyed to Canal Winchester Pike LLC in Instrument (Instr.) No. 202201060003633, Franklin County Recorder's Office;

All records referred to are those of record in the Franklin County Recorder's Office, unless otherwise noted;

BEGINNING at Franklin County Geodetic Monument No. 6176, being the intersection of the centerline of right of way of Winchester Pk. (width variable, C.R. 376) and the west line of the northeast quarter of the said Section 24, as shown on the plan for "Gender Road Franklin County Road 222" (pg. 68/74, date unknown), on file with the Ohio Dept. of Transportation, being the northwest corner of a 0.098 acre tract conveyed to Franklin County in Deed Book (D.B.) 3257, pg. 333 and the northwest corner of the said 1/2 acre tract;

THENCE South 04 degrees 16 minutes 26 seconds West 104.06 feet, along the west line of the northeast quarter of the said Section 24, the west line of the said 0.098 acre tract, and the west line of the said 1/2 acre tract, to a set Mag nail, being the southwest corner of the said 0.098 acre tract and the True Point of Beginning;

THENCE South 86 degrees 11 minutes 05 seconds East 30.00 feet, crossing the said 1/2 acre tract and along the south line of the said 0.098 acre tract, to a set Mag nail, being a corner of the said 0.098 acre tract and the northwest corner of a 0.0871 acre tract conveyed to the City of Canal Winchester in Instr. No. 201603170031531;

THENCE South 04 degrees 16 minutes 21 seconds West 160.68 feet, crossing the said 1/2 acre tract and along the west line of the said 0.0871 acre tract, to a set Mag nail, being a point in the south line of the said 1/2 acre tract, the southwest corner of the said 0.0871 acre tract, and a point in the north line of a 0.124 acre tract (Parcel No. 6 WD), conveyed to the County of Franklin in D.B. 3205, pg. 666;

THENCE South 74 degrees 47 minutes 49 seconds West 31.82 feet, along a south line of the said 1/2 acre tract and the north line of the said 0.124 acre tract, to a set Mag nail, being the southwest corner of the said 1/2 acre tract, the northwest corner of the said 0.124 acre tract, and a point on the west line of the said northeast quarter;

THENCE North 04 degrees 16 minutes 26 seconds East 171.05 feet, along the west line of the said 1/2 acre tract and of the northeast quarter of the said Section 24, to the True Point of Beginning, having an area of 4,976 square feet or 0.114 acres, of which the road presently occupies all of the parcel described herein;

The parcel described herein is part of Parcel No. 184-000825;

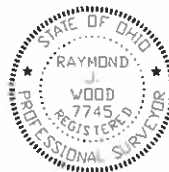
The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2012) Epoch 2176. Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The portion of the west line of the northeast quarter of the said Section 24 having a bearing of North 04 degrees 16 minutes 26 seconds East, and monumented as described herein, is designated the "Basis of Bearing" for this description;

Raymond J. Wood

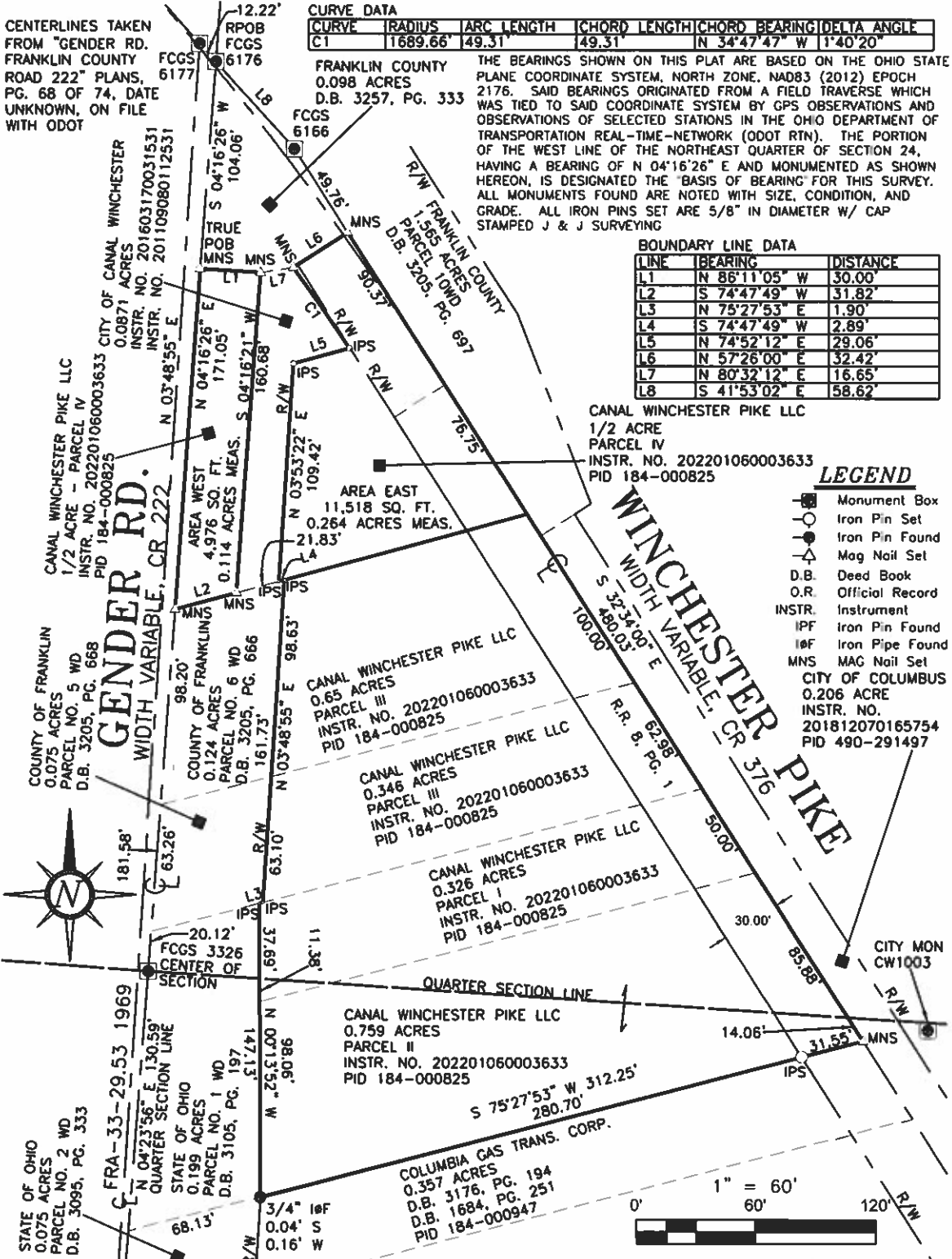
9/7/22

Raymond J. Wood P.S. 7745

date



S24 T11 R21
CONGRESS LANDS
EAST OF THE SCIOTO
BOUNDARY SURVEY OF A
1/2 ACRE TRACT
CANAL WINCHESTER
FRANKLIN CO., OHIO



CENTERLINES TAKEN FROM "GENDER RD. FRANKLIN COUNTY ROAD 222" PLANS, PG. 68 OF 74, DATE UNKNOWN, ON FILE WITH ODOT

FRANKLIN COUNTY 0.098 ACRES D.B. 3257, PG. 333

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2012) EPOCH 2176. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE PORTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, HAVING A BEARING OF N 04°16'26" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY. ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

CITY OF CANAL WINCHESTER 0.0871 ACRES INSTR. NO. 201603170031531 INSTR. NO. 20110908011231

CANAL WINCHESTER PIKE LLC 1/2 ACRE - PARCEL IV INSTR. NO. 202201060003633 PID 184-000825

COUNTY OF FRANKLIN 0.075 ACRES PARCEL NO. 5 WD D.B. 3205, PG. 668

COUNTY OF FRANKLIN 0.124 ACRES PARCEL NO. 6 WD D.B. 3205, PG. 666

STATE OF OHIO 0.075 ACRES PARCEL NO. 2 WD D.B. 3095, PG. 333

AREA WEST 4,976 SQ. FT. 0.114 ACRES MEAS. S 04°16'21" W 171.05' N 04°16'26" E 160.88'

AREA EAST 11,518 SQ. FT. 0.264 ACRES MEAS. N 03°53'22" E 109.42' S 04°16'21" W 21.83'

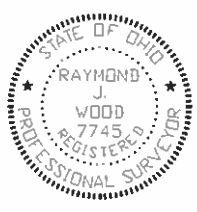
CANAL WINCHESTER PIKE LLC 0.65 ACRES PARCEL III INSTR. NO. 202201060003633 PID 184-000825

CANAL WINCHESTER PIKE LLC 0.346 ACRES PARCEL III INSTR. NO. 202201060003633 PID 184-000825

CANAL WINCHESTER PIKE LLC 0.326 ACRES PARCEL I INSTR. NO. 202201060003633 PID 184-000825

CANAL WINCHESTER PIKE LLC 0.759 ACRES PARCEL II INSTR. NO. 202201060003633 PID 184-000825

COLUMBIA GAS TRANS. CORP. 0.357 ACRES D.B. 3176, PG. 194 D.B. 1684, PG. 251 PID 184-000947



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11, RANGE 21, CONGRESS LANDS EAST OF THE SCIOTO, AND BEING A PART OF A 1/2 ACRE TRACT (PARCEL IV), CONVEYED TO CANAL WINCHESTER PIKE LLC IN INSTR. NO. 202201060003633, FRANKLIN COUNTY RECORDERS OFFICE:

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. IN JUNE OF 2022, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood
9/7/22 JOB NUMBER 21-89SP
DATE