



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY By Department of Public Service

Name of Petitioner: Daniel H. Schoedinger representing
Columbus Jack Homes LLC

File No.03-05

REQUEST IS TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease |
| <input type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

a portion of South Front Street at Deshler Avenue

PROPOSED USE OF AREA:

development of townhomes at the northeast corner of Front & Deshler

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- | | | |
|---|---|-----------------------------|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Area Commission/Civic Association contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All abutting property owners notified of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner notified of need for survey and metes & bounds description: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

- | | | |
|---|--------------------------------------|--|
| Department Recommendation: <input checked="" type="checkbox"/> SELL | <input type="checkbox"/> VACATE | <input type="checkbox"/> TRANSFER AT NO CHARGE |
| <input type="checkbox"/> GRANT EASEMENT | <input type="checkbox"/> GRANT LEASE | <input type="checkbox"/> RELEASE AN EASEMENT |

Signature: *[Handwritten Signature]*

Date: 4/21/03

REAL ESTATE DIVISION ACTION:

- | | |
|--|---|
| Estimated Value from County Tax Records: | \$ <u>2640.00</u> (800+/-sf@\$3.30) |
| Easements to be retained: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

PAC/JCL

cc: File No. 03-05

K:\Right of Way & Utilities\Right-of-Way Sales etc\FORMS\REQUEST FOR CONVEYANCE.DOC

614-645-8290 Director's Office
 614-645-7602 Facilities Management Division
 614-645-8281 Fleet Management Division
 614-645-7620 Refuse Collection Division
 614-645-8376 Transportation Division

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
 City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001
 423 Short Street/Columbus, Ohio 43215-5614
 2100 Alum Creek Drive, Columbus, Ohio 43207-1714
 109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023

FAX: 645-7805
 FAX: 645-7180
 FAX: 645-7347
 FAX: 645-3053
 FAX: 645-6938

DEPARTMENT OF DEVELOPMENT ACTION:

(Please CHECK the correct answer)

Mitigating Circumstances Identified: YES NO

Recommended Action: DISAPPROVED TRANSFER AT NO CHARGE SELL

VACATE GRANT EASEMENT RELEASE AN EASEMENT

Signature: Mark Barbash Date: 5/14/03
by Sara Hunter

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH**

_____ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Daniel H. Schoedinger, Esq.
File No. 03-05

MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney
Real Estate Division

Attn.: Edmond W. Reese
Real Estate Negotiator


FROM: Jeffrey C. LeVally, P.S.
Surveyor

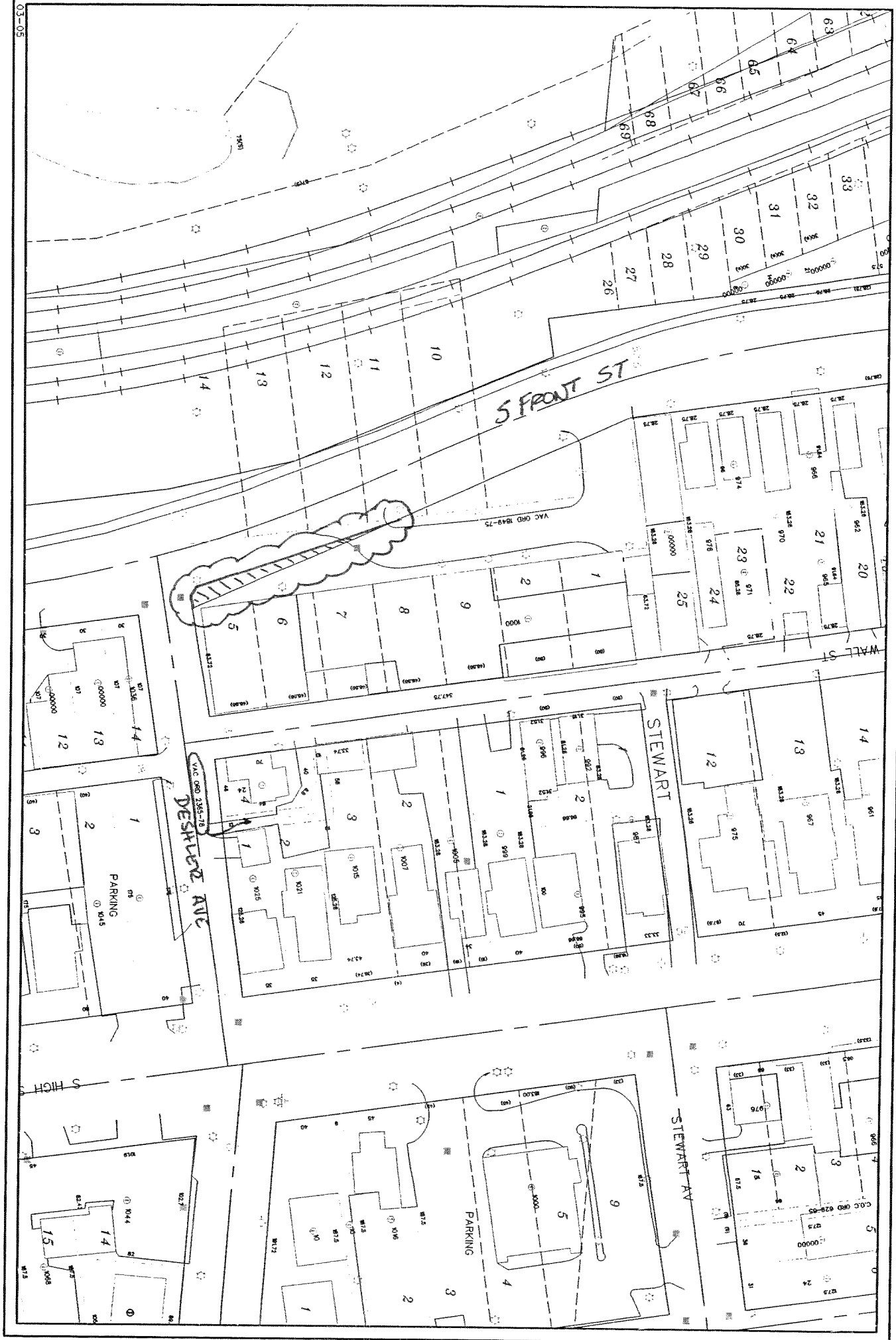
SUBJ.: Sale of Right-of-Way
File # 03-05

DATE: April 8, 2003

The Department of Public Service, Transportation Division, has been asked to sell a portion of South Front Street at Deshler Avenue (see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: <u>1950±? (survey required)</u> <u>800±</u>	
Per square foot value without reserved general utility easement rights. <u>\$3.30</u>	
<u></u> Edmond W. Reese	<u>4-16-03</u> Date



NO

SCALE