



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: **Dr. Elon Meeks, Pastor,
Pilgrim Missionary Baptist Church**

File No.04-22

REQUEST IS TO:

- | | |
|--|--|
| <input type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input checked="" 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 the alley north of east Broad Street from Twenty-First Street to the alley east

PROPOSED USE OF AREA:

future development

ACTION BY DIVISION 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 |

- Division Recommendation: SELL VACATE TRANSFER AT NO CHARGE
 GRANT EASEMENT GRANT LEASE RELEASE AN EASEMENT

Signature: Date: 9-21-04
Transportation Division Administrator

Estimated Value from County Tax Records: \$1732.62(2586+/-sf@\$0.67)
(per City Attorneys Office Real Estate Division)

- | | | |
|--------------------------------------|---|-----------------------------|
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input 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. 04-22

K:\Right of Way Information\Right-of-Way Sales etc\04 VACATE\04-22\REQUEST FOR CONVEYANCE.DOC

614-645-8221	Director's Office	City Hall 90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-7602	Facilities Management Division	City Hall 90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001	FAX: 645-7180
614-645-8281	Fleet Management Division	423 Short Street/Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7520	Refuse Collection Division	2100 Alum Creek Drive, Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-8376	Transportation Division	109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023	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 Barbashi Date: 10/22/04
by Donna 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: Pilgrim Missionary Baptist Church, Dr. Elon Meeks, Pastor
File No. 04-22

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 # 04-22

DATE: September 7, 2004

The Department of Public Service, Transportation Division, has been asked to sell a **portion of the alley north of east Broad Street from Twenty-First Street to the alley east** (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.

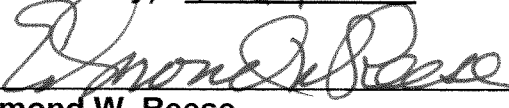
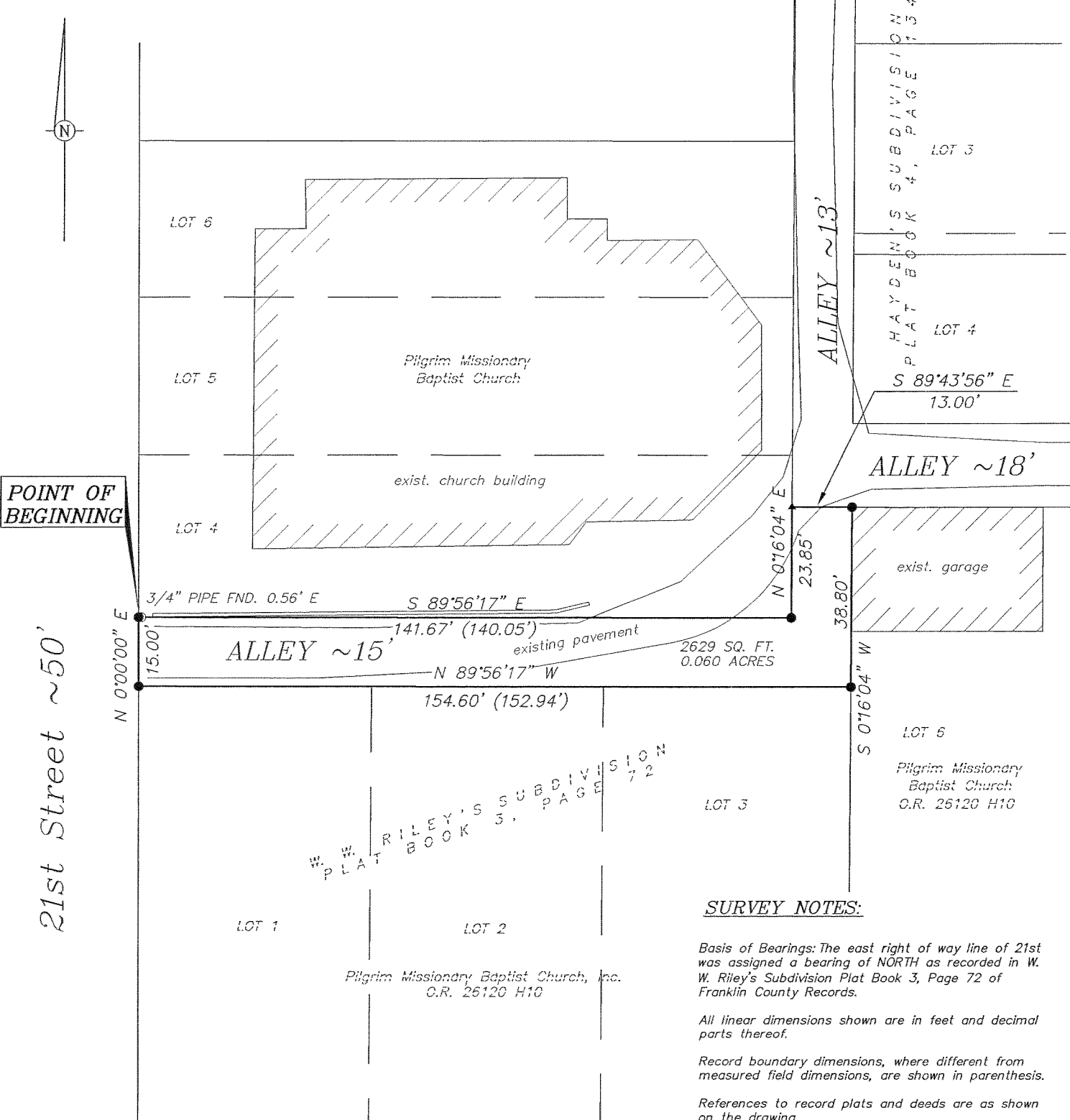
Number of square feet to be sold: <u>2586+/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$1.14</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$1.67</u>	
 Edmond W. Reese	<u>9-8-04</u> Date

EXHIBIT
0.060 ACRE

SITUATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY OHIO
BEING 0.060 ACRES OUT OF A PUBLIC ALLEY IN
W. W. RILEY'S SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 72



POINT OF BEGINNING

21st Street ~50'

ALLEY ~15'

ALLEY ~13'

ALLEY ~18'

W. W. RILEY'S SUBDIVISION
PLAT BOOK 3, PAGE 72

SURVEY NOTES:

Basis of Bearings: The east right of way line of 21st was assigned a bearing of NORTH as recorded in W. W. Riley's Subdivision Plat Book 3, Page 72 of Franklin County Records.

All linear dimensions shown are in feet and decimal parts thereof.

Record boundary dimensions, where different from measured field dimensions, are shown in parenthesis.

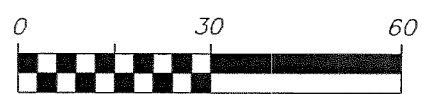
References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics"

According to the Federal Emergency Management Agency's Flood Insurance Rate Maps, the property surveyed and shown hereon lies within Zone "X" (areas determined to be outside 500-year floodplain) on Map Number 39049C0255 G (effective date August 2, 1995).

LEGEND

- ● 3/4" Iron Pipe (Found/Set)
- ⊙ ● PK Nail (Found/Set)
- △ ▲ Cotton Gin Spike (Found/Set)



SCALE 1 INCH = 30 FEET

I hereby certify that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Michael O. Wanchick 12/20/04
Michael O. Wanchick, PS Date
Ohio Professional Surveyor No. 7854

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

EXHIBIT FOR
DR. ELON MEEKS, PASTOR
0.060 ACRES
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE 1"=30'	DRAWN MOW	CHECKED REB	DATE 12-20-04	SHEET 1 OF 1
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[m:wanchick] N:\2004\04154\04154BASE.DWG -- XREFS: -- DEC. 20, 2004 -- 11:12:10 -- SCALE = 30.00