



REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY

By Department of Public Service

Name of Petitioner: Scott Harper, Architect
Wonderland Church

File No.03-33

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 Biretta Avenue and a portion of Friendship Drive

PROPOSED USE OF AREA:

development

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

Signature: [Handwritten Signature] Date: 1/12/04

REAL ESTATE DIVISION ACTION:

Estimated Value from County Tax Records: \$ 5645.00 .

- | | | |
|--------------------------------------|---|--|
| 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. 03-33

K:\Right of Way Information\Right-of-Way Sales etc\03_VACATE\03-33\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: _____ Date: _____

**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: Scott Harper
File No. 03-33



City of Columbus
Mayor Michael B. Coleman

Public Service Department

February 3, 2004

Scott R. Harper, AIA
Harper Architects & Engineers
P.O. Box 535
New Albany, Ohio 43054

Dear Mr. Harper:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of Wonderland Church regarding the acquisition of those portions of Friendship Drive and Biretta Avenue that abut their property. It is our understanding acquisition of these rights-of-way will allow the Church to combine all of the lots currently under the ownership of the Church into one parcel in anticipation of future site development. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation, it was determined the City has no objections to the sale of these rights-of-way. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$5,645.00 for these rights-of-way.

If your client, Wonderland Church, wishes to proceed with the purchase of these rights-of-way please have this letter signed and dated in the space provided below then return, within thirty days, to Ms. Pamela A. Clawson, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If you client objects to the stated transfer price of \$5,645.00 you will need to contact Ms. Donna Hunter in the Development Department to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please copy me on any correspondence you send to Ms. Hunter.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing a right-of-way transfer price. Unless mitigating circumstances that directly benefit the Transportation Division can be identified, Division policy requires that a recommendation to transfer at full price be forwarded from the Transportation Division to the Development Department.

After an agreement on the transfer price is reached the Development Department will place this request on the Land Review Commission agenda for their consideration.

614-645-8290 **Director's Office**
614-645-7602 **Facilities Management Division**
614-645-8281 **Fleet Management Division**
614-645-7620 **Refuse Collection Division**
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Scott Harper
February 3, 2004
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If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED
Wonderland Church

By: Dannie L. Doye 2-22-04
Date

Its: 2nd Elder

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., R/W Services Manager
File 03-33
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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 # 03-33

DATE: August, 25 2003

The Department of Public Service, Transportation Division, has been asked to sell a **portion of Biretta Avenue and a portion of Friendship Drive** (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>11,290+/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$.50</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$.25</u>	
 Edmond W. Reese	<u>1-8-04</u> Date

PROPERTY LOCATION:

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of Wonderland Subdivision, as recorded in Plat Book 18, Pages 69-70, in the Franklin Count Plat Records.

Being a Survey of a portion of Biretta Avenue (30' Wide) to be vacated adjacent to Lots 1-12 inclusive of "Block 32" and adjacent to Lots 1-12 inclusive of "Block 30", and a portion of Friendship Drive (40' Wide) to be vacated adjacent to "Block 46" and adjacent to Lots 1-2 of "Block 32" & adjacent to Lots 1-2 of "Block 30".

Bearings of this plat are based on the Right of Way Line of Biretta Avenue (30' Wide), as being N 00°00'00" E, and is an assumed Meridian used to denote angles only.

LEGEND

- ☐ - 1.5" o.d. Iron Pipe Found
- - 1" o.d. Iron Pipe Found capped
- - Iron Pin Set
- ⊙ - 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊙ - Axle Found

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
 Engineering & Surveying
 P.O. Box 1770, 5179 Walnut Road
 Buckeye Lake, Ohio 43008
 740-928-8680 FAX 740-928-9565
 WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

9/13/15 

Date 9/13/15
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

PREPARED FOR:

Wonderland Community Church
 4653 Friendship Drive
 Columbus, Ohio 43230

Plat of Survey

City of Columbus, Franklin County, State of Ohio
 part Wonderland Subdivision, Plat Book 18, Pages 69-70

