

..Explanation

1. BACKGROUND

From time to time, various parcels of land are deeded to the City of Columbus for public street and/or alley purposes. One such example when this occurs is streets included in the Columbus Thoroughfare Plan. Streets listed within the Plan have a pre-defined amount of required right-of-way. If that right-of-way width is lacking for a particular property, then the additional right-of-way must be deeded to the City when that property is sold or is being redeveloped. Another example is when developers install sidewalks, turn lanes, etc., on a property within the public right-of-way. The City requires such improvements to be located entirely within the public right-of-way. If any part of such improvements are outside of the public right-of-way, the developer must deed that part of the land to the City. Many of the deeded amounts are for very small pieces of land. All of the deeded land transactions go through the City Attorney's Office.

The Department of Public Service maintains a list of the deeded land and periodically submits the list to City Council for acceptance of the deeded land. Ohio Revised Code Chapter 723.03 requires that property proposed for use as a public street or alley must be accepted and dedicated as public right-of-way by an ordinance specifically passed for such purpose. This Ordinance provides for the City to accept deeds for various parcels of real property, to dedicate the parcels as road right-of-way, and to name the parcels as public roadways to comply with Ohio Revised Code Chapter 723.03. Passage of this Ordinance also exempts the property deeded to the City from property taxes.

2. FISCAL IMPACT

There is no expenditure associated with this Ordinance.

..Title

To accept various deeds for parcels of real property to be used as road right-of-way; to dedicate these parcels as public rights-of-way; and to name said rights-of-way as public roadways as described within this Ordinance. (\$0.00)

..Body

WHEREAS, Ohio Revised Code Chapter 723.03 requires property to be used as a public street or alley be accepted and dedicated as public right-of-way by an ordinance specially passed for such purpose; and

WHEREAS, the City of Columbus has been asked to accept various deeds for real property, to dedicate those parcels of real property for the purpose of road right-of-way, and to name said property as public roadways; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000093, **Saver Motel, Inc.** has deeded property to the City of Columbus, to be used as Hamilton Road right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000092, **CP Killarney, LLC** has deeded property to the City of Columbus, to be used as East Broad Street (State Route 16) right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000091, **International Property Group, Inc.** has deeded property to the City of Columbus, to be used as Refugee Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000090, **John McCabe and Elizabeth Nelson McCabe**, has deeded property to the City of Columbus, to be used as West Dublin-Granville Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000089, **Windmiller Pointe Apartments, LP** has deeded property to the City of Columbus, to be used as South High Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000088, **1464 Cleveland Ave LLC**, has deeded property to the City of Columbus, to be used as Cleveland Avenue (State Route 3) Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000087, **Boys And Girls Club of Columbus, Inc.**, have deeded property to the City of Columbus, to be used as Cleveland Avenue and Gibbard Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 4, 2021 as Instrument Number 202101040000086, **HSL East Broad, LLC**, has deeded properties to the City of Columbus, to be used as East Broad Street rights-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on November 10, 2020 as Instrument Number 202011100178183, **HCFAM, LLC**, has deeded property to the City of Columbus, to be used as Hamilton Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on November 10, 2020 as Instrument Number 202011100178182, **Strategic Property Concepts 2, LLC**, has deeded property to the City of Columbus, to be used as Hamilton Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 16, 2020 as Instrument Number 202010160161445, **3415 Morse Road LLC**, has deeded property to the City of Columbus, to be used as Morse Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 16, 2020 as Instrument Number 202010160161444, **Saver Motel, Inc.**, has deeded property to the City of Columbus, to be used as Hamilton Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on March 31, 2020 as Instrument Number 202003310044104, **Judith D. Decenzo** has deeded property to the City of Columbus, to be used as Warner Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on March 31, 2020 as Instrument Number 202003310044103, **Patsy L. Parker** has deeded property to the City of Columbus, to be used as Warner Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on March 31, 2020 as Instrument Number 202003310044105, **5130 Warner, LLC**, has deeded property to the City of Columbus, to be used as Warner Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 5, 2018 as Instrument Number 201810050135995, **The Columbus Metropolitan Housing Authority**, has deeded property to the City of Columbus, to be used as Agler Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 2, 2020 as Instrument Number 202010020150355, **Dwayne Zimmer**, has deeded property to the City of Columbus, to be used as Georgesville Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 2, 2020 as Instrument Number 202010020150354, **Sivad Investment Co.**, has deeded property to the City of Columbus, to be used as McNaughten Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on October 14, 2020 as Instrument Number 202010140158254, **Zion Evangelical Lutheran Church**, has deeded property to the City of Columbus, to be used as Obetz Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio Recorder's Office, on October 14, 2020 as Document ID Number 202010140158253, **Grant Park Apartments Four QOZB, LLC**, has deeded property to the City of Columbus, to be used as East Fifth Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158252, **Wall & Rob, LLC**, has deeded property to the City of Columbus, to be used as Roberts Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158251, **Wall & Rob, LLC**, has deeded property to the City of Columbus, to be used as Roberts Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158250, **Wall & Rob, LLC**, has deeded property to the City of Columbus, to be used as Roberts Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158249, **Wall & Rob, LLC**, has deeded property to the City of Columbus to be used as Roberts Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158248, **Wall & Rob, LLC**, has deeded property to the City of Columbus to be used as Walcutt Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158247, **Wall & Rob, LLC**, has deeded property to the City of Columbus to be used as Walcutt Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on October 14, 2020 as Instrument Number 202010140158246, **Wall & Rob, LLC**, has deeded property to the City of Columbus to be used as Walcutt Road right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on September 14, 2020 as Instrument Number 202009140136909, **Meijer Realty Company**, has deeded property to the City of Columbus to be used as Sawmill Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 22, 2020 as Instrument Number 202007220105498, **Tim Donut U.S. Limited, Inc.**, has deeded properties to the City of Columbus to be used as Fishinger Boulevard right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 2, 2020 as Instrument Number 202007020095965, **Trolley Barn, LLC**, has deeded property to the City of Columbus to be used as unnamed fifteen (15) foot Alley right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 2, 2020 as Instrument Number 202007020095964, **Chi Franklinton Phase II, LP**, has deeded property to the City of Columbus to be used as an McKinley Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 2, 2020 as Instrument Number 202007020095963, **The Board of Trustees of Columbus Metropolitan Library**, has deeded property to the City of Columbus to be used as Roland Sunker Place and Hague Avenue rights-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 2, 2020 as Instrument Number 202007020095962, **George Kotsanos, Inc.**, has deeded property to the City of Columbus to be used as Doherty Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 8, 2020 as Instrument Number 202006080079292, **Anderson & White Holding, LLC**, has deeded property to the City of Columbus to be used as Lockbourne Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 27, 2020 as Instrument Number 202005270072206, **HP Hayden Run Enterprises, LLC**, has deeded property to the City of Columbus to be used as Hayden Run Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 27, 2020 as Instrument Number 202005270072205, **Hayden Development, LLC**, has deeded property to the City of Columbus to be used as Hayden Run Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 27, 2020 as Instrument Number 202005270072204, **Linworth Baptist Church**, has deeded properties to the City of Columbus to be used as Linworth Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 6, 2020 as Instrument Number 202005060060363, **Romanelli and Hughes Building Company**, has deeded property to the City of Columbus to be used as Riverside Drive right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 6, 2020 as Instrument Number 202005060060362, the **Brook Lane, LLC**, has deeded property to the City of Columbus to be used as West Broad Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in The Franklin County, Ohio Recorder's Office on May 6, 2020 as Instrument Number 202005060060361, **Alisha Hotel, LLC**, has deeded property to the City of Columbus to be used as Trabue Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 6, 2020 as Instrument Number 202005060060360, **Kenlawn Place Homes, LLC**, has deeded properties to the City of Columbus to be used as Cleveland Avenue right-of-way; and

WHEREAS, by virtue of a QUIT-CLAIM DEED recorded in the Delaware County, Ohio Recorder's Office on April 7, 2020 as Document ID Number 202004070046678, **Markus Harrigan and Heidi C. Liou**, have deeded property to the City of Columbus to be used as unnamed thirteen (13) foot Alley right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 7, 2020 as Instrument Number 202004070046675, **Jeffrey New Day, LLC**, has deeded property to the City of Columbus to be used as Sixth Street and Dickenson Street right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 7, 2020 as Instrument Number 202004070046676, **Jeffrey New Day, LLC**, has deeded properties to the City of Columbus to be used as Civitas Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 7, 2020 as Instrument Number 202004070046677, **Attainable Luxury, LLC**, has deeded property to the City of Columbus to be used as Garfield Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on December 18, 2015 as Instrument Number 201512180177061, **Deep End Properties, LLC**, has deeded property to the City of Columbus to be used as Indianola Avenue right-of-way; and

WHEREAS, the City desires to accept these deeds for property which will be used for road right-of-way; **now, therefore**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Saver Motel, Inc.** and dedicates and names such property as Hamilton Road.

SECTION 2. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **CP Killarney, LLC** and dedicates and names such property as East Broad Street (State Route 16).

SECTION 3. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **International Property Group, Inc.** and dedicates and names such property as Refugee Road.

SECTION 4. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **John McCabe and Elizabeth Nelson McCabe** and dedicates and names such property as West Dublin-Granville Road.

SECTION 5. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Windmill Pointe Apartments, LP** and dedicates and names such property as South High Street.

SECTION 6. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **1464 Cleveland Ave LLC** and dedicates and names such property as Cleveland Avenue (State Route 3).

SECTION 7. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Boys And Girls Club of America, Inc.** and dedicates and names such property as Cleveland Avenue and Gibbard Avenue.

SECTION 8. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **HSL East Broad, LLC** and dedicates and names such properties as East Broad Street.

SECTION 9. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **HCFAM, LLC** and dedicates and names such property as Hamilton Road.

SECTION 10. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Strategic Property Concepts 2, LLC** and dedicates and names such property as Hamilton Road.

SECTION 11. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **3415 Morse Road LLC** and dedicates and names such property as Morse Road.

SECTION 12. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Saver Motel, Inc.** and dedicates and names such property as Hamilton Road.

SECTION 13. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Judith D. Decenzo** and dedicates and names such property as Warner Road.

SECTION 14. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Patsy L. Parker** and dedicates and names such property as Warner Road.

SECTION 15. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **5130 Warner, LLC** and dedicates and names such property as Warner Road.

SECTION 16. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **The Columbus Metropolitan Housing Authority** and dedicates and names such property as Agler Road.

SECTION 17. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Dwayne Zimmer** and dedicates and names such property as Georgesville Road.

SECTION 18. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Sivad Investment Co.** and dedicates and names such property as McNaughten Road.

SECTION 19. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Zion Evangelical Lutheran Church** and dedicates and names such property as Obetz Road.

SECTION 20. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Grant Park Apartments Four QOZB, LLC** and dedicates and names such property as East Fifth Avenue.

SECTION 21. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Wall & Rob, LLC** and dedicates and names such property as Roberts Road.

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SECTION 29. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Tim Donut U.S. Limited, Inc.** and dedicates and names such properties as Fishinger Boulevard.

SECTION 30. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Trolley Barn, LLC** and dedicates and names such property as unnamed fifteen (15) foot alley.

SECTION 31. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Chi Franklinton Phase II, LP** and dedicates and names such property as McKinley Avenue.

SECTION 32. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **The Board of Trustees of Columbus Metropolitan Library** and dedicates and names such property as Roland Sunker Place and Hague Avenue.

SECTION 33. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **George Kotsanos, Inc.** and dedicates and names such property as Doherty Road.

SECTION 34. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Anderson & White Holding, LLC** and dedicates and names such property as Lockbourne Road.

SECTION 35. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **HP Hayden Run Enterprises, LLC** and dedicates and names such property as Hayden Run Road.

SECTION 36. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from the **Hayden Development, LLC** and dedicates and names such property as Hayden Run Road.

SECTION 37. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from the **Linworth Baptist Church** and dedicates and names such properties as Linworth Road.

SECTION 38. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from the **Romanelli and Hughes Building Company** and dedicates and names such property as Riverside Drive.

SECTION 39. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from the **Brook Lane, LLC** and dedicates and names such property as West Broad Street.

SECTION 40. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Alisha Hotel, LLC** and dedicates and names such property as Trabue Road.

SECTION 41. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Kenlawn Place Homes, LLC** and dedicates and names such properties as Cleveland Avenue.

SECTION 42. That the City of Columbus hereby accepts the property more fully described in the previously referenced QUIT-CLAIM DEED from **Markus Harrigan and Heidi C. Liou** and dedicates and names such property as unnamed thirteen (13) foot Alley.

SECTION 43. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **Jeffrey New Day, LLC** and dedicates and names such property as Sixth Street and Dickenson Street.

SECTION 44. That the City of Columbus hereby accepts the property more fully described in the previously referenced LIMITED WARRANTY DEED from **Jeffrey New Day, LLC** and dedicates and names such properties as Civitas Avenue.

SECTION 45. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **Attainable Luxury, LLC** and dedicates and names such property as Garfield Avenue.

SECTION 46. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from the **Deep End Properties, LLC** and dedicates and names such property as Indianola Avenue.

SECTION 47. That all of these properties shall be used for road right-of-way purposes.

SECTION 48. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.