



## Legislation Details (With Text)

**File #:** 1453-2016      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 5/23/2016      **In control:** Public Service & Transportation Committee

**On agenda:** 6/6/2016      **Final action:** 6/9/2016

**Title:** To dedicate a 0.392, 0.002, 0.002 and 0.002 acre tracts of land as public right-of-way; to name said public right-of-way as Nationwide Boulevard and 0.008 acre tract of land as public right of way; to name said public right of way as Hocking Street as to declare an emergency. (\$0.00)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Recorded 0.002 acre Spring Street Deed.pdf, 2. Recorded 0.002 acre Lion-Dov Deed.pdf, 3. Recorded NWD 0.008 and 0.002 acre Deed.pdf, 4. City of Columbus 0.392 acre legal and exhibit.pdf

Date	Ver.	Action By	Action	Result
6/9/2016	1	CITY CLERK	Attest	
6/8/2016	1	MAYOR	Signed	
6/6/2016	1	COUNCIL PRESIDENT	Signed	
6/6/2016	1	Columbus City Council	Approved	Pass

### 1. BACKGROUND

The City of Columbus, Department of Public Service is currently engaged in a project identified as Roadway Improvements-Nationwide Boulevard and Hocking Street. This project will reconstruct Nationwide Boulevard from 1300' West of CSX Railroad Bridge to 100' East of CSX Railroad Bridge. Curb and Sidewalk will be installed on the North and South sides of Nationwide Boulevard. ADA ramp enhancements. Storm water inlets and associated storm sewer will be installed. Existing fire hydrants will be relocated as necessary. Traffic control (signage and pavement markings) will be upgraded as necessary. Street trees will be provided. Reconstruct Hocking Street from Spring Street to Nationwide Boulevard. Curb and Sidewalk will be installed on the East and West sides of Hocking Street. ADA ramp enhancements. Storm water inlets and associated storm sewer. Existing fire hydrants will be relocated as necessary. Traffic control (signage and pavement markings) will be upgraded as necessary.

During design of the Roadway Improvements-Nationwide Boulevard and Hocking Street project, it was determined a 0.392 acre portion of real property owned by the City of Columbus known as Franklin County Parcel Number 010-066777 and 010-008300, a 0.002 and a 0.008 acre portion of real property owned by NWD 500 Nationwide, LLC, an Ohio limited liability company known as Franklin County Parcel Number 010-030366, a 0.002 acre portion of real property owned by Lion-DOV, LLC, an Ohio general partnership known as Franklin County Parcel Number 010-254296 and a 0.002 acre portion of real property owned by Spring Street Ventures. LLC, an Ohio limited liability company known as Franklin County Parcel Number 010-066552 would need to be dedicated for roadway purposes to accommodate the improvements contemplated by this project. Current plans for the improvements indicate 0.392, 0.002, 0.002, 0.002 and 0.008 acres, will need to be dedicated as right of way for this purpose. After review of the preliminary plan sheets, the Department of Public Service has determined the dedication of this property to right of way will not adversely affect the City and should be allowed to proceed.

The following legislation permits the City to dedicate the property as road right-of-way and name the road right-of-way as Nationwide Boulevard and Hocking Street.

**2. FISCAL IMPACT**

Not applicable.

**3. EMERGENCY DESIGNATION**

Emergency action is requested so that construction of the proposed improvements for Roadway Improvements-Nationwide Boulevard and Hocking Street project can proceed without delay.

To dedicate a 0.392, 0.002, 0.002 and 0.002 acre tracts of land as public right-of-way; to name said public right-of-way as Nationwide Boulevard and 0.008 acre tract of land as public right of way; to name said public right of way as Hocking Street as to declare an emergency. (\$0.00)

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

**WHEREAS**, current plans indicate City owned land, totaling 0.392 acre, NWD 500 Nationwide, LLC, an Ohio limited liability company owned land 0.008 and 0.002 acre, Lion-DOV, LLC, an Ohio general partnership 0.002 acre and Spring Street Ventures, LLC, an Ohio limited liability company 0.002 acre tracts of land will need to be dedicated to right-of-way for this purpose; and

**WHEREAS**, it is necessary to dedicate a 0.392, 0.002, 0.002, 0.002 and 0.008 acre tracts of land as public right-of-way; and

**WHEREAS**, an emergency exists in the usual daily operation of the City in that it is immediately necessary to dedicate a 0.392, 0.002, 0.002 and 0.002 acre tracts, as public right-of-way and to name the 0.392, 0.002, 0.002 and 0.002 acre tracts as Nationwide Boulevard and to dedicate a 0.008 acre tract, as public right-of-way and to name the 0.008 acre tract as Hocking Street and proceed without delay, thereby preserving the public health, peace, property, safety and welfare; **now, therefore**

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

**SECTION 1.** That the City of Columbus hereby dedicates the following described property as road right-of-way; to-wit:

**0.392 acre Roadway Improvements-Nationwide Boulevard and Hocking Street  
3083 E**

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 9, Township 5, Range 22, Refugee Lands, being part of Lot F of the subdivision plat entitled "Penitentiary Farm for W.A. Neil" of record in Plat Book 5, Page 44, being part of the 6.957 acre tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 811, Page 606, the 1.078 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 201108190103691, the 8 acre tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 101, Page 433, the tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 142, Page 168 and the 2.30 acre tract dedicated to the City of Columbus, Ohio by the plat entitled "Dedication Plat" of record in Plat Book 6, Page 8-A, and being all of that portion of Dublin Avenue vacated by Ordinance Number 884-41, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Nationwide Boulevard (60 feet wide, formerly Dublin Avenue, name changed by Ordinance Number 1896-00), with Hocking Street (50 feet wide);

Thence South 82° 21' 25" West, with said centerline of Nationwide Boulevard, a distance of 894.79 to an iron pin set on the terminus of said Nationwide Boulevard, on the easterly line of said portion of Dublin Avenue vacated by Ordinance Number 884-41, being the TRUE POINT OF BEGINNING;

Thence South 07° 38' 35" East, with said terminus, a distance of 30.00 feet to an iron pin set on the southeasterly corner of said portion of Dublin Avenue vacated by Ordinance Number 884-41, the southwesterly terminus of said Nationwide Boulevard, the northerly line of the 1.346 acre tract conveyed to Municipal Light Plant, LLC by deed of

record in Instrument Number 201412290172002;

Thence South 82° 21' 25" West, with said northerly line and partly across said 8 acre tract, a distance of 186.20 feet to an iron pin set at the southeasterly corner of that portion of Dublin Avenue vacated by Ordinance Number 31-33;

Thence North 07° 38' 35" West, partially with the line common to said vacated portions of Dublin Avenue, a distance of 60.00 feet to an iron pin set at a common corner thereof and a southwesterly corner of said 6.957 acre tract;

Thence North 33° 17' 26" West, with the common to said 6.957 acre and 2.30 acre tracts, a distance of 27.27 feet to an iron pin set;

Thence North 82° 21' 25" East, across said 6.957 and 1.078 acre tracts, a distance of 245.18 feet to an iron pin set in the line common to said 1.078 acre tract and that 21.021 acre tract conveyed to NWD Nationwide, LLC by deed of record in Instrument Number 201108240105872;

Thence South 15° 12' 46" East, with said common line, a distance of 24.80 feet to an iron pin set in the northerly right-of-way line of said Nationwide Boulevard;

Thence South 82° 21' 25" West, with said northerly right-of-way line, a distance of 50.44 feet to a to a 1 inch solid iron pin found at the northeasterly corner of said portion of Dublin Avenue vacated by Ordinance Number 884-41, the northwesterly terminus of said Nationwide Boulevard;

Thence South 07° 38' 35" East, with said terminus, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.392 acre, more or less, of which 0.133 acre lies in Auditor's Parcel Number 010-066777, and 0.259 acre lies in Auditor's Parcel Number 010-008300.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November 2013 and October 2015.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the portion of the northerly right of way line of Nationwide Boulevard between Huntington Park Lane and the CSX Railroad, having a bearing of North 82°18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Joshua M. Meyer Registered Surveyor Number 8485

#### **0.002 acre Roadway Improvements-Nationwide Boulevard and Hocking Street**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being part of that 1.630 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.630 acres being conveyed to Lion-DOV by deed of record in Instrument Number 200007260147439, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a 3/4 inch iron pin found at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 feet wide, formerly Dublin Avenue, name changed by Ordinance Number 1896-00) with the westerly right-of-way line of Hocking Street (50 feet wide);

Thence South 07°47'54" East, with said westerly right of way line, a distance of 11.48 feet to an iron pin set;

Thence North 52°41'09" West, crossing said Lion-DOV tract, a distance of 16.25 feet to an iron pin set in said southerly right of way line;

Thence North 82°21'48" East, with said southerly right of way line, a distance of 11.47 feet to the Point of Beginning, containing 0.002 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November, 2013.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the north right of way line of Nationwide Boulevard, having a bearing of North 82°18'16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Matthew A. Kirk Registered Surveyor Number 7865

**0.002 acre Roadway Improvements-Nationwide Boulevard and Hocking Street**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being part of that 1.179 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.179 acres being conveyed to Spring Street Ventures, LLC by deed of record in Instrument Number 200307250231485, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a ½ inch iron pin found at the intersection of the westerly right-of-way line of Hocking Street (50 feet wide) with the northerly right-of-way line of Spring Street (Variable width);

Thence North 86°47'36" West, with said northerly right of way line, a distance of 10.12 feet to an iron pin set;

Thence North 25°11'38" East, crossing said Spring Street Ventures, LLC tract, a distance of 18.24 feet to an iron pin set in said westerly right of way line;

Thence South 07°47'54" East, with said westerly right of way line, a distance of 17.23 feet to the Point of Beginning, containing 0.002 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November, 2013.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the north right of way line of Nationwide Boulevard, having a bearing of North 82°18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Matthew A. Kirk Registered Surveyor Number 7865

**0.008 acre Hocking Street Roadway Improvements-Nationwide Boulevard and Hocking Street  
3083 E**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being part of that 1.325 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.325 acres being conveyed to NWD 500 Nationwide, LLC

by deed of record in Instrument Number 201108240105872, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a 5/8 inch iron pin with cap stamped "8230" found at the intersection of the northerly right-of-way line of Spring Street (variable width) with the easterly right-of-way line of Hocking Street (50 feet wide);

Thence North 07°47'54" West, with said easterly right of way line, a distance of 37.13 feet to an iron pin set;

Thence South 32°10'12" East, crossing said NWD 500 tract, a distance of 44.70 feet to an iron pin set in said northerly right of way line;

Thence North 86°47'36" West, with said northerly right of way line, a distance of 18.79 feet to the Point of Beginning, containing 0.008 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November, 2013.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the north right of way line of Nationwide Boulevard, having a bearing of North 82°18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Matthew A. Kirk Registered Surveyor Number 7865

**0.002 acre Roadway Improvements-Nationwide Boulevard and Hocking Street  
3083 E**

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 9, Township 5, Range 22, Refugee Lands, being part of that 1.325 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.325 acres being conveyed to NWD 500 Nationwide, LLC by deed of record in Instrument Number 201108240105872, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a mag nail found at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 feet wide, formerly Dublin Avenue as conveyed to City of Columbus by deed of record in Deed Book 142, Page 168, name changed by Ordinance Number 1896-00) with the easterly right-of-way line of Hocking Street (50 feet wide) as conveyed to City of Columbus by deed of record in Deed Book 262, Page 49;

Thence North 82° 21' 25" East, with said southerly right of way line, a distance of 11.17 feet to an iron pin set;

Thence South 35° 01' 07" West, crossing said NWD 500 tract, a distance of 16.43 feet to an iron pin set in said easterly right of way line;

Thence North 07° 47' 54" West, with said easterly right of way line, a distance of 12.08 feet to the Point of Beginning, containing 0.002 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November 2013 and October 2015.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches

long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the portion of the northerly right of way line of Nationwide Boulevard between Huntington Park Lane and the CSX Railroad, having a bearing of North 82° 18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Joshua M. Meyer Registered Surveyor Number 8485

**SECTION 2.** That the City of Columbus hereby names the above described road right-of-way's as Nationwide Boulevard and Hocking Street.

**SECTION 3.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.