



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1423-2012, **Version:** 1

BACKGROUND: The City of Columbus ("City") desires to convey a 52.1 +/- acre tract of real property located at the northwest corner of James Road and Ruhl Avenue ("Woodland Meadows Site") to the Board of Education of the Columbus City School District ("CCS") in exchange for a former elementary school located at 280 Reeb Avenue ("Reeb Elementary"). CCS received approval of the proposed exchange at its June 19, 2012 School Board Meeting and plans to redevelop the Woodland Meadows Site into a public school facility. The exchange will allow the City to gain ownership of the Reeb Elementary site, which is located adjacent to existing City-owned properties along Parsons Avenue, including the site of City's future health center. The property will be held by the City to complement ongoing City efforts to redevelop the Reeb-Hosack area.

FISCAL IMPACT: No funding is required for this legislation.

To authorize the Director of the Department of Development to execute any and all necessary agreements, as approved by the Department of Law, Real Estate Division, for conveyance of real property formerly known as Woodland Meadows and to authorize the Mayor and the Clerk of City Council to execute a quit claim deed conveying title; and to accept in exchange title to the real property formerly known as Reeb Elementary.

WHEREAS, Section 3313.40 of the Ohio Revised Code authorizes the exchange of real property between a board of education and a municipal corporation when a board of education and the legislative authority of a municipality declare that exchange is mutually beneficial to the school district and the municipal corporation; and

WHEREAS, ordinance 0843-2010 authorized the City of Columbus to acquire a 52-acre site located north of Ruhl Avenue, east of Gould Road, south of Allegheny and west of James Road ("Woodland Meadows"); and

WHEREAS, the Columbus Board of Education is the owner of certain real property known as Reeb Elementary School, parcel number 010-066713 ("Reeb Elementary"); and

WHEREAS, the City of Columbus has offered to exchange the Woodland Meadows site for Reeb Elementary, a property the City desires to hold for future redevelopment in support of an existing City initiative to improve the area around the future City health center; and

WHEREAS, in order to complete the transfer of such property to the purchaser, authority is needed to execute any and all necessary agreements and deeds of conveyance for the exchange of real property; and **now therefore,**

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

Section 1. That the Director of the Department of Development is hereby authorized to execute any necessary agreements, as approved by the Department of Law, Real Estate Division, and Mayor and Clerk of Council are hereby authorized to execute a quit claim deed to convey title to the following tracts of real estate to Board of Education of the Columbus City School District:

22.108 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 6, Township 12, Range 21, Refugee Lands and being part of those tracts of land conveyed to Calhoun Investment Co., by deed of record in Official Record 996H11, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Being at the point of intersection of the westerly right-of-way line of James Road with the southerly right-of-way line of Allegheny Avenue (as dedicated by plat of record in Plat Book 23, Page 25);
thence South 10° 08' 20" East, along said right-of-way line of James Road, a distance of 175.36 feet to a point of curvature of a curve to the right;
thence continuing along said right-of-way line, being the arc of said curve (Delta = 13° 38' 00", Radius = 2236.83 feet), a chord bearing and distance of South 1° 29' 00" East, 530.99 feet to a point of tangency;
thence South 5° 20' 00" West, continuing along said right-of-way line, a distance of 46.1 feet to a point;
thence South 84° 40' 00" East, continuing along said right-of-way line, a distance of 25.00 feet to a point;
thence South 5° 20' 00" West, continuing along said right-of-way line, a distance of 70.50 feet to a point in the northerly right-of-way line of Ruhl Avenue (50 feet in width);
thence North 85° 58' 00" West, along said right-of-way line of Ruhl Avenue, a distance of 1269.30 feet to the intersection of said right-of-way line with the easterly right-of-way line of Virginalee Road (as dedicated by plat of record in Plat Book 23, Page 25 and being 50 feet in width);
thence North 4° 02' 00" East, along said right-of-way line of Virginalee Road, a distance of 325.00 feet to a point of curvature of a curve to the right;
thence along the arc of said curve (Delta = 90° 00' 00", Radius = 125.00 feet) a chord bearing and distance of North 49° 02' 00" East, 176.78 feet to a point of tangency in the southerly right-of-way line of Virginalee Road East (as dedicated by plat of record in Plat Book 23, Page 25);
thence South 85° 58' 00" East, along said right-of-way line of Virginalee Road East, a distance of 10.00 feet to a point of curvature of a curve to the left;
thence continuing along said right-of-way line and being the arc of said curve (Delta = 90° 00' 00", Radius = 175.00 feet) a chord bearing and distance of North 49° 02' 00" East, 247.49 feet to a point of tangency;
thence North 4° 02' 00" East, continuing along said right-of-way line, a distance of 320.00 feet to the intersection of said line with the southerly right-of-way line of Allegheny Avenue;
thence South 85° 58' 00" East, along said right-of-way line of Allegheny Avenue, a distance of 383.01 feet to a point of curvature of a curve to the right;
thence continuing along said right-of-way line, being the arc of said curve (Delta = 20° 10' 00", Radius = 120.00 feet), a chord bearing and distance of South 75° 53' 00" East, 42.02 feet to a point of tangency;
thence South 65° 48' 00" East, continuing along said right-of-way line, a distance of 335.76 feet to a point of curvature of a curve to the left;
thence continuing along said right-of-way line and being the arc of said curve (Delta = 32° 27' 20" East, Radius = 180.00 feet), a chord bearing and distance of South 82° 01' 45" East, 100.61 feet to a point of tangency;
thence North 81° 44' 30" East, continuing along said right-of-way line, a distance of 3.12 feet to the point of beginning, containing 22.108 acres, more or less.

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

Bearings contained herein are based on the same meridian as the southerly right-of-way line of Allegheny Avenue (South 85° 58' 00" East), of record in Plat Book 23, Page 25.

19.986 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 6, Township 12, Range 21, Refugee Lands and being part of those tracts of land conveyed to Calhoun Investment Co., by deed of record in Official Record 996H11, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Gould Road (60 feet in width), with the northerly right-of-way line of Ruhl Avenue (50 feet in width);
thence North 3° 53' 00" East, along said easterly right-of-way line of Gould Road, a distance of 945.00 feet to the point of intersection of said right-of-way line, with the southerly right-of-way line of Allegheny Avenue (60 feet in width);
thence South 85° 58' 00" East, along said right-of-way line of Allegheny Avenue, a distance of 1013.06 feet to a point in the westerly right-of-way line of Virginalee Road North (as dedicated by plat of record in Plat Book 23, Page 25);
thence South 4° 02' 00" West, along said right-of-way line of Virginalee Road West, a distance of 320.00 feet to a point of curvature of a curve to the left;
thence continuing along said right-of-way line of Virginalee Road West, being the arc of said curve (Delta = 49° 17' 06", Radius = 175.00), a chord bearing and distance of South 20° 36' 33" East, 145.93 feet to a point in the westerly right-of-way line of Chesterfield Road (50 feet in width);
thence along said right-of-way line of Chesterfield Road, the following courses and distances;
South 36° 32' 00" West, 144.28 feet to a point of curvature of a curve to the right;
South 45° 32' 00" West, 117.33 feet, a chord bearing and distance of said curve (Delta = 18° 00' 00", Radius = 375.00 feet), to a point;
South 54° 32' 00" West, 116.73 feet to a point of curvature of a curve to the right;
South 74° 17' 00" West, 84.48 feet, a chord bearing and distance of said curve (Delta = 39° 30' 00", Radius = 125.00 feet), to a point;

North 85° 58' 00" West, 124.31 feet to a point; and
South 4° 02' 00" West, 180.00 feet to the point of intersection of the right-of-way line of Chesterfield Road with the northerly right-of-way line of Ruhl Avenue;
thence North 85° 58' 00" West, along said right-of-way line of Ruhl Avenue, a distance of 622.28 feet to the point of beginning, containing 19.986 acres more or less.

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

Bearings contained herein are based on the same meridian as the southerly right-of-way line of Allegheny Avenue (South 85° 58' 00" East), of record in Plat Book 23, Page 25.

5.669 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 6, Township 12, Range 21, Refugee Lands and being part of those tracts of land conveyed to Calhoun Investment Co., by deed of record in Official Record 996H11, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Allegheny Avenue (being 60 feet in width) with the westerly right-of-way line of Virginalee Road East (50 feet in width and as dedicated by plat of record in Plat Book 23, Page 25).
thence South 4° 02' 00" West, along said right-of-way line of Virginalee Road East, a distance of 320.00 feet to a point of curvature of a curve to the right;
thence along the arc of said curve (Delta = 90° 00' 00", Radius = 125.00 feet), a chord bearing and distance of South 49° 02' 00" West, 176.78 feet to a point of tangency in the northerly right-of-way line of Virginalee Road (50 feet in width);
thence North 85° 58' 00" West, along said northerly right-of-way line of Virginalee Road, a distance of 320.00 feet to a point of curvature of a curve to the right;
thence along the arc of said curve (Delta = 90° 00' 00", Radius = 125.00 feet), a chord bearing and distance of North 40° 58' 00" West, 176.78 feet to a point of tangency in the easterly right-of-way line of Virginalee Road West (being 50 feet in width);
thence North 4° 02' 00" East, along said easterly right-of-way line of Virginalee Road West, a distance of 320.00 feet to the point of intersection of said right-of-way line with the southerly right-of-way line of Allegheny Avenue;
thence South 85° 58' 00" East, along said right-of-way line of Allegheny Avenue, a distance of 570.00 feet to the point

of beginning, containing 5.669 acres, more or less.

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

Bearings contained herein are based on the same meridian as the southerly right-of-way line of Allegheny Avenue (South 85° 58' 00" East), of record in Plat Book 23, Page 25.

4.388 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 6, Township 12, Range 21, Refugee Lands and being part of those tracts of land conveyed to Calhoun Investment Co., by deed of record in Official Record 996H11, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at the point of intersection of the northerly right-of-way line of Ruhl Avenue (50 feet in width), with the easterly right-of-way line of Chesterfield Road (as dedicated by plat of record in Plat Book 23, Page 25 and being 50 feet in width);

thence North 4° 02' 00" East, along said right-of-way line of Chesterfield Road, a distance of 130.00 feet to an angle point in said line;

thence along the southerly right-of-way line of Chesterfield Road, the following courses and distances:

South 85° 58' 00" East 74.31 feet to a point of curvature of a curve to the left;

North 74° 17' 00" East, 118.27 feet, a chord bearing and distance (Delta = 39° 30' 00", Radius = 175.00 feet), to a point of tangency;

North 54° 32' 00" East 116.73 feet to a point of curvature of a curve to the left;

North 45° 32' 00" East, 132.97 feet, a chord bearing and distance (Delta = 18° 00' 00", Radius = 425.00 feet), to a point of tangency; and

North 36° 32' 00" East, 144.28 feet to the intersection of the right-of-way line of Chesterfield Road with the southerly right-of-way line of Virginalee Road;

thence along the southerly and westerly right-of-way lines of Virginalee Road, the following courses and distances;

South 73° 49' 25" East, 73.63 feet, a chord bearing and distance of a curve to the left (Delta = 24° 17' 19", Radius = 175.00 feet), to a point of tangency;

South 85° 58' 00" East, 10.00 feet to a point of curvature of a curve to the right;

South 40° 58' 00" East, 176.78 feet, a chord bearing and distance (Delta = 90° 00' 00", Radius = 125.00 feet), to a point of tangency; and

South 4° 02' 00" West, 325.00 feet to the point of intersection of the westerly right-of-way line of Virginalee Road with the northerly right-of-way line of Ruhl Avenue;

thence North 85° 58' 00" West, along said right-of-way line of Ruhl Avenue, a distance of 648.31 feet to the point of beginning, containing 4.388 acres, more or less.

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

Bearings contained herein are based on the same meridian as the southerly right-of-way line of Allegheny Avenue (South 85° 58' 00" East) of record in Plat Book 23, Page 25.

Section 2. To authorize the Director of the Department of Development to accept, on behalf of the City of Columbus, and record the deed to the real property described herein as:

Tract 1

Situated in the State of Ohio, County of Franklin, City of Columbus, and being more particularly described as follows:

Being Lots Numbers Five (5) through Eight (8) both inclusive, except for Nine (9) feet off of the entire west side of Lot No. Five (5) and Lots Numbers Thirty-seven (37) through Forty-four (44), both inclusive, in Twentieth Century Addition as the same are numbered and delineated on the plat thereof, of record in Plat Book No. 5, Page 496, Recorder's Office, Franklin County, Ohio.

| <u>Source of Title:</u> | <u>Par. No.</u> | | |
|-------------------------|-----------------|------------|----------|
| Lot No. 5 | 010-043284 | Vol. 3480, | Page 706 |
| Lot No. 6 | 010-055103 | Vol. 3481, | Page 893 |
| Lot No. 7 | 010-083239 | Vol. 3476, | Page 2 |
| Lot No. 8 | 010-052903 | Vol. 3474, | Page 927 |
| Lot No. 37 | 010-066713 | Vol. 2411, | Page 557 |
| Lot No. 38 | 010-066713 | Vol. 2376, | Page 12 |
| Lot No. 39 | 010-066713 | Vol. 2388, | Page 634 |
| Lot No. 40 | 010-066713 | Vol. 2410, | Page 62 |
| Lot No. 41 | 010-066713 | Vol. 2391, | Page 504 |
| Lot No. 42 | 010-066713 | Vol. 2348, | Page 286 |
| Lot No. 43 | 010-066713 | Vol. 2383, | Page 16 |
| | | Vol. 2383, | Page 20 |
| | | Vol. 2383, | Page 22 |
| Lot No. 44 | 010-066713 | Vol. 493, | Page 494 |

Tract 2

Situated in the State of Ohio, County of Franklin, City of Columbus, and being more particularly described as follows:

Being Lots Numbers Nine (9) through Sixteen (16), both inclusive, in Chas Kimmler's Subdivision as the same are numbered and delineated on the plat thereof, of record in Plat Book No. 7, Page 91, Recorder's Office, Franklin County, Ohio.

| <u>Source of Title:</u> | <u>Par. No.</u> | | |
|-------------------------|-----------------|----------|----------|
| Lot Nos. 9-16 | 010-066713 | Vol. 391 | Page 546 |

Together with any and all interest the Grantors may have in that portion of the alleys/streets/right-of-ways as vacated by the City of Columbus by Ordinance 1978-76.

Section 3. That for good cause shown, Section 329.29 of the Columbus City Codes, 1959, is hereby waived.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.