



City of Columbus

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

Legislation Text

File #: 3511-2022, **Version:** 1

BACKGROUND:

The City is required to authorize the acquisition and acceptance of any real estate conveyed to the City. This means periodically the City must formally accept certain real estate previously conveyed to the City (defined, collectively, "Real Estate," and further described in Sections One (1), Two (2), Three (3) and Four (4) of this ordinance), because the Real Estate was not the subject of any previous legislation authorizing the Real Estate's acquisition and acceptance.

The City is using the Real Estate for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances. The Real Estate was recorded in the public land records in the applicable county in the state of Ohio. Additionally, it may be necessary for the City to enter into agreements, as approved by the City Attorney, with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the City's acquisition and acceptance of the Real Estate.

CONTRACT COMPLIANCE:

Not applicable.

FISCAL IMPACT:

Not applicable.

EMERGENCY JUSTIFICATION:

Not applicable.

To formally accept certain real estate conveyed to the City that is being used for various public purposes; and to authorize the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks to enter into any necessary agreements, as approved by the City Attorney's Office, in order to address any real estate tax or assessment issues. (\$0.00)

WHEREAS, the City intends to formally accept certain real estate conveyed to the City (*i.e.* Real Estate); and

WHEREAS, the City intends to use the Real Estate for various public purposes; and

WHEREAS, the City intends for the directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, Recreation and Parks to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment implications associated with the Real Estate's acquisition and acceptance; and

WHEREAS, the City intends for the City Attorney to preapprove all documents executed by City personnel pursuant to

authority granted by this ordinance; and **now, therefore:**

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

Section 1. The City formally accepts the following described real estate previously conveyed to the City and recorded in the public land records of the Recorder's Office, Franklin County, Ohio (*i.e.* Real Estate), which is being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Franklin County Recorder Reference...(Real Estate)

1. **Dominion Acquisition, LLC: Ins.** 201604220049591 (sidewalk easement)
2. **Fifth Avenue Design Center, LLC: Ins.** 201605060056643 (general utility easement)
3. **Local Mkt LLC: Ins.** 201609020117965 (sidewalk easement)
4. **Crescent Ridge One LLC: Ins.** 201610280148863 (sidewalk easement)
5. **5TH & McKinley, LLC: Ins.** 201611300163382 (sidewalk easement)
6. **Mcguire New Albany Property LLC: Ins.** 201705190067691 (shared use path easement)
7. **Blakes Corner LLC: Ins.** 201705190067693 (right of way dedication)
8. **Columbus Municipal Airport Authority: Ins.** 201709290136136 (sidewalk easement)
9. **DRCS 1661, LLC: Ins.** 201709290136137 (sidewalk easement)
10. **Homewood Corporation: Ins.** 201712010169500 (sidewalk easement)
11. **Harper House LLC: Ins.** 201801050002485 (sidewalk/general utility easement)
12. **Graham Park LLC: Ins.** 2018201801050002486 (sidewalk/general utility easement)
13. **Luxe Twelve5 LLC: Ins.** 201801050002487 (sidewalk/general utility easement)
14. **Parsons Parc II, LLC: Ins.** 201801050002488 (sidewalk easement)
15. **Austin Place LLC: Ins.** 201802020014955 (sidewalk easement)
16. **Columbus Lizard LLC: Ins.** 201803020028819 (sidewalk easement)
17. **Park & Spruce Acquisitions LLC: Ins.** 201803020028820 (sidewalk easement)
18. **Park & Spruce Acquisitions LLC: Ins.** 201803020028821 (sidewalk easement)
19. **Let The Good Times Roll, LLC: Ins.** 201808100107233 (sidewalk easement)
20. **Dallas Mobile Home Village, Inc.: Ins.** 201808100107234 (utility and sidewalk easement)

21. **United Dairy Farmers, Inc.:** Ins. 201808310118847 (sidewalk easement)
22. **Motorists Mutual Insurance Company:** Ins. 201810190142903 (utility and sidewalk easement)
23. **The Gravity Project, LLC:** Ins. 201902150018322 (sidewalk easement)
24. **Casto AP Residential, LLC:** Ins. 201902220020843 (sidewalk easement)
25. **ZBP-KI, LLC:** Ins. 201906040065304 (sidewalk easement)
26. **Homewood Corporation:** Ins. 201908050097640 (sidewalk easement)
27. **The New Albany Company, LLC:** Ins. 201908050097642 (sidewalk easement)
28. **2827 Gray Gables Realty, LLC:** Ins. 201909200122949 (sidewalk easement)
29. **ETC Brighton Rose, LLC:** Ins. 201910040131493 (sidewalk easement)
30. **Georgetown Stelzer Office I, LLC:** Ins. 201910040131494 (sidewalk easement)
31. **Limmtg, Inc.:** Ins. 201910040131495 (sidewalk easement)
32. **ETC RH, LLCL** Ins. 201910040131496 (sidewalk easement)
33. **ETC Worth Office, LLC:** Ins. 201910110135172 (sidewalk easement)
34. **TH Midwest, Inc.:** Ins. 201910180138712 (traffic control easement)
35. **Redstone Realty Company, LLC:** Ins. 201911220156884 (sidewalk easement)
36. **Vision Acquisitions, LLC:** Ins. 201911220156885 (sidewalk easement)
37. **The New Albany Company LLC:** Ins. 202001100004686 (bike path easement)
38. **Redstone Realty Company, LLC:** Ins. 202001240011628 (sidewalk easement)
39. **Brook Lane, LLC:** Ins. 202004020045182 (sidewalk easement)
40. **Magnolia Trace, LLC:** Ins. 202004020045183 (sidewalk easement)
41. **Dixon House, LLC:** Ins. 202004020045185 (sidewalk easement)
42. **Capital University:** Ins. 202004020045187 (sidewalk easement)
43. **Homewood Corporation:** Ins. 202005060060364 (sidewalk easement)
44. **VAS Properties, LLC:** Ins. 202005060060365 (sidewalk easement)
45. **Saver Motel, Inc.:** Ins. 202009240144017 (sidewalk traffic control easement)
46. **Saver Motel, Inc.:** Ins. 202010160161446 (sidewalk traffic control easement)

47. **Shook Road Storage, LLC:** Ins. 202111010198588 (water easement)
48. **Lawndale Commons LLC:** Ins. 202111010198590 (sanitary sewer utility easement)
49. **1489 Rohr Holding LLC:** Ins. 202111010198591 (joint use basin easement)
50. **Mayfair Place LLC:** Ins. 202111040201706 (conservation easement)
51. **Columbus Municipal Airport Authority:** Ins. 202111040201707 (sanitary sewer utility easement)
52. **Board of Commissioners of Franklin County, Ohio:** Ins. 202111100205912 (sanitary sewer utility easement)
53. **Arlington Ave Ventures I, LLC:** Ins. 202111100205913 (sanitary sewer utility easement)
54. **Brookwood Presbyterian Church:** Ins. 202111100205914 (conservation easement)
55. **HQ Flats Phase III, LLC:** Ins. 202111100205915 (sanitary sewer utility easement)
56. **Confluence Development, LLC:** Ins. 202111120206745 (electric utility easement)
57. **Topvalco, Inc.:** Ins. 202111180211390 (temporary easement)
58. **Magellan Enterprises LLC:** Ins. 202111230214098 (stormwater easement)
59. **Magnolia Trace II LLC:** Ins. 202111300217133 (sanitary sewer easement)
60. **The Souder Family Trust:** Ins. 202103240052796 (storm sewer utility easement)
61. **The Souder Family Trust:** Ins: 202103240052797 (utility easement)
62. **Harlem Road Real Estate, LLC:** Ins. 202103240052798 (joint use basin easement)
63. **Harlem Road Real Estate, LLC:** Ins. 202103240052799 (temporary construction easement)
64. **Harlem Road Real Estate, LLC:** Ins. 202103240052800 (general utility easement)
65. **Agler Joint Venture, LLC:** Ins. 202103250053768 (sidewalk easement)
66. **TS Tech USA Corporation:** Ins. 202104020058797 (traffic control easement)
67. **Education First Credit Union, Inc.:** Ins. 202104220071545 (sidewalk easement)
68. **1206 N. 4th LLC:** Ins. 202105170086765 (sidewalk easement)
69. **Brizmore GA Apollo I Sub LLC:** Ins. 202105170086766 (sidewalk easement)
70. **Franklin Progressive Assets II LLC:** Ins. 202107280133353 (conservation easement)
71. **Jeffrey New Day, LLC:** Ins. 202108120142204 (temporary turnaround easement)
72. **Wall & Rob LLC:** Ins. 202110220193171 (sanitary sewer utility easement)

73. **Lawndale Commons, LLC:** Ins. 202110290197413 (sidewalk easement)
74. **Columbus Regional Airport Authority:** Ins. 202112090224139 (sidewalk easement)
75. **Traditions at Brookwood:** Ins. 202201110008037 (sewer utility easement)
76. **Traditions at Brookwood:** Ins. 202201110008042 (sewer utility easement)
77. **Traditions at Brookwood:** Ins. 202201110008043 (sanitary sewer utility easement)
78. **Columbus Regional Airport Authority:** Ins. 202208240122226 (release of airport use restriction)
79. **West 70 Logistics Land, LLC:** Ins. 202208170118754 (sanitary sewer utility easement)
80. **5188 Baxter Park, L.L.C.:** Ins. 202208240122225 (sanitary sewer utility easement)
81. **EQ 5430 N Hamilton, LLC:** Ins. 202208240122227 (stormwater control easement)
82. **The Residences at Eden Park LLC:** Ins. 202208090115171 (stormwater control easement)
83. **Homewood Corporation:** Ins. 202208170118934 (joint use basin easement)
84. **Nationwide Children’s Hospital, Inc.:** Ins. 202208170118932 (electric utility easement)
85. **Pulte Homes of Ohio LLC:** Ins. 202208220120915 (Parkland dedication)
86. **Homewood Corporation:** Ins. 202208220120916 (right of way dedication)
87. **Capital Core Investment Group, LLC:** Ins. 202208090115170 (sanitary sewer utility easement)
88. **GWB Realty, LLC:** Ins. 202208090115178 (sanitary sewer utility easement)
89. **Lakeside Village LLC:** Ins. 202208090115177 (sanitary sewer utility easement)
90. **SFG Columbus Parsons, LLC:** Ins. 202208090115176 (storm sewer utility easement)
91. **SFG Columbus Parsons, LLC:** Ins. 202208090115175 (stormwater control easement)
92. **1724 West Fifth Avenue LLC:** Ins. 202208090115174 (stormwater control easement)
93. **Cardinal Self Storage Georgesville LLC:** Ins. 202208090115173 (stormwater control easement)
94. **Residences at Eden Park LLC:** Ins. 202208090115172 (joint basin easement)
95. **Wilson Twin Creek Partners, LLC:** Ins. 202208090115169 (stormwater control easement)
96. **U Part It, LLC.:** Ins. 202208090115168 (stormwater control easement)
97. **Columbus Regional Airport Authority:** Ins. 202208090115167 (stormwater control easement)
98. **Directions for Youth & Families Group, LLC:** Ins.202208090115163 (conservation easement)

99. **Moo Moo Silver Driver, LLC:** Ins. 202208090115162 (stormwater control easement)
100. **Mulby Place Homes LLC:** Ins. 202207280109796 (stormwater control easement)
101. **WX2 Ventures, LLC:** Ins. 202207280109795 (sanitary sewer utility easements)
102. **General Tire Sales, LLC:** Ins. 202207280109793 (stormwater control easement)
103. **Arbor Management Group, LLC:** Ins. 202112090224192 (stormwater control easement)
104. **Arbor Management Group, LLC:** Ins. 202112090224191 (sanitary sewer utility easement)
105. **Board of Trustees of Prairie Township, Franklin County, Ohio:** Ins. 202207210106460 (stormwater control easement)
106. **Lululemon USA, Inc.:** Ins.202207210106459 (stormwater control easement)
107. **5805 Frantz Road, LLC:** Ins. 202207190105215 (stormwater control easement)
108. **Lee's RV & Boat Storage, LLC:** Ins. 202207190105217 (stormwater control easement)
109. **Ricart Properties, Inc.:** Ins. 202207190105218 (stormwater control easement)
110. **303 East Sixth, LLC:** Ins. 202207080100362 (sanitary sewer utility easement)
111. **Kenny Road Storage LLC:** Ins. 202207080100363 (stormwater control easement)
112. **Allston Pointe LLC:** Ins. 202207080100364 (stormwater control easement)
113. **Kenny Road Storage LLC:** Ins. 202207190105209 (storm sewer utility easement)
114. **Columbus City Storage Ltd:** Ins. 202207190105211 (stormwater control easement)
115. **Franklinton Apartments I QOZB, LLC:** Ins.202207190105212 (stormwater control easement)
116. **Mount Carmel Health System:** Ins.202207190105213 (stormwater control easement)
117. **GMT Property Holdings, LLC and Rock Capital Holdings, LLC:** Ins. 202207050097963 (sanitary sewer utility easement)
118. **The American National Red Cross:** Ins. 202207060099164 (stormwater control easement)
119. **BMU4, LLC:** Ins. 202206300096971 (conservation easement)
120. **BMU4, LLC:** Ins. 202206300096970 (stormwater control easement)
121. **Franklinton Housing, LLC:** Ins. 202206300096969 (stormwater control easement)
122. **Milmer, LLC:** Ins.202206300096968 (stormwater control easement)

123. **Lane and Norwich Columbus Owner, LLC:** Ins. 202206300096965 (sanitary sewer utility easement)
124. **Columbus School for Girls:** Ins. 202206300096964 (stormwater control easement)
125. **Magellan Enterprises LLC:** Ins. 202206170090670 (stormwater control easement)
126. **Magellan Enterprises LLC:** Ins. 202206170090669 (storm sewer utility easement)
127. **Wilcox Investment Group, LLC:** Ins. 202205130073562 (parkland dedication)
128. **Mansion at Woodland LLC:** Ins. 202206210091277 (sanitary sewer utility easement)
129. **VRE Granville, LLC:** Ins. 202206210091276 (stormwater control easement)
130. **VRE Granville, LLC:** Ins.202206210091275 (stormwater control easement)
131. **West Broad Street Holdings, LLC:** Ins. 202206210091274 (stormwater control easement)
132. **Lusso-2 Partners LLC:** Ins. 202206140088924 (sanitary sewer utility easement)
133. **Olde Towne Investors LLC:** Ins. 202206140088926 (stormwater control easement)
134. **Lee's RV & Boat Storage, LLC:** Ins. 202206140088927 (conservation easement)
135. **Lawndale Commons LLC:** Ins. 202206090086847 (parkland dedication)
136. **City Pointe North, Ltd.:** Ins. 202206100087298 (sanitary sewer utility easement)
137. **Columbus Regional Airport Authority:** Ins. 202206100087297 (sanitary sewer utility easement)
138. **CRI Outparcels LLC:** Ins. 202206100087295 (stormwater control easement)
139. **Columbus Regional Airport Authority:** Ins. 202206100087294 (sanitary sewer utility easement)
140. **Columbus (Frebis) DG, LLC:** Ins. 202206020082838 (stormwater control easement)
141. **Armstrong Big Tree Harrisburg, LLC:** Ins.202205310081215 (conservation easement)
142. **Marble Cliff Canyon, LLC:** Ins. 202205120072912 (stormwater control easement)
143. **The Residences at Eden Park LLC:** Ins. 202205120072911 (sanitary sewer utility easement)
144. **Columbus (Frebis) DG, LLC:** Ins. 202205120072910 (water utility easement)
145. **London Groveport STS, LLC:** Ins. 202205120072908 (ingress/egress access easement)
146. **London Groveport STS, LLC:** Ins. 202205120072907 (ingress/egress access easement)
147. **LGW STS, LLC:** Ins. 202205120072906 (sanitary sewer utility easement)
148. **LGW STS, LLC:** Ins. 202205120072905 (sanitary sewer utility easement)

149. **LGW STS, LLC:** Ins. 202205120072904 (ingress/egress access easement)
150. **LGW STS, LLC:** Ins. 2022051200723096 (conservation easement)
151. **LGW STS, LLC:** Ins. 202205120072903 (joint use basin easement)
152. **Nationwide Children’s Hospital:** Ins. 202205100071683 (stormwater control easement)
153. **Alum Creek One, LLC:** Ins. 202205100071681 (stormwater control easement)
154. **Shiloh Development Partnership, LLC:** Ins. 202205100071680 (sanitary sewer utility easement)
155. **Marble Cliff Canyon, LLC:** Ins. 202205100071679 (sidewalk and shared use path easement)
156. **NRI Equity Land Investments, LLC:** Ins. 202204250063217 (stormwater control easement)
157. **1125 Yard Street, LLC:** Ins. 202204250063218 (stormwater control easement)
158. **895 W. Third Avenue, LLC:** Ins. 202204250063219 (stormwater control easement)
159. **Noble Academy-Columbus, Inc.:** Ins. 202204250063226 (stormwater control easement)
160. **Nationwide Children’s Hospital:** Ins. 202204250063225 (sanitary sewer utility easement)
161. **Alum Creek One, LLC:** Ins. 202204250063224 (sanitary sewer utility easement)
162. **Hayden Run Commercial Developers, LLC:** Ins. 202204120057015 (sanitary sewer utility easement)
163. **Mifflin Township Board of Trustees:** Ins. 202204120057013 (stormwater control easement)
164. **Avenue Apartments, LLC:** Ins. 202203300049923 (sanitary sewer utility easement)
165. **Homewood Corporation:** Ins. 202203300049917 (water utility easement)
166. **Courlin Properties LLC:** Ins. 202205230078073 (stormwater control easement)
167. **Pulte Homes of Ohio, LLC:** Ins. 202205180076048 (parkland dedication)
168. **Wall & Rob LLC:** Ins. 202205260080004 (corrective sanitary sewer utility easement)
169. **Grace’s Bend LLC:** Ins. 202205230078074 (stormwater control easement)
170. **424 Jackson Partners, LLC:** Ins. 202205260080005 (stormwater control easement)
171. **Aldi Inc. (Ohio):** Ins. 202203300049916 (stormwater control easement)
172. **Vision Acquisitions, LLC:** Ins. 202203220045477 (sanitary sewer utility easement)
173. **Blueprint Development Company LLC:** Ins. 202203220045476 (stormwater control easement)
174. **CRI Outparcels LLC:** Ins. 202203220045475 (stormwater control easement)

175. **Arlington Ave Ventures I, LLC:** Ins. 202203140040786 (conservation easement)
176. **B & G Realty, Inc.:** Ins. 202203140040781 (sanitary sewer utility easement)
177. **Greg Galloway, Successor Trustee of the Lauren C. Galloway, Jr. Trust Dated May 16, 2013, Cheryl G. Logsdon, as Trustee for the Cheryl T. Galloway Revocable Trust U/A Dated 8/29/02 and as Amended on 6-30-10, Greg Galloway, and Tracey Galloway:** Ins. 202203080036689 (joint use basin easement)
178. **Columbus Metropolitan Housing Authority:** Ins. 202203070036462 (storm sewer utility easement)
179. **Columbus Metropolitan Housing Authority:** Ins. 202203070036461 (conservation easement)
180. **Wilcox Investment Group, LLC:** Ins. 202203070036460 (conservation easement)
181. **The Laurels of Blacklick Real Estate, LLC:** Ins. 202203070036459 (sanitary sewer utility easement)
182. **Walden Lakes, LLC:** Ins. 202203070036458 (stormwater control easement)
183. **Walden Lakes, LLC:** Ins. 202202250031747 (storm sewer utility easement)
184. **Walden Lakes, LLC:** Ins. 202202250031746 (sanitary sewer utility easement)
185. **GMZ Properties, LLC:** Ins. 202202250031745 (stormwater control easement)
186. **Nationwide Children's Hospital:** Ins. 202202250031744 (sanitary sewer utility easement)
187. **Walden Lakes, LLC:** Ins. 202202250031740 (conservation easement)
188. **Christoff Land & Development, LLC:** Ins. 202105280094419 (parkland dedication)
189. **Lawndale Commons LLC:** Ins. 202202170027507 (sanitary sewer utility easement)
190. **Arlington Ave Ventures I, LLC:** Ins. 202202080022263 (conservation easement)
191. **NWD HP, LLC:** Ins. 202101060003281 (sanitary sewer utility easement)
192. **500 Neil Avenue, LLC:** Ins. 202101060003280 (sanitary sewer utility easement)
193. **Gapsu, LLC:** Ins. 202201280017486 (stormwater control easement)
194. **Mayfair Place LLC:** Ins. 202110220193170 (sanitary sewer utility easement)
195. **D.R. Horton-Indiana, LLC:** Ins. 202203090038368 (parkland dedication)
196. **D.R. Horton-Indiana, LLC:** Ins. 202203090038370 (parkland dedication)

SECTION 2. The City formally accepts the following real estate previously conveyed to the City that were recorded in the public land records of the Recorder's Office, Delaware County, Ohio (*i.e.* Real Estate), which are being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation,

landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Delaware County Recorder Reference...(Real Estate)

1. **Carvana, LLC:** D.B. 1965, Pg. 372-377 (conservation easement)
2. **Carvana, LLC:** D.B. 1965, Pg. 378-387 (stormwater control easement)
3. **Carvana, LLC:** D.B. 1965, Pg. 388-392 (water utility easement)
4. **Polaris SHTZ Antares, LLC:** D.B. 1981, Pg. 2497-2505 (stormwater control easement)
5. **Polaris 91 LLC:** D.B. 1610, Pg. 69-72 (sidewalk easement)
6. **Polaris AV, LLC:** D.B. 1597, Pg. 1324-1327 (sidewalk easement)
7. **Polaris AV Outparcel, LLC:** D.B. 1597, Pg. 1328-1331 (sidewalk easement)
8. **Caldera House LLC:** D.B. 1613, Pg. 981-984 (sidewalk easement)
9. **Polaris AV Outparcel, LLC:** D.B. 1613, Pg. 976-980 (sidewalk easement)

SECTION 3. The City formally accepts the following real estate previously conveyed to the City that were recorded in the public land records of the Recorder's Office, Fairfield County, Ohio (*i.e.* Real Estate), which are being used for various public purposes, including but not limited to sewerage, drainage, water, electric, and other general utilities, pedestrian and vehicular traffic control, pedestrian and vehicular access and parking, parkland and conservation, landscaping, signs, ADA-compliant sidewalks, walkways, bikeways, access, and shared-use paths, and associated appurtenances:

Grantor(s)...Fairfield County Recorder Reference...(Real Estate)

1. **Tussing Place LLC:** OR. 1750 Pg. 1721-1725 (sidewalk easement)

SECTION 4. The directors of the Departments of Public Utilities, Public Service, Finance and Management, Development, and Recreation and Parks are authorized to enter into any necessary agreements with the grantors of the Real Estate in order to address any real estate tax or assessment issues.

SECTION 5. The City Attorney is required to preapprove all documents executed by the City pursuant to this ordinance.

SECTION 6. This ordinance shall take effect and be in force from and after the earliest period allowed by law