



Legislation Text

File #: 1638-2012, **Version:** 1

1. BACKGROUND

From time to time, various parcels of land are deeded to the City of Columbus for public street and/or alley purposes. 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. The following legislation provides for the City to accept deeds for various parcels of real property, to dedicate the parcels as road right-of-way and name the parcels as public roadways.

2. FISCAL IMPACT

N/A

To accept various deeds for parcels of real property; to dedicate these parcels as public rights-of-way and to name said rights-of-way appropriately.

WHEREAS, 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; and

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

WHEREAS, by virtue of a QUITCLAIM DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 19, 2004 as Instrument Number 200402190036179, **CENTEX HOMES**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 2, 2009 as Instrument Number 200907020096336, **HAYDEN LEPPERT EAST LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 2, 2009 as Instrument Number 200907020096337, **THE FALLS AT HAYDEN RUN, LTD.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 2, 2009 as Instrument Number 200907020096338, **HAYDEN LEPPERT WEST LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 25, 2009 as Instrument Number 200909250139437, **HP LAND DEVELOPMENT, LTD.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 11, 2009 as Instrument Number 200912110178962, **TOPVALCO, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 12, 2010 as Instrument Number 201003120029588, **HAYDEN'S RESERVE, L.P.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 12, 2010 as Instrument Number 201003120029590, **EPCON HAYDEN RUN, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on August 20, 2010 as Instrument Number 201008200107074, **DEFFET RENTALS INC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 5, 2010 as Instrument Number 201011050148559, **IDEAL INVESTMENT PROPERTIES, LTD.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio, Recorder's Office, on NOVEMBER 15, 2010 as Instrument Number 201000034120, **9158 S OLD STATE, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 3, 2010 as Instrument Number 201012030164404, **COLUMBUS MOTOR CAR COMPANY, INC. fka COLUMBUS MOTOR CAR CO.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 7, 2011 as Instrument Number 201101070004491, **CVS 75718 OH, L.L.C.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 7, 2011 as Instrument Number 201101070004493, **MIRACLE REALTY LIMITED, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 14, 2011 as Instrument Number 201101140007939, **4799 SAWMILL ROAD, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 21, 2011 as Instrument Number 201101210010997, **WORTHINGTON GALENA PARTNERS, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 28, 2011 as Instrument Number 201101280014656, **EASTON HOTEL HOLDINGS, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 4, 2011 as Instrument Number 201102040017952, **COLUMBUS STATE COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES, a.k.a. COLUMBUS STATE COMMUNITY COLLEGE**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 10, 2011 as Instrument Number 201102100021231, **COLUMBUS CORPORATE CENTER, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 4, 2011 as Instrument Number 201103040030817, **DAVID R. CLAREY AND DIANA L. CLAREY**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 25, 2011 as Instrument Number 201103250040642, **VENEZIA PARTNERS, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on April 20, 2011 as Instrument Number 201104200051929, **DOMINION HOMES, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 13, 2011 as Instrument Number 201105130061732, **FRIENDSHIP VILLAGE OF DUBLIN, OHIO, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 13, 2011 as Instrument Number 201105130061734, **GEORGE'S CORNER TKT II, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 20, 2011 as Instrument Number 201105200064759, **SPEEDWAY SUPERAMERICA LLC**, n.k.a. **Speedway LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 13, 2011 as Instrument Number 201106130073659, **O'REILLY AUTOMOTIVE, INC.**, nka **O'REILLY AUTOMOTIVE STORES, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 13, 2011 as Instrument Number 201106130073660, **MILMER, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 13, 2011 as Instrument Number 201106130073661, **TODD MEISTER** and **MATTHEW MEISTER**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 23, 2011 as Instrument Number 201106230078253, **THE WHITEHALL CHURCH OF CHRIST**, now known as **THE LAUREL CANYON CHURCH OF CHRIST**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on August 5, 2011 as Instrument Number 201108050097822, **PROGRESSIVE CASUALTY INSURANCE COMPANY**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 2, 2011 as Instrument Number 201109020110288, **HUTTON OHIO ONE LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office,

on September 23, 2011 as Instrument Number 201109230120605, **ORR RETAIL LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 23, 2011 as Instrument Number 201109230120607, **CVS 5060 OH, L.L.C.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 7, 2011 as Instrument Number 201110070128027, **TRADITIONS AT MILL RUN**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 4, 2011 as Instrument Number 201111040142680, **2539BILLINGSLEY ROAD LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 15, 2011 as Instrument Number 201111150147729, **IMC PROPERTIES, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, the City desires to accept these deeds for property that 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 attached QUITCLAIM DEED from **CENTEX HOMES**, dedicates said property as road right-of-way and

Section 2. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **HAYDEN LEPPERT EAST LLC**, dedicates said property as road right-of-way and names such road right-of-way as Hayden Run Road and Leppert Road.

Section 3. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **THE FALLS AT HAYDEN RUN, LTD.**, dedicates said property as road right-of-way and names such road right-of-way as Hayden Run Road.

Section 4. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **HAYDEN LEPPERT WEST LLC**, dedicates said property as road right-of-way and names such road right-of-way as Hayden Run Road and Leppert Road.

Section 5. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **HP LAND DEVELOPMENT, LTD.**, dedicates said property as road right-of-way and names such road right-of-way as Vine Street and Neil Avenue.

Section 6. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **TOPVALCO, INC.**, dedicates said property as road right-of-way and names such road right-of-way as E. Sixth Avenue and Pearl Street.

Section 7. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **HAYDEN'S RESERVE, L.P.**, dedicates said property as road right-of-way and names such road right-of-way as Hayden Run Road and Leppert Road.

Section 8. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **EPCON HAYDEN RUN, LLC**, dedicates said property as road right-of-way and names such

road right-of-way as Leppert Rd.

Section 9. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **DEFFET RENTALS INC**, dedicates said property as road right-of-way and names such road right-of-way as Dresden Street.

Section 10. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **IDEAL INVESTMENT PROPERTIES, LTD.**, dedicates said property as road right-of-way and names such road right-of-way as Sullivant Avenue.

Section 11. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **9158 S OLD STATE, LLC**, dedicates said property as road right-of-way and names such road right-of-way as South Old State Road.

Section 12. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **COLUMBUS MOTOR CAR COMPANY, INC. fka COLUMBUS MOTOR CAR CO.**, dedicates said property as road right-of-way and names such road right-of-way as Eleventh Street and Kiefer Avenue.

Section 13. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **CVS 75718 OH, L.L.C.**, dedicates said property as road right-of-way and names such road right-of-way as Hamilton Road.

Section 14. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **MIRACLE REALTY LIMITED, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Fairview Avenue.

Section 15. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **4799 SAWMILL ROAD, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Sawmill Rd.

Section 16. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **WORTHINGTON GALENA PARTNERS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Worthington Galena Road.

Section 17. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **EASTON HOTEL HOLDINGS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Sunbury Road.

Section 18. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **COLUMBUS STATE COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES**, a.k.a. **COLUMBUS STATE COMMUNITY COLLEGE**, dedicates said property as road right-of-way and names such road right-of-way as Mount Vernon Avenue and Eleventh Street.

Section 19. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **COLUMBUS CORPORATE CENTER, INC.**, dedicates said property as road right-of-way and names such road right-of-way as E. Broad Street.

Section 20. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **DAVID R. CLAREY AND DIANA L. CLAREY**, dedicates said property as road right-of-way and names such road right-of-way as Feder Rd.

Section 21. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL

WARRANTY DEED from **VENEZIA PARTNERS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Warner Road.

Section 22. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **DOMINION HOMES, INC.**, dedicates said property as road right-of-way and names such road right-of-way as Haydens Crossing Boulevard.

Section 23. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **FRIENDSHIP VILLAGE OF DUBLIN, OHIO, INC.**, dedicates said property as road right-of-way and names such road right-of-way as Riverside Drive.

Section 24. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **GEORGE'S CORNER TKT II, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Renner Road.

Section 25. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **SPEEDWAY SUPERAMERICA LLC, n.k.a. Speedway LLC**, dedicates said property as road right-of-way and names such road right-of-way as Refugee Road.

Section 26. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **O'REILLY AUTOMOTIVE, INC., n.k.a. O'REILLY AUTOMOTIVE STORES, INC.**, dedicates said property as road right-of-way and names such road right-of-way as Sheldon Avenue and Parsons Avenue.

Section 27. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **MILMER, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Sullivant Avenue.

Section 28. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **TODD MEISTER and MATTHEW MEISTER**, dedicates said property as road right-of-way and names such road right-of-way as Chambers Road.

Section 29. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **THE WHITEHALL CHURCH OF CHRIST**, now known as **THE LAUREL CANYON CHURCH OF CHRIST**, dedicates said property as road right-of-way and names such road right-of-way as McNaughten Road.

Section 30. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **PROGRESSIVE CASUALTY INSURANCE COMPANY**, dedicates said property as road right-of-way and names such road right-of-way as Morse Road.

Section 31. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **HUTTON OHIO ONE LLC**, dedicates said property as road right-of-way and names such road right-of-way as Hudson St.

Section 32. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **ORR RETAIL LLC**, dedicates said property as road right-of-way and names such road right-of-way as Olentangy River Road.

Section 33. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **CVS 5060 OH, L.L.C.**, dedicates said property as road right-of-way and names such road right-of-way as Williams Road and S. High Street.

Section 34. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **TRADITIONS AT MILL RUN**, dedicates said property as road right-of-way and names such road right-of-way as Ridge Mill Drive, Fishinger Boulevard, and Smiley Road.

Section 35. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **2539BILLINGSLEY ROAD LLC**, dedicates said property as road right-of-way and names such road right-of-way as Billingsley Road.

Section 36. That the City of Columbus hereby accepts the property more fully described in the attached GENERAL WARRANTY DEED from **IMC PROPERTIES, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Hamilton Road.

Section 37. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.