



Legislation Text

File #: 0432-2023, Version: 1

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.

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)

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, 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 December 31, 2019 as Instrument Number 201912310175861, **Easton Gateway, 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 May 19, 2017 as Instrument Number 201705190067693, **Blakes Corner LLC** has deeded property to the City of Columbus, to be used as New Albany Road East right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on August 23, 2013 as Instrument Number 201308230143982, **Columbus Metropolitan Housing Authority** has deeded property to the City of Columbus, to be used as Champion Avenue and Ohio Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 15, 2022 as Instrument Number 202212150168641, **Burger King Corporation** has deeded property to the

City of Columbus, to be used as Indianola Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 15, 2022 as Instrument Number 202212150168642, **Cologix COL4, LLC** has deeded property to the City of Columbus, to be used as Worthington Woods Boulevard right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 9, 2022 as Instrument Number 202212090166474, **Tucker Bear Capital, LLC** have deeded property to the City of Columbus, to be used as Stelzer Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on November 14, 2022 as Instrument Number 202211140156295, **West Broad Senior Housing Limited Partnership** has deeded properties to the City of Columbus, to be used as Broad Street and Galloway Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on November 14, 2022 as Instrument Number 202211140156294, **Reiner Development Company Limited Partnership** has deeded property to the City of Columbus, to be used as Westerville 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, 2022 as Instrument Number 202210070141855, **Churches of Christ In Christian Union** has deeded property to the City of Columbus, to be used as Rathmell 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, 2022 as Instrument Number 202210070141856, **Easton Lodging, LLC** has deeded property to the City of Columbus, to be used as Stelzer 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, 2022 as Instrument Number 202210070141857, **Lane and Norwich Columbus Owner, LLC** has deeded property to the City of Columbus, to be used as Unnamed 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 October 7, 2022 as Instrument Number 202210070141858, **Lane and Norwich Columbus Owner, LLC** has deeded property to the City of Columbus, to be used as Lane Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on September 14, 2022 as Instrument Number 202209140131028, **Chantry Drive Ltd. No. II** has deeded property to the City of Columbus, to be used as Chantry Drive right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on September 14, 2022 as Instrument Number 202209140131029, **Dalton Apartments 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 August 24, 2022 as Instrument Number 202208240122148, **Lane and Norwich Columbus Owner, LLC** has deeded property to the City of Columbus, to be used as unnamed alley right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on August 24, 2022 as Instrument Number 202208240122149, **3500 ACD, LLC** has deeded property to the City of Columbus, to be used as Alum Creek Drive right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on September 1, 2022 as Instrument Number 202209010126453, **Lusso-1 Partners LLC** has deeded property to the City

of Columbus, to be used as Fifth Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office, on September 1, 2022 as Instrument Number 20220901012645354, **Starling School Limited Partnership** has deeded property to the City of Columbus, to be used as Central Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio Recorder's Office, on September 1, 2022 as Instrument Number 202209010126455, **Cardinal Self Storage West Albany LLC** has deeded property to the City of Columbus, to be used as Hamilton Road right-of-way; and

WHEREAS, by virtue of a QUITCLAIM DEED recorded in the Franklin County, Ohio Recorder's Office on August 10, 2022 as Document ID Number 202208100115806, **Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District** has deeded property to the City of Columbus, to be used as Brice Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 29, 2022 as Instrument Number 202207290110752, **W&D Davis Investment Co. Ltd.** 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 July 15, 2022 as Instrument Number 202207150103725, **Agler Properties, LLC** 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 July 15, 2022 as Instrument Number 202207150103726, **The Refuge Inc.** has deeded property to the City of Columbus to be used as Ryan Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 15, 2022 as Instrument Number 202207150103727, **Donna R. Hartley and Jonathan Lee Kiner** have deeded property to the City of Columbus to be used as Brice Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on July 5, 2022 as Instrument Number 202207050098066, **Columbus Christian Center, Inc.** has deeded property to the City of Columbus to be used as North Cassady Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 29, 2022 as Instrument Number 202206290095841, **Advent United Church of Christ** has deeded property to the City of Columbus to be used as North Cassady Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 29, 2022 as Instrument Number 202206290095843, **The Residences at Eden Park, LLC** has deeded property to the City of Columbus to be used as North Cassady Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 9, 2022 as Instrument Number 202206090086462, **397 R, LLC** has deeded properties to the City of Columbus to be used as Indianola Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 9, 2022 as Instrument Number 202206090086465, **GMT Properts Holdings, LLC** has deeded property to the City of Columbus to be used as Breigha Drive, West Broad Street, and Reneau Avenue right-of-way; and

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

June 9, 2022 as Instrument Number 202206090086466, **Forestar (USA) Real Estate Group Inc.** has deeded property to the City of Columbus to be used as Brice Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 9, 2022 as Instrument Number 202206090086467, **Huyen Ninh** has deeded property to the City of Columbus to be used as Dyer Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on June 9, 2022 as Instrument Number 202206090086468, **Magellan Enterprises LLC** has deeded property to the City of Columbus to be used as Rathmell Road and 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 May 23, 2022 as Instrument Number 202205230077877, **PFK Company II, LLC** and **Tamarack Enterprises II, L.P.** have deeded property to the City of Columbus to be used as South High Street (Columbus-Portsmouth Road) right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on May 23, 2022 as Instrument Number 202205230077878, **CRI Outparcels, LLC** 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 May 16, 2022 as Instrument Number 202205160074553, **Core Acquisitions, LLC** has deeded property to the City of Columbus to be used as North High Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on November 12, 2020 as Instrument Number 20201120178643, **Arena District CA I, LLC** has deeded properties to the City of Columbus to be used as John H McConnell Boulevard right-of-way; and

WHEREAS, by virtue of a QUITCLAIM DEED recorded in the Franklin County, Ohio Recorder's Office on November 24 2020 as Instrument Number 202011240187690, **CHP Homeport Homes, LLC** has deeded property to the City of Columbus to be used as Ohio Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 28, 2022 as Instrument Number 202204280065497, the **West Broad Street Holdings, LLC** have 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 April 14, 2022 as Instrument Number 202204140057955, **LGW STS, LLC** has deeded property to the City of Columbus to be used as London Groveport Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 14, 2022 as Instrument Number 202204140057956, **Kenny Road Storage LLC** has deeded properties to the City of Columbus to be used as Kenny Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio Recorder's Office on April 14, 2022 as Instrument Number 202204140057957, **My Property Holdings-8910 W. 191st St.** have 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 April 14, 2022 as Instrument Number 202204140057958, **Wilson Twin Creek Partners, LLC** has deeded property to the City of Columbus to be used as Wilson Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 1, 2022 as Instrument Number 202204010050891, **Harold K. Phillips Masonry Inc.** has deeded properties to the City of Columbus to be used as Harmon Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 1, 2022 as Instrument Number 202204010050892, **Pizzuti GE, LLC** has deeded property to the City of Columbus to be used as Grant Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on April 1, 2022 as Instrument Number 202204010050894, **Allegheny West Conference Corp. of Seventh-Day Adventists** has deeded property to the City of Columbus to be used as Sunbury Road and McCutcheon Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on March 22, 2022 as Instrument Number 202203220045415, **VRE Granville, LLC** has deeded property to the City of Columbus to be used as 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 March 22, 2022 as Instrument Number 202203220045157, **Wagenbrenner Marble Cliff Canyon, 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 March 22, 2022 as Instrument Number 202203220045158, **Marble Cliff Canyon, LLC** have deeded property to the City of Columbus to be used as Dublin Road and Trabue Road right-of-way right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on March 11, 2022 as Instrument Number 202203110040055, **Steven J. Poe Sr. and Dawn Poe** has deeded property to the City of Columbus to be used as Olentangy River Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio Recorder's Office on February 18, 2022 as File Number 2022-00005500, **Polaris SHTZ Antares, LLC** has deeded property to the City of Columbus to be used as Polaris Parkway right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on February 1, 2022 as Instrument Number 202202010018878, **Flint 23, LLC** has deeded property to the City of Columbus to be used as Flint Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on February 1, 2022 as Instrument Number 202202010018877, **CRI Outparcels, 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 February 1, 2022 as Instrument Number 202202010018876, **The Avenue Apartments, LLC** has deeded property to the City of Columbus to be used as Indianola Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on January 13, 2022 as Instrument Number 202201130009734, **Mulby Place Homes LLC** has deeded property to the City of Columbus to be used as Cleveland Avenue right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on January 5, 2022 as Instrument Number 202201050002444, **HQ Flats Phase III, 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 March 3, 2022 as Instrument Number 202203030035021, **Foremost RE LLC** has deeded property to the City of Columbus to be used as Main Street right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on March 3, 2022 as Instrument Number 202203030035023, **Walden Lakes LLC** has deeded property to the City of Columbus to be used as Stelzer Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on March 3, 2022 as Instrument Number 202203030035025, **Trabue Walcutt, 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 February 1, 2019 as Instrument Number 201902010012919, **American Self Sotrage of Grove City, LLC** has deeded property to the City of Columbus to be used as Gantz Road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio Recorder's Office on January 29, 2019 as Instrument Number 201901290011082, **BT-OH LLC** has deeded property to the City of Columbus to be used as Trabue Road right-of-way; and

WHEREAS, by virtue of a HIGHWAY EASEMENT recorded in the Franklin County, Ohio Recorder's Office on July 5, 2022 as Instrument Number 202207050098067, **Columbus Regional Airport Authority** has deeded property to the City of Columbus to be used as Norton Road 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:

Please see attachment.