



## Legislation Text

File #: 0655-2015, Version: 1

### 1. BACKGROUND

The City of Columbus, Department of Development (the "City"), and Central Ohio Housing Development Organization, Inc. (COHDO) (the "Developer") are engaged in the redevelopment of the American Addition subdivision (Drawing # 3116 E). This project is located in the northeast quadrant of the City off of Joyce Ave between 5th Ave and E. 17th Ave and is bounded on the north by the alley north of 12th Ave, on the south by Dewey Ave, on the east by Petrel and Helena Alleys and on the west by Joyce Avenue.

During design of the American Addition Infrastructure Improvements Project, it was determined a portion of real property owned by the City of Columbus known as American Addition Park, Franklin County Parcel Number 010-12616 would need to be dedicated for road way purposes to accommodate the improvements contemplated by this project. Current plans for the improvements indicate Parcel 59-WD, totaling 0.117 acre 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 provides for the City to dedicate the property as road right-of-way and name the road right-of-way as Petrel Alley.

### 2. FISCAL IMPACT

N/A

### 3. EMERGENCY DESIGNATION

Emergency action is requested so that construction of the proposed improvements for American Addition Infrastructure can proceed without delay.

To dedicate a 0.117 acre tract of land as public right-of-way; to name said public right-of-way as Petrel Alley and to declare an emergency.

**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 one (1) parcel of City owned land, totaling 0.117 acre will need to be dedicated to right-of-way for this purpose; and

**WHEREAS**, the City desires to dedicate a 0.117 acre tract, 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 0.117 acre tract, as public right-of-way and to name the 0.117 acre tract as Petrel Alley 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:

**PARCEL 59-WD**

**0.117 ACRE  
American Addition Phase 2  
3116 E**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 1, Range 18, being on, over and across that tract labeled "School Lot" of that subdivision entitled "Lea Crest", of record in Plat Book 18, Page 38, as conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200603060041343 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the right-of-way lines for Helena Alley (20 feet wide) and Petrel Alley (20 feet wide) at the southeasterly corner of said "School Lot" tract, being in the westerly line of that 1 acre tract conveyed to Ann Verdine by deed of record in Instrument Number 201109150116735, and being in the westerly line of Lot 15 of that subdivision plat entitled "Theodore Leonard's Heirs Subdivision", of record in Plat Book 4, Pages 396 and 397;

Thence North 85° 53' 11" West, with the southerly line of said "School Lot" tract, being the northerly right-of-way line of said Helena Alley, a distance of 20.00 feet to an iron pin set;

Thence North 03° 28' 27" East, across said "School Lot" tract, a distance of 255.58 feet to an iron pin set in the northerly line of said "School Lot" tract, and the southerly right-of-way line of Twelfth Avenue (50 feet wide);

Thence South 86° 29' 07" East, with the northerly line of said "School Lot" tract, being said southerly right-of-way line of Twelfth Avenue, a distance of 20.00 feet to an iron pin set at the northeasterly corner of said "School Lot" tract, in the westerly line of that 1 acre tract conveyed to Ronnie Coleman by deed of record in Official Record 8770B15;

Thence South 03° 28' 27" West, with the easterly line of said "School Lot" tract, the westerly lines of said 1 acre tract, that 1 acre tract conveyed to Central Ohio Housing Development Organization, Inc. by deed of record in Instrument Number 200811210168955, that 1 acre tract conveyed to Khadija G. Adams by deed of record in Instrument Number 201206200088331, said 1 acre (Verdine) tract, and said Lot 15, a distance of 255.79 feet to the POINT OF BEGINNING and containing 0.117 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. This survey is based on a field survey performed by EMH&T, Inc., in February of 2006. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North 04° 07' 58" East, is designated the "basis of bearing" for this survey.

This description was prepared by EVANS, MECHWART, HAMBLETON & TILTON, INC. based on information obtained from field surveys performed in 2006

**SECTION 2.** That the City of Columbus hereby names the above described road right-of-way as Petrel Alley.

**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.