



# City of Columbus

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

## Legislation Text

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**File #:** 0757-2022, **Version:** 1

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### **BACKGROUND:**

Periodically the City accepts 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 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 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.** That the City 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. **Redstone Realty Company LLC:** Ins. 201909200123063 (temporary construction easement)
2. **M/I Homes of Central Ohio, LLC:** Ins. 202004240054114 (Deed for Parkland)
3. **Anchor Baptist Church:** Ins. 202004240054119 (preservation easement)
4. **Columbus STS, LLC:** Ins. 202005220071139 (sewer & drainage utility easement)
5. **MIMG LXV Central Square, LLC:** Ins. 202006160084267 (temporary construction & access easement)
6. **Kevin G. Bennington, Mark A. Bryan. Larry D. Clarke And Marc A. Palmer, Successor Co-Trustees of the Duroc Trust:** Ins. 202010020150077 (temporary access & construction easement)
7. **Cross Development CC Boltonfield ST, LLC:** Ins. 202011130180102 (sanitary sewer utility easement)
8. **Cornerstone Village LLC:** Ins. 202011130180103 (sanitary sewer utility easement)
9. **HSL East Broad LLC:** Ins. 202012080195203 (sanitary sewer utility easement)
10. **Grand Communities, LLC:** Ins. 202012080195204 (preservation easement)
11. **Hildreth Properties, Inc.:** Ins. 202012080195205 (preservation easement)
12. **Columbus Regional Airport Authority:** Ins. 202012080195206 (sanitary sewer utility easement)
13. **Metropolitan House LLC:** Ins. 202012080195207 (storm sewer utility easement)
14. **Granaz Real Estate, LLC:** 202012110197527 (sanitary sewer utility easement)
15. **Cross Development CC Boltonfield ST, LLC:** Ins. 202012110197528 (preservation easement)
16. **Andrew Reserve LLC:** Ins. 202012110197529 (sanitary sewer utility easement)
17. **Andrew Reserve, LLC:** Ins. 202012110197530 (storm sewer utility easement)
18. **Cornerstone Village LLC:** Ins. 202012110197531 (storm sewer utility easement)
19. **Windmill Pointe Apartments, L.P.:** Ins. 202012110197532 (sanitary sewer utility easement)

20. **Lehman Park, LTD:** Ins. 202012110197533 (sanitary sewer utility easement)
21. **Aldi Inc., (OHIO):** Ins. 202012300208152 (storm sewer utility easement)
22. **Shiloh Development Partnership, LLC:** Ins. 202012300208153 (electric utility easement)
23. **Hospital Properties, Inc.:** Ins. 202101040000323 (water utility easement)
24. **5364 Thompson Road LLC:** Ins. 202101040000327 (sanitary sewer utility easement)
25. **Wendler Commons Limited Partnership:** Ins. 202101040000328 (deed for parkland)
26. **Scioto Peninsula FC LLC:** Ins. 202101210013089 (temporary construction easement)
27. **Agler Joint Venture, LLC:** Ins. 202102220032572 (preservation easement)
28. **Agler Joint Venture, LLC:** Ins. 202102220032573 (sanitary sewer utility easement)
29. **1901 Western Avenue, LLC:** Ins. 202102220032574 (sanitary sewer utility easement)
30. **Class One Commercial Realty & Investments, LLC:** Ins. 202102220032575 (water utility easement)
31. **Worthington Hills Senior Living, LLC:** Ins. 202103030039451 (ingress/egress access easement)
32. **Columbus Regional Airport Authority:** Ins. 202103030039452 (storm and sanitary sewer utility easement)
33. **Thomas D. Phillips:** Ins. 202103030039456 (sanitary sewer utility easement)
34. **Homewood Corporation:** Ins. 202103030039457 (sanitary sewer utility easement)
35. **Havery Run, LLC:** Ins. 202103150045972 (sanitary sewer utility easement)
36. **HP Interior Solutions, Inc.:** Ins. 202103150045975 (storm sewer utility easement)
37. **HP Interior Solutions, Inc.:** Ins. 202103150045976 (sanitary sewer utility easement)
38. **Viaquest Real Estate Holdings, LLC:** Ins. 202103150045977 (sanitary sewer utility easement)
39. **Concrete Properties, LLC:** Ins. 202103150045978 (preservation easement)
40. **Plaza GRB Hamilton Road, LLC:** Ins. 202103220051668 (sanitary sewer utility easement)
41. **Advent United Church of Christ:** Ins. 202103220051659 (sanitary sewer utility easement)
42. **Harlem Road Real Estate, LLC:** Ins. 202103220051661 (temporary construction easement)
43. **Columbus Metropolitan Housing Authority:** Ins. 202104020058675 (deed for parkland)
44. **Riggins Run Apartments 1 LLC:** 202104090063874 (ingress/egress access easement)
45. **Havery Run, LLC:** Ins. 202104090063875 (ingress/egress access easement)

46. **Havery Run, LLC:** Ins. 202104090063876 (ingress/egress access easement)
47. **Havery Run, LLC:** Ins. 202104090063877 (deed for parkland)
48. **Havery Run, LLC:** Ins. 202104090063880 (deed for parkland)
49. **Havery Run, LLC:** Ins. 202104090063883 (deed for parkland)
50. **BGOG High LLC:** Ins. 202104190069495 (electric utility easement)
51. **Distribution Land Company, LLC:** Ins. 202104190069505 (sanitary sewer utility easement)
52. **1206 N 4<sup>th</sup> LLC:** Ins. 202104190069506 (sanitary sewer utility easement)
53. **Grand Communities, LLC:** Ins. 202104230072554 (sanitary sewer utility easement)
54. **DT Retail Properties, LLC:** Ins. 202104230072555 (sanitary sewer utility easement)
55. **Temple Corporation of the Church of Jesus Christ of Latter-Day Saints:** Ins. 202104290076216  
(preservation easement)
56. **State Automobile Mutual Insurance Company:** Ins. 202104290076217 (electric utility easement)
57. **The New Salem Baptist Church:** Ins. 202104290076218 (sanitary sewer utility easement)
58. **The New Salem Baptist Church:** Ins. 202104290076219 (storm sewer utility easement)
59. **Columbus Regional Airport Authority:** Ins. 202104290076220 (temporary construction easement)
60. **Columbus Metropolitan Housing Authority:** Ins. 202104290076542 (deed for parkland)
61. **Columbus Regional Airport Authority:** Ins. 202105060081333 (storm and sanitary sewer easement). Also recorded  
in Pickaway County in OR. 782, Pg. 3443-3447
62. **Havery Run, LLC:** Ins. 202105060081334 (sanitary sewer utility easement)
63. **RB Scioto, LLC:** Ins. 202105110083297 (electric utility easement)
64. **Albany Moore LLC:** Ins. 202105120084072 (general warranty deed)
65. **Albany Landings Investment Condominium:** Ins. 202105120084073 (ingress/egress access easement)
66. **Redstone Realty Company LLC:** Ins. 202105260092831 (electric utility easement)
67. **Victoria Manor LLC:** Ins. 202105260092884 (sanitary sewer utility easement)
68. **Nepo, LLC:** Ins. 202106110102946 (preservation easement)
69. **Memory Lane, LLC:** Ins. 202106140103527 (sanitary sewer utility easement)

70. **Victoria Manor LLC:** Ins. 202106140103530 (preservation easement)
71. **Victoria Manor LLC:** Ins. 202106130103531 (storm sewer utility easement)
72. **SW Luxury Apartment Homes, LLC:** Ins. 202106140103532 (sanitary sewer utility easement)
73. **JK&R Property Enterprises, LLC:** Ins. 202107060117777 (sanitary sewer utility easement)
74. **Lockbourne Greene Limited Partnership:** Ins. 202107070118713 (electric utility easement)
75. **London Groveport STS, LLC:** Ins. 202107090119610 (sanitary sewer utility easement)
76. **Franklin Manor Associates, LP:** Ins. 202107090119611 (sanitary sewer utility easement)
77. **Ohio Living Communities:** Ins. 202107190126350 (sanitary sewer utility easement)
78. **Maple Meadows Homes LLC:** Ins. 202107190126351 (sanitary sewer utility easement)
79. **Bank Street Partners:** Ins. 202107200127848 (preservation easement)
80. **The Kroger Co.:** Ins. 202107200127849 (sanitary sewer utility easement)
81. **United Preparatory Academy, Inc.:** Ins. 202107200127850 (sanitary sewer utility easement)
82. **23 West 2<sup>nd</sup> Holdings, LLC:** Ins. 202107220129884 (sanitary sewer utility easement)
83. **The Nolan on Avery LLC:** Ins. 202107220129885 (sanitary sewer utility easement)
84. **DRJ Family, LLC:** Ins. 202108170146361 (sanitary sewer utility easement)
85. **DRJ Family, LLC:** Ins. 202108170146362 (preservation easement)
86. **Jeffrey New Day, LLC:** Ins. 202108240150884 (storm sewer utility easement)
87. **Jeffrey New Day, LLC:** Ins. 202108240150885 (storm water joint basin easement)
88. **Jeffrey New Day, LLC:** Ins. 202108240150886 (storm water joint basin easement)
89. **Pulte Homes of Ohio LLC:** Ins. 202108300154214 (storm and sanitary sewer utility easement)
90. **Jeffrey Phase 8, LLC:** Ins. 202108300154215 (storm water joint basin easement)
91. **Jeffrey Phase 8, LLC:** Ins. 202108300154216 (storm sewer utility easement)
92. **Kirk Excavating & Construction, Inc.:** Ins. 202109090160529 (sanitary sewer utility easement)
93. **Ohio Living Communities:** Ins. 202109200167476 (storm and sanitary sewer utility easement)
94. **Lawrence Finneran, Trustee and Deborah Spanner and Marcia S. Hollmeyer, Co-Trustees of the Paul M. Spanner Trust B Under Agreement Dated 1/31/86:** Ins. 202109200167478 (storm and sanitary sewer utility easement)

easement)

95. **Lawrence Finneran, Trustee and Deborah Spanner and Marcia S. Hollmeyer, Co-Trustees of the Paul M. Spanner Trust B Under Agreement Dated 1/31/86:** Ins. 202109200167479 (temporary construction easement)
96. **Board of Commissioners of Franklin County Ohio:** Ins. 202109300176288 (temporary construction easement)
97. **Wilcox Investment Group, LLC:** Ins. 202109300176290 (sanitary sewer utility easement)
98. **Oaklawn Stock, Inc.:** Ins. 202109300176293 (preservation easement)
99. **Gender Road Investors, LLC:** Ins. 202109300176294 (sanitary sewer utility easement)
100. **Columbus Properties KP6, LLC:** Ins. 202110040178256 (sanitary sewer utility easement)
101. **Jetway Properties, LLC:** Ins. 202110040178257 (sanitary sewer utility easement)
102. **Confluence Development, LLC:** Ins. 202110070181656 (electric utility easement)
103. **Columbus Stelzer Johnstown, LLC:** Ins. 202110120183967 (sanitary sewer utility easement)
104. **Frank's Gs, LLC:** Ins. 202110120183968 (sanitary sewer utility easement)

**SECTION 2.** That the City 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. **Polaris Fashion Place II LLC:** Bk. 1732, Pg. 2251-2255 (water utility easement)
2. **Wilcare Delaware, LLC:** Bk. 1755, Pg. 1202-1205 (right of way easement)
3. **Wilcare Delaware, LLC:** Bk. 1755, Pg. 1206-1211 (temporary construction easement)
4. **N.P. Limited Partnership:** Bk. 1755, Pg. 1212-1215 (right of way easement)
5. **Polaris DT, LLC:** Bk. 1755, Pg. 1216-1219 (right of way easement)
6. **Polaris DT, LLC:** Bk. 1771, Pg. 460-464 (temporary construction easement)
7. **N.P. Limited Partnership:** Bk. 1771, Pg. 465-470 (temporary construction easement)
8. **N.P. Limited Partnership:** Bk. 1771, Pg. 471-478 (temporary construction easement)
9. **AV Hospitality Investment, LLC:** Bk. 1772, Pg. 1869-1873 (temporary construction easement)
10. **Store SPE Cabela's I 2017-3, LLC:** Bk. 1780, Pg. 1507-1511 (temporary construction easement)

**11. Store SPE Cabela's I 2017-3, LLC: Bk. 1780, Pg. 1512-1515 (right of way easement)**

**SECTION 3.** That the City accepts the following real estate previously conveyed to the City that were recorded in the public land records of the Recorder's Office, Pickaway 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)...Pickaway County Recorder Reference...(Real Estate)**

- 1. Columbus Regional Airport Authority:** OR. 776, Pg. 2942-2945 (sanitary sewer easement)
- 2. Columbus Regional Airport Authority:** OR. 782, Pg. 3443-3447 (storm and sanitary sewer easement). Also recorded in Franklin County in Ins. Number 202105060081333
- 3. Columbus Regional Airport Authority:** OR. 782, Pg. 3448-3454 (storm and sanitary sewer utility easement)
- 4. Columbus Regional Airport Authority:** OR. 782, Pg. 3455-3464 (temporary construction easement)

**SECTION 4.** That the City 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. Homewood Corporation:** OR. 1819 Pg. 686-690 (sanitary sewer utility easement)

**SECTION 5.** That 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 6.** That the City Attorney is required to preapprove all documents executed by the City pursuant to this ordinance.

**SECTION 7.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.