



## Legislation Text

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**File #: 0787-2008, Version: 1**

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The Public Service Department, Transportation Division, received a request from Grange Mutual Casualty Company ("Grange") asking that the City grant them subsurface easement rights in Front Street from Sycamore Street north approximately 335 feet and in Wall Street from Sycamore Street north approximately 345 feet. These subsurface easements are needed to accommodate the footers for the parking garage that Grange is constructing on the northeast corner of Front and Sycamore Streets. Grange has also requested aerial easement rights over a portion of Wall Street from Sycamore Street north approximately 47 feet and in Sycamore Street approximately 32 feet west of the centerline of Wall Street. The aerial easement will be used for the construction of an overhead pedestrian bridge that will link the new garage and the Grange headquarters building. Per current Transportation Division practice, comments were solicited from interested parties, including City departments before it was determined that there are existing utilities located within these rights-of-way. Grange has agreed to either relocate or otherwise accommodate the existing utilities through their construction of the garage project. A value of \$500.00 was established for the granting of these easements.

**Fiscal Impact:** The City will receive a total of \$500.00, to be deposited in Fund 748, Project 537650, as consideration for the granting of the requested easement rights.

To authorize the Director of the Public Service Department to execute those documents necessary to allow the City to grant subsurface easement rights in Front Street and in Wall Street and aerial easement rights over a portion of Wall Street and Sycamore Street to Grange Mutual Casualty Company to accommodate the construction of a new parking garage on the northeast corner of Front and Sycamore Streets and the construction of an overhead pedestrian bridge over Sycamore Street that will link the new garage and the Grange headquarters building.

**WHEREAS**, the City of Columbus, Public Service Department, Transportation Division, recently received a request from Grange Mutual Casualty Company, ("Grange") asking that the City grant them subsurface easement rights in that portion of Front Street from Sycamore Street north approximately 335 feet and in Wall Street from Sycamore Street north approximately 345 feet; and aerial easement rights over a portion of Wall Street from Sycamore Street north approximately 47 feet and in Sycamore Street approximately 32 feet west of the centerline of Wall Street; and

**WHEREAS**, the subsurface easements are needed for the underground footers for the new Grange parking garage on the northeast corner of Front and Sycamore Streets; and

**WHEREAS**, the aerial easement will be used for the construction of an overhead pedestrian bridge over Sycamore Street, that will link the new garage and the Grange headquarters building; and

**WHEREAS**, per current Transportation Division practice, comments were solicited from interested parties, including City departments before it was determined there are existing utilities located within these streets; and

**WHEREAS**, Grange has agreed to either relocate or otherwise accommodate the existing utilities as a part of their construction of the garage project; and

**WHEREAS**, a value of \$500.00 has been established for the granting of the requested easements; now, therefore

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

**Section 1.** That the Director of the Public Service Department be and is hereby authorized to execute those documents necessary to allow the City to grant the following described subsurface easements and aerial easement to Grange Mutual Casualty Company; to-wit:

**SUBSURFACE EASEMENT (0.024 ACRE)**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 27, Township 5, Range 22, Refugee Lands, being on, over, and across the rights-of-way of Sycamore Street and Wall Street, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southeasterly corner of Lot 23 of that subdivision entitled "Hayden Place Addition" of record in Plat Book 5, Page 100, as conveyed to Grange Mutual Casualty Company by deed of record in Deed Book 3021, Page 666, being the intersection of the westerly right-of-way line of said Wall Street with the northerly right-of-way line of Sycamore Street;

Thence North 08° 11' 23" West, a distance of 344.99 feet, with said westerly right-of-way line, to a point;

Thence across the rights-of-way of said Wall and Sycamore Streets, the following courses and distances:

North 81° 48' 53" East, a distance of 2.50 feet, to a point;

South 08° 11' 07" East, a distance of 292.52 feet, to a point;

North 81° 48' 37" East, a distance of 2.14 feet, to a point;

South 08° 11' 23" East, a distance of 55.64 feet, to a point;

South 81° 48' 53" West, a distance of 19.09 feet, to a point;

North 08° 11' 07" West, a distance of 3.17 feet, to a point on the northerly right-of-way line of said Sycamore Street;

Thence North 81° 45' 42" East, with said northerly right-of-way line, a distance of 14.46 feet, to the POINT OF BEGINNING, containing 0.024 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller

Registered Surveyor No. 8250

And

**SUBSURFACE EASEMENT (0.042 ACRE)**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 27, Township 5, Range 22, Refugee Lands, being on, over, and across the right-of-way of Front Street, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of said Front Street at the common corner of Lot 27 of that subdivision entitled "Hayden Place Addition" of record in Plat Book 5, Page 100, as conveyed to Grange Mutual Casualty Company by deed of record in Deed Book 2995, Page 367, and that 0.070 acre tract conveyed to Grange Mutual Casualty Company by deed of record in Instrument Number 200006010107524;

Thence South 08° 11' 23" East, a distance of 142.14 feet, with said easterly right-of-way line of Front Street, to a point;

Thence across the right-of-way of said Front Street, the following courses and distances:

South 81° 48' 53" West, a distance of 5.52 feet, to a point;

North 08° 11' 07" West, a distance of 335.00 feet, to a point;

North 81° 48' 53" East, a distance of 5.50 feet, to a point on the easterly right-of-way line of said Front Street;

Thence South 08° 11' 23" East, with said easterly right-of-way line, a distance of 192.86 feet, to the POINT OF BEGINNING, containing 0.042 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller

Registered Surveyor No. 8250

And

**AERIAL EASEMENT (0.047 ACRE)**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 27, Township 5, Range 22, Refugee Lands, being on, over, and across the rights-of-way of Sycamore Street and Wall Street (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, at the intersection of the westerly right-of-way line of Wall Street and the northerly right-of-way line of Sycamore Street, being the southeasterly corner of Lot 23 of that subdivision entitled "Hayden Place Addition" of record in Plat Book 5, Page 100 conveyed to Grange Mutual Casualty Company by deed of record in Deed Book 3021, Page 666;

Thence North 08° 13' 20" West, with said westerly right-of-way line, a distance of 46.49 feet to a point;

Thence North 81° 49' 31" East, across the right-of-way of Wall Street, a distance of 15.48 feet to a point;

Thence South 08° 11' 07" East, across the rights-of-way of Wall Street and Sycamore Street, a distance of 85.98 feet to a point;

Thence South 22° 47' 17" East, across the right-of-way Sycamore Street, a distance of 10.84 feet to a point on the southerly right-of-way line of Sycamore Street;

Thence South 81° 46' 21" West, with said southerly right-of-way line, a distance of 27.69 feet to a point;

Thence across the right-of-way of Sycamore Street, the following courses and distances:

North 08° 11' 07" West, a distance of 24.38 feet to a point; and

North 22° 41' 20" West, a distance of 26.46 feet to a point on the northerly right-of-way line of Sycamore Street;

Thence North 81° 45' 42" East, with said northerly right-of-way line, a distance of 16.13 feet to the POINT OF BEGINNING and containing 0.047 acre of land, more or less, to extend from an approximate elevation of 769.68 feet upward to an approximate elevation of 790.02 feet, which is 36.7 feet above ground level. The intent of this easement is to contain the top and bottom of the pedestrian bridge as constructed as filed at the City of Columbus in Drawer E plan 2452.

The source benchmark for the above reference elevations is T-778 Reset 1990, having a NAVD 88 Datum Elevation of 774.58, as shown on Drawer E plan 2452 as filed at the City of Columbus. This benchmark is a brass disk in the top of the northeast corner of a concrete retaining wall at the southwest corner of Mound Street and High Street, being 94.9 feet west of the centerline of High Street, 78.8 feet south of the centerline of Mound Street and 3.9 feet above the sidewalk.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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**Section 2.** That the \$500.00 to be received by the City as consideration for the granting of the requested easements shall be deposited in Fund 748, Project 537650.

**Section 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.