



Legislation Text

File #: 1621-2007, Version: 1

EMH&T recently advised the Public Service Department, Transportation Division, that previously constructed residential buildings south of Bluffway Drive encroach slightly into the twelve (12) foot wide platted easement, shown on the plat of the Lakes of Worthington, Section 4 subdivision, of record in Plat Book 108, Pages 89-90, Franklin County, Ohio Recorder's Office. EMH&T has requested the release of approximately one (1) foot off the southern side of this platted easement across Lots 197 through 210. After receipt of this request the Transportation Division verified that there are no utilities located within this one-foot portion of the platted easement and that the release of this portion of the platted easement will not adversely affect the utilities. A value of \$500.00 was established for the release of this portion of the platted easement. The following legislation authorizes the Director of the Public Service Department to execute those documents necessary to release the requested portion of this platted easement.

The City will receive a total of \$500.00, to be deposited in Fund 748, Project 537650, as consideration for the release of the requested portion of this platted easement.

To authorize the Director of the Public Service Department to execute those documents required to release approximately one (1) foot off the southern side of a twelve (12) foot wide platted easement across Lots 197 through 210 of the subdivision titled Lakes of Worthington, Section 4, as shown on the plat of record in Plat Book 108, Pages 89-90 of the Franklin County, Ohio, Recorder's Office.

WHEREAS, EMH&T recently advised the Public Service Department, Transportation Division, that previously constructed residential buildings south of Bluffway Drive encroach slightly into the twelve (12) foot wide platted easement shown on the plat of the Lakes of Worthington, Section 4 subdivision of record in Plat Book 108, Pages 89-90, Franklin County, Ohio Recorder's Office; and

WHEREAS, EMH&T has requested the release of approximately one (1) foot off the southern side of this platted easement across Lots 197 through 210; and

WHEREAS, after receipt of this request the Transportation Division verified that there are no utilities located within this one-foot portion of the platted easement and that the release of this portion of the platted easement will not adversely affect the utilities; and

WHEREAS, a value of \$500.00 has been established for the release of this portion of the platted easement; 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 release the following described portion of the twelve (12) foot wide platted easement across Lots 197 through 210 of that subdivision titled Lakes of Worthington, Section 4 as shown on the plat of record in Plat Book 108, Pages 89-90 of the Franklin County, Ohio, Recorder's Office; to-wit

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 19, United States Military Lands, and being a strip of land across Lots 197 to 210, both inclusive as originally conveyed to M/I Homes of Central Ohio, LLC by deed of record in Instrument Number 200403170057866 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning for reference, at the common corner to Lot 197 and 196 of The Lakes of Worthington Section 4 of record in Plat Book 108, Pages 89-90, being in the South Right-of-way line of Bluffway Drive;

Thence South 01° 47' 18" East, with the westerly lot line, a distance of 11.05 feet to a point on the arc of a curve to the left, being THE TRUE POINT OF BEGINNING;

Thence across said Lots 197 to 210, the following courses and distances:

With the arc of said curve, having a central angle of $05^{\circ} 26' 42''$, a radius of 41.00 feet, an arc length of 39.06 feet, having a chord bearing and distance of South $89^{\circ} 03' 57''$ East, 39.04 feet, to a point of tangency;

North $88^{\circ} 12' 42''$ East, a distance of 335.82 feet, to a point;

South $01^{\circ} 47' 18''$ East, a distance of 3.77 feet, to a point on a curve to the right on the southerly line of an existing 12 feet easement;

Thence continuing across said Lots 197 to 210, with said southerly easement line, the following courses and distances:

With the arc of said curve, having a central angle of $14^{\circ} 25' 15''$, a radius of 88.00 feet, an arc length of 22.15 feet, having a chord bearing and distance of North $84^{\circ} 34' 41''$ West, 22.09 feet, to a point;

South $88^{\circ} 12' 42''$ West, a distance of 313.91 feet, to a point on a curve to the right;

With the arc of said curve, having a central angle of $05^{\circ} 25' 54''$, a radius of 412.00 feet, an arc length of 39.06 feet, having a chord bearing and distance of North $89^{\circ} 04' 21''$ West, 39.04 feet, to a point in the westerly line of said Lot 197;

Thence North $01^{\circ} 47' 18''$ West, with said westerly line, a distance of 1.00 foot to THE TRUE POINT OF BEGINNING for this description and containing 0.009 acres of land more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller, Registered Surveyor No. 8250

Section 2. That the \$500.00 to be received by the City as consideration for the above referenced release 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.