



## Legislation Details (With Text)

**File #:** 0244-2014      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 1/27/2014      **In control:** Public Service & Transportation Committee

**On agenda:** 2/24/2014      **Final action:** 2/26/2014

**Title:** To allow the Director of the Department of Public Service to execute those documents necessary for the City to grant three encroachment easements that will legally allow the installation of proposed building elements associated with the 250 High project to extend into the public rights-of-way.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
2/26/2014	1	CITY CLERK	Attest	
2/25/2014	1	MAYOR	Signed	
2/24/2014	1	COUNCIL PRESIDENT	Signed	
2/24/2014	1	Columbus City Council	Approved	Pass
2/10/2014	1	Columbus City Council	Read for the First Time	

### 1. BACKGROUND

The City of Columbus, Department of Public Service, received a request from Two Fifty High LLC c/o The Daimler Group, Inc. asking that the City allow a number of encroachments within the High Street public right-of-way at 250 High Street located at the southeast corner of High Street and Rich Street. These encroachment areas are defined below. The encroachments comprise of a canopy, building sun shades, and building foundation. During the design phase of the 250 High project, it is proposing to be comprised of a twelve-story luxury apartment (156 units) building and five floors of office space. It was determined these three encroachments will help the building meet the requested design standards. The following legislation authorizes the Director of the Department of Public Service to execute those documents necessary for the City to grant these three encroachment easements that will legally allow the installation of the proposed building elements to extend into the public rights-of-way needed for this project. A value of \$1500.00 was established for these three encroachment easements.

### 2. FISCAL IMPACT

The City will receive a total of \$1500.00, to be deposited in Fund 748, for granting the requested encroachment easements.

To allow the Director of the Department of Public Service to execute those documents necessary for the City to grant three encroachment easements that will legally allow the installation of proposed building elements associated with the 250 High project to extend into the public rights-of-way.

**WHEREAS**, the City of Columbus, Department of Public Service, received a request from Two Fifty High LLC c/o The

Daimler Group, Inc. asking that the City allow a number of encroachments within the High Street public right-of-way at 250 High Street located at the southeast corner of High Street and Rich Street; and

**WHEREAS**, these encroachments comprise of a canopy, building sun shades, and building foundation; and

**WHEREAS**, the following legislation authorizes the Director of the Department of Public Service to execute those documents necessary for the City to grant these three encroachment easements that will legally allow the installation of the proposed the proposed building elements to extend into the public rights-of-way needed for this project; and

**WHEREAS**, a value of \$1500.00 was established for these three encroachment easements; and

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

**Section 1.** That the Director of the Department of Public Service be and is hereby authorized to execute those documents necessary to grant the following described encroachment easements for the building elements; to-wit:

**CANOPY ENCROACHMENT EASEMENT  
0.006 ACRE**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying on, over and across South High Street (100 feet wide), as dedicated by Deed Book F, Page 332 and Plat Book 3, Page 247, and between the elevations of 774.5 feet and 777.5 feet, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the easterly right-of-way line of said South High Street with the southerly right-of-way line of Rich Street (82.5 feet wide), being the northeasterly corner of that 0.756 acre tract conveyed to Two Fifty High LLC by deed of record in Instrument Number 201312190207707 and being the northwesterly corner Lot 346 of City of Columbus, of record in Deed Book F, Page 332 and Plat Book 3, Page 247;

Thence South 08° 08' 21" East, with said easterly right-of-way line, a distance of 150.95 feet to the TRUE POINT OF BEGINNING;

Thence South 08° 08' 21" East, continuing with said easterly right-of-way line, a distance of 34.83 feet to a point;

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

South 81° 51' 40" West, a distance of 7.75 feet to a point;

North 08° 08' 21" West, a distance of 34.83 feet to a point; and

North 81° 51' 40" East, a distance of 7.75 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.

The vertical datum is based on the elevation established by Franklin County Engineering Department, Monument 3, being 771.34 feet in elevation. The said monument being a source bench mark with an elevation that is based on the North American Vertical Datum of 1988.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**BUILDING ENCROACHMENT EASEMENT  
0.016 ACRE**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying on, over and across South High Street (100 feet wide), as dedicated by Deed Book F, Page 332 and Plat Book 3, Page 247, and between the elevations of 777.5 feet and 930.5 feet, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of said South High Street with the southerly right-of-way line of Rich Street (82.5 feet wide), being the northeasterly corner of that 0.756 acre tract conveyed to Two Fifty High LLC by deed of record in Instrument Number 201312190207707 and being the northwesterly corner Lot 346 of City of Columbus, of record in Deed Book F, Page 332 and Plat Book 3, Page 247;

Thence South 08° 08' 21" East, with said easterly right-of-way line, a distance of 340.03 feet to a point;

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

South 81° 51' 39" West, a distance of 2.00 feet to a point;

North 08° 08' 21" West, a distance of 340.03 feet to a point; and

North 81° 51' 39" East, a distance of 2.00 feet to the POINT OF BEGINNING, containing 0.016 acre, more or less.

The vertical datum is based on the elevation established by Franklin County Engineering Department, Monument 3, being 771.34 feet in elevation. The said monument being a source bench mark with an elevation that is based on the North American Vertical Datum of 1988.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**FOUNDATION ENCROACHMENT EASEMENT**  
**0.024 ACRE**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying on, over and across South High Street (100 feet wide), as dedicated by Deed Book F, Page 332 and Plat Book 3, Page 247, and between the elevations of 720.5 feet and 765.5 feet, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the easterly right-of-way line of said South High Street with the southerly right-of-way line of Rich Street (82.5 feet wide), being the northeasterly corner of that 0.756 acre tract conveyed to Two Fifty High LLC by deed of record in Instrument Number 201312190207707 and being the northwesterly corner Lot 346 of City of Columbus, of record in Deed Book F, Page 332 and Plat Book 3, Page 247;

Thence South 08° 08' 21" East, with said easterly right-of-way line, a distance of 0.54 feet to the TRUE POINT OF BEGINNING;

Thence South 08° 08' 21" East, continuing with said easterly right-of-way line, a distance of 340.83 feet to a point;

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

South 81° 51' 39" West, a distance of 3.00 feet to a point;

North 08° 08' 21" West, a distance of 340.83 feet to a point; and

North 81° 51' 39" East, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.024 acre, more or less.

The vertical datum is based on the elevation established by Franklin County Engineering Department, Monument 3, being 771.34 feet in elevation. The said monument being a source bench mark with an elevation that is based on the North American Vertical Datum of 1988.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**Section 2.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.