



Legislation Details (With Text)

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File created:	2/7/2018	In control:	Public Service & Transportation Committee
On agenda:	3/5/2018	Final action:	3/8/2018
Title:	To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant encroachment easements within the public right-of-way to Annex at River South II, Ltd., for construction of a new building at 261 South Front Street. (\$0.00)		
Sponsors:			
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Attachments:	1. Final Exhibit Above Ground.pdf, 2. Foundation Exhibit.pdf		

Date	Ver.	Action By	Action	Result
3/8/2018	1	CITY CLERK	Attest	
3/7/2018	1	MAYOR	Signed	
3/5/2018	1	COUNCIL PRESIDENT	Signed	
3/5/2018	1	Columbus City Council	Approved	Pass
2/26/2018	1	Columbus City Council	Read for the First Time	

1. BACKGROUND

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant encroachment easements to Annex at River South II, Ltd., for a new building they are constructing at 261 South Front Street.

The City of Columbus, Department of Public Service, received a request from EMH&T Engineers on behalf of the property owner asking that the City allow a number of encroachments into the public right-of-way for this project. The encroachments will consist of Building Foundations, Cornice, Metal Canopy, Wall Mounted Lights, Balconies, and Railings that will protrude into the public right-of-way as described below and shown on the attached exhibits. The City must grant the encroachment easements to legally allow them to extend into the public rights-of-way. Installation of these building elements will enhance the building and fit into the architectural desire. A value of \$500.00 for the encroachment easements was established.

2. FISCAL IMPACT

The City will receive a total of \$500.00 to be deposited in Fund 7748, Project P537650, for granting the requested encroachments.

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant encroachment easements within the public right-of-way to Annex at River South II, Ltd., for construction of a new building at 261 South Front Street. (\$0.00)

WHEREAS, the City of Columbus, Department of Public Service, received a request from EMH&T Engineers on behalf of Annex at River South II, Ltd, asking that the City allow encroachments to project into the public right-of-way as described below and shown on the attached exhibits; and

WHEREAS, these encroachments are a part of a new building located at 261 South Front Street and will consist of Building Foundations, Cornice, Metal Canopy, Wall Mounted Lights, Balconies, and Railings; and

WHEREAS, installation of these building elements will enhance the building and fit into the architectural desire; and

WHEREAS, a value of \$500.00 for the encroachment easements was established; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Public Service to authorize the Director to execute those documents necessary for the City to grant these encroachments to legally allow them to extend into the public rights-of-way; **now, therefore**

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

SECTION 1. That the Director of the Department of Public Service is authorized to execute those documents necessary for the City to grant encroachments as described below and depicted on the attached exhibits to legally allow them to extend into the public rights-of-way; to-wit:

FIRST ENCROACHMENT EASEMENT 0.005 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 5, Range 22, Refugee Lands, being across the right-of-way of Main Street (82.5 feet wide), as defined by “Plat of the City of Columbus”, of record in Deed Book “F”, Page 332 (destroyed by fire), as re-platted in Plat Book 3, Page 247 and represented in Plat Book 14, Page 27, (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Main Street with Front Street (82.5 feet wide);
Thence South 81° 54’ 19” West, with the centerline of said Main Street, a distance of 41.25 feet to a point;
Thence North 08° 06’ 35” West, across the right-of-way of said Main Street, a distance of 38.25 feet to the TRUE POINT OF BEGINNING;

Thence South 81° 54’ 19” West, across the right-of-way of said Main Street, a distance of 70.77 feet to a point;

Thence North 08° 06’ 35” West, continuing across the right-of-way of said Main Street, a distance of 3.00 feet to a point in the northerly right-of-way line thereof, being the southerly line of Lot 99 of said “Plat of the City of Columbus”;

Thence North 81° 54’ 19” East, with said northerly right-of-way line, said southerly line, a distance of 70.77 feet to a point at the intersection of said northerly right-of-way line with the westerly right-of-way line of said Front Street;

Thence South 08° 06’ 35” East, across the right-of-way of said Main Street, with a southerly extension of said westerly right-of-way line of, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.
EVANS, MECHWART, HAMBLETON & TILTON, INC.

SECOND ENCROACHMENT EASEMENT 0.031 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 5, Range 22, Refugee Lands, being across the right-of-way of Main Street (82.5 feet wide), Ludlow Street (33 feet wide), and Cherry Street (33 feet wide), as defined by “Plat of the City of Columbus”, of record in Deed Book “F”, Page 332 (destroyed by fire), as re-platted in Plat Book 3, Page 247 and represented in Plat Book 14, Page 27, (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Main Street with Ludlow Street;
Thence North 81° 54’ 19” East, with the centerline of said Main Street, a distance of 87.41 feet to a point;
Thence North 08° 06’ 35” West, across the right-of-way of said Main Street, a distance of 38.25 feet to the TRUE POINT OF BEGINNING;
Thence South 81° 54’ 19” West, across the right-of-way of said Main Street, a distance of 73.91 feet to a point;

Thence North 08° 06' 31" West, across the right-of-way of said Ludlow Street, a distance of 192.94 feet to a point;
Thence North 81° 46' 00" East, across the right-of-way of said Cherry Street, a distance of 190.50 feet to a point;
Thence South 08° 06' 35" East, across the right-of-way of said Cherry Street, a distance of 3.00 feet to a point at the intersection of the southerly right-of-way line of said Cherry Street with the westerly right-of-way line of Front Street (82.5 feet wide);

Thence South 81° 46' 00" West, with the southerly right-of-way line of said Cherry Street, the northerly line of said Lot 101, a distance of 187.50 feet to a point in the easterly right-of-way line of said Ludlow Street;

Thence South 08° 06' 31" East, with said easterly right-of-way line, the westerly line of said Lots 101, 100 and 99, a distance of 186.95 feet to a point in the northerly right-of-way line of said Main Street;

Thence North 81° 54' 19" East, with said northerly right-of-way line, the southerly line of said Lot 99, a distance of 70.91 feet to a point;

Thence South 08° 10' 54" East, across the right-of-way of said Main Street, a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.031 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SECTION 2. That the City will receive \$500.00 for granting these encroachment easements, to be deposited in Fund 7748, Project P537650.

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