



Legislation Text

File #: 1160-2013, Version: 1

1. Background:

From time to time, various parcels of land are deeded to the City of Columbus for public street and/or alley purposes. Ohio Revised Code Chapter 723.03 requires that property proposed for use as a public street or alley must be accepted and dedicated as public right-of-way by an ordinance specifically passed for such purpose. The following legislation provides for the City to accept deeds for various parcels of real property, to dedicate the parcels as road right-of-way and name the parcels as public roadways.

To accept various deeds for parcels of real property; to dedicate these parcels as public rights-of-way and to name said rights-of-way as described below.

WHEREAS, Ohio Revised Code Chapter 723.03 requires that property proposed for use as a public street or alley must be accepted and dedicated as public right-of-way by an ordinance specifically passed for such purpose; and

WHEREAS, the City of Columbus has been asked to accept various deeds for real property, to dedicate those parcels of real property as road rights-of-way, and to name said property as public roadways; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 16, 2011 as Instrument Number 201112160164122, **CLAREMONT RETIREMENT VILLAGE, LIMITED PARTNERSHIP**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 20, 2012 as Instrument Number 201201200008471, **LIBERTY CROSSING LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on March 16, 2012 as Instrument Number 201203160036325, **TRABUE ROAD SELF STORAGE LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on April 13, 2012 as Instrument Number 201204130051163, **CENTRAL OHIO TRANSIT AUTHORITY**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on April 27, 2012 as Instrument Number 201204270058467, **THE BENCHMARK APARTMENTS LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 11, 2012 as Instrument Number 201205110066423, **SCIOTO DOWNS, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on May 22, 2012 as Instrument Number 201205220071738, **EDWARDS TRIBECA, LLC**, deeded property to the City

of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 28, 2012 as Instrument Number 201206280092647, **METROPOLITAN 23, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on June 28, 2012 as Instrument Number 201206280092649, **WH CAPITAL, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a LIMITED WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 27, 2012 as Instrument Number 201207270107800, **CYPRESS WESLEYAN CHURCH and the GREATER OHIO DISTRICT OF THE WESLEYAN CHURCH, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Delaware County, Ohio, Recorder's Office, on July 27, 2012 as Instrument Number 201207270107802, **FIFTH THIRD BANK**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 27, 2012 as Instrument Number 201207270107803, **DOROTHEA A. HADLER, TRUSTEE OF MARITAL TRUST NUMBER 2 created under THE WILLIAM H. HADLER REVOCABLE TRUST DATED SEPTEMBER 7, 2005**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on July 27, 2012 as Instrument Number 201207270107804, **ASTON PLACE DEVELOPMENT, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on August 10, 2012 as Instrument Number 201208100116077, **PRINCE OF PEACE LUTHERAN CHURCH**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on August 31, 2012 as Instrument Number 201208310128394, **BETHEL UNITED PRESBYTERIAN CHURCH**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 14, 2012 as Instrument Number 201209140136895, **JUPITER-OHIO INC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 14, 2012 as Instrument Number 201209140136896, **PINGREE 2000 REAL ESTATE HOLDINGS, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on September 27, 2012 as Instrument Number 201209270144466, **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 5, 2012 as Instrument Number 201210050149721, **TIMBERCREEK CENTER PARTNERS**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 5, 2012 as Instrument Number 201210050149723, **WENDY'S INTERNATIONAL, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 12 2012 as Instrument Number 201210120153418, **VILLAGES AT PRESERVE CROSSING IV, LTD.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on October 12, 2012 as Instrument Number 201210120153420, **PRESERVE CROSSING, LTD.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 7, 2012 as Instrument Number 201212070188317, **GAY STREET CONDOMINIUM, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 7, 2012 as Instrument Number 201212070188318, **THE NEW ALBANY COMPANY LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 31, 2012 as Instrument Number 201212310201070, **SOUTHLAND SELF STORAGE, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on December 31, 2012 as Instrument Number 201212310201071, **THOMAS J. BONASERA, AS TRUSTEE OF THE RICHARD H. AND ANN SHAFER FOUNDATION**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 11, 2013 as Instrument Number 201301110006027, **BYERS REALTY, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 25, 2013 as Instrument Number 201301250013000, **TH MIDWEST, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on January 25, 2013 as Instrument Number 201301250013001, **EASTGLEN EXCHANGE, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 8, 2013 as Instrument Number 201302080022743, **THE KROGER CO.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 8, 2013 as Instrument Number 201302080022745, **BEF MANAGEMENT, INC.**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, by virtue of a GENERAL WARRANTY DEED recorded in the Franklin County, Ohio, Recorder's Office, on February 8, 2013 as Instrument Number 201302080022746, **BOB EVANS FARMS, LLC**, deeded property to the City of Columbus, to be used as road right-of-way; and

WHEREAS, the City desires to accept these deeds for property that will be used for road right-of-way; now, therefore

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

Section 1. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **CLAREMONT RETIREMENT VILLAGE, LIMITED PARTNERSHIP**, dedicates said property as road right-of-way and names such road right-of-way as Federated Boulevard and Bent Tree Boulevard.

Section 2. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **LIBERTY CROSSING LLC**, dedicates said property as road right-of-way and names such road right-of-way as North High Street.

Section 3. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **TRABUE ROAD SELF STORAGE LLC**, dedicates said property as road right-of-way and names such road right-of-way as Trabue Road.

Section 4. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **CENTRAL OHIO TRANSIT AUTHORITY**, dedicates said property as road right-of-way and names such road right-of-way as North High Street.

Section 5. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **THE BENCHMARK APARTMENTS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as West Henderson Road.

Section 6. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **SCIOTO DOWNS, INC.**, dedicates said property as road right-of-way and names such road right-of-way as South High Street.

Section 7. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **EDWARDS TIBECA, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Third Avenue.

Section 8. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **METROPOLITAN 23, LLC**, dedicates said property as road right-of-way and names such road right-of-way as North High Street.

Section 9. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **WH CAPITAL, LLC**, dedicates said property as road right-of-way and names such road right-of-way as North High Street.

Section 10. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **CYPRESS WESLEYAN CHURCH and the GREATER OHIO DISTRICT OF THE WESLEYAN CHURCH**, dedicates said property as road right-of-way and names such road right-of-way as Alton and Darby Creek Road.

Section 11. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **FIFTH THIRD BANK**, dedicates said property as road right-of-way and names such road right-of-way as North High Street.

Section 12. That the City of Columbus hereby accepts the property more fully described in the previously referenced

GENERAL WARRANTY DEED from **DOROTHEA A. HADLER, TRUSTEE OF MARITAL TRUST NUMBER 2 CREATED UNDER THE WILLIAM H. HADLER REVOCABLE TRUST DATED SEPTEMBER 7, 2005**, dedicates said property as road right-of-way and names such road right-of-way as Westview Avenue and North High Street.

Section 13. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **ASTON PLACE DEVELOPMENT, LLC**, dedicates said property as unnamed alley right-of-way.

Section 14. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **PRINCE OF PEACE LUTHERAN CHURCH**, dedicates said property as road right-of-way and names such road right-of-way as McNaughten Road.

Section 15. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **BETHEL UNITED PRESBYTERIAN CHURCH**, dedicates said property as road right-of-way and names such road right-of-way as Reed Road.

Section 16. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **JUPITER-OHIO INC.**, dedicates said property as road right-of-way and names such road right-of-way as Tuttle Crossing Boulevard.

Section 17. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **PINGREE 2000 REAL ESTATE HOLDINGS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Morse Road.

Section 18. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, dedicates said property as unnamed alley right-of-way.

Section 19. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **TIMBERCREEK CENTER PARTNERS**, dedicates said property as road right-of-way and names such road right-of-way as Harrisburg Pike.

Section 20. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **WENDY'S INTERNATIONAL, INC.**, dedicates said property as road right-of-way and names such road right-of-way as Tuttle Crossing Boulevard.

Section 21. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **VILLAGES AT PRESERVE CROSSING IV, LTD.**, dedicates said property as road right-of-way and names such road right-of-way as Morse Road.

Section 22. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **PRESERVE CROSSING, LTD.**, dedicates said property as road right-of-way and names such road right-of-way as Morse Road.

Section 23. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **GAY STREET CONDOMINIUM, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Gay Street and Arman Alley.

Section 24. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **THE NEW ALBANY COMPANY LLC**, dedicates said property as road right-of-way and names such road right-of-way as Thompson Road.

Section 25. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **SOUTHLAND SELF STORAGE, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Hamilton Road.

Section 26. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **THOMAS J. BONASERA, AS TRUSTEE OF THE RICHARD H. AND ANN SHAFER FOUNDATION**, dedicates said property as road right-of-way and names such road right-of-way as Cambria Way.

Section 27. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **BYERS REALTY, LLC**, dedicates said property as road right-of-way and names such road right-of-way as Billingsley Road.

Section 28. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **TH MIDWEST, INC.**, dedicates said property as road right-of-way and names such road right-of-way as Georgesville Road.

Section 29. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **EASTGLEN EXCHANGE, LLC**, dedicates said property as road right-of-way and names such road right-of-way as East Broad Street.

Section 30. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **THE KROGER CO.**, dedicates said property as road right-of-way and names such road right-of-way as Chambers Road.

Section 31. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **BEF MANAGEMENT, INC.**, dedicates said property as road right-of-way and names such road right-of-way as South High Street.

Section 32. That the City of Columbus hereby accepts the property more fully described in the previously referenced GENERAL WARRANTY DEED from **BOB EVANS FARMS, LLC**, dedicates said property as road right-of-way and names such road right-of-way as South High Street.

Section 33. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.