



Legislation Text

File #: 2792-2017, Version: 1

1. BACKGROUND:

The City of Columbus, Department of Public Service, received a request from Weinland Park Development, LLC asking that the City sell a 0.039 acre parcel of the undeveloped east/west right-of-way north of Grant Avenue between 8th and 9th Avenues, which is adjacent to property owned by Weinland Park Development, LLC. Transfer of this right-of-way will facilitate the re-development of property currently owned by Weinland Park Development, LLC adjacent to the above noted right-of-way. Per current practice, comments were solicited from interested parties, including City agencies, private utilities and the applicable area commission, before it was determined the City will not be adversely affected by the transfer of this right-of-way. The Department of Public Service submitted a request to the Department of Law, Real Estate Division, asking that they establish a value for this right-of-way. A value of \$2,016.00 was established for this right-of-way. After review of the request, the Land Review Commission voted to recommend the above referenced right-of-way be transferred to Weinland Park Development, LLC for \$2,016.00.

2. FISCAL IMPACT:

The City will not incur an expense. The City will receive a total of \$2,016.00 that will be deposited in Fund 7748, Project P537650, as consideration for the transfer of the requested right-of-way.

To authorize the Director of the Department of Public Service to execute those documents required to transfer a 0.039 acre parcel of the undeveloped east/west right-of-way north of Grant Avenue between 8th and 9th Avenues to Weinland Park Development, LLC.

WHEREAS, the City of Columbus, Department of Public Service, received a request from Weinland Park Development, LLC asking that the City transfer a 0.039 acre parcel of the undeveloped east/west right-of-way north of Grant Avenue between 8th and 9th Avenues, adjacent to property owned by Weinland Park Development, LLC to them; and

WHEREAS, acquisition of the right-of-way will facilitate the re-development of property currently owned by Weinland Park Development, LLC adjacent to the above noted right-of-way; and

WHEREAS, the City of Columbus, Department of Public Service, Division of Infrastructure Management, by this transfer, extinguishes its need for this public right-of-way; and

WHEREAS, per current practice, comments were solicited from interested parties, including City agencies, private utilities and applicable area commissions, before it was determined that the City will not be adversely affected by the transfer of this right-of-way to Weinland Park Development, LLC; and

WHEREAS, the Department of Public Service submitted a request to the Department of Law, Real Estate Division, asking that they establish a value for the right-of-way; and

WHEREAS, a value of \$2,016.00 was established for the right-of-way; and

WHEREAS, the Land Review Commission voted to recommend that the above referenced right-of-way be transferred to Weinland Park Development, LLC for the amount of \$2,016.00; **now therefore**

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 quit claim deeds

and other incidental instruments prepared by the Department of Law, Real Estate Division, necessary to transfer the following described right-of-way to Weinland Park Development, LLC.; to-wit:

0.039 ACRE TRACT

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of a 16 foot alley of Anna M. Erb and Joseph Erb's Subdivision, as dedicated in Plat Book 4 Page 151, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at a Mag nail found at the intersection of the northerly right-of-way line of Eighth Avenue (50') and the westerly right-of-way line of Grant Avenue (varies), both as dedicated in Plat Book 4 Page 151;

Thence along the westerly line of said Grant Avenue, and across said Eighth Avenue, and along the easterly lines of Parcels 4 and 5 of lands conveyed to Weinland Park Development, LLC in Instrument Number 200810080150639 and of Lot 32 of said Plat Book 4 Page 151 as conveyed to Weinland Park Development, LLC in Instrument Number 201708150113020, North 03 degrees 13 minutes 00 seconds East, 291.14 feet to an iron pin set at the intersection of the westerly line of said Grant Avenue and the southerly line of said 16 foot alley, and the northeasterly corner of said Parcel 4 and Lot 27 of said Plat Book 4 Page 151, and said pin being the TRUE POINT OF BEGINNING of the tract herein described:

Thence along the northerly line of said Lot 27 and Parcel 4 and the southerly line of said 16 foot alley, North 86 degrees 33 minutes 29 seconds West, 105.00 feet to an iron pin set at the intersection of the easterly line of another 16 foot alley, as dedicated in said Plat Book 4 Page 151, and the southerly line of said 16 foot alley, and the northwesterly corner of said Lot 27 and Parcel 4;

Thence across said 16 foot alley, North 03 degrees 13 minutes 00 seconds East, 16.00 feet to an iron pin set at the intersection of the easterly line of said 16 foot alley, and the northerly line of said 16 foot alley, and being the southwest corner of Lot 26 of said Plat Book 4 Page 151 and Parcel 3 of said Instrument Number 200810080150639;

Thence along the southerly line of said Lot 26 and Parcel 3 and the northerly line of said 16 foot alley, South 86 degrees 33 minutes 29 seconds East, 105.00 feet to an iron pin set at the intersection of the westerly line of said Grant Avenue and the northerly line of said 16 foot alley, and the southeasterly corner of said Lot 26 and Parcel 3;

Thence across the said 16 foot alley and along the westerly line of said Grant Avenue, South 03 degrees 13 minutes 00 seconds West, 16.00 feet to an iron pin set, said pin being the POINT OF BEGINNING, containing 0.039 acres (1,680 s.f.).

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" long, with a yellow plastic cap inscribed "EP Ferris Surveyor 8342".

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The west right-of-way line of Grant Avenue has an assumed bearing of North 03 degrees 13 minutes 00 seconds East is designated as "basis of bearings" for this description.

This description is based on a field survey by E.P. Ferris and Associates on August 14, 2017.

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris and Associates, Inc. on August 18, 2017.

Section 2. That the above referenced real property shall be considered excess road right-of-way and the public rights therein shall terminate upon the Director's execution and delivery of said quit claim deed to the grantee thereof.

Section 3. That the \$2,016.00 to be received by the City as consideration for the sale of this right-of-way shall be deposited in Fund 7748, Project P537650.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.