



Legislation Text

File #: 1086-2018, **Version:** 1

1. BACKGROUND:

In 1947, pursuant to Ordinance 383-47, the City of Columbus vacated a portion of Broderick Street between the east right-of-way line of May Avenue and the west right-of-way line of Anson Street and reserved a utility easement for existing utilities. The Department of Public Service recently received a request from Gravity Project, LLC, an Ohio limited liability company, asking that the City release the reserved easement over this area to clear title and allow the redevelopment of the site with a mixed-use, 5 story building and a 564 space parking garage. After receipt of this request the Department of Public Service Division of Infrastructure Management verified with all the public and private utility companies that there are no public utilities or need for this easement located within the requested area, and that they have no objections to this portion of the easement being released. The following legislation authorizes the Director of the Department of Public Service to execute those documents necessary to release the portions of easement described below and attached exhibit to allow the redevelopment of the real property.

2. FISCAL IMPACT

The City will receive a total of \$500.00, to be deposited in Fund 7748, Project P537650, for releasing of the easement so the property can be redeveloped.

To authorize the Director of the Department of Public Service to execute those documents necessary to release the utilities easement for a portion of Broderick Street between the east right-of-way line of May Avenue and the west right-of-way line of Anson Street to allow a clear title for Gravity Project, LLC to redevelop the site. (\$0.00)

WHEREAS, in 1947, pursuant to Ordinance 383-47, the City of Columbus vacated a portion of Broderick Street between the east right-of-way line of May Avenue and the west right-of-way line of Anson Street and reserved a utility easement for existing utilities; and

WHEREAS, the Department of Public Service recently received a request from Gravity Project, LLC, an Ohio limited liability company, asking that the City release the reserved easement over this area to clear title and allow the redevelopment of the site; and

WHEREAS, the Department of Public Service Division of Infrastructure Management verified with all the public and private utility companies that there are no public utilities, or need for this easement, located within the requested area and that they have no objections to this portion of the easement being released; and

WHEREAS, the Director of the Department of Public Service will need to execute documents necessary to release the easement areas as described below and attached exhibit to allow the redevelopment of the real property; **NOW**

THEREFORE

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

Section 1. To authorize the Director of the Department of Public Service to execute those documents approved by the Real Estate Division, City Attorney's Office, to release the portion of easement areas as described below and in the attached exhibit to allow the transfer of the real property:

Easement Areas to be released:

0.203 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1393 and being out of that 4.423 acre tract conveyed to The Gravity Project, LLC by deed of record in Instrument Number 201702280027715 and being part of Vacated Broderick Street (Ordinance Number 383-47) of “Ridgway’s Addition” as recorded in Plat Book 1, Page 126 (all references are to the records of the Recorder’s Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an iron pin set at the northeasterly corner of Lot 34 of said “Ridgway’s Addition”, the intersection of the southerly right-of-way line of said Vacated Broderick Street and the westerly right-of-way line of Vacated Anson Street (Ordinance Number 0273-2017, formerly Vine Street);

thence South 81° 15’ 40” West, with the southerly line of said Vacated Broderick Street, the northerly lines of Lots 34, 35, 36, 37, 38 and 39 of said “Ridgway’s Addition”, a distance of 267.45 feet to an iron pin set in the easterly right-of way line of May Avenue (40 feet wide, formerly Acorn Street), the northwesterly corner of said Lot 39;

thence North 09° 08’ 46” West, with the easterly right-of-way of said May Avenue and in the westerly line of said Vacated Broderick Street, a distance of 33.00 feet to an iron pin set in the northerly right-of-way line of said Vacated Broderick Street, the southwesterly corner of Lot 52 of said “Ridgway’s Addition”;

thence North 81° 15’ 40” East, with the northerly right-of-way line of said Vacated Broderick Street, the southerly lines of Lots 52, 53, 54, 55, 56 and 57 of said “Ridgway’s Avenue”, a distance of 267.64 feet to an iron pin set in the westerly right-of-way of said Vacated Anson Street, the southeasterly corner of Lot 57 of said “Ridgway’s Addition”;

thence South 08° 48’ 44” East, with the westerly right-of-way line of said Vacated Anson Street and in the easterly line of said Vacated Broderick Street, a distance of 33.00 feet to the *Point of Beginning*, containing 0.292 acre.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NRS2007). A bearing of South 81° 06’ 22” West was held for the northerly right-of-way line of Broad Street between Anson Street and May Avenue.

This description is based on documents of record, prior plats of survey and observed evidence located by actual field surveys performed in January 2016 and February 2017.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SECTION 2. That the Department of Public Service receive \$500.00 for releasing the easement, 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.