



Legislation Text

File #: 0805-2020, Version: 1

1. BACKGROUND

Pursuant to Ordinance numbers 1442-63, 1843-97, and 827-57, the City agreed to transfer a number of streets and alleys ("right-of-way") to various owners over the years to allow the parcels to be combined by the County Auditor's Office for a future project. Within the above mentioned ordinances the City retained easements for existing utilities. The Department of Public Service recently received a request from CHI Franklinton, LP, the current owner of the properties, asking that the City release the reserved easements over these areas to clear title and allow the site to be redeveloped. The project is known as Cover My Meds and planned to consist of 312,782 square feet of office building, surface parking lot, and garage with an estimated cost of \$100,000,000.00. 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 the portion of the easements being released. The following legislation authorizes the Director of the Department of Public Service to execute those documents necessary to release these easements as described and depicted on the attached exhibits. The City will receive a total of \$500.00 to be deposited in Fund 7748, project P537650, for release of the easements so the title can be cleared and land redeveloped.

2. Fiscal Impact

No City funds will be required for the release of the easements. The City will receive a total of \$500.00 to be deposited in Fund 7748, project P537650, for releasing the easements.

To authorize the Director of the Department of Public Service to execute those documents necessary to release easements in the vicinity of Hartford Avenue and John Street as requested by CHI Franklinton, LP, for their Cover My Meds project. (\$0.00)

WHEREAS, Pursuant to Ordinance numbers 1442-63, 1843-97, and 827-57, the City agreed to transfer various streets and alleys ("right-of-way") to various owners over the years to allow the parcels to be combined by the County Auditor's Office for a future project. Within the above mentioned ordinances the City retained easements for existing utilities; and

WHEREAS, the Department of Public Service recently received a request from CHI Franklinton, LP, the current owner of the properties, asking that the City release the reserved easements over these areas to clear title and allow the site to be redeveloped; and

WHEREAS, the project is known as Cover My Meds and is planned to consist of 312,782 square feet of office building, surface parking lot, and garage with an estimated cost of \$100,000,000.00; 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 these portions of the easements being released; and

WHEREAS, the City will receive a total of \$500.00 to be deposited in Fund 7748, project P537650, for release of the easements so the title can be cleared and land redeveloped; and

WHEREAS, the Director of the Department of Public Service is authorized to execute those documents necessary to release the easement areas as described below and on the attached exhibit to allow the area to clear title for this site;

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 to release the easements as described below and depicted on the attached exhibit and approved by the Real Estate Department, City Attorney's Office, to-wit:

Easement Area to be released:

0.242 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military District Survey Number 1393, being across that 1.055 acre tract as conveyed to CHI Franklinton, LP by deed of record in Instrument Number 201902210020129, across that portion of John Street as dedicated in that subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320 as released for sale by Ordinance Number 1843-97, those Alleys as dedicated by said Plat Book 10, Page 320 and as vacated by Ordinance Number 1442-63 and 827-57, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

BEGINNING at the intersection of the northerly right of way line of said John Street (50') and the easterly right of way line of Hartford Avenue (50') at the southwesterly corner of Lot 92 of said "Caputo's Addition No. 2" and in the westerly line of said 1.055 acre tract;

Thence South 85° 58' 19" East, across said 1.055 acre tract, with the southerly line of said Lots 90 thru 92 of said "Caputo's Addition No. 2" and the northerly line of said Vacated John Street, a distance of 97.12 feet to a point;

Thence North 40° 14' 11" East, continuing across said 1.055 acre tract, with the westerly line of said Vacated Alley, an easterly line of said Lot 90, a distance of 5.91 feet to a corner thereof;

Thence North 13° 33' 19" West, with an easterly line of said Lot 90, a distance of 9.48 feet to a point in a northerly line of said 1.055 acre tract and in the southerly line of that 2.288 acre tract as conveyed to OBM HQ, LLC by deed of record in Instrument Number 201902070015372;

Thence across said Vacated Alley, with the line common to said 1.055 acre tract and said 2.288 acre tract, with the arc of a curve to the right, having a central angle of 03° 50' 46", a radius of 230.00 feet, an arc length of 15.44 feet, a chord bearing of South 89° 53' 31" East and chord distance of 15.44 feet to the easterly line of said Vacated Alley;

Thence South 13° 33' 19" East, across said 1.055 acre tract and the westerly line of that 0.0389 and 0.677 acre tracts as conveyed to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, a distance of 209.66 feet to a southeasterly corner of said Vacated Alley, the northeasterly corner of Lot 44 of said "Caputo's Addition No. 2";

Thence North 85° 58' 19" West, across said 1.055 acre tract and with the southerly line of said Vacated Alley, with the northerly line of Lots 44 thru 48 of said "Caputo's Addition No. 2", a distance of 143.44 feet to the westerly line of said 1.055 acre tract, the easterly line of that tract conveyed to GFS Chemicals, Inc. by deed of record in Instrument Number 201705040060075;

Thence North 04° 00' 57" East, across said Vacated Alley, with the easterly line of said GFS Chemicals, tract, a distance of 15.00 feet to a southwesterly corner of Lot 87 of said "Caputo's Addition No. 2";

Thence South 85° 58' 19" East, across said 1.055 acre tract, with the northerly line of said Vacated Alley, the southerly line of Lots 87 thru 89, a distance of 118.00 feet to a point;

Thence North 45° 34' 17" East, with the easterly line of said Lot 89 and the westerly line of said Vacated Alley, a distance of 5.50 feet to a point;

Thence North 13° 33' 19" West, continuing across said 1.055 acre tract, and the westerly line of said Vacated Alley, the easterly line of said Lot 89, a distance of 121.56 feet to a northeasterly corner of said Lot 89;

Thence North 85° 58' 19" West, continuing across said 1.055 acre tract and with the northerly line of said GFS chemicals Inc. tract, with the southerly line of said Vacated John Street, the northerly line of said Lots 86 thru 89, a distance of 117.95 feet to the northwesterly corner of Lot 86 of said "Caputo's Addition No. 2", the easterly right of way line of said Hartford Avenue;

Thence North 04° 00' 57" East, with the westerly line of said 1.055 acre tract, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 0.242 acre, more or less.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

SECTION 2. That the City will receive a total of \$500.00 to be deposited in Fund 7748, project P537650, for release of the easements so the title can be cleared and land redeveloped.

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