File #: 2753-2025, **Version:** 1

1. BACKGROUND
To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant revocable encroachment easements to GWB Realty LLC, an Ohio Limited Liability Company, to allow a portion of their sign (0.001 acres) to remain on City property within existing right-of-way, at 7077 East Broad Street Columbus, Ohio 43068.

The Department of Public service is engaged in the Arterial - Broad Street - Outerbelt Street to Reynoldsburg-New Albany Road project. The project includes roadwork on SR 16 (East Broad Street) from Outerbelt Street to Reynoldsburg -New Albany Road to go from four to six lanes. Work will also include signal modifications at four locations, addition/extension of turn lanes at various intersections, median additions and/or revised drive configurations for access management, construction of shared use path on north side and sidewalk on south side, and lighting improvements.

The City of Columbus, Department of Public Service, received a request that the City grant a Revocable Encroachment Easement to allow a portion of their sign (0.001 acres) to remain on City property within existing right-of-way. The existing sign was identified to be encroaching into the right-of-way while reviewing the construction plans for the project. The existing sign is not impacting any functionality of the right-of-way. Granting these encroachment easements is needed in order for ODOT and the City of Columbus to clear the right-of-way for this project. The following ordinance authorizes the Director of the Department of Public Service to execute documents necessary to grant these encroachment easements for the proposed sign into the public right-of-way.

Ordinance 1658-2020 authorized the Director of Public Service, on behalf of the City of Columbus, to submit applications to and execute grant agreements with Mid-Ohio Regional Planning Commission (MORPC) for 2020 MORPC Attributable Funding funds for the E. Broad Street, Outerbelt Street to Reynoldsburg-New Albany Road project.

2. FISCAL IMPACT
There is no fiscal impact to grant this Revocable Encroachment Easement.

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant a Revocable Encroachment Easement to GWB Realty LLC to allow a portion of their sign to remain on City property within existing right-of-way at 7077 East Broad Street. ($0.00)

WHEREAS, a Revocable Encroachment Easement in the public rights-of-way was requested by the owner of the property located at 7077 East Broad Street Columbus, Ohio 43068; and

WHEREAS, the encroachments include the existing sign; and

WHEREAS, it has become necessary in the usual daily operations of the Department of Public Service to authorize the Director of Public Service to execute those documents necessary to grant encroachment easements to GWB Realty LLC, an Ohio Limited Liability Company in order to establish the necessary encroachment easements and prevent delay of acquisition related activities to continue towards clearing right-of-way for this project, to ensure the safety of the traveling public for the immediate preservation of the public health, peace, property, safety, and welfare; **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 those

documents necessary to grant the following described encroachment easements to GWB Realty LLC, an Ohio Limited Liability Company, and attached exhibits; to-wit:

PARCEL 76-ENC

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 4, Township 1 North, Range 16 West, United States Military Lands, being part of a 0.962 acre tract of land in the name of GWB REALTY, LLC, an Ohio limited liability company as described in Instrument Number 202207070099532, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 2526.68 feet to the northeasterly corner of a 4.087 acre tract of land in the name of the City of Columbus, Ohio as described in Instrument Number 199710300131356 and the northwesterly corner of said 0.962 acre tract, said corner being centerline Station 252+58.19;

Thence South 17°25'28" East, with the easterly line of said 4.087 acre tract, a distance of 50.66 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street),being the northeasterly corner of a 1.890 acre tract of land in the name of GILLIGAN OIL COMPANY, LLC, an Ohio limited liability company as described in Instrument Number 200608040153584, said corner being 50.00 feet right of centerline Station 252+66.36;

Thence North 81°51'39" East, with said southerly Right-of-Way line, a distance of 109.64 feet to a point being 50.00 feet right of centerline Station 253+76.00, and referenced by iron pipe with cap "EMH&T," found North 74°18'55" East, a distance of 0.19 feet, and said point being the **True Place of Beginning** for the tract of land herein described;

Thence through the Right-of-Way of said State Route 16 (East Broad Street), the following three (3) courses:

1) **North 08°08'21" West**, a distance of **5.00 feet** to a point being 45.00 feet right of centerline Station 253+76.00;

2) **North 81°51'39" East**, a distance of **10.00 feet** to a point being 45.00 feet right of centerline station 253+86.00;

3) **South 08°08'21" East**, a distance of **5.00 feet** to a point in said southerly Right-of-Way line, being 50.00 feet right of centerline Station 253+86.00;

4) Thence **South 81°51'39" West,** with said southerly Right-of-Way line, a distance of **10.00 feet** to the **True Place of Beginning**.

The above described area contains 0.001 acres, more or less.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA -16-7.79 centerline plat in Plat Book 29 Page 4.

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This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.