

VILLAGE OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 42 – 21

PASSED: October 11, 2021

AN ORDINANCE ACCEPTING RIGHT OF WAY FROM REDWOOD OBETZ GROVEPORT ROAD OH P1 LLC BY SPECIAL WARRANTY DEED AND DECLARING AN EMERGENCY

WHEREAS, Redwood is a multi-family residential development within the corporate limits of the Village of Obetz; and,

WHEREAS, additional right of way has been requested by the Village of Obetz as a part of the development; and,

WHEREAS, Redwood Obetz Groveport Road OH P1 LLC desires to transfer said 2.393 acres of right of way to the Village of Obetz by special warranty deed; and,

WHEREAS, Franklin County Engineer has reviewed and approved the legal description, attached hereto as Exhibit A and incorporated by reference, for the right of way;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO THAT:

Section 1. A special warranty deed may be used to accept the transfer of 2.393 acres of right of way from Redwood Obetz Groveport Road OH P1 LLC to the Village of Obetz.

Section 2. This Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to transfer the right of way prior to the start of construction; WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 11 day of October, 2021.

ATTESTS:

Stacey Boumies
Stacey Boumies, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Derek Varney
Derek Varney, Council President Pro Tem

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APPROVED AS TO FORM

Eugene Hollins

Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 42-21 was duly posted at 3:00 pm (time) on the 18 day of October, 2021, at the Obetz Government Center, Obetz Community Center, and Obetz Athletic Club, as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

10/18/21
Date

EXHIBIT "A"

DESCRIPTION OF 2.393 ACRES

Situated in the State of Ohio, County of Franklin, Madison Township, City of Groveport, Village of Obetz, being in the Southeast Quarter of Section 19, Township 11 North, Range 21 West of Matthew's Survey of the Congress Lands East of the Scioto and being part of that **24.959** acre tract as conveyed to Redwood Obetz Groveport Road OH P1 LLC, an Ohio Limited Liability Company by the instruments filed as **Instrument Numbers 202106280112521 & 202106280112522**, (all records referenced herein are to the records of the Franklin County Recorder's office unless otherwise stated), and being more particularly described as follows:

BEGINNING FOR REFERENCE at a bronze disk in a PVC encased concrete monument known Franklin County Geodetic Survey monument 5615, said monument being at the intersection of the centerline of right-of-way of Old Grove Port Road (R/W Varies - Public) and the centerline of right-of-way of Bixby Road (60' R/W - Public), being the southwest corner of the said 24.959 acre tract, being the south corner of that 2.69 acre tract as conveyed to Anne Wels, Trustee of her Declaration of Trust dated Dec. 2, 2005 by the instrument filed as Instrument Number 200512280272254, said disk being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northwest line of the said 24.959 acre tract, partially along the centerline of right-of-way of the said Bixby Road, the southeast line of the said of the said 2.69 acre tract, the southeast line of that 1.05 acre tract as conveyed to Bobblin M. Miller by the instruments filed as Instrument Numbers 201603250036356 & 201604110043380, the southeast line of that 0.09 acre tract as conveyed to Keith A. Guiler by the instrument filed as Official Record volume 16180, page G04, and along the southeast line of that 0.406 acre tract as conveyed to Mark Smith by the instrument filed as Instrument Number 200810310161025, **North 55 degrees 21 minutes 38 seconds East for a distance of 648.41 feet to a ¾" iron pipe found** (passing Franklin County Geodetic Monument 2176 at a distance of 433.44 feet), said pipe being on the north line of the said Southeast Quarter of Section 19, at the northeast corner of the said 0.406 acre tract, at the northwest corner of the said 24.959 acre, and on the south line of Bixby Ridge Subdivision Phase 1 as recorded in Plat Book volume 89, page 65;

Thence along the said north line of the Southeast Quarter of Section 19, the north line of the said 24.959 acre tract, and the south line of that 1.343 acre tract as conveyed to Thomas E. Werner by the instruments filed as Instrument Numbers 201905080053470 & 201503200035463, **South 85 degrees 40 minutes 28 seconds East for a distance of 108.05 feet to an iron pin set;**

Thence along the proposed easterly right-of-way line of Bixby Road, crossing through the said 24.959 acre tract and along a line parallel to and 40 feet measured perpendicularly from the centerline of right-of-way of Bixby Road, for the following three (3) courses:

1. **South 65 degrees 51 minutes 04 seconds West for a distance of 71.38 feet to an iron pin set;**
2. **South 59 degrees 04 minutes 41 seconds West for a distance of 230.58 feet to an iron pin set;**
3. **South 55 degrees 21 minutes 38 seconds West for a distance of 375.61 feet to an iron pin set;**

Thence along the proposed northerly right-of-way line of Groveport Road, continuing through the said 24.959 acre tract and along a line parallel to and 40 feet measured perpendicularly from the centerline of right-of-way of Groveport Road, **South 54 degrees 04 minutes 26 seconds East for a distance of 1300.86 feet to an iron pin set at a point of curvature;**

Thence continuing along the proposed northerly right-of-way line of Groveport Road and continuing through the said 24.959 acre tract along the arc of a curve to the left with a **Radius of 30.00 feet**, a Delta angle of **89 degrees 57 minutes 06 seconds**, an **Arc Length of 47.10 feet** and being subtended by a Long Chord which bears **North 80 degrees 57 minutes 01 seconds East for a distance of 42.41 feet to an iron pin set at a point of cusp** and on the westerly right-of-way line of Edinburgh Drive (R/W Varies - Public), and being on the westerly line of Bixby Grove Section 3 Phase 1 Subdivision as recorded in Plat Book volume 106, page 51;

Thence along the westerly line of the said Bixby Grove Section 3 Phase 1 Subdivision, the said westerly right-of-way line of Edinburgh Drive, **South 35 degrees 58 minutes 28 seconds West for a distance of 10.00 feet** to an iron pin set at a point of curvature;

Thence continuing along the westerly line of Bixby Grove Section 3 Phase 1 Subdivision, and along the said westerly right-of-way line of Edinburgh Drive along the arch of a curve to the right with a Radius of 30.00 feet, a Delta angle of 89 degrees 57 minutes 06 seconds, an Arc Length of 47.10 feet and being subtended by a Long Chord which bears **South 80 degrees 57 minutes 01 seconds West for a distance of 42.41 feet** to an iron pin set at a point of cusp at the intersection of the said westerly right-of-way of Edinburgh Drive and the existing northerly right-of-way of Groveport Road;

Thence along the said northerly right-of-way line of Groveport Road, **South 54 degrees 04 minutes 26 seconds East for a distance of 732.45 feet** to an iron pin set at a northeast corner of the said 24.959 acre tract, at the southeast corner of Reserve "A" of the said Bixby Grove Section 3 Phase 1 Subdivision, at the southeast corner of the said subdivision, and on the westerly line of that 4.603 acre tract as conveyed to Geneva M. Phillips by the instruments filed as Instrument Number 199905140123091 and Official Record volume 23632, page J11;

Thence along the easterly line the said 24.959 acre tract and the said westerly line of that 4.603 acre tract, **South 03 degrees 55 minutes 19 seconds West for a distance of 35.38 feet** to a Mag spike set at the southeast corner of the said 24.959 acre tract, at the southwest corner of the said 4.603 acre tract and being on the centerline of right-of-way of Groveport Road;

Thence along the southerly line of the said 24.959 acre tract and the said centerline of right-of-way of Groveport Road, **North 54 degrees 04 minutes 26 seconds West for a distance of 2108.58 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total of 2.393 acres, more or less, (1.931 acres of which are located within the present road occupied), broken out as follows:

1.931 acres being all of Franklin County Auditor's Parcel number **186-000182**
0.462 acres of which are located within Franklin County Auditor's Parcel number **186-002023**

The current source of title to the boundary herein described as of this writing recorded in **Instruments 202106280112521 & 202106280112522** in the records of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with cap stamped "ASI PS 8759"

Bearing described herein are based on North 54 degrees 04 minutes 26 seconds West for the centerline of right-of-way of Groveport Road, measured from Grid North referenced by Franklin County Geodetic Survey monuments 5610 and 5615, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint, Inc. in August of 2020 under his direct supervision.

American Structurepoint, Inc.


Andrew T. Jordan
Registered Professional Surveyor No. 8759



7-7-2021
Date

