

ORDINANCE C-72-13

AN ORDINANCE TO ACCEPT A CERTAIN PARCEL OF REAL ESTATE AND DEDICATE SUCH PARCEL FOR PUBLIC USE

WHEREAS, SAI Hotels LLC is the owner of real property located at the corner of Jackpot Road and Killdeer Drive (Parcel #040-008161); and

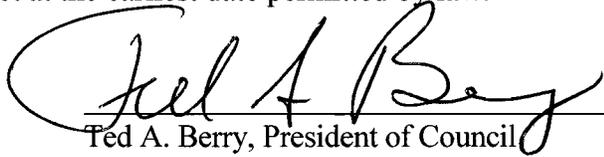
WHEREAS, as part of Resolution CR-27-13, this Council required the dedication of 0.0031 acres of land for public use; and

WHEREAS, "Exhibit A", attached hereto, sets forth the Quit Claim Deed to accomplish said dedication.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The City hereby accepts the parcel of real estate as set forth in "Exhibit A" and hereby dedicates said parcel of real estate for public use.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

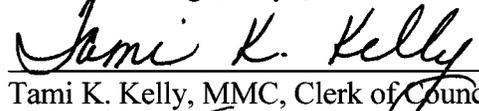

Ted A. Berry, President of Council

Passed: 11-04-13

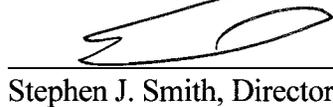

Richard L. Stage, Mayor

Effective: 12-04-13

Attest:


Tami K. Kelly, MMC, Clerk of Council

I certify this ordinance is correct as to form.


Stephen J. Smith, Director of Law

C-72-13
Exhibit 'A'

QUITCLAIM DEED

(Statutory Form – Ohio Revised Code Section 5302.11)

The SAI Hotels LLC, an Ohio limited liability company (the “Grantor”), having an address of 765 Russell Strausse Rd, Cookeville, TN 38501, for valuable consideration paid, hereby quitclaims, to the City of Grove City, Ohio, an Ohio municipal corporation (the “Grantee”), whose tax mailing address is 4035 Broadway, Grove City, Ohio 43123, the real property situated in the State of Ohio, County of Franklin, and being legally described on Exhibit "A", attached hereto and incorporated by this reference herein.

PRIOR INSTRUMENT REFERENCE: Instrument No. 201304180064121 in the Franklin County, Ohio Recorder’s Office.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the date set forth below.

SAI Hotels LLC (“Grantor”)

By: _____

Its: _____

Print Name: _____

State of Ohio :
: SS
County of Franklin :

BE IT REMEMBERED, that on this _ day of _____, 2013, before me, the subscriber, a Notary Public in and for said state, personally appeared _____, the _____ of SAI Hotels LLC, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his/her voluntary act and deed for and on behalf of said limited liability company.

Notary Public

SITE ENGINEERING
— Incorporated —
Civil Engineers & Surveyors

RECEIVED
7453 East Main Street
Reynoldsburg, OH 43068
phone: 614-759-9900
fax: 614-759-9902
email: siteeng@amtech.net
GC PLANNING COMMISSION

SEI FILE NO. 3485
JACKPOT ROAD AND KILLDEER DRIVE
GROVE CITY, OHIO

PROPOSED RIGHT-OF-WAY DESCRIPTION
August 5, 2013

Situated in the State of Ohio, County of Franklin, City of Grove City, (formerly Jackson Township) Virginia Military Survey No. 8231, being 0.0031 acres all out of that 1.212 acre tract of land described in a deed to NANUBHAI and MANJU PATEL of record in Official Record 22973E13 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) being part of Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 39, Page 105 said 0.0031 acres being more particularly described as follows:

Beginning, for reference, at an iron pin found capped "EMH&T" (flush with grade) on the easterly line of said Parcel No. 2, at the northeasterly corner of said 1.212 acre tract, being the southeasterly corner of that 0.378 acre tract described in a deed to The City of Grove City, Ohio of record in O.R. 24361A20 for KILLDEER DRIVE 50' right-of-way, and being the southwesterly corner of that 1.531 acre tract described in a deed to The City of Grove City, Ohio of record in Instrument No. 200209060221714;

Thence South $86^{\circ} 03' 47''$ West 327.04 feet, along the northerly line of said 1.212 acre tract and the southerly line of said 0.378 acre tract (KILLDEER DRIVE 50 feet wide) to a drill hole set at the True Point of Beginning, at the northwesterly corner of said 1.212 acre tract, on the easterly right-of-way line of Jackpot Road (60 feet wide, Plat Book 39, Page 105);

Thence North $86^{\circ} 03' 47''$ East 24.99 feet, along the northerly line of said 1.212 acre tract and the southerly line of said 0.378 acre tract (KILLDEER DRIVE 50 feet wide) to an iron pin set;

Thence southwesterly along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of $89^{\circ} 58' 32''$, an arc length of 39.26 feet, the chord of which bears South $41^{\circ} 04' 31''$ West 35.35 feet, to an iron pin set on the easterly right-of-way line of Jackpot Road (60 feet wide, Plat Book 39, Page 105);

Thence North $03^{\circ} 54' 45''$ West 24.99 feet, along the westerly line of said 1.212 acre tract and said easterly right-of-way line to the Point of Beginning, containing 0.0031 acres of land, more or less, subject to any easements, restrictions or right-of-ways of previous record.

NOTE: Bearings are used for the determination of angles only. For the purpose of this description, a bearing of South $01^{\circ} 43' 10''$ West was used on the easterly line of the parent 1.212 acre tract and all other bearings were calculated from this meridian. The iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "SITE ENG INC."

The above description was prepared from an actual field survey of the tract during January, 2009 and August 2013 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, p.s. 8-5-13
Mark A. Hazel Date
Professional Surveyor No. 7039



PRELIMINARY
APPROVAL
PENDING DEED
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 8/7/13 BY: JMS

SITE ENGINEERING, INC.

7453 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900

RECEIVED

AUG 16 2013

FILE # 3485
GC PLANNING COMMISSION
DATE: 7-5-13

Proposed R/W Data

- ① N86°03'47"E 24.99'
- ② R=25.00'
Δ=89°58'32"
A=39.26'
CB=S41°04'31"W
CH=35.35'
- ③ N03°54'45"W 24.99'

N

0' 60' 120'



GRAPHIC SCALE

The City Of Grove
City, Ohio
1.531 Ac.
Inst
#200209060221714

The City Of Grove City, Ohio
0.378 Ac.
O.R. 24361 A20

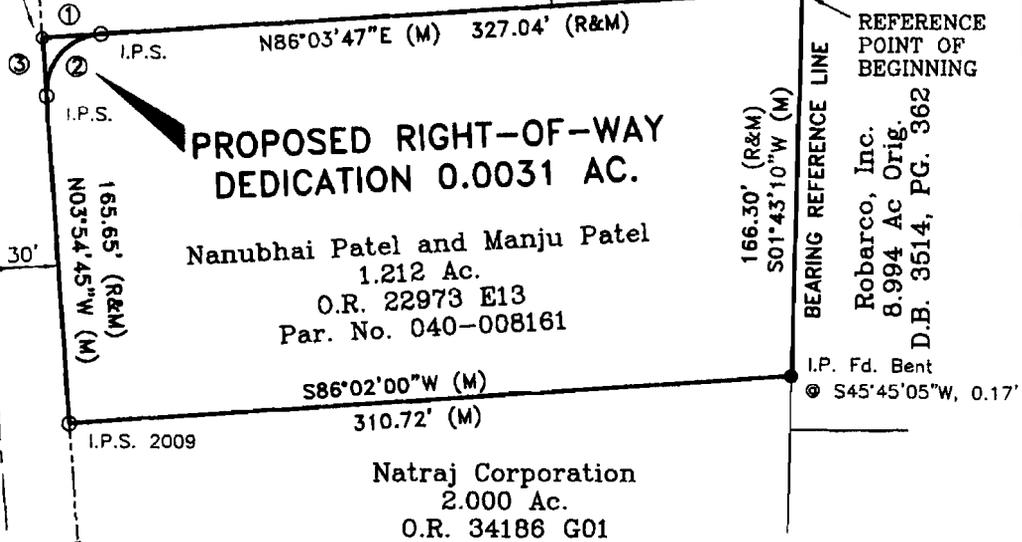
KILLDEER DRIVE (50')

I.P. Fd. Copped
EMH&T (flush)

REFERENCE
POINT OF
BEGINNING

Mag. Nail Fd.
POINT OF BEGINNING
DRILL HOLE SET 2009

JACKPOT ROAD
P.B. 39, PG. 105
(60')



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This plat was prepared from an actual field survey during January 2009 and August 2013 by Site Engineering, Inc. Bearings are used for the determination of angles only. For the purpose of this survey a bearing of S01°43'10" W was used on the easterly line of the parent 1.212 acre tract and all other bearings were calculated from this meridian. Iron Pins Set (I.P.S.) are 3/8" rebar, 30" long with yellow plastic caps stamped "SITE ENG INC".

SITE ENGINEERING, INC.

By Mark A. Hazel, Jr. 8-14-13
Professional Surveyor No. 7039

