

RESOLUTION NO. CR-28-99

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO TAKE ANY AND ALL NECESSARY ACTIONS TO CONVEY CERTAIN REAL PROPERTY TO THE GROVE CITY COMMUNITY IMPROVEMENT CORPORATION

WHEREAS, the City of Grove City currently owns certain real property located at or about the intersection of Broadway and Parlin Drive, and at the intersection of Broadway and Harrisburg Station Lane, as more specifically shown in Exhibit "A"; and

WHEREAS, the aforementioned parcels of real property are not required by the City of Grove City for its purposes and that conveyances of the aforementioned parcels of real property to the Grove City Community Improvement Corporation will promote the welfare of the people of the City of Grove City, stabilize the economy, provide employment and assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of the City of Grove City, and to provide additional opportunities for their gainful employment; and

WHEREAS, the City of Grove City is authorized, pursuant to the Ohio Revised Code - Section 1724.10 to enter into an agreement with a properly organized community improvement corporation for the conveyance of such property to promote such purposes.

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

SECTION 1. This Council hereby authorizes the City Administrator to enter into agreements with the Grove City Community Improvement Corporation, and take all other necessary actions to convey the aforementioned parcels of real property, in fee simple, to the Grove City Improvement Corp., including any and all terms the City Administrator deems appropriate and so long as the agreements contain reverter clauses which provide that if the third party purchasing the parcel of real property from the Grove City Community Improvement Corporation has not received the approvals from the City of Grove City of a development for the parcel of real property, including approval by this City Council, within twenty-four (24) months from the date of transfer from the Grove City Community Improvement Corporation to such third party, the parcel of real property will revert to the Grove City Community Improvement Corporation.

SECTION 2. If the aforementioned parcels of real property are sold by the Grove City Community Improvement Corp. at a price in excess of the considered received by the City of Grove City from the Grove City Community Improvement Corp., such excess shall be paid to the City of Grove City after deducting therefrom the costs of acquisition and sale by the Grove City Community Improvement Corp., taxes assessments, costs of maintenance, costs of improvements, and a reasonable service fee as determined by the Grove City Community Improvement Corp.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Arthur L. Eversman, Jr. Temp. Chair
Michael Milovich, Jr., President of Council

Cheryl L. Grossman
Cheryl L. Grossman, Mayor

Tami K. Kelly
Tami K. Kelly, CMC/AAE, Clerk of Council

Thomas R. Clark
Thomas R. Clark, Director of Law

Passed: 4-19-99
Effective: 4-19-99

Attest:

I Certify that this resolution is correct as to form.

Exhibit A

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 1388 AND BEING ALL OF THOSE 0.335, 13.354 AND 1.182 ACRE TRACTS AS CONVEYED TO CASTO BROADWAY LIMITED, ET AL (3) BY DEEDS OF RECORD IN INSTRUMENT NUMBERS 199909270242994 AND 199910040248227, ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT MARKING THE INTERSECTION OF THE CENTERLINE SURVEY OF NORTH BROADWAY (U.S. 62) AND THE CENTERLINE OF PARLIN DRIVE, SAID INTERSECTION BEING STATION 64 PLUS 91.49 OF A CENTERLINE SURVEY OF U.S. ROUTE 62, AS RECORDED IN DEED BOOK 65, PAGE 57;

THENCE NORTH 29 DEG. 11' 36" EAST ALONG THE CENTERLINE OF SAID U.S. 62, A DISTANCE OF 173.34 FEET TO A POINT;

THENCE SOUTH 87 DEG. 34' 08" EAST, A DISTANCE OF 47.60 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 62, BEING THE NORTHWESTERLY CORNER OF THAT 0.852 ACRE TRACT AS CONVEYED TO JOHN W. AND PATRICIA CRAWFORD BY DEED OF RECORD IN OFFICIAL RECORD 2981, PAGE C14, SAID IRON PIN ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES;

NORTH 29 DEG. 11' 36" EAST, A DISTANCE OF 328.74 FEET TO AN IRON PIN SET;

SOUTH 60 DEG. 48' 24" EAST, A DISTANCE OF 30.00 FEET TO AN IRON PIN SET;

NORTH 29 DEG. 11' 36" EAST, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET;

NORTH 60 DEG. 48' 24" WEST, A DISTANCE OF 30.00 FEET TO AN IRON PIN SET; AND

NORTH 29 DEG. 11' 36" EAST, A DISTANCE OF 531.76 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISBURG STATION LANE, OF RECORD IN DEED BOOK 58, PAGE 33;

THENCE SOUTH 86 DEG. 47' 46" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 628.90 FEET TO AN IRON PIN SET IN THE WESTERLY LINE OF THAT 5.48 ACRE TRACT AS CONVEYED TO HICKMAN PROPERTIES I, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 199812230330317;

THENCE SOUTH 03 DEG. 06' 30" WEST, ALONG THE WESTERLY LINE OF SAID 5.48 ACRE TRACT AND THE WESTERLY LINE OF LOTS 111 THROUGH 119 OF THAT SUBDIVISION ENTITLED "PARLIN MANOR", OF RECORD IN PLAT BOOK 34, PAGES 10 AND 11 A DISTANCE OF 782.22 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF THOSE TRACTS AS CONVEYED TO REGENCY ARMS ASSOCIATES BY DEED OF RECORD IN OFFICIAL RECORD 4275, PAGE D05;

THENCE NORTH 87 DEG. 34' 08" WEST, ALONG THE NORTHERLY LINE OF SAID REGENCY ARMS ASSOCIATES TRACTS AND THE NORTHERLY LINE OF SAID 0.852 ACRE TRACT, A DISTANCE OF 1018.33 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 14.871 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD 83. CONTROL FOR BEARINGS WAS FROM MONUMENTS FRANK 25 AND FRANK 125, THE CENTERLINE OF HARRISBURG PIKE (U.S. 62) HAVING A BEARING OF NORTH 29 DEG. 11' 36" EAST, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT.

CR-28-99

Know all Men by these Presents

That The City of Grove City, Ohio, a municipal corporation of Franklin County, State of Ohio, for valuable consideration paid, grants to Heritage Glen, Ltd., whose tax-mailing address is c/o Casto Enterprises, 209 E. State Street, Columbus, Ohio 43215

the following real property:

See Exhibit A attached hereto and made a part hereof.

This deed is given for the purpose of extinguishing those certain reversionary rights reserved in Instrument No. 199910040248221, Recorder's Office, Franklin County, Ohio.

Parcel No. 040-4131 and 040-4132

Prior Instrument Reference: Instrument No. 199910040248221

Witness his hand this 16th day of December, 1999.

Signed and acknowledged in the presence of:

The City of Grove City, Ohio, a municipal corporation

Gene Metheney
WITNESS

By: Charles W. Boso, Jr.
Charles W. Boso, Jr., City Administrator

D. V. H.
WITNESS

By: _____

State of Ohio, } ss.
Franklin County,

Before me, a Notary Public

in and for said County and State, personally appeared the above named Charles W. Boso, Jr., City Administrator, on behalf of the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his voluntary and authorized act and deed on behalf of said corporation.

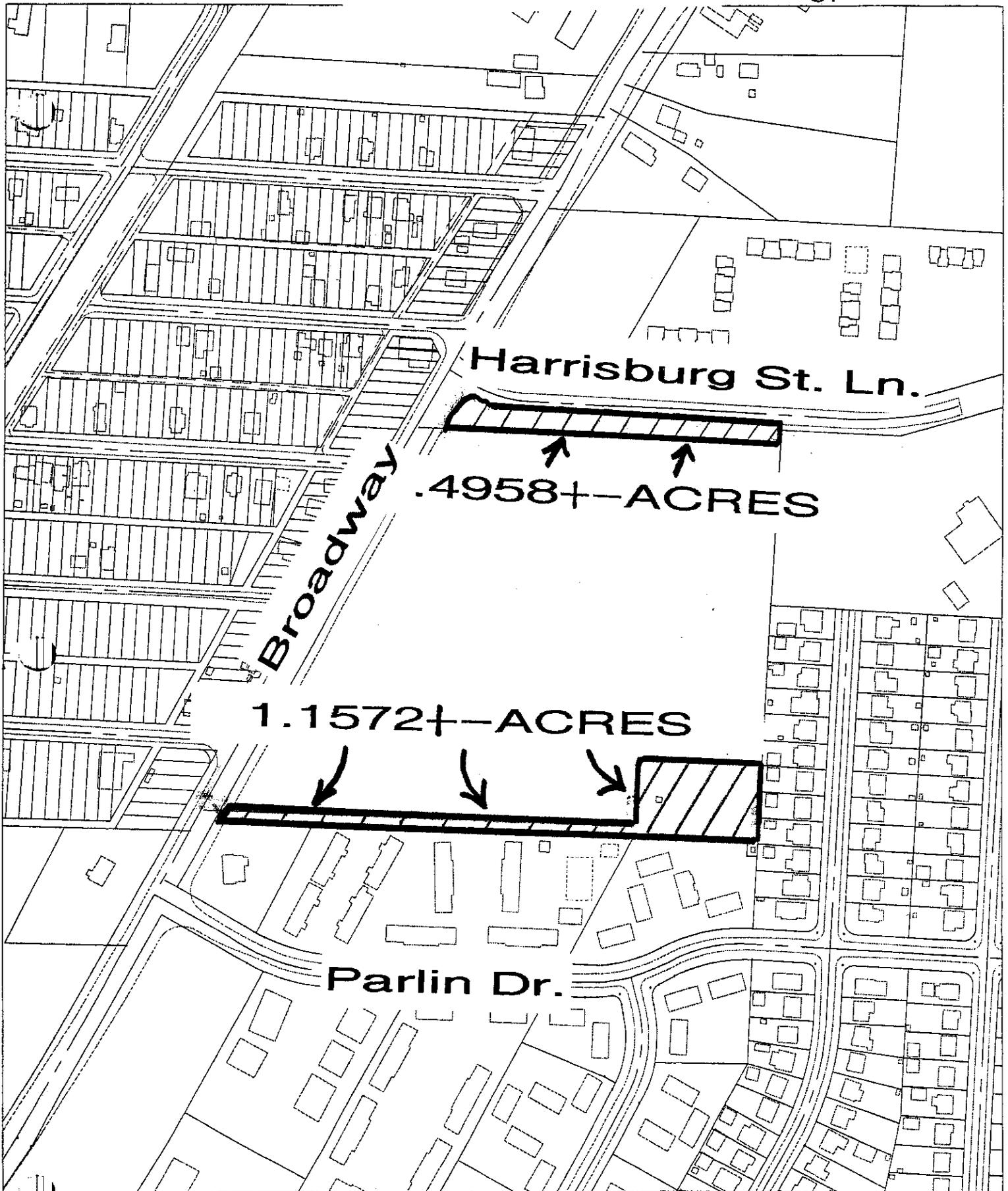
In Testimony whereof I have hereunto set my hand and official seal, this 16 day of December AD 1999



JEAN A. HAUGHN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 14, 2002
Notary Public

Jean A. Haughn

This Instrument was prepared by David A. Connor, Attorney at Law



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