

RESOLUTION NO. CR-58-92

A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE INTEREST IN CERTAIN LANDS FOR THE IMPROVEMENT OF COLUMBUS ST.

WHEREAS, the City of Grove City contemplates the improvement to Columbus Street; and

WHEREAS, it is necessary to exercise the right of eminent domain to acquire property for said improvement.

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

SECTION 1. This Council hereby deems it necessary and declares its intention for the purpose of improving Columbus Street to appropriate the fee simple interest in and to the premises described in Exhibits A, B, C, D, E, F, G, H, I, J and K attached hereto and made a part hereof. Said project pursuant to and in accordance with the Charter of the City of Grove City, Ohio and the Constitution and Laws of the State of Ohio.

SECTION 2. The Mayor be and is hereby authorized to cause written notice of the passage of this resolution be given to the owners, persons in possession of, or having an interest of record in the above described premises and said notice shall be served according to law by such person designated for that purpose by the mayor and to make return of service of notice in the manner provided by law.

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

Brian L. Buzby

Brian L. Buzby, President of Council

Richard L. Stage

Richard L. Stage, Mayor

Passed: 10/19/92
Effective: 10/19/92

Attest: *Jami K. Kelly*

Tami K. Kelly, Clerk of Council

I Certify that this resolution is correct as to form.

Thomas R. Clark

Thomas R. Clark, Director of Law

Exhibit "A"
0.057 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1388 and being 0.057 acre of that 0.358 acre tract as conveyed to Doris Louise and Dudley M. Steele by deed of record in Official Record 12088G09, all references being to records of the Recorder's Office, Franklin County Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the existing centerline of Columbus Street at Grantor's southwesterly corner, said point being located 1.70 feet southerly from the proposed centerline of Columbus Street;

thence North 7° 09' 14" East, along the easterly right-of-way line of Orchard Land, being Grantor's westerly line (passing the existing right-of-way line at 20.00 feet), a distance of 31.70 feet to a point;

thence South 83° 46' 00" East, leaving Grantor's westerly line, being 30.00 feet northerly from and parallel with the proposed centerline of Columbus Street, a distance of 77.95 feet to a point in Grantor's easterly line, being the westerly line of that 0.276 acre tract as conveyed to Ronald A. and Karen C. Rice by deed of record in Official Record 12088G09;

thence South 6° 54' 00" West, along Grantor's easterly line, being the westerly line of said 0.276 acre tract (passing the existing right-of-way line at 11.70 feet), a distance of 31.70 feet to a point in the existing centerline of Columbus Street;

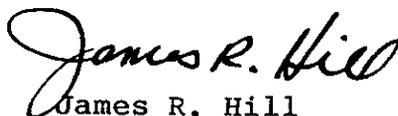
thence North 83° 46' 00" West, along the existing centerline of said Columbus Street, being 1.70 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 78.05 feet to the place of beginning, containing 0.057 acre of land of which 0.036 acre lies within the present right-of-way, leaving a net acreage of 0.021 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of North 83° 46' 00" West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

Exhibit "B"
0.044 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1388 and being 0.044 acre of that 0.276 acre tract as conveyed to Ronald A. and Karen C. Rice by deed of record in Deed Book 3043, Page 261, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at a point in the existing centerline of Columbus Street at Grantor's southwesterly corner being the southeasterly corner of that 0.358 acre tract as conveyed to Doris Louise and Dudley M. Steele, said point being located 1.70 feet southerly from the proposed centerline of said Columbus Street;

thence North 6° 54' 00" East, along Grantor's westerly line (passing the existing right-of-way line at 20.00 feet), a distance of 31.70 feet to a point;

thence South 83° 46' 00" East, being 30.00 feet northerly from and parallel with the proposed centerline of said Columbus Street, a distance of 60.00 feet to a point in Grantor's easterly line, being the westerly line of that 0.345 acre tract as conveyed to George P. and Joyce G. Reyburn;

thence South 6° 54' 00" West, along Grantor's easterly line, being the westerly line of said 0.345 acre tract (passing the existing northerly right-of-way line of said Columbus Street at 11.70 feet), a distance of 31.70 feet to a point in the existing centerline of said Columbus Street;

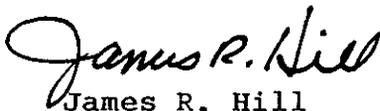
thence North 83° 46' 00" West, along the existing centerline of said Columbus Street, being 1.70 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 60.00 feet to the place of beginning, containing 0.044 acre of land of which 0.028 acre lies within the present right-of-way, leaving a net acreage of 0.016 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of North 83° 46' 00" West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

Exhibit "C"

0.054 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Parcel "A" and "B", Henrietta Gladman's Addition" and being 0.054 acre of that tract of land as conveyed to George P. and Joyce G. Reyburn by deed of record in Official Record 2009B01, all references being to records of the Recorder's Office, Franklin County, Ohio being more particularly bounded and described as follows:

Beginning at a point in the existing centerline of Columbus Street at Grantor's southwesterly corner, being the southeasterly corner of that tract of land as conveyed to Ronald A. and Karen C. Rice by deed of record in Deed Book 3043, Page 261, said point also being located located 1.70 feet southerly from the proposed centerline of said Columbus Street;

thence North 6° 54' 00" East, along Grantor's westerly line, being the easterly line of said Rice tract, (passing the existing right-of-way line at 25.00 feet) a distance of 31.70 feet to a point;

thence South 83° 46' 00" East, leaving Grantor's westerly line and being 30.00 feet northerly from and parallel with the proposed centerline of said Columbus Street, a distance of 56.98 feet to an angle point;

thence South 83° 56' 10" East, being 30.00 feet northerly from and parallel with the existing centerline of Columbus Street, a distance of 18.10 feet to a point in Grantor's easterly line, being the westerly line of that tract as conveyed to Roy C. Harrington by deed of record in Deed Book 1664, Page 450;

thence South 6° 54' 00" West, along Grantor's easterly line, being said Harrington's westerly line (passing an iron pin in the existing right-of-way line at 5.00 feet) a distance of 30.00 feet to a point in the existing centerline of Columbus Street at Grantor's southeasterly corner;

thence North 83° 56' 10" West, along the centerline of Columbus Street, a distance of 17.70 feet to a point at the centerline intersection of Haughn Road;

thence South 6° 37' 49" West, along the centerline of said Haughn Road, a distance of 1.70 feet to a point in the existing centerline of Columbus Street west of Haughn Road;

Continued

0.054 Acre Parcel

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thence North 83° 46' 00" West, along the existing centerline of Columbus Street, being 1.70 feet southerly from and parallel with the proposed centerline of Columbus Street, a distance of 57.38 feet to the place of beginning containing 0.054 acre of land, of which 0.043 acre lies within the present right-of-way leaving a net acreage of 0.011 acre of land more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Bearings are based on a Meridian in a bearing system in which the Centerline of Columbus Street has a bearing of North 83° 56' 10" West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

James R. Hill

James R. Hill
Registered Surveyor No. 6919

Exhibit "D"

0.102 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in part of Parcels "B", "C", "D" and "E" of that subdivision entitled "Henrietta Gladman's Addition" and being 0.102 acre of said Parcels as conveyed to Roy C. Harrington by deeds of record in Deed Book 1591, Page 50 and Deed Book 1664, Page 450, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of Columbus Street at Grantor's southwesterly corner, said point being the westerly line of the easterly half of said Parcel "B";

thence North $6^{\circ} 54' 00''$ East, leaving the centerline of said Columbus Street, being along Grantor's westerly line (passing an iron pin on the existing right-of-way line at 25.00 feet), a distance of 30.00 feet to a point;

thence South $83^{\circ} 56' 10''$ East, crossing Grantor's property, being 30.00 feet northerly from and parallel with the centerline of said Columbus Street, a distance of 147.95 feet to a point in Grantor's easterly line, being the easterly line of the west half of said Parcel "E";

thence South $6^{\circ} 14' 21''$ West, along Grantor's easterly line (passing the existing right-of-way line of said Columbus Street at 5.00 feet), a distance of 30.00 feet to a point in the centerline of Columbus Street at Grantor's southeasterly corner;

thence North $83^{\circ} 56' 10''$ West, along the centerline of said Columbus Street, a distance of 148.30 feet to the place of beginning, containing 0.102 acre of land of which 0.085 acre lies within the present right-of-way of said Columbus Street, leaving a net area of 0.017 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of North $83^{\circ} 56' 10''$ West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

Exhibit "E"

0.050 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Parcel "E" and "F", Henrietta Gladman's Addition" and being 0.050 acre of that tract of land as conveyed to H. Virginia Akers by deed of record in Official Record 14265J12, all references being to records of the Recorder's Office, Franklin County, Ohio being more particularly bounded and described as follows:

Beginning at a point in the centerline of Columbus Street at Grantor's southwesterly corner, being the southeasterly corner of that tract of land as conveyed to Roy C. Harrington by deeds of record in Deed Book 1664, Page 450 and Deed Book 1591, Page 50, said point also being the southwesterly corner of the easterly half of said Parcel "E";

thence North 6° 14' 21" East, along Grantor's westerly line, being the easterly line of said Harrington tract, a distance of 30.00 feet to a point;

thence South 83° 56' 10" East, leaving Grantor's westerly line and being 30.00 feet northerly from and parallel with the centerline of said Columbus Street, a distance of 72.41 feet to a point in Grantor's easterly line, being the westerly line of that 0.331 acre tract as conveyed to said H. Virginia Akers by deed of record in Official Record 14265J14;

thence South 6° 14' 21" West, along Grantor's easterly line, being the westerly line of said 0.331 acre tract, a distance of 30.00 feet to a point in the centerline of Columbus Street at Grantor's southeasterly corner;

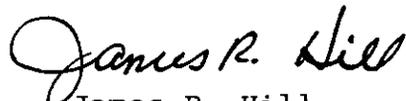
thence North 83° 56' 10" West, along the centerline of said Columbus Street, a distance of 72.41 feet to the place of beginning containing 0.050 acre of land of which 0.046 acre lies within the present right-of-way of said Columbus Street, leaving a net acreage of 0.004 acre of land more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Bearings are based on a Meridian in a bearing system in which the Centerline of Columbus Street has a bearing of North 83° 56' 10" West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

Exhibit "F"

0.039 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being 0 039 acre of that 0.276 acre tract as conveyed to Russell and Lavon Roberts by deed of record in Deed Book 1084, Page 525, all references being to records of the Recorder's Office, Franklin County, Ohio, being more particularly bounded and described as follows:

Beginning at a point in the existing centerline of Columbus Street at Grantor's northwesterly corner, also being the northeasterly corner of that 0.235 acre tract as conveyed to Pearl Josephine Kegg by deed of record in Deed Book 1674, Page 478, said point being located 1.70 feet southerly from the proposed centerline of said Columbus Street;

thence South $83^{\circ} 46' 00''$ East, along the existing centerline of Columbus Street, being 1.70 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 60.00 feet to a point at Grantor's northeasterly corner, being the northwesterly corner of that 0.312 acre tract as conveyed to Thomas A. and Nancy A. Snashall by deed of record in Official Record 3126H04;

thence South $5^{\circ} 31' 34''$ West, along Grantor's easterly line, being the westerly line of said 0.312 acre tract (passing the existing right-of-way line at 20.00 feet), a distance of 28.30 feet to a point;

thence North $83^{\circ} 46' 00''$ West, leaving said easterly line and being 30.00 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 60.00 feet to a point in Grantor's westerly line, also being the easterly line of said 0.235 acre tract;

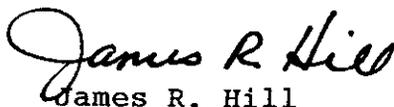
thence North $5^{\circ} 31' 34''$ East, along Grantor's westerly line, being the easterly line of said 0.235 acre tract (passing the existing right-of-way line at 8.30 feet), a distance of 28.30 feet to the place of beginning, containing 0.039 acre of land of which 0.028 acre lies within the present right-of-way, leaving a net acreage of 0.011 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of South $83^{\circ} 46' 00''$ East and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill

Registered Surveyor No. 6919

Exhibit "G"

0.045 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383, and being 0.045 acre of that 0.312 acre tract as conveyed to Thomas A. and Nancy A. Snashall by deed of record in Official Record 3126H04, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point at Grantor's northwesterly corner, said point also being the northeasterly corner of that 0.276 acre tract as conveyed to Russell and Lavon Roberts by deed of record in Deed Book 1084, Page 525, said point being in the present centerline of Columbus Street;

thence South $83^{\circ} 46' 00''$ East, along the present centerline of said Columbus Street, being 1.70 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 69.19 feet to a point at Grantor's northeasterly corner, said point also being the northwesterly corner of that 0.4257 acre tract as conveyed to James R. Lawrence by deed of record in Official Record 3126H02;

thence South $6^{\circ} 03' 58''$ West, along Grantor's easterly line, being the westerly line of said 0.4257 acre tract (passing the existing right-of-way line at 20.00 feet), a distance of 28.30 feet to a point;

thence North $83^{\circ} 46' 00''$ West, crossing Grantor's 0.312 acre tract, being 30.00 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 68.92 feet to a point in Grantor's westerly line, being the easterly line of said 0.276 acre tract;

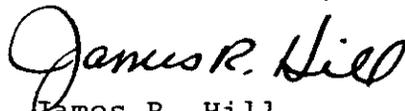
thence North $5^{\circ} 31' 34''$ East, along Grantor's westerly line, being the easterly line of said 0.276 acre tract, a distance of 28.30 feet to the place of beginning, containing 0.045 acre of which 0.032 acre lies within the present right-of-way of said Columbus Street, leaving a net area of 0.013 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of South $83^{\circ} 46' 00''$ East and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill

Registered Surveyor No. 6919

Exhibit "H"

0.069 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being 0.069 acre of that 0.4257 acre tract as conveyed to James R. Lawrence by deed of record in Official Record 3126 H02, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at Grantor's northwesterly corner in the existing centerline of Columbus Street, also being the northeasterly corner of that 0.312 acre tract as conveyed to Thomas A. and Nancy A. Snashall by deed of record in Official Record 3126H04, said point being located 1.70 feet southerly from the proposed centerline of said Columbus Street;

thence South 83° 46' 00" East, along Grantor's northerly line, being the existing centerline of said Columbus Street, and being 1.70 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 93.67 feet to a point at Grantor's northeasterly corner in the centerline of Haughn Road;

thence South 6° 37' 49" West, along Grantor's easterly line, being the centerline of said Haughn Road, a distance of 43.30 feet;

thence North 83° 46' 00" West, leaving said centerline and crossing Grantor's property, a distance of 25.00 feet to a point in the westerly right-of-way line of said Haughn Road;

thence North 6° 37' 49" East, along said westerly right-of-way line, a distance of 15.00 feet to a point;

thence North 83° 46' 00" West, being 30.00 feet southerly from and parallel with the proposed centerline of said Columbus Street, a distance of 68.39 feet to a point in Grantor's westerly line, being the easterly line of said Snashall 0.312 acre tract;

thence North 6° 03' 58" East, along Grantor's westerly line, being the easterly line of said 0.312 acre tract, a distance of 28.30 feet to the place of beginning containing 0.069 acre of which 0.056 acre lies within the present right-of-way leaving a net acreage of 0.013 acre of land more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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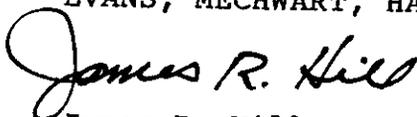
0.069 Acre Parcel

- Page Two -

The Bearings are based on a Meridian in a bearing system in which the Centerline of Columbus Street has a bearing of North 83° 56' 10" West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in cursive script that reads "James R. Hill". The signature is written in dark ink and is positioned above the printed name and title.

James R. Hill

Registered Surveyor No. 6919

Exhibit "I"
0.003 ACRE PARCEL

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Lot 1, "Gladman Addition", of record in Plat Book 24, Page 72 and being 0.003 acre of said Lot 1 as conveyed to Thomas R. Clark by deed of record in Official Record 17436J20, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at the northwesterly corner of said Lot 1, being at the intersection of the easterly right-of-way line of Haughn Road with the southerly right-of-way line of Columbus Street;

thence South $83^{\circ} 56' 10''$ East, along the northerly line of said Lot 1, being the southerly right-of-way line of Columbus Street, a distance of 15.00 feet to a point;

thence South $51^{\circ} 20' 50''$ West, crossing said Lot 1, a distance of 21.32 feet to a point in the easterly right-of-way line of Haughn Road, being the westerly line of said Lot 1;

thence North $6^{\circ} 37' 49''$ East, along the easterly right-of-way line of said Haughn Road, being the westerly line of said Lot 1, a distance of 15.00 feet to the place of beginning, containing 0.003 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of South $83^{\circ} 56' 10''$ East and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

JRH/mf

Exhibit "J"

0.003 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of lot 19, "Gladman Addition" of record in Plat Book 24, Page 72, being 0.003 acre of that tract as conveyed to G.C.I.M.I. Building Partnership by deed of record in Official Record 14165E04, all references being to records of the Recorder's Office, Franklin County, Ohio, being more particularly bounded and described as follows:

Beginning at the northeasterly corner of said lot 19, being at the intersection of the westerly right-of-way line of Gladman Avenue with the southerly right-of-way line of Columbus Street;

thence South $6^{\circ} 37' 49''$ West, along the westerly right-of-way line of said Gladman Avenue a distance of 15.00 feet to a point;

thence North $38^{\circ} 39' 10''$ West, leaving said right-of-way line and crossing said lot 19, a distance of 21.11 feet to a point in the southerly right-of-way line of said Columbus Street;

thence South $83^{\circ} 56' 10''$ East, along the southerly right-of-way line of said Columbus Street, a distance of 15.00 feet to the place of beginning containing 0.003 acre of land more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Bearings are based on a Meridian in a bearing system in which the Centerline of Columbus Street has a bearing of North $83^{\circ} 56' 10''$ West and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

James R. Hill

James R. Hill
Registered Surveyor No. 6919

Exhibit "K"

0.003 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Lot 20, "Gladman Addition" of record in Plat Book 24, Page 72 and being 0.003 acre of said Lot 20 as conveyed to William S. and E.T. Montoney by deed of record in Official Record 16464F17, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at the northwesterly corner of said Lot 20, being at the intersection of the easterly right-of-way line of Gladman Avenue with the southerly right-of-way line of Columbus Street;

thence South $83^{\circ} 56' 10''$ East, along the southerly right-of-way line of said Columbus Street, a distance of 15.00 feet to a point;

thence South $51^{\circ} 20' 50''$ West, leaving said right-of-way line and crossing said Lot 20, a distance of 21.32 feet to a point in the westerly line of said Lot 20, being the easterly right-of-way line of said Gladman Avenue;

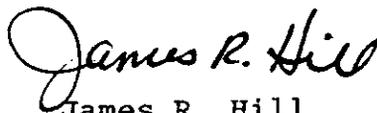
thence North $6^{\circ} 37' 49''$ East, along said easterly right-of-way line, a distance of 15.00 feet to the place of beginning, containing 0.003 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on a meridian in a bearing system in which the centerline of Columbus Street has a bearing of South $83^{\circ} 56' 10''$ East and should be used for the determination of horizontal angles only.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill
Registered Surveyor No. 6919

JRH/mf