

RESOLUTION NO. CR-58-94

A RESOLUTION TO RELEASE STORM SEWER AND SANITARY
EASEMENTS LOCATED IN THE TANGLEBROOK SUBDIVISION

WHEREAS, on October 4, 1993, this Council accepted by Resolution No. CR-53-93 the development plan for Tanglebrook, Reserve "B", a single-family subdivision, along with the recommendation from Planning Commission that the detention for this subdivision be redesigned; and

WHEREAS, a new detention basin for the Tanglebrook area has been designed and the existing storm and sanitary easements are no longer necessary.

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

SECTION 1. This Council hereby releases the storm sewer and sanitary easements upon the property described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. The Administrative Assistant is hereby authorized to sign the Quit Claim Deed on the City's behalf.

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

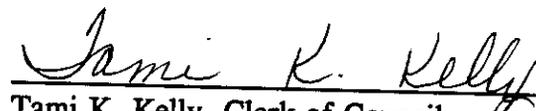

Cheryl L. Grossman, President of Council


Richard L. Stage, Mayor

Passed: 10-17-94

Effective: 10-17-94

Attest:


Tami K. Kelly, Clerk of Council

I Certify that this resolution is correct as to form.


Thomas R. Clark, Director of Law

CR-58-94

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EXHIBIT ADESCRIPTION OF 1.344 ACRES
(DETENTION BASIN EASEMENT, TANGLEBROOK SUBDIVISION)

Situated in the State of Ohio, County of Franklin, City of Grove City, Township of Jackson, and being of Virginia Military Survey No. 1383, and lying within the TANGLEBROOK SUBDIVISION PLAT as recorded in Plat Book 50, Page 1, 2 and 3, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin in the intersection of the centerline of Redwood Court; and the west property line of Reserve "B"; thence along said property line South $3^{\circ}43'17''$ West, a distance of 30.00 feet to the TRUE PLACE OF BEGINNING of this easement description;

Thence continuing along the west property line of Reserve "B" and the east property line of Lot Nos. 79 through 73, inclusive, South $3^{\circ}43'17''$ West, a distance of 510.00 feet to a point, said point being the southeast corner of Lot No. 73;

Thence along the south property line of Lot No. 73 North $86^{\circ}16'43''$ West, a distance of 115.00 feet to a point, said point being in the east right-of-way line of Demorest Road, and on the southwest corner of Lot No. 73;

Thence along the aforementioned east right-of-way line, and along the west property line of Lots Nos. 73 through 79, inclusive, North $3^{\circ}43'17''$ East, a distance of 490.00 feet to an iron pin;

Thence with a curve to the right having a radius of 20.00 feet, and a chord which bears North $48^{\circ}43'17''$ East, a distance of 28.28 feet to an iron pin;

Thence along the south right-of-way line of Redwood Court and the north property line of Lot No. 79, South $86^{\circ}16'43''$ East, a distance of 95.00 feet, returning to the TRUE PLACE OF BEGINNING of this easement description and containing 1.344 acres more or less, and being subject to all legal right-of-ways and recorded easements.

In the event, the above described DETENTION BASIN EASEMENT overlaps part(s) of an existing easement(s), it is not the intent to limit the use of the existing easement(s) in any manner.

PAUL V. PAVLIC

ATTORNEY AT LAW

**326 S. HIGH STREET, 2ND FLOOR
COLUMBUS, OHIO 43215
TELEPHONE 614-224-7883
FAX 614-224-4810**

September 13, 1994

Charles Boso
City of Grove City
4035 Broadway
P.O. Box 427
Grove City, Ohio 43123

RE: Original Tanglebrook Subdivision and new Tanglebrook B Subdivision

Dear Mr. Boso:

I represent Tanglebrook B Venture, the developer of the new Tanglebrook B Subdivision in Grove City. Tanglebrook B Subdivision was originally Reserve "B" in original Tanglebrook. The City of Grove City maintained a hold on lots 73 through 79 of original Tanglebrook for the purpose of a detention basin easement. However, at such time as a defined retention basin area was developed in conjunction with Tanglebrook B Subdivision, then the retention basin easement would be relocated from Lots 73 through 79 to the designated detention basin. Tanglebrook B Subdivision, which is a filed Plat contains 34 building lots and a Reserve "A". The Reserve "A" is the new detention basin for the Tanglebrook Area. The legal description for the Reserve "A" is:

Situated in the state of Ohio, in the County of Franklin, and in the City of Grove City: being Reserve "A", of Tanglebrook B Subdivision, as the same is numbered, delineated, and described of Record in Plat Book 80, page 57, in the Office of the Recorder of Franklin County Ohio.

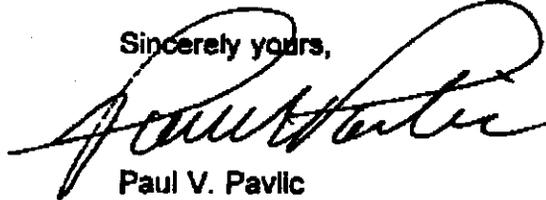
I understand that the developer is prepared to deed the Reserve "A" detention area to the City of Grove City for the retention basin, and Grove City will be releasing the original easement on Lots 73 through 79 of original Tanglebrook.

Enclosed is a quit claim deed (release of easement) for your review.

We anticipate that the actual development of Tanglebrook B Subdivision will commence the week of September 12th. The development includes the installation of streets and sewers, as well as the detention basin.

If you require that I prepare the deed from the developer to the City of Grove City for transfer of the detention basin, let me know. Also, let me know if you need anything else with respect to release of the original detention basin easement (Lots 73-79).

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Paul V. Pavlic".

Paul V. Pavlic

PVP/mdm
Enclosure

**Quit Claim Deed
(Release of Easement)**

The City of Grove City, for valuable consideration paid, grants to Tanglebrook B Venture, an Ohio Joint Venture Partnership, all of its interest in and to real estate containing approximately 1.344 acres, being formally described on the attached Exhibit "A", and also being known as Lot Numbers 73, 74, 75, 76, 77, 78, and 79 of Tanglebrook Subdivision, Grove City, Franklin County, Ohio, Plat Book 50, pages 1, 2, and 3. It is the intent and purpose of this Quit Claim Deed to extinguish, cancel, and release any interest of the City of Grove City in and to said real estate, including, but not being limited to an Easement for the construction, operation and maintenance of storm drainage facilities for the detention of storm water, said easement being recorded in Volume 3656, page 555, in the Office of the Recorder of Franklin County, Ohio.

Prior Instrument of Reference: Official Record Volume 14998J15, Franklin County, Ohio.

IN WITNESS WHEREOF, this Quit Claim Deed and Release of Easement has been executed by the City of Grove City this _____ day of _____, 1994.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
(WITNESSES)

CITY OF GROVE CITY

Printed Name: _____

By: _____

Printed Name: _____

STATE OF OHIO, COUNTY OF FRANKLIN, ss

The foregoing instrument was acknowledged before me on the ____ day of _____, 19____, by _____, on behalf of the City of Grove City..

NOTARY PUBLIC

*This Instrument Prepared By:
Paul V. Pavlic, Attorney at Law*