

## RESOLUTION CR-57-07

### A RESOLUTION TO DEDICATE A PORTION OF CERTAIN PARCELS OF REAL ESTATE FOR PUBLIC USE AS RIGHT-OF-WAY

WHEREAS, the City of Grove City is the owner of certain parcels of real estate; and

WHEREAS, a certain portion of three parcels are currently being used as a right-of-way, but said portions of these parcels have not been dedicated for such public use as right-of-way; and

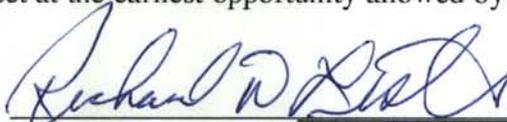
WHEREAS, the legal descriptions for those portions of said parcels which are currently being used as right-of-way are attached hereto as Exhibit "A" (containing approximately 2.810 acres), Exhibit "B" (containing approximately 0.595 acres), and Exhibit "C" (containing approximately 1.607 acres), and the survey containing those portions is attached hereto as Exhibit "D"; and

WHEREAS, the City of Grove City desires to dedicate said portions of these parcels of real estate set forth in the attached Exhibits for use as a public right-of-way.

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

SECTION 1. The City hereby dedicates those portions of real estate as described in Exhibits "A", "B", and "C" for public use as additional public right-of-way.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Richard D. Lester, President of Council

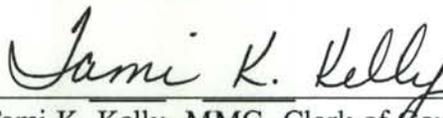


Cheryl L. Grossman, Mayor

Passed: 11-05-07

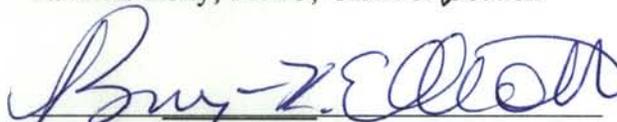
Effective: 11-05-07

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.



Bryan K. Elliott, Director of Law

*Exhibit ~ A*  
SURVEY OF ACREAGE PARCEL  
2.810 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 469, being out of that 5.00 acre tract as conveyed to City of Grove City by deed of record in Instrument Number 200309230303260 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING at the northerly terminus of the westerly right-of-way line of Buckeye Parkway of record in Plat Book 105, Pages 69 and 70, being a northeasterly corner of that 23.216 acre tract as conveyed to Wal-mart Real Estate Business Trust by deed of record in Instrument Number 200311170367365;

thence across said 5.00 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of  $05^{\circ} 00' 24''$ , a radius of 950.00 feet, an arc length of 83.01 feet, a chord bearing and distance of North  $16^{\circ} 47' 43''$  East, 82.99 feet to an iron pin set at a point of tangency;

North  $14^{\circ} 20' 11''$  East, a distance of 243.67 feet to an iron pin set;

North  $29^{\circ} 11' 41''$  West, a distance of 41.38 feet to an iron pin set;

North  $14^{\circ} 20' 11''$  East, a distance of 56.00 feet to an iron pin set;

North  $57^{\circ} 52' 03''$  East, a distance of 41.38 feet to an iron pin set;

North  $14^{\circ} 20' 11''$  East, a distance of 478.99 feet to an iron pin set;

North  $08^{\circ} 37' 33''$  East, a distance of 50.25 feet to an iron pin set;

North  $32^{\circ} 17' 51''$  West, a distance of 55.21 feet to an iron pin set on the arc of a curve to the left;

with the arc of said curve, having a central angle of  $00^{\circ} 13' 52''$ , a radius of 6925.50 feet, an arc length of 27.94 feet, a chord bearing and distance of North  $79^{\circ} 45' 17''$  West, 27.94 feet to an iron pin set at the southeasterly corner of that 3.728 acre tract as conveyed to The City of Grove City by deed of record in Instrument Number 200210110256134;

thence North  $14^{\circ} 20' 11''$  East, with the easterly line of said 3.728 acre tract, a distance of 92.66 feet to a magnetic nail set at the northeasterly corner thereof, on the old centerline of said Stringtown Road being the southerly line of that 2.151 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200209060221713;

thence South  $74^{\circ} 42' 12''$  East, with said old centerline and said southerly line, a distance of 197.88 feet to a magnetic nail set at the northwesterly corner of that 0.278 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200301280026907;

thence South  $14^{\circ} 15' 15''$  West, with the westerly line of said 0.278 acre tract, a distance of 81.53 feet to an iron pin set at the southwesterly corner thereof being the northwesterly corner of that 4.732 acre tract conveyed to Parkway Centre East, LLC by deed of record in Instrument Number 200511160242015;

thence across said 5.00 acre tract, the following courses and distances:

South  $57^{\circ} 33' 39''$  West, a distance of 36.47 feet to an iron pin set;

South  $14^{\circ} 20' 11''$  West, a distance of 905.77 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of  $04^{\circ} 36' 53''$ , a radius of 1050.00 feet, an arc length of 84.57 feet, a chord bearing and distance of South  $16^{\circ} 36' 04''$  West, 84.55 feet to an iron pin set at the northerly terminus of the easterly right-of-way line of said Buckeye Parkway;

SURVEY OF ACREAGE PARCEL  
2.810 ACRES

-2-

thence North 74° 47' 29" West, with the northerly terminus of Buckeye Parkway, a distance of 100.23 feet to the POINT OF BEGINNING and containing 2.810 acres of land, more or less, of which 0.781 acre is in Parcel Number 040-009240 and 2.029 acres is in Parcel Number 040-009242.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 25 & FRANK 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



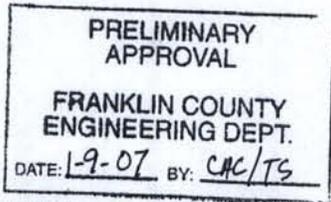
EVANS, MECHWART, HAMBLETON, & TILTON, INC.

11/8/07

Edward J. Miller  
Professional Surveyor No. 8250

Date

EJM: mr/ Oct, 06  
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PENDING DEED ORDER

*Exhibit 'B'*  
**SURVEY OF ACREAGE PARCEL  
0.595 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 469, being out of that 5.00 acre tract as conveyed to City of Grove City by deed of record in Instrument Number 200309230303260 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING at the northerly terminus of the easterly right-of-way line of Buckeye Parkway of record in Plat Book 105, Pages 69 and 70, being a northwesterly corner of that 37.012 acre tract as conveyed to Parkway Centre East, LLC by deed of record in Instrument Number 200509290203973;

thence across Grantor's tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of  $04^{\circ} 36' 53''$ , a radius of 1050.00 feet, an arc length of 84.57 feet, a chord bearing and distance of North  $16^{\circ} 36' 04''$  East, 84.55 feet to an iron pin set at a point of tangency;

North  $14^{\circ} 20' 11''$  East, a distance of 905.77 feet to an iron pin set;

North  $57^{\circ} 33' 39''$  East, a distance of 36.47 feet to an iron pin set at the southwesterly corner of that 0.278 acre tract as conveyed to The City of Grove City by deed of record in Instrument Number 200301280026907, being the northwesterly corner of that original 4.732 acre tract as conveyed to Parkway Centre East, LLC by deed of record in Instrument Number 200511160242015;

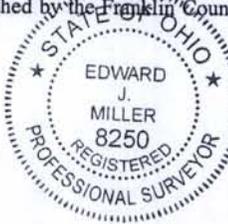
thence South  $14^{\circ} 15' 15''$  West, with the westerly line of said 4.732 acre tract and that 11.418 acre tract as conveyed to Target Corporation by deed of record in Instrument Number 200611290238254, a distance of 1017.28 feet to an iron pin set at the southwesterly corner of said 4.732 acre tract, being on the northerly line of that 37.012 acre tract as conveyed to Parkway Centre East, LLC by deed of record in Instrument Number 200509290203973;

thence North  $74^{\circ} 47' 29''$  West, with said northerly line, a distance of 29.78 feet to the POINT OF BEGINNING and containing 0.595 acre of land, more or less, of which 0.198 acre is in Parcel Number 040-009240 and 0.397 acre is in Parcel Number 040-009242.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 25 & FRANK 125, having a bearing of South  $87^{\circ} 46' 00''$  East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Edward J. Miller  
Professional Surveyor No. 8250

Date

*10/07*

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<b>PRELIMINARY APPROVAL</b>
<b>FRANKLIN COUNTY ENGINEERING DEPT.</b>
DATE: <i>1-9-07</i> BY: <i>CAC/TS</i>

*PENDING DEED ORDER*

CR-57-07

EXHIBIT "C"

**SURVEY OF ACREAGE PARCEL  
1.607 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 469, being out of that 5.00 acre tract as conveyed to City of Grove City by deed of record in Instrument Number 200309230303260 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

BEGINNING at the northerly terminus of the westerly right-of-way line of Buckeye Parkway of record in Plat Book 105, Pages 69 and 70, a northeasterly corner of that 23.216 acre tract as conveyed to Wal-mart Real Estate Business Trust by deed of record in Instrument Number 200311170367365 ;

thence North 74° 47' 29" West, with a northerly line of said 23.216 acre tract, a distance of 69.45 feet to an iron pin set at corner thereof;

thence North 14° 20' 11" East, with an easterly line of said 23.216 acre tract, and the easterly line of that 1.353 acre tract as conveyed to GMRI, Inc., by deed of record in Instrument Number 200509090187377, a distance of 1006.43 feet to an iron pin set at the southeasterly corner of that 3.728 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200210110256134;

thence across said 5.00 acre tract, the following courses and distances:

with the arc of a curve to the right, having a central angle of 00° 13' 52", a radius of 6925.50 feet, an arc length of 27.94 feet, a chord bearing and distance of South 79° 45' 17" East, 27.94 feet to an iron pin set;

South 32° 17' 51" East, a distance of 55.21 feet to an iron pin set;

South 08° 37' 33" West, a distance of 50.25 feet to an iron pin set;

South 14° 20' 11" West, a distance of 478.99 feet to an iron pin set;

South 57° 52' 03" West, a distance of 41.38 feet to an iron pin set;

South 14° 20' 11" West, a distance of 56.00 feet to an iron pin set;

South 29° 11' 41" East, a distance of 41.38 feet to an iron pin set;

South 14° 20' 11" West, a distance of 243.67 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 05° 00' 24", a radius of 950.00 feet, an arc length of 83.02 feet, a chord bearing and distance of South 16° 47' 43" West, 82.99 feet to the POINT OF BEGINNING and containing 1.607 acres of land, more or less, of which all is in Parcel Number 040-009242.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 25 & FRANK 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Edward J. Miller  
Professional Surveyor No. 8250

Date

11/9/07

PRELIMINARY APPROVAL
FRANKLIN COUNTY ENGINEERING DEPT.
DATE: 1-9-07 BY: CAE/TS

PENDING DEED ORDER

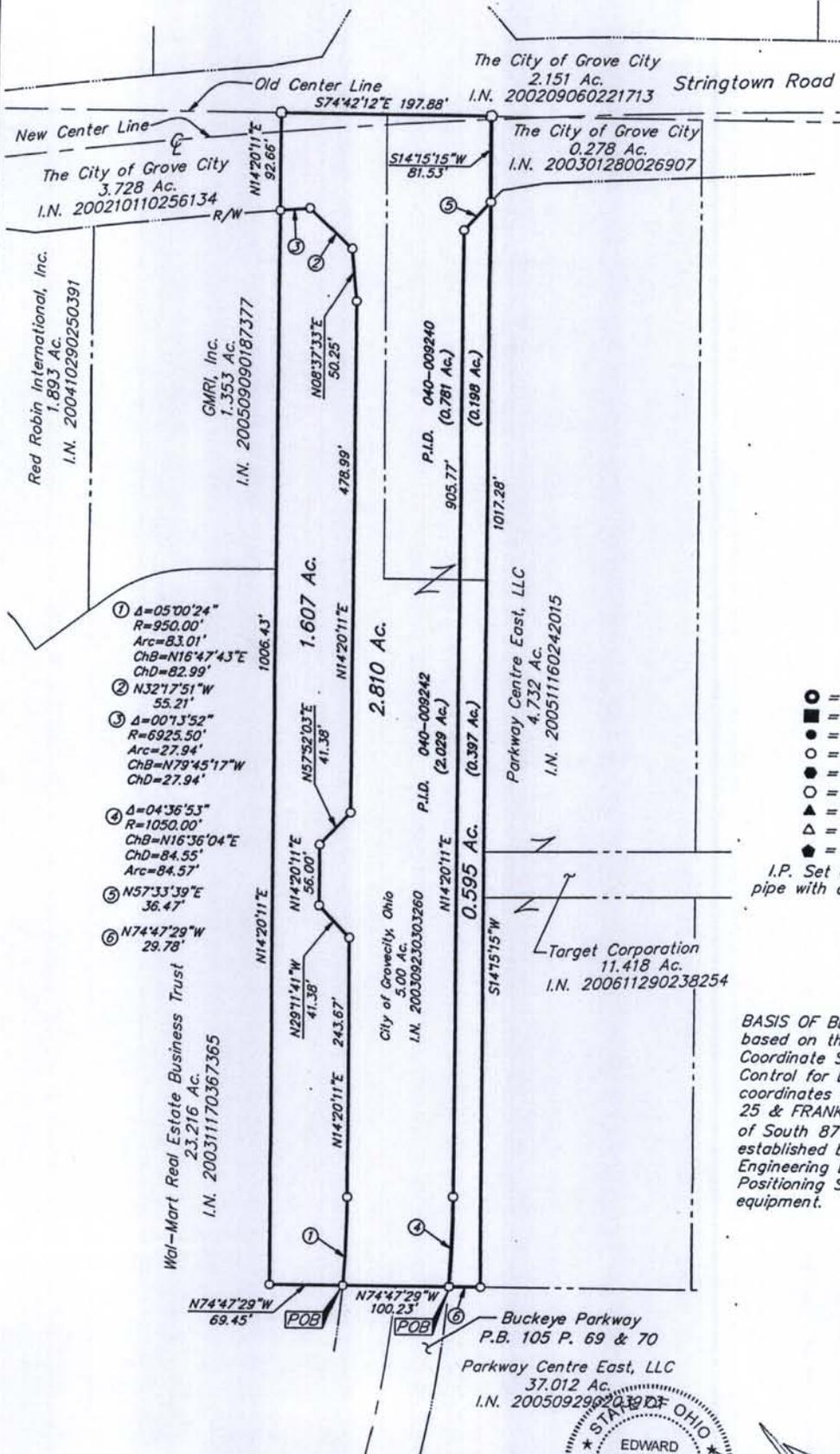
## SURVEY OF ACREAGE PARCEL LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 469 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Date: October 17, 2006

Scale: 1" = 100'

Job No: 2004-1654

CP-57-07  
 Exhibit "D"



- = STONE FND.
  - = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - △ = R.R. SPK. SET
  - ★ = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 25 & FRANK 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



1/8/07  
 Professional Surveyor No. 8250