1. Call To Order

2. Roll Call

3. Pledge of Allegiance

4. Visitor Comments

5. Approval of the Minutes
   5.A. Meeting Minutes - April 8, 2019
   5.B. Meeting Minutes - April 15, 2019
       Recommendation: Introduce and Approve as Presented

6. Public Hearings on Legislation
       To Amend Sections 1301.05, 1301.06, 1305.01, 1305.06, 1305.07, 1305.08, 1305.09, 1311.01, 1311.02, 1311.07, 1301.05, and 1301.06; and Enacting Section 1301.07 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.
Executive Summary: This Ordinance amends Chapter 13 of the City’s Codified Ordinances to adopt the new State of Ohio residential building code and to incorporate requirements for building demolition.

Recommendation: Approve as Presented

Legislative History: Introduced on April 15, 2019

6.B. Ordinance No. 16-2019 Planning & Zoning Code Amendments

To Amend Sections 1125.02, 1129.05, and 1173.05 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

Executive Summary: This Ordinance amends Chapter 11 of the City’s Codified Ordinances to incorporate changes related to the State of Ohio Building Codes, demolition standards, pool barrier requirements and fees.

Recommendation: Approve as Presented

Legislative History: Introduced on April 15, 2019

7. New Legislation to Be Introduced

7.A. Resolution No. 24-2019 Eligible Depository - FC Bank

Designating Public Depositories of Inactive and Interim Funds.

Executive Summary: This Resolution adds FC Bank as an eligible depository for interim and inactive funds.

Recommendation: Introduce and Approve as Presented

7.B. Resolution No. 25-2019 Transfer of Funds

Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

Executive Summary: This Resolution authorizes the transfer of previously appropriated funds in the amount of $125,000 in the General Fund to cover expenses as anticipated in the appropriate accounts.

Recommendation: Introduce and Approve as Presented

A Resolution of Intent to Appropriate Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, the FRA-CR 84-1.36 Northeast Gateway Project, which Such Roadway Shall be Open to the Public Without Charge.

**Executive Summary:** This Resolution declares the necessity of appropriating certain identified parcels as part of the Northeast Gateway Project.

**Recommendation:** Introduce and Approve as Presented


To Enact New Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” of the Codified Ordinances of the City of Worthington to Prohibit Discrimination in Housing, Employment, and Public Accommodations Based on Designated Classes.

**Executive Summary:** This Ordinance adopts a new chapter in the City's Codified Ordinances to prohibit discriminatory practices based on designated classes.

**Recommendation:** Introduce for Public Hearing on May 20, 2019

7.E. **Ordinance No. 17-2019** Establish 27th Pay Fund

Authorizing and Directing the Establishment of a Special Revenue Fund for the Purpose of Accumulating Resources for Payment of Salaries During any Fiscal Year When the Number of Pay Periods Exceeds the Usual and Customary Number of Pay Periods (27th Pay Fund).

**Executive Summary:** This Ordinance authorizes the creation of a 27th Pay Fund to account for the payment of salaries during any fiscal year when the number of pay periods exceeds the usual and customary number.

**Recommendation:** Introduce for Public Hearing on May 20, 2019

7.F. **Ordinance No. 18-2019** Additional Appropriations

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and 350 West Wilson Bridge Rd. TIF Fund Unappropriated Balance.
**Executive Summary:** This Ordinance appropriates additional funds for the purpose of paying the liabilities associated with employee retirements, continuing our Computer Aided Dispatch (CAD) software maintenance agreement, and costs associated with the 350 West Wilson Bridge Road Tax Increment Financing (TIF).

**Recommendation:** Introduce for Public Hearing on May 20, 2019

7.G. **Ordinance No. 19-2019** Appropriation - Huntley Road Waterline Project

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the NE Gateway - Huntley Rd. Waterline Project and all Related Expenses and Determining to Proceed with the said Project. (Project No. 602-14)

**Executive Summary:** This Ordinance appropriates funding for construction and project oversight for the Huntley Road Waterline Project.

**Recommendation:** Introduce for Public Hearing on May 20, 2019

7.H. **Ordinance No. 20-2019** Appropriation Authorization for Property and Easements - Northeast Gateway Project

An Ordinance Authorizing the Appropriation of Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, for the FRA-CR 84-1.36 Northeast Gateway Project, Which Such Roadway Shall be Open to the Public Without Charge.

**Executive Summary:** This Ordinance authorizes the appropriation of certain identified parcels as part of the Northeast Gateway Project.

**Recommendation:** Introduce for Public Hearing on May 20, 2019

8. **Reports of City Officials**

8.A. **Policy Item(s)**

8.A.I. Sale of Surplus Property

**Executive Summary:** Staff is seeking approval of the sale of a Whitworth 2008 E-450 passenger bus for $6,300.

**Recommendation:** Motion to Approve the Sale
8.A.II. Permission to Advertise for Bids - Retrofitting Street Lights with LED Lamps

*Executive Summary:* In an effort to move toward a more sustainably minded infrastructure, staff has investigated the viability of retrofitting our street lighting in the Central Business District with LED lamps.

*Recommendation:* Motion to Authorize the Advertisement for Bids

8.B. Discussion Item(s)

8.B.I. Community Visioning - Facilitators

*Executive Summary:* The three City Council members who volunteered to perform an initial screening of proposals will present their recommendations.

9. Reports of Council Members

10. Other

11. Executive Session

12. Adjournment
CITY OF WORTHINGTON
Worthington City Council Minutes
April 8, 2019

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, April 8, 2019, in the John P. Coleman Council Chambers of the Louis J.R. Gooey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL


Member(s) Absent:

Also present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Chief of Fire John Bailot, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Chief of Police Jerry Strait, Director of Parks & Recreation Darren Hurley, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 13 visitors present.

PLEDGE OF ALLEGIANCE

President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.

VISITOR COMMENTS

There were no comments

Mr. Greeson requested the 911 Dispatching discussion item be moved up on the agenda.

REPORTS OF CITY OFFICIALS

Discussion Item(s)

- 911 Call Answering and Public Safety Dispatching Services
Mr. Greeson explained how we would be overviewing recommendations about our public safety dispatching communications, specifically the benefits of joining a multi-jurisdictional partnership called the Northwest Regional Emergency Communications Center. This service is currently provided by the Worthington Public Safety Communications Center which handles 911 call answering, dispatching of first responders, and after hours dispatching of other city crews. He said that it is important to note that regardless of the recommendation tonight, it will still be Worthington police, firefighters, and paramedics responding to emergency calls. Manning a small communication center is tough because it is technology intensive and a difficult job with demands and expectations that are ever increasing. We are also a secondary public safety answering point and are unable to take 911 cellular calls directly. He directed a team of City staff to explore a possible partnership with other similar jurisdictions, headed by the City of Dublin. The analysis team was led by Assistant City Manager Robyn Stewart, and comprised of Police Chief Jerry Strait, Fire Chief John Bailot, Assistant Fire Chief Mark Zambito, Finance Director Scott Bartter, and Personnel Director Lori Trego

Ms. Stewart explained how the team of City staff conducted an extensive and thoughtful analysis to determine what is best for Worthington in the long term. This evaluation originally goes back to 2012 when we first considered the issue through a grant funded consultant-led study to see the feasibility of a multi-jurisdictional center. The report determined that it was feasible and ultimately recommended such a consolidation as a way to share resources and to facilitate quality services. Subsequent to this report, the City conducts some additional analysis, but did not complete it at that time. Last fall we took up this evaluation again to come to conclusions and recommendations around this service.

The ultimate determination was to join the Northwest Center Regional Emergency Communications Center for the City’s 911 call answering and dispatching services. It serves suburban communities similar to Worthington that expect and demand a high level of service. It is a collaboration of resources and sharing of support in this critical service area with many benefits. They are very professional, highly accredited, and certified.

By joining the Northwest Center we can enhance our capability and level of services provided for the community.

Chief Strait detailed how there would be fewer 911 call transfers. Currently, cellular calls are received at Northwest and then transferred to our center, adding 45-60 seconds to the call. This is major considering how time sensitive events such as heart attacks, overdoses, etc. are. This allows quicker response times for Worthington paramedics, fire, and police.

Chief Bailot observed how all the dispatchers at Northwest are cross-trained to handle all responsibilities in the Center. This allows for more focused attention for the 911 caller via call takers in the center. A second person is tasked with dispatching the first responders. He saw this process in action at Northwest. This allows us to follow accepted best practices and is the model for pre-hospital care. What is also important is that our responding paramedics will see on the computers in their vehicles, the information that the dispatcher
Chief Strait explained that they would also be more responsive to future advances in technology and operations. This year text to 911 was rolled out. In 2021 all Communications Technicians, both full-time and part-time, will need to be certified in Emergency Medical Dispatching (EMD). Currently, Worthington does not have an EMD certified trainer. We must wait until the right venue and provider comes about to schedule our people to go through the training, which could be particularly difficult for part-timers. Northwest also provides computer aided dispatching (CAD), sending information seamlessly to the police and fire responders. Northwest also has an GIS systems manager who works directly on their CAD and can provide specialized information on mapping. He illustrated how this would help with someone who is unfamiliar with their surroundings to send assistance. All new information can be updated into the CAD easily. Northwest also has a supervisor on shift, every shift. When they have a low frequency, high risk event, that supervisor can jump right in to assist. The supervisor can also pull Communications Technicians out of center to do quality assurance. They review 10% of their calls to make sure they are following best practices and can provide more training if needed. There are also benefits of having individuals doing scenario-based training.

Chief Bailot presented that there would be a larger capacity for emergency events. Northwest has up to eight dispatchers and a supervisor on duty at all time, which gives flexibility to move people around. If Worthington had a big fire and police issue, they can move dispatchers over to cover that area and have the flexibility to do so. They also have a mobile communications trailer that they are able to take out to the scene and have communication right there, right now. This frees up the dispatchers in the communications center to handle other 911 calls. They have a robust ability to handle these events.

**Jay Sommerville – Director of Northwest Regional Emergency Communications Center**

Mr. Sommerville explained that this is collaboration is not new. They have had a longtime partnership with the City of Worthington. The fit between the City of Worthington and the City of Dublin is a really good tie together of a group of communities to provide a high level of service and safety. Their number one priority is that every community that joins this collaboration does not lose service and should not lose service as additional entities are added. Dublin City Council and Administration understand the importance of training, staffing, and education. The mission is to “. . . protect life, liberty and property. We provide the highest level of service and work in partnership with our communities to ensure public safety. We remain dedicated to service and committed to excellence focusing on the core values of: Professionalism, Integrity, Respect & Commitment.”

Mr. Sommerville detailed the organization of the Northwest Center, the communities they serve, and their current staffing. He discussed how Northwest is a contract for service center. They are an example of how many centers across the country are approaching agreements for service.
Though a contract for service, they operate as a consolidated center with an Executive Committee made up of the chiefs of every agency they dispatch for. The Executive Committee is turned to regularly to advise on structure and structure changes. They assist on the annual budgeting process, long-range planning, and day-to-day management issues. All policies are vetted through the Fire/EMS Policy Committee and Law Enforcement Policy Committee. These committees make decisions on how things will be carried out day to day. Each agency designates a command level officer to liaison between Northwest and the local agencies as a conduit if there are any complaints or concerns. There is also the sharing of information with quality assurance reviews. It is critical there is feedback to employees and supervisors on how they did and how they may improve during the next incident.

He presented some of the highlights for the Northwest Regional Emergency Communications Center and their partners. He noted how the turnover of their staff is lower than the national average.

Mr. Foust observed that Dublin and Hilliard police are working together and asked what they do about fire service. Mr. Somerville reported that Dublin is covered by Washington Township Fire and Hilliard is covered by Norwich Township Fire.

Ms. Stewart said the next steps are to have community conversations because this is a very important service for our community. We want to share with members of the community and allow them the opportunity to engage with us and ask questions. We have planned a number of steps to take over the upcoming weeks. We will be posting a great deal of information on the City’s webpage, sharing on social media channels, and through email and mailed newsletters. We will also be talking with the media, particularly the ThisWeek Newspaper. There will be opportunities for community feedback through public meetings and a telephone town hall meeting. We are looking at a variety of ways to answer questions and get as many citizens to interact with this as possible.

When asked by Ms. Dorothy how we would have faster response times, Ms. Stewart explained that because we are a secondary answering point for 911 calls, calls must be transferred from a primary center to us. Since Northwest is a primary center, that would eliminate the call transfer which can add between 45-60 seconds per call. Ms. Dorothy then asked what phone number residents would use for non-emergencies. Ms. Stewart
reported there would be some administrative staff available to answer calls and after-hours calls would go to the Northwest Center. Ms. Dorothy questioned what would happen to our current staff. Ms. Stewart shared they have had discussions with staff in the Communications Center and will talk with them about next steps since this transition will not occur quickly. Once we get through the public engagement conversation and Council approval, we will have 1-year transition period. The Communications Center will be operational during that time. Once the transition is complete, there will be a need for two administrative support positions, which will be an opportunity for displaced personnel to transition to a new role. The Northwest Center will also need to take on staff. They will conduct a hiring process for our employees that is not available to the general public. We have also indicated to employees that we will reach out to other jurisdictions. Because of the high turnover in this field, there is a constant need for Communications Technicians.

Ms. Kowalczyk summarized that from a resident’s point of view the improvements in response time and the instructions being given on the line sound like great improvements. Ms. Stewart said that our current dispatchers will share medical instructions as much as they can, but given the size of our center, they more frequently have to juggle communications with the caller and responders. With the larger staff on duty at Northwest, it allows the call taker to stay on the line. Ms. Kowalczyk asked about the new technology and what we need to do on our end to make this transition happen. Ms. Stewart said in transitioning to Northwest, some system upgrades and software to communicate with the Northwest center will need to occur. The Information Technology Director has already been exploring those technology changes. Ms. Kowalczyk asked about the Northwest Center’s capacity to take on new municipalities. Mr. Sommerville replied that Worthington will likely be the final addition to their center.

Mr. Myers asked for Ms. Stewart to comment on the short- and long-term costs of the transition. Ms. Stewart explained how there are some short-term transition costs in 2020, but the ongoing annual operating costs are less. It is projected that by year three we will have recovered the transition costs from the annual operating cost savings.

President Michael thanked all those involved and the hard work making this decision which was not easy.

Mr. Myers asked about the next step for Council. Mr. Greeson said that we would start the public information effort first with a goal to bring this back to Council in late May/early June.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 18-2019

To Authorize the City Manager to Enter into an Agreement for the Provision of Competitive Retail Electric Aggregation Services and Electric Power Supply for Eligible Customers Within the City of Worthington.

Introduced by Mr. Robinson.
MOTION

Mr. Foust made a motion to adopt Resolution No. 18-2019. The motion was seconded by Mr. Smith.

Mr. Greeson explained how the voters of the City authorized us to become government aggregators, approving a ballot initiative supporting our ability to do so. Council approved an operations plan, which was then approved by PUCO. Energy Alliances made recommendations from six vendors who responded to the RFP with the goals of our program. What we are seeking is guidance from Council in the adoption of a resolution. It will require the insertion of kilowatt hours and the name of the successful respondent.

Rich Surace – Energy Alliances

Mr. Surace described how the process of running this RFP was a unique one because there are a lot of layers including price, renewables, budget building, and net metering. Finding a supplier to meet most or all of those requirements was a tricky balance. He explained that this was the first time they had brought multiple offers to a government body to choose from. They need guidance on which choices may be best for residents and businesses of the City of Worthington.

Mr. Surace described the bidding qualifications for the program.

The Essential Qualities

- Competitive Price
  - Ability to offer Savings compared to AEP Ohio’s (“the utility”) Price to Compare (PTC)
- Offer Renewable Energy
- Ability to administer “Budget Billing” on the generation/supplier charges
- Ability to handle potential credits for customer who take advantage of “net metering”
- No fees to enter or leave the program at any time
- Ability to manage the program to the City’s and Energy Alliances expectations

He then explained the concepts of budget billing and net metering.

- **Budget Billing** – The budget plan allows one to pay the same amount each month for most of the year. Bills are trued up, or “caught up” annually or sometimes semi-annually. When this happens a bill will go up or down, based on the actual usage for the true-up or settlement period.
  - **Choosing a Supplier** – If one decides to go with a retail electric supplier via aggregation (or if opting-in to a suppliers program), the transmission and distribution portion of the bill can continue to be levelized by AEP (“the utility”). However, it is up to the supplier if they offer the service to handle the levelized billing of the generation/supply charges.
- **Net Metering** – The ability for a customer to generate kWh on site which feeds back to AEP’s system. If a customer generates less kWh than they use in a month then the “netting” leads to a lower billed kWh. If the customer generates more kWh than they use in a month then they are credited for the excess kWh on the generation-related energy charges.
  - **Choosing a Supplier** – If one decides to go with a retail electric supplier via aggregation (or if opting-in to a suppliers program), then it is up to the supplier if they offer the service to handle possible credits.

Ms. Kowalczyk asked why someone would do budget billing. Mr. Surace said that it can provide some certainty with billing for someone who would want to stay in some sort of range throughout the year. People with fixed incomes also tend to utilize it. Mr. Myers shared that he has done budget billing for 15 years because the energy usage from air conditioning during the summer prompted him to do so. Mr. Surace said that for average customer in Worthington, 40% of their usage was in the three-month June thru August period. Because people use so much energy in over that small period, they use budget billing to smooth out those bills. Ms. Dorothy clarified that we are still paying one bill going to one place no matter what. Mr. Surace said that was correct, it would be a single consolidated bill.

Mr. Surace brought up how there are a couple dozen people in Worthington using net metering which allows someone who generates electricity onsite to take that volume and put it back out on the grid. The best example of this would be someone with rooftop solar.

Ms. Kowalczyk asked if that was an incentive for someone to go solar. Mr. Surace agreed and said that it is also an incentive lowering volume on distribution costs.

Mr. Robinson asked for clarification about the people using net metering. Mr. Surace said we first get the list from AEP, it has every account in the City of Worthington, but then that list gets whittled down. There are people who are initially not eligible, so that could be people who have already shopped or on the Percentage of Income. So from the 40 using net metering, roughly 15-20 were not a part of that initial list and most have probably shopped for their own supplier before this program began. Mr. Robinson asked if those people could cancel their existing contract and join this program. Mr. Surace said yes they could join this program, but they would need to do their due diligence first.

Mr. Robinson asked for the number of households that are budget billed. Mr. Surace responded that approximately 684 are budget billed, which is roughly 14% of the eligible list.

Mr. Surace showed the details of three offers from AEP Energy and Dynegy. One supplier stood out price wise but did not initially have all services. AEP was not the lowest price. He explained how there was not a clear winner.
President Michael asked about the long-term stability of some of these companies. Mr. Surace explained how they do not do business with First Energy who is a large aggregator in the state because they are currently going through bankruptcy with the parent company First Energy Solutions. He tries to keep an eye on that in the market. He asserted that at least one of these names will not be the same in five years because it is an industry with many mergers and acquisitions. As far as the services, if any of these were purchased by someone else he would not be concerned about service because they continue to raise the bar to each other.

Mr. Greeson explained how information was sent out that was a larger group of pricing, with proposals for 12, 24, and 36 months. The most competitive proposals were in the 24-month range. Mr. Surace said for every supplier, the 24-month term was the lowest. There was a total of 19 different offers.

Mr. Surace said two suppliers had the most responsive and responsible proposals and were selected as part of the second round of negotiations in an attempt to find a compromise to balance the “price vs. services” value proposition. Option One from AEP Energy was not the lowest but has the positives of offering budget billing, net metering credits, an online opt-in portal in addition to phone in option and will give $50 to everyone who enrolls into the program to use towards their reward store promoting sustainability. They have all those services all up front, but the key disadvantage is that it is not the lowest price.
Mr. Foust said that online opt in jumped out to him. Also the fact that AEP Energy was the only one with net metering credit capability. Despite it being only 22 households, it is an important statement to support that capability.

Mr. Surace pointed out that Dynegy brought two separate offers with the understanding they would have budget billing capabilities available by September. They also offered the lowest price across all of the suppliers for any term. However, they had no commitment on the ability to have net metering. Additionally, they are trying a new program, the Greenback Energy Program, which includes an opt-in at a slightly higher rate, and you would gain $50 per year for rewards in a store as an investment in sustainability. In the second scenario from Dynegy, there is a delayed start. However on day one they would have all the services, except for net metering, in September.

President Michael asked for clarification with Option 2 and budget billing. Mr. Surace said with the June start there are a few ways to handle budget billing. We could send out a letter and someone could opt out and then opt back in when budget billing starts in September. Or with a June start we do not send those marked as budget billing a letter. We almost consider them not eligible. They can always call to opt-in, but we do not push them down a path to opt out. Then, before September they would send a specific letter to that group. It would almost be two different opt-outs.

Mr. Myers asked about the people who get a letter in September, or if they decide to opt-out in June and later opt-in, if they would still get the benefit of the contract price we enter into now, or would they have a separate price they are paying. Mr. Surace said that if we decide to do a June start, no matter when a person enters the program, they would get the price set at that time.

Ms. Dorothy said she is troubled by the opt-in to the Greenback Energy Program. She expressed how she is confused how that benefits anyone. She then asked about pricing options on the top with 100% renewables. Mr. Surace said that his understanding is we were doing 100% renewables. We are still saving money compared to the AEP standard service offer. These prices are very competitive compared to those that do not guarantee renewables. Ms. Dorothy said she would hope we agree to using 100% renewables. She asked about the added benefit of the Greenback Energy Program and how to get out of the opt-in. Mr. Surace said it is a new program they’re launching to promote sustainability. He does not know if the program has been used with anyone else, they were looking to Worthington’s emphasis on sustainability as a part of an offering if they were selected.

President Michael asked about the $50 credit at AEP for their rewards store or $50 from Dynegy through the opt-in with Greenback. Mr. Smith said it is essentially a pledge to reduce overall energy use, not just the cost.

Mr. Myers said that when he shopped around three years ago, he did not have the level of expertise Mr. Surace does. He said that AEP saves a little less, but companies were dropping off left and right. He went with AEP and paid a little more but knew what he was
getting. It is a known quantity. He wishes we could go to market on delivery service, he
would dump AEP in a heartbeat. He expressed how he leans towards AEP at this point.

Mr. Smith said when we started this process, he asked if we could achieve both reduced
price and 100% renewables. He is very pleased with the results of this.

Mr. Robinson thanked staff and Mr. Surace for all their background work. He expressed
how he appreciated the thoughtfulness of Councilmembers to take this seriously. It is
gratifying. The campaign was based on safe, clean energy and he is happy we can achieve
those twin goals. Service is equally critical. The promise to the public was that this would
be a well-run and painless process. One thing about Dynegy is that the idea of a sequenced
program would be confusing, and he does not want to wait until September unless we have
to. He views the people utilizing net metering as important. AEP Energy offers the full
package and stability.

Mr. Surace made a point about Dynegy that they do not have budget billing because most
of their business is in southwest Ohio and Duke does the budget billing on behalf of the
supplier. As their business is growing and evolving, they are playing catch-up.

Mr. Foust asked if there was anything we were overlooking or undervaluing here. Mr.
Surace said no and that it has been interesting to listen to the conversations tonight.
Council has come a long way in the past year, asking very smart and thoughtful questions.

Mr. Robinson says that he views the 24-month duration as just right. This program is a
continuation of many things the City itself has been engaging in in terms of sustainability.
It is also a beginning of broadly engaging the entire community in a program like this. 24-
months seems like a suitable duration to give us time to look at what the next step may be.

President Michael asked if there was a consensus of going with AEP Energy. Mr. Myers
said Worthington is willing to pay more for exemplary services.

Mr. Robinson moved to amend Section 1 by adding in AEP Energy and in Section 1(a)
adding 0.05055. Mr. Smith seconded the motion. Mr. Surace brought up that the prices
that are listed here are indicative as of Friday, it is a commodity and we will need to go
back to AEP and get a finalized executable price that Mr. Greeson would be able to sign
on. The market moved up a little today and in fairness this was the price from the other
day.

Mr. Lindsey said that the draft was done with a set price point. We will need to amend the
resolution further if Mr. Surace needs to contact AEP for the price to enter this program.
We will need to authorize the City Manager to accept. Mr. Foust recommended to use
language, “...at the market rate to be confirmed at the discretion of the City Manager.”
Mr. Surace said they would finalize a price, which is extremely common. Mr. Myers
explained that electric is going up and he likes the use of not to exceed language.
Mr. Lindsey recommended inserting, “….at the rate approved by the City Manager upon the consultation of Energy Alliances…” this allows Mr. Surace to do his market analysis and allows the City Manager to indicate to AEP if their rate goes up, we can then go back to the table. Mr. Robinson agreed to a friendly amendment of the company being AEP Energy and utilizing Mr. Lindsey’s language.

MOTION

Mr. Robinson moved, Mr. Smith seconded a motion to amend Section 1 to add AEP Energy and to amend Section 1(a) to read “….at the rate approved by the City Manager upon the consultation of Energy Alliances…”

There being no additional comments, the motion passed unanimously by a voice vote.

There being no additional comments, the motion to adopt Resolution No. 18-2019 (As Amended) passed unanimously by a voice vote.

REPORTS OF CITY OFFICIALS

Discussion Item(s)

- Kenyonbrook Sewer Replacement Presentation

Mr. Whited discussed how this is an outreach effort about what they believe is the most effective way to accomplish a major required sewer project. This will meet orders from the EPA to remove adverse impacts to our residents and our waterways. Over the past 10 years we had over 1 million gallons of sewer overflows in this sewershed alone. This is a sustainability and green project, providing a higher level of service to our residents. We intend to present this information to affected residents in the community. Many different considerations were evaluated relating to this sewer repair, including environmental impacts, disruptions to roads & homes, community quality of life, and interruption of sewer & water. They believe that the alternative that will be presented is a pretty clear decision. He would ultimately like concurrence to move forward.

Marci Bland – EMH&T

Ms. Bland laid out why we are talking about the Kenyonbrook Sanitary Sewer. In 2009 the Ohio EPA put the City of Worthington under Findings and Orders along with other satellite communities to the City of Columbus. What this said was that each of the individual communities had to properly operate and maintain their sanitary sewer system, providing adequate...
capacity, to take all steps feasible to stop sanity sewer overflows, water-in-basements, and to minimize excessive inflow and infiltration. The City of Worthington chose to take a 15-year phased approach to address this doing a study of an area and then doing improvements before going to the next area.

Ms. Bland detailed the environmental impacts in this area. The photos shown in the slide illustrate how the sanitary sewer cannot handle the flow going through it. It basically hits the ground and overflows onto the ground or may end up in someone’s basement. The Ohio EPA said that you had to mitigate the sanitary sewer overflows.

Ms. Dorothy said that we are trying to make sure that things are not combined with the infiltration from areas that were never meant to infiltrate into our sanitary sewer. This is an ongoing concern and we see blue signs that tell people to stay away because there is waste overflow. Ms. Bland said that is correct.

Mr. Robinson asked how stormwater enters sanitary sewer system. Ms. Bland said 50-60% of the clean water flow comes from private properties. The water follows the backfill and gets into the joints and the cracks in the laterals and mainlines. It is an expensive and difficult problem to fix. Dublin is going through the same process with the Deer Run Sewer Shed. They did rehabilitation on every mainline sewer they have. They still have a 20% rainfall capture, meaning when it rains that percentage is getting into their sanitary sewer system. In this particular case we look at improving the capacity so that you can keep it into the system.

Ms. Bland brought up that Worthington began this process prior to the Findings and Orders from Ohio EPA.

**Southeast Sewershed – Sanitary Sewer Evaluation Study (SSES)**

- City began SSES prior to Findings and Orders (2007)
  - Southeast Sewershed SSES
  - Hydraulic Model of the Sanitary Sewer
  - Identified Capacity Issues
  - Pictures from Site Visit March 2008
Ms. Bland said as part of the Southeast Sewershed, a three-phase improvement was recommended.

**Southeast Sewershed – Previously Recommended Improvements**

**Three Major Trunk Sewer Improvements**

- Phase 1 – Kenyon Brook Siphon Removal *Completed*
- Phase 2 – Northbrook Trunk Sewer Replacement *In Progress*
- Phase 3 – Kenyon Brook Trunk Sewer Improvement *In Design*

**Phase 3 – Update Hydraulic Model Resolutions**

- Update Model with new Flow Monitoring
  - Flow Meters were installed from December 2017 through June 2018
- Verify Impacts of Kenyon Brook Siphon Removal Project
- Utilize the updated model to develop Alternatives

*Mr. Greeson asked for an explanation of the Kenyonbrook Siphon Removal. Ms. Bland explained that there was a blocked siphon and they designed an aerial sewer to upsize that sewer going through the park in order to relieve the flow into the Columbus system. The issue with the siphon is they are a maintenance nightmare. Because that siphon was in the middle of the park, there was no way to get the cleaning equipment to it, so we got rid of the siphon.*

Ms. Bland showed a model that illustrated how there is not enough capacity to use our own sewers. This model throws a 25-year rainfall event on the sanitary sewer system and it shows what the sewer level does. It shows where we are losing flow from the system.

*Ms. Dorothy asked if the model was similar to the results they designed for. Ms. Bland affirmed that they are.*
Mr. Steve Tennant noted that there are cracks in the pipe and some of the sewage is coming out of the ground, not out of the manholes.

Ms. Bland noted that some of the challenges are from N. High St. to E. New England Ave.

**Phase 3 – Kenyon Brook Sanitary Sewer Improvement**

- Challenges
  - Construction from N. High Street to E. New England Avenue
  - Utility Conflicts
  - Easement Negotiation
  - Maintaining Ingress and Egress during Construction
  - Close Proximity to Existing Structures
Challenges
- Existing Alignment is Located along Rush Run Creek
- Tree Impacts
- Suggest Walking the Alignment as a Group

They have evaluated several alternative conceptual alignments. While there are many solutions that will work, they have narrowed the options down to six that will work to solve problem and meet the Ohio EPA requirements. Once we choose a conceptual alignment, we will need to go through the design process. Alternatives 1, 2, 4, 5 are within $400,000 of each other, so we do not talk much about cost. Difference between construction footprint is forcemain versus gravity sewer. A forcemain is a very flexible construction with a very small trench opening.

Alternative 1

Replace along Existing Alignment

Pros
- All Gravity Sewer
- Existing Sewer Under Home is Abandoned
  
  **Cons**
  - Significant Disturbance
  - 12 Easements
  - Possible Utility Conflicts

**Alternative 2**

**Replacement Along Existing Alignment except Granby**

**Pros**
- Existing Sewer Under Home is Abandoned
- Gravity Sewers

**Cons**
- Significant Disturbance
- 12 Easements
- Possible Utility Conflicts

**Alternative 3**

**Two Pump Stations**

**Pros**
- Force Main has smaller construction footprint
- Force Main is more flexible to avoid conflicts

**Cons**
- 6 Easements

**Alternative 4**

**One Pump Station / Partial Gravity**

**Pros**
- Force Main has smaller construction footprint
- Force Main is more flexible to avoid conflicts
- Eliminates portion of sewer along creek

**Cons**
- 7 Easements
- Possible Utility Conflicts

*When asked by Mr. Myers what a pump station would look like, Ms. Bland replied that it could be a variety of things. Mr. Whited said it could be a stainless well with panels above the ground or it could be enclosed in a shed-like or brick structure. Ms. Bland added that it would be about a 2000 gallon a minute pump station, which has about a ten-foot diameter, basically manhole. Everything could be underground except for the control panel, or in a building that is architecturally sound. Mr. Myers asked if there could potentially be a 10 x 10 building in the park. Ms. Bland replied yes. It can be nice to fit in with the surroundings, or as obscure as needed.*

*Mr. Robinson asked what would happen to the electric pumps if there were a power outage. Ms. Bland responded that there could be a generator on-site that would kick on or there could be a back-up hydraulic pump. In this case it would be important to have a backup because this is going to turn on when it rains.*

**Alternative 5**

**One Pump Station**

**Pros**
- Force Main has smaller construction footprint
- Force Main is more flexible to avoid conflicts
- Work is in streets

*Limited work in yards and parks*

**Cons**
- 1 Easements

*Mr. Myers asked about Alternative 5 and if the pump station would be placed in someone’s yard. Ms. Bland said the diagram indicates the general location to put the pump station. Where exactly, we would need to work with property owners and look where there are existing easements. There is a little bit of flexibility there.*

**Alternative 6**

**One Pump Station / 1.0 Million Gallon Storage in Park Blvd Park**

**Pros**
• Force Main has smaller construction footprint
• Force Main is more flexible to avoid utility conflicts

Cons
• Cost Double Others
• Storage Facility
• 1 Easements

Ms. Bland explained that their recommendation is Alternative 5 with one pump station at a cost of $1.8 million and annual operations and maintenance of $16,650. There would be the need for only one easement. The construction footprint is also much smaller and much more flexible. There is not much disturbance in the park because we can fit it within the right-of-way and avoid alignment conflicts with trees, utilities, and other issues.

Mr. Greeson described how the City has been blessed to have a gravity fed system. We currently have no pump stations. We did not come to these recommendations lightly because we would prefer not to have a pump station. However, if you walk the site you will realize that the options where we can use forcemains as opposed to replacement of gravity line, are mostly in the street and much less invasive. It is hard to imagine us constructing some of those alternatives.

Mr. Robinson said he would like to study the design matrix, see pictures of one of the pumps, and walk some of the site itself before forming a judgement.

Ms. Dorothy asked how long the forcemain pipes would last versus gravity main pipes. Ms. Bland said the force main pipe material will still see a 50-100-year life expectancy. The pump station is infrastructure there and the pumps themselves have a 15-20-year replacement. This is not going to feed this area all the time, it will only be active when it rains which will extend the longevity of the sewers themselves. When asked by Ms. Dorothy how long the current mains have lasted, Mr. Whited replied nearly 100 years.

Mr. Myers asked if all of this would fit in the public right-of-way. Ms. Bland responded that the pump station would not, but all the forcemain would. This is assuming we do not have utility conflicts. Yes, we can most likely fit it all in the right-of-way, but there may be some areas where we cannot. You only need a five-foot width to put it in there versus twenty-five to forty feet. Mr. Myers asked if someone would know when pump kicks on. Ms. Bland replied not typically because the pump is underground. However, if the generator kicked on, you would hear that.

Mr. Greeson said that staff would distribute materials, schedule a walk, and answer any questions from Council.

Policy item(s) – Financial Report - March 2019

Mr. Robinson inquired as to why collections were up in March as opposed to being down
in February. Mr. Bartter responded that it is timing of withholding payments for income taxes. We are also up considerably on Parks and Recreation revenue over estimates.

**MOTION**

Mr. Myers moved, Mr. Foust seconded a motion to accept the Financial Report.

The motion passed unanimously by a voice vote.

**REPORTS OF COUNCIL**

Ms. Kowalczyk reminded everyone of Slice of Worthington happening tomorrow.

**ADJOURNMENT**

**MOTION**

Mr. Foust moved, Mr. Smith seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 9:57 P.M.

___________________________________
Assistant City Clerk

APPROVED by the City Council, this 6th day of May 2019.

______________________________
Council President
CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, April 15, 2019, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL


Member(s) Absent: Scott Myers

Also present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, Personnel Director Lori Trego, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 17 visitors present.

PLEDGE OF ALLEGIANCE

VISITOR COMMENTS

Sheryl Najmulski – 6656 Stenten Street

Ms. Najmulski thanked Council for the opportunity to voice her concerns over the population of critters in Worthington. Stenten Street residents have had a problem with deer leaving droppings and eating plants. She has dealt with raccoons in her window-well and will have to pay $500 for their removal. This is an unnecessary expense to her as a homeowner and the critter problem is uncontrolled in the City. Her neighbor has had roof and siding damage from raccoons trying to get into her home. Another neighbor has also had major damage and expense from raccoons entering their attic. She explained how she has spent money on deterrents, and she does not know if they are even working. She explained how she must trust that neighbors are not leaving food outside to attract unwanted animals. Also, pets can get sick from eating deer droppings.
She asked about options for removals and if it is legal to poison unwanted critters, because she is put in an uncomfortable position. She asked the question if she can poison critters on her property. The City of Worthington should help residents by helping to control the deer population, through continued education to remind people not to feed animals, offer the removal of unwanted critters on personal property or to establish a preferred vendor with discounted rates for critter removal. There has been a critter explosion and they will not leave on their own. We live in a city and wildlife does not belong in a residential community.

President Michael responded that this week, Mr. Barnhardt, the Assistant City Clerk and Councilmember Smith will be attending the Ohio Community Wildlife Conference to learn more about best methods from other cities.

Mr. Greeson explained that staff can distribute the research that has been done on deer and wildlife management that has been done in the past. Mr. Barnhardt is going to be attending the Ohio Community Wildlife Conference to learn more about deer management and he will work to update our research. Regarding deer management programs to cull the herd, communities that do so have suitable land or properties where hunters can participate. As a built-out community we have struggled with identifying any commonly used program that would work here. We are committed to more education and staying on top of best practices. There must be an education piece around feeding, and we might want to consider regulation of feeding because it is a contributor to the deer population. Many of the various methodologies used to reduce herd, we are not comfortable with or are not suitable at this point.

President Michael noted that education about feeding other critters also includes not leaving food out for dogs, cats, and other animals too. We can distribute information through our E-Newsletter and email chains. Mr. Greeson added how another resident had similar concerns recently. We promised to increase our information about discouraging feeding.

President Michael relayed that the deer situation is across the whole City. It is not just feeding the deer, but them coming in and eating what you have planted on your property. It is not an easy solution.

Ms. Dorothy asked if we ever had an animal control person on staff. Mr. Greeson said we did at one point, but it pre-dated him. President Michael reported that the animal control person was through the Police Department, and mostly picked up stray dogs. Franklin County offered to take that responsibility over. Ms. Dorothy clarified that at this point it is mostly education, with individuals working with local vendors for critter control. Mr. Greeson said that is correct. He added that getting rid of pests on your property is a private property responsibility. We want to discourage feeding and have not researched a preferred vendor approach. Ms. Najmulski asked if we would be willing to do that. Mr. Greeson said that we would look at what other communities have done and their experiences. Some communities want to steer towards using non-lethal, animal friendly
vendors potentially. He expressed how he is not sure if a community has steered citizens to using a specific vendor. That gets us into the business of picking people, which is something we typically do not do.

Ms. Najmulski asked if it was legal to poison critters on your personal property. Mr. Lindsey reported there being certain regulations from the Ohio Department of Natural Resources (ODNR) around what you can and cannot do. He remarked that he once had chipmunk issues and he was surprised by what he could and could not do. He suggested looking at the ODNR website. He reported this as being a county-wide problem. The problem is most cities have laws against discharging weapons within city limits for the safety of others. Bow hunting is normally permitted in areas with large fields but this is not directly applicable to Worthington and is not an effective solution.

Mr. Greeson brought up how there is a third issue here regarding rat infestations. He said that Columbus Public Health can work with a property owner to help identify the source and reduce the conditions that are causing the rat infestation.

SPECIAL PRESENTATION(S)

Resolution No. 19-2019
To Congratulate Jack and Melissa Conrath on Their Recognition as Recipients of the 2018 Good Neighbor Award from the Worthington Community Relations Commission.

Introduced by Ms. Kowalczyk.

MOTION
Ms. Dorothy made a motion to adopt Resolution No. 19-2019. The motion was seconded by Mr. Robinson.

There being no additional comments, the motion to adopt Resolution No. 19-2019 passed unanimously by a voice vote.

Mr. Miner described how this is one of the most fun things that they get to do each year. The Community Relations Commission created the Good Neighbor Award to recognize individuals who make our neighborhoods and our community such a special place to live. This year’s award goes to Jack and Melissa Conrath who exemplify being a good neighbor through their kindness and generosity.

Mr. Miner read the text of the resolution in its entirety and presented the Conrats with a certified copy.

Ms. Conrath expressed how they are very humbled and appreciative of this recognition. This has reminded her of one of her first impressions of the Worthington community and the great sense of community that exists here. The quality of life in Worthington and people around them in their neighborhood adds so much to their enjoyment of Worthington. She expressed how her husband is the one who has really earned this award because if a
neighbor calls, he always offers to help and then does the work for them. They are very appreciative and humbled to receive this award.

President Michael emphasized that this is one of the nicest things we do in the community. It is amazing year after year the things that neighbors do for each other. It is why people love Worthington.

Mr. Robinson corroborated Mrs. Conrath’s comments about her husband and shared a story about him.

APPROVAL OF THE MINUTES

- Regular Meeting – April 1, 2019

Mr. Foust requested a correction to remove “and not” from the first sentence of paragraph four on page six of the minutes.

MOTION

Mr. Foust moved, Mr. Smith seconded a motion to accept the correction and approve the minutes.

The motion passed unanimously by a voice vote.

PUBLIC HEARINGS ON LEGISLATION

President Michael declared public hearings and voting on legislation previously introduced to be in order.

Ordinance No. 09-2019

Declaring Improvements to Real Property within the City to be a Public Purpose; Declaring such Property to be Exempt from Real Property Taxation; Requiring the Owners of the Real Property to Make Service Payments In Lieu of Taxes; Establishing an Urban Redevelopment Tax Increment Equivalent Fund for the Deposit of Service Payments; and Authorizing the City Manager to Enter Into a Tax Increment Financing Service Agreement and a Development Agreement with the Property Owner.

The foregoing Ordinance Title was read.

Mr. McCorkle discussed how this ordinance is for the Worthington Gateway, which is the redevelopment of the Holiday Inn site. We have already brought forward an ordinance for the transfer and conveyance of the property, this is part two of that request, the actual approval of the TIF.
President Michael commented that neighbors have asked her when action would begin on this project. Mr. McCorkle replied that it is likely construction would begin in late summer. There are still some pieces to be completed on the financial side before construction will begin.

Mr. McCorkle explained that this project is for the 4-story Hampton Inn & Suites, 18,000 square feet of Class-A office space, and 30,000 square feet of retail.

He detailed the allocations of property tax revenues to the various different taxing jurisdictions. He then explained the structure of how a TIF works. The base value is the existing valuation of the property. The property taxes on the current $6.5 million valuation will continue to go to the current taxing jurisdictions they go to now. The TIF fund is for the incremental increase over the $6.5 million. TIF fund dollars will go to reimburse the developer for eligible onsite and offsite costs.

This is specifically a 100%, 30-year Urban Redevelopment TIF. For an Urban Redevelopment TIF, two things need to apply. First, the City needs to hold fee title prior to this ordinance adoption, which happened this past Friday. Second, that the fee of the parcel is conveyed which also happened this past Friday. We are not required to have schoolboard approval, only 14 days advance notice, which happened at the end of February. There is no compensation agreement with the schools because it is a non-school TIF. The TIF will commence when the ordinance is effective on May 8.

Mr. Robinson asked what a fee title is. Mr. McCorkle explained how we transferred the title for $1 and it was then transferred back for $1. That designates it as being for public improvements. A typical TIF, would only allow us to designate offsite improvements as eligible costs. By transferring the property to us, we can now designate those as public improvements. Mr. Lindsey reported it as being a statutory requirement for urban redevelopment type TIFs. The assumption is it dealt with land banking or assemblage of properties in blighted areas and extending to demolition costs. The statute does not set a time limit as to how long the City must be in title of the property. What was done here is not unusual in the State.

We do have a Development Agreement as part of this. The TIF and the Development Agreement are tied to PUD. If the developer does not hold up their end per the PUD, we can hold them accountable by withholding funds from the reimbursements of the TIF. We project the TIF will collect $6.2 million dollars over 30-years. When looking at the reimbursement cap with 4% interest, you are looking at about $5.2 million in pay-out over 30 years. The 4% interest rate is determined by the Ohio Tax Commissioner. It is the Federal short-term rate, pursuant to the Ohio Revised Code, sub one. The developer asked for a higher interest rate, and we met in the middle. We have implemented a sliding scale on the reimbursements with a max of $3.4 million reimbursement plus 4% interest. He emphasized that reimbursement cannot exceed the dollars available in the TIF fund, and the City will not pay out of pocket for anything that does not come out of that fund.
When asked by Ms. Dorothy if this is like the Heights at Worthington Place with the underground parking, Mr. Greeson identified a better parallel of the storm sewer that was relocated under Fresh Thyme or the demolition costs associated with the Shops at Worthington Place. Mr. McCorkle added the Heights was a 30-year non-school TIF. We paid directly in an economic development grant through an economic development agreement to make the parking garage more affordable and to build Class A office space.

Mr. McCorkle explained that the developer is agreeing to let the City inspect. Those inspection costs will be reimbursed back the City before the developer receives any reimbursement.

Mr. Robinson asked if the TIF reimbursements are not directly correlated to property valuation. Mr. McCorkle said it is not directly proportional. We are anticipating it will be at least $17.5 million in valuation, the developer thinks it will be higher than that. This allows a little flexibility. We are also requiring at least five continuous years of that valuation.

Mr. McCorkle overviewed the eligible public improvements.

There being no additional comments, the clerk called the roll on Ordinance No. 09-2019. The motion carried by the following vote:

Yes 6 Robinson, Kowalczyk, Dorothy, Smith, Foust, and Michael

No 0

Ordinance No. 09-2019 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 13-2019

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the 2019 Bicycle and Pedestrian Improvement Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 693-19)

The foregoing Ordinance Title was read.

Mr. Greeson reminded how we have programmed funding, which is $100,000 this year, to begin to achieve Council’ and the Bicycle and Pedestrian Advisory Board’s goals around bicycle and pedestrian improvements. This ordinance appropriates those funds, allowing them to be spent.

Mr. Hurley explained how looking at the draft of the Bicycle and Pedestrian Master Plan; we have found a lot of projects that we are interested in taking a look at. We want to get
moving on projects for this year. The project that came up in recommendations was for a crossing improvement at East Dublin-Granville Road and at Pingree Drive which currently has no marked crossing. The Master Plan presentation from earlier this year explained how there are challenges of bicycle and pedestrian access at major corridors. There is a signalized crossing west of Old Worthington. People to the east want to be able to get to the Moses Wright Nature Area and Pingree Park.

He explained how at this point Mr. Whited and staff are assessing some of the safety concerns with crossing there with speeds and line of sight. We are in the process of getting opinions from a traffic consultant. That will come back to the Bicycle and Pedestrian Advisory Board and we will move forward as their top priority if it is within the budgeted amount of $100,000. In the event there is some funding left over, the Board has recommended bike racks because there are not enough at either East Granville Road Park or Pingree Park. There are also additional recommendations including some pilot projects that might help with bike and pedestrian access and potentially some small sidewalk connections that could be made in that area.

Mr. Smith brought up how he frequents the parks and it is up to the traffic consultants what to do with the gradual hill but there is a blind spot and he asked to please keep that in mind.

Mr. Foust commented how this fills an important need.

Ms. Kowalczyk shared that she had a business owner question her about opportunities for local business owners to install bike racks and she was not sure if that has been considered. Mr. Hurley replied saying bike racks did not come up through the Parks Master Planning process however, it is part of the Bicycle and Pedestrian Master Plan. The Parks and Recreation Commission made a motion to indicate that they agreed with the addition of bike racks. Installing them in these parks as they become more accessible makes sense. He asked to be put in touch with those business owners if possible.

Ms. Dorothy thanked everyone who has worked on this. We are turning a corner in how we are looking at every single aspect of being able to access places throughout the City, not by car, but by other modes of transportation. She expressed how glad she is that we are trying to solve these issues.

**Patricia Lauducci – 791 Morning Street**

Ms. Lauducci applauded Council for making this a priority, establishing the advisory board, and working so well with Parks and Recreation. They went to several of the meetings for the planning committee and they did a great job to get community input. She wanted to bring up one more opportunity for partnership and that is with the schools. They are currently re-establishing feeder patterns and the proposal on the table is to shift Wilson Hill kids to Worthingway. You already have Evening Street students coming across the other way. In all of these areas the speed limit is 35mph except for the downtown intersection which is really safe. We cannot send all the kids there and across. She would
like to see before these feeder patterns change to have more appropriations for bike and
ped improvements and coordination and cooperation between the City and School Board. Emotions are high about changes like this regarding safety and transportation. She would
love to see us seize the opportunity to make it a priority.

President Michael emphasized that there will need to be some real conversations on the
best ways for the kids to get from Wilson Hill over to Worthingway. Ms. Lauducci said
this is new for sixth graders. The eleven-year-olds are what everyone is up in arms about
because the streets are big and long to cross, with a 35mph speed limit and it is too much
to ask to have them take their lives into their own hands all the time. She commented how
the Superintendent told her that it is only 65 kids. That is 65 more kids that it was before
and if you add all of them together, she believes the number is closer to 200 total between
the three schools. Things like flashing lights and school zones are still not on 161 and it is
still 35mph all the way through. She knows that is hard with state routes, but if you work
in conjunction with each other and we look at things like safe routes to school in addition
to other ways of providing resources through grants, we can make something happen.

President Michael explained that the City has a safety committee and maybe they could
take a look at this and come up with ideas. Mr. Greeson said he would be happy to talk to
the schools about the feeder patterns.

Ms. Dorothy reiterated the fact that we need to prioritize safety of people outside of cars.
Speeding cars through Worthington should not be the priority. We need to protect our
most vulnerable populations. We are transforming that with the help of the Bicycle and
Pedestrian Committee.

President Michael said if you are not at school board meetings do not always hear
everything. Bringing the idea of what’s happening, we have some time to work on
coordination.

Ms. Kowalczyk said this speaks to a renewed opportunity to talk about safe streets for
schools. The schools have not had time to focus on it because they have had bigger issues,
but now this is the issue so she hopes this is something we can pursue with them because
there is federal funding there.

Ms. Lauducci emphasized that she would love to be part of the solution and is happy to
help any way that she can.

President Michael explained that the City has more than once tried to talk to the schools
about safe routes. It has now hit the point where there is a critical reason why it needs to
happen.

Mr. Greeson said we were happy to have a school representative on the steering committee
of the Bicycle and Pedestrian plan. Mr. Hurley said that the steering committee
representative was aware of their research and recommendations and having safe routes to
schools as a priority. The final Master Plan will be another tool to get their attention and continue our conversations.

Mr. Robinson said that he finds great pleasure being in total agreement with Ms. Dorothy on this issue. He lives at Dublin Granville and Plymouth and there is a slight incline and cars coming off 71 enter Worthington going far greater than 35mph. He applauds the selection committee identifying this as high-risk corridor.

Mr. Foust asked about the research regarding what type of mechanism to put in there. Mr. Greeson explained how we are appropriating funds authorizing spending up to $100,000. Bicycle and Pedestrian board will be presented with options and then they will decide on what to implement.

There being no comments, the clerk called the roll on Ordinance No. 13-2019. The motion carried by the following vote:

Yes  6  Kowalczyk, Dorothy, Foust, Smith, Robinson, and Michael

No  0

Ordinance No. 13-2019 was thereupon declared duly passed and is recorded in full in the appropriate record book.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 20-2019  Amending the Personnel Rules and Regulations of the City of Worthington to Authorize Communication Technician Retention Agreements.

Introduced by Ms. Kowalczyk.

MOTION  Ms. Dorothy made a motion to adopt Resolution No. 20-2019. The motion was seconded by Mr. Smith.

Ms. Trego laid out how the Worthington Communications Center will need to remain operational during the transition process. In order to show appreciation to our current Communication Technicians and to incentivize them to stay during that transition, we are requesting an authorization of retention payments for Communication Technicians that remain employed with the city through the transition in 2020. It is for $250 per every 36 hours worked per week to be paid out for those still employed in 2020. Tracking for retention payments would start as of April 22, 2019. The City’s Employment Council has recommended drafting retention agreements that will outline how these payments will work with more specifics than could be detailed in the personnel rules to ensure there are no misunderstandings or miscommunications for our Communications Technicians.
Ms. Dorothy asked if this is something we are using to make sure we are fully staffed because we are concerned our current employees may leave us during this time. Ms. Trego affirmed that it is hoped that this will be an incentive for them to remain with us.

Ms. Kowalczyk clarified that payments would be paid out if they are employed through the transition. You would earn them as you stay. Ms. Trego said that is correct, we will track those but they will only be paid out if you stay employed with us through the transition period.

There being no additional comments, the motion to adopt Resolution No. 20-2019 passed unanimously by a voice vote.

**Resolution No. 21-2019**

Authorizing the Acquisition of Certain Real Estate Interests Involving Parcel 22 for the Northeast Gateway Intersection Improvement Project. (Project No. 602-14)

*Introduced by Mr. Foust.*

**MOTION**

Mr. Robinson made a motion to adopt Resolution No. 21-2019. The motion was seconded by Ms. Kowalczyk.

Mr. Lindsey identified this as being for 7060 Huntley Road which is one more parcel that we need for the Northeast Gateway Project. We are getting a piece of dedicated right-of-way, a utility easement, and a temporary construction easement. The amount slightly exceeded the amount Mr. Greeson was preauthorized to sign.

Mr. Smith said that we received a request from a resident about naming rights in that area. He asked about our process for naming streets. Mr. Greeson said that Council has the authority to name streets. We communicated to them we have no concern about that, but we are little ways out before we would do that. Mr. Lindsey said that the Service and Engineering Department had discussions and Mr. Brown has a process in his code that speaks to certain naming conventions by which you call a street by its direction and length. We will go through that process, which is still a long way off.

Mr. Robinson commented that naming streets for historic landowners is appropriate.

President Michael noted McBurney Place is named after the former property owners who sold the land to the developer.

There being no additional comments, the motion to adopt Resolution No. 21-2019 passed unanimously by a voice vote.

**Ordinance No. 15-2019**

To Amend Sections 1301.05, 1301.06, 1305.01, 1305.06, 1305.07, 1305.08, 1305.09, 1311.01, 1311.02, 1311.07, 1301.05, and 1301.06; and
Enacting Section 1301.07 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

Introduced by Ms. Dorothy.

Ordinance No. 16-2019

To Amend Sections 1125.02, 1129.05, and 1173.05 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

Introduced by Mr. Robinson.

The Clerk was instructed to give notice of a public hearing on said ordinance(s) in accordance with the provisions of the City Charter unless otherwise directed.

REPORTS OF CITY OFFICIALS

Discussion Item(s)

- Community Visioning

Mr. Greeson presented how we received 10 responses to the request for proposals (RFP) from consultants, planners, and facilitators interested in working with the City of Worthington. Those were distributed to Council last Thursday and this is an opportune time to check in with the process. Previously, Council’s desire was to screen those to a reasonable number to personally interview. His recommendation, since this has been a Council led process, is either for Council to designate a couple members to work with staff on narrowing the list of consultants or if comfortable, Council doing so itself.

Mr. Smith said he was excited to receive the proposals and he has already read through all ten of them. It is a lot to process. He suggested that we narrow it down to three. If a subcommittee process is desired, he expressed that he is happy to be on that. He also suggested that whoever is on the subcommittee should give reasons why the other seven were not included to give context on why the selection happened.

Mr. Foust said in his experience working with RFPs something can be said for having some kind of a scoring matrix, so that there is a summary sheet that encompasses all ten in summary form. He suggested that we refer back to the original items addressed in the RFP itself, and try to attach some qualitative value to whether it fully meets, partially meets, or does not meet across those criteria identified. It could give us some comfort as to why
someone did or did not make the cut. Some of those are not equally weighted, some are deal breakers and others are not so heavily weighted.

Mr. Robinson summarized that if we are presented with three top choices, with explanations as to why and giving us an opportunity to discuss and argue for someone who had been excluded and making a case for them, he believes that would be a fair and thorough process.

Ms. Dorothy asked about the timeline and who makes selections. Mr. Smith explained that he drafted a proposal timeline where the subcommittee would select their top three choices by the next meeting on May 6th. That gives time for Council to debate and ask questions. In the third meeting in May having those proposers answer those questions back to us more specifically. Then either the last meeting in May, or the first meeting in June we would bring them in for interviews whether that be in person, via webcam, or whatever.

Ms. Kowalczyk confirmed that the subcommittee will make recommendations to be presented at the first meeting in May.

President Michael posed that the question is now about who wants to serve on the committee.

Mr. Foust offered to serve on the screening committee.

Mr. Smith asked staff, specifically Mr. Whited who goes through a lot of design RFQs, if he may have a templated matrix we could use to look at. Mr. Whited said he would share their template.

Ms. Kowalczyk volunteered to serve on the committee.

Mr. Foust deferred to the wisdom of staff and ask if they were comfortable with the process as proposed. Mr. Greeson said it is great that three councilmembers want to be involved in it. You discussed weighting, this is qualification-based process, and you do not necessarily have to score it in a traditional sense. The challenge with the committee determining the weights is that it may not reflect the weights of all seven Councilmembers. A matrix can be put together, but if there is any debate about the relative weight of some items in the RFP you may want to come back to the full Council to determine those. Mr. Foust respects Mr. Smith’s aggressive timeline. He suggested that we create a matrix, bring it back to Council next week, and then aim for the following meeting to discuss scoring of those responses. However, that slows down the process and he is not a big fan of that. If staff can give us a skeleton to start with that might expedite the process, giving him more comfort with the aggressive timeframe.
OTHER ITEMS

Mr. Greeson explained how we have Mr. Stephen White from COSI here to discuss the COSI Science Festival and how Worthington is partnering with COSI for that.

Mr. White introduced himself as the Vice President of Strategic Initiatives at COSI. He wanted to thank Council for their leadership and commitment to educating citizens. He detailed how the COSI Science Festival is running from May 1-4. The first three days comprise of 110 distinct events through Franklin County. They are going out in the community to expose people to science and technology where they live, learn, and lounge. The last day will be a big science celebration at COSI where they will have 125 booths with hands-on demonstrations for the public to see. All of this is free to the citizens of Franklin County and Worthington. There will be a free COSI on wheels at Worthington Brookside Elementary. They will be at the Worthington First Wednesday event with a variety of activities for both children and adults.

President Michael asked if staff could make sure to get the list of Worthington activities out to the community.

Mr. Greeson remarked how we have begun putting information out regarding the recommended 911 consolidation. He noted how on April 29 at 7:00am there will be a Coffee with the Chiefs, on May 1, at 7:00pm there will be a public forum, and on May 6 at 5:30pm there will be another public forum. These forums will be held on both sides of the town with one at the Griswold Center and the other at Linworth Alternative. On May 8 at noon, there will be another Coffee with the Chiefs. We will be posting event information on the website and as widely as possible so people can learn about this recommendation.

Additionally, he highlighted that we have signed our electric aggregation program agreement with AEP Energy. We will buy energy supply and Renewable Energy Certificates (RECs). The final difference in the rate equated to a less than $1.50 per year difference. Citizens will save an average of $40.00 per year. An article will be going out in the Village Talks newsletter and a letter will go out before the opt-out period begins on April 25.

REPORT OF COUNCIL MEMBERS

Ms. Kowalczyk reminded everyone to RSVP and attend the Old Worthington Partnership Annual Meeting on April 23 at 8:00am at Dewey’s Pizza.

Mr. Smith noted how he will be attending an ODNR wildlife presentation on Thursday and will report back.

Mr. Foust was one of several who attended the Slice of Worthington. It was a great event and there was the talk of adding a third shift next year. President Michael added how fun the event was. There was great turnout and great family event.
EXECUTIVE SESSION

MOTION       Mr. Foust moved, Mr. Smith seconded a motion to meet in Executive Session to discuss board and employee compensation, commission appointments, and pending litigation.

The clerk called the roll on Executive Session. The motion carried by the following vote

Yes       6       Robinson, Kowalczyk, Foust, Dorothy, Smith, and Michael

No        0

Council recessed at 9:05 P.M. from the Regular meeting session

MOTION       Mr. Smith moved, Ms. Kowalczyk seconded a motion to return to open session at 9:41 P.M.

The motion carried unanimously by a voice vote.

Resolution No. 22-2019       Establishing the City Manager’s Annual Base Salary Effective January 1, 2019.

Introduced by Mr. Foust

MOTION       Mr. Smith made a motion to adopt Resolution No. 22-2019. The motion was seconded by Ms. Kowalczyk.

President Michael noted that the resolution adopts a 3% base salary increase for the City Manager for a salary of $158,449 effective January 1, 2019.

There being no additional comments, the motion to adopt Resolution No. 22-2019 passed unanimously by a voice vote.

ADJOURNMENT

MOTION       Ms. Dorothy moved, Mr. Robinson seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 9:42 p.m.

___________________________________
Assistant City Clerk

APPROVED by the City Council, this 6th day of May, 2019.

______________________________
Council President
STAFF MEMORANDUM
City Council Meeting – April May 6, 2019

Date: April 3, 2019
To: Matthew H. Greeson, City Manager
From: R. Lee Brown, Director of Planning & Building
Subject: Ordinance No. 15-2019 – Building Code Amendments

EXECUTIVE SUMMARY
This Ordinance amends Chapter 13 of the City’s Codified Ordinances to adopt the new State of Ohio residential building code and to incorporate requirements for building demolition.

RECOMMENDATION
Approve as Presented

BACKGROUND/DESCRIPTION
The Planning & Building Department staff has been working on several updates to the Codified Ordinances, Part 13 – Building Code, for the City of Worthington related to the State of Ohio adopting a new residential building code effective July 1, 2019 that will also require some minor modifications to Part 11 – Planning & Zoning Code for the City of Worthington.

The 2019 Residential Code of Ohio, Ohio Administrative Code 4101:8 Board of Building Standards; Residential Code of Ohio is effective statewide on July 1, 2019. The state residential code does not address building demolition and the commercial code has minimal requirements, so staff has proposed regulations to handle these types of situations.

Staff is proposing to update Chapters 1301, 1305 and 1311 of the Codified Ordinances to coordinate with the new state building code and provide new requirements for building demolition for residential and commercial structures. The ordinance also includes lowering the barrier requirements for residential swimming pools to be the same height as most other jurisdictions in the United States and match code requirements for commercial swimming pools in Ohio. These changes will require some minor modifications of Chapters 1125, 1129 and 1173 to the Planning & Zoning Code.
Attached is a summary of the proposed changes in the ordinance including the changes from the 2009 to the 2018 International Property Maintenance Code.

Amendments to the Building Code are effective 20-days after approval and notification, however any change or modification to the Planning & Zoning Code requires 60-days after approval and notification before it is effective.

**ATTACHMENTS**
Ordinance No. 15-2019 - Amendments to Building Code – Chapters 1301, 1305 and 1311
Building Code Modifications Overview
Building Code Amendment with track changes
ORDINANCE NO. 15-2019

To Amend Sections 1301.05, 1301.06, 1305.01, 1305.06, 1305.07, 1305.08, 1305.09, 1311.01, 1311.02, 1311.07, 1301.05, and 1301.06; and Enacting Section 1301.07 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

WHEREAS, the City Council is certified by the State of Ohio to enforce the state building codes; and,

WHEREAS, the City Council wishes to amend provisions of the City’s Codified Ordinances to coordinate with the state building codes; and,

WHEREAS, the City Council wishes to adopt additional requirements for the demolition of buildings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Sections 1301.05 and 1301.06 of the Codified Ordinances be amended, and Section 1301.07 be added, and the same is hereby enacted to read as follows:

1301.05 COMPLIANCE WITH ORDINANCES.

(a) A permit is the document issued by the Division of Building Regulation authorizing work as shown on the application and/or the construction documents when the proposed work is in compliance with the Ohio Building Code and not in violation of the Codified Ordinances.

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

Exception: A permit for the demolition of a structure is invalid if the demolition and site restoration work is not completed within six months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.
ORDINANCE NO. 15-2019

(d) No permit shall be issued unless the construction documents submitted are in accordance not only with the Ohio Building Code but also with the Zoning Ordinance and the Subdivision Regulations as set forth in these Codified Ordinances and amendments thereto, so far as they may be applicable.

(e) No permit for a lot adjacent or contiguous to the flood plain of the Olentangy River shall be issued unless the application for the permit is accompanied by a certification by an Ohio registered surveyor or engineer that the finished grades at the building elevation comply with the minimum requirements set forth in Chapter 1105 of the Codified Ordinances.

(f) No permit shall be issued for any new building to which this Code is applicable, nor for any addition exceeding 1,000 square feet, nor for any parking lot, until the provisions therein for disposal of storm drainage have been reviewed and approved by the City Engineer.

(g) Lot grading and landscaping shall be completed in such a manner as to provide positive drainage away from building foundations. Grading and landscaping that will significantly alter existing drainage conditions to surrounding properties shall not be permitted unless it is demonstrated that the change is acceptable to the owners of the affected properties and the new drainage conditions shall not detrimentally affect the property or structures located thereon. Where possible, runoff shall be directed to public or private storm sewers or drainage ways. Lot grading shall be completed in such a manner as to be consistent with surrounding street, curb, parking area or lot grades. Grading that offers obstruction to natural drainage of storm water whether by sheet flow or in established open ditches shall not be permitted.

1301.06 FEES.
Fees required for permits relating to buildings being constructed, remodeled, changed in use, or demolished under the Ohio Building Code shall be determined according to the following schedule:

(a) New Construction and Additions:
   (1) Processing Fee $300.00
   (2) Area Fee $20.00 per 100 Square Feet Gross Floor Area

(b) Remodeling, Alteration, Change in Use, or Temporary Structures or Uses:
   (1) Processing Fee $150.00
   (2) Area Fee $10.00 per 100 Square Feet Gross Floor Area

(c) Change of Occupancy only, no work except cosmetic: $72.82

(d) Whenever the work is substantially complete but not in full compliance with the requirements of this chapter, and the building official is granting a Temporary or Partial Certificate of Occupancy of a new, expanded, or altered structure to allow beneficial use of the structure while the remaining work is completed, a fee of $150.00 shall be paid prior to the granting of such temporary or partial occupancy.
ORDINANCE NO. 15-2019

(e) Heating, Ventilating, Air Conditioning, Electrical, Fire Suppression:
(1) Area Fee $10.00 per 100 Square Feet for first 5000 Square Feet
    $2.00 per 100 Square Feet greater than 5000 Square Feet
(2) Minimum Fee $100.00

(f) Plumbing:
First fixture $200.00
Each additional fixture $20.00
Hot water heater replacement $60.00

(g) Demolition or Moving Buildings: $200.00 per building

(h) Parking Lot:
(1) Area Fee $5.00 per 1000 Square Feet
(2) Minimum Fee $50.00

(i) Additional Inspection Fees:
(1) When, for any reason, an inspection is desired outside the normal working hours of the Division of Building Regulation, an Overtime Inspection shall be applied for in writing during normal hours and accompanied by a fee of $150.00. Overtime inspections shall be performed only if approved by the Director of Engineering and if an inspector is available at the time required.
(2) When the work requiring inspection does not comply with the requirements of this chapter, and the work requires a third or subsequent re-inspection to determine compliance, a fee of $75.00 shall be paid prior to the re-inspection being conducted.

(j) Refunds. No fee imposed by this section shall be considered refundable.

(k) Waiver of Fees. The City Manager is hereby empowered to order that fees be waived for charitable, philanthropic, governmental agencies or for construction or improvements yielding economic development benefits to the City in specific cases.

(l) Public Area Payment.
(1) Multi-family developments: $250.00 per unit
(2) Commercial and industrial developments: $100.00 per 1,000 gross square feet of new or expanded space.

(m) A credit shall be granted for any multi-family, commercial and industrial development constructed on a lot which previously contained a similar structure, but which structure was demolished on or after January 1, 1995. The credit shall be in an amount which would have been paid for such demolished structure in accordance with the provisions of subsection (l) hereof. In no event shall the credit granted be greater than the payment due in connection with the new development.
ORDINANCE NO. 15-2019

1301.07 DEMOLITION OR MOVING BUILDINGS

(a) The following are requirements when making application to completely demolish or move a building. In addition to a completed application on the prescribed form, the application shall be accompanied by 2 copies of documents containing the following information in addition to that required by the Ohio Building Code:

(1) A site plan of the parcel of land indicating which structure or structures are being completely removed, including any walks, pavement, parking areas, fencings, poles, walls, sheds, driveways, etc.

(2) A site restoration plan indicating how the site will be restored after any structure is removed. This plan shall include information on backfill, proposed landscaping, what structures will remain like foundations and subsurface slabs, and method of preventing voids and water accumulation.

Exceptions:

A. A site restoration plan is not required for detached accessory structures not over 120 square feet in area. The site must still be restored.

B. A site restoration plan is not required if an application for a permit to construct a replacement structure on the site is received within 60 days of receipt of the application for demolition, the application date is shown on the demolition schedule, and the permit application addresses the restoration of the site. Failure to receive such application for permit shall cause the permit for demolition to be invalid until a site restoration plan is submitted.

(3) A schedule including: 1) when utilities are to be disconnected, 2) when demolition or movement of structures is to start, 3) the time duration of demolition or movement of structures, 4) when site restoration is to start, and 4) the time duration of site restoration. The entire schedule duration shall not exceed 90 days.

Exceptions:

A. A schedule is not required for detached accessory structures not over 120 square feet in area. The 90 day maximum time period still applies.

B. The schedule is not required to include the start date and time duration of site restoration if the application date for a replacement structure is shown on the schedule.

(b) Any substantive changes to the site plan, site restoration plan, or schedule shall be submitted for review and approval following the same process as the original application.
ORDINANCE NO. 15-2019

(c) The review of the application shall be completed within 30 days of receipt. Approval, denial, or modification of the application shall be in writing by the Chief Building Inspector and shall state the reasons for denial or modification.

(d) All demolition and site restoration work shall be completed, inspected, and approved.

(e) Variances from the requirements of 1301.07 or an appeal of the denial or modification of the application shall be made to the Board of Zoning Appeals under Chapter 1129 of the Planning and Zoning Code.

SECTION 2. That Sections 1305.01, 1305.06, 1305.07, 1305.08, and 1305.09 of the Codified Ordinances be amended, and the same is hereby enacted to read as follows:

1305.01 ADOPTION OF RESIDENTIAL CODE OF OHIO.

(a) Pursuant to Ohio R.C. 731.231, there is hereby adopted by the Municipality, the Residential Code of Ohio (RCO) as adopted by the Ohio Board of Building Standards, Ohio Department of Commerce, and as published in Division 4101:8 of the Ohio Administrative Code (OAC) and as the same may be amended.

(b) The Municipality hereby adopts Appendix G Swimming Pools, Spas and Hot Tubs of the ICC International Residential Code/2012. Such codes are incorporated herein as fully as if set out at length.

1305.06 COMPLIANCE WITH ORDINANCES

(a) A permit is the document issued by the Division of Building Regulation authorizing work as shown on the application and/or the construction documents when the proposed work is in compliance with the Residential Code of Ohio and not in violation of the Codified Ordinances.

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

Exception: A permit for the demolition of a structure is invalid if the demolition and site restoration work is not completed within six months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

(d) No permit shall be issued unless the construction documents submitted are in accordance not only with the Residential Code of Ohio but also with the Zoning Ordinance and the Subdivision Regulations as set forth in these Codified Ordinances and amendments thereto, so far as they may be applicable.
ORDINANCE NO. 15-2019

(e) No permit for a lot adjacent or contiguous to the flood plain of the Olentangy River shall be issued unless the application for the permit is accompanied by a certification by an Ohio registered surveyor or engineer that the finished grades at the building elevation comply with the minimum requirements set forth in Chapter 1105 of the Codified Ordinances.

(f) No permit shall be issued for any new building to which this Code is applicable, nor for any addition exceeding 1,000 square feet, nor for any parking lot, until the provisions therein for disposal of storm drainage have been reviewed and approved by the City Engineer.

(g) Lot grading and landscaping shall be completed in such a manner as to provide positive drainage away from building foundations. Grading and landscaping that will significantly alter existing drainage conditions to surrounding properties shall not be permitted unless it is demonstrated that the change is acceptable to the owners of the affected properties and the new drainage conditions shall not detrimentally affect the property or structures located thereon.

1305.07 AMENDMENTS TO ADOPTED CODE.

These provisions shall be incorporated into the Residential Code of Ohio for One, Two, and Three-Family Dwellings and shall be cited as such and will be referred to herein as “this code.”

(a) Section 301, 301.2, Table 301.2(1) the following is inserted into the table as follows:

- Ground Snow Load: 20 psf
- Seismic Design Category: A
- Frost line depth: 32”
- Winter Design Temperature: 5°F
- Flood Hazards: Chapter 1105 Minimum Elevations
- Air Freezing Index: 1066
- Mean Annual Temperature: 52.2°F

(b) Section AG101.1 General shall be modified as follows: The provisions of this appendix shall control the design, and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one-, two-, or three-family dwelling.

(c) Section AG102 Definitions. The following definitions shall be amended to read as follows:

RESIDENTIAL. That which is situated on the premises of a detached one-, two-, or three-family dwelling or a one-family townhouse not more than three stories in height.

1305.08 FEES.

Fees for all permits required under this chapter shall be determined according to the following schedule:

(a) Construction of New Buildings or Additions to Existing Buildings, or Remodeling, Alteration, Change of Use or Reconstruction of Existing Buildings.
ORDINANCE NO. 15-2019

(1) Processing fee: $100.00
(2) Area fee: $10.00 per 100 square feet gross floor area.
(b) Construction of uncovered decks, detached storage buildings under 200 square feet in size, or other minor alterations such as moving or adding doors and windows, the permit fee shall be $70.00.

Exception: For work valued under $1,500, the permit fee shall be $50.00.
(c) Heating, Air Conditioning, Ventilating, Refrigeration Systems, Electrical, and Fire Suppression.
(1) Area Fee $8.00 per 100 square feet gross floor area
(2) Minimum fee $50.00
(d) Plumbing:
First fixture $60.00
Each additional fixture $15.00
(e) Fireplace Repair. For each fireplace: $40.00
(f) Demolition or Moving Buildings: $50.00 per building
(g) Special/Additional Inspections Fees. When, for any reason, an inspection is required outside the normal working hours of the Division of Building Regulation, an Overtime Inspection shall be applied for during normal hours, in writing, and accompanied by a fee of $75.00. Overtime inspections shall be performed only if approved by the Director of Planning and Building and if an inspector is available at the time required. When the work requiring inspection does not comply with the requirements of the Building Code, and the work requires a second or subsequent re-inspection to determine compliance, a fee of $75.00 shall be paid prior to the re-inspection being conducted.
(h) Refunds. No fee imposed by this section shall be considered refundable.
(i) Waiver of Fees. The City Manager is hereby empowered to order that fees be waived for charitable, philanthropic or governmental agencies, in specific cases.
(j) Public Area Payment.
(1) Multi-family developments: $250.00 per unit
(2) Single-family residences are subject to payment only when a new lot is created, in accordance with Section 1101.06.
(k) A credit shall be granted for any multi-family development constructed on a lot which previously contained a similar structure, but which structure was demolished on or after January 1, 1995. The credit shall be in an amount, which would have been paid for such demolished structure in accordance with the provisions of subsection (j) hereof. In no event shall the credit granted be greater than the payment due in connection with the new development.

1305.09 DEMOLITION OR MOVING BUILDINGS
(a) The following are requirements when making application to completely demolish or move a building. In addition to a completed application on the prescribed form, the application shall be accompanied with 2 copies of documents containing the following information:
ORDINANCE NO. 15-2019

(1) A site plan of the parcel of land indicating which structure or structures are being completely removed, including any walks, pavement, parking areas, fencings, poles, walls, sheds, driveways, etc.

(2) A site restoration plan indicating how the site will be restored after any structure is demolished. This plan shall include information on backfill, proposed landscaping, what structures will remain like foundations and subsurface slabs, and method of preventing voids and water accumulation.

Exceptions:

A. A site restoration plan is not required for detached accessory structures not over 200 square feet in area. The requirement that the site be restored is still required.

B. A site restoration plan is not required if an application for a permit to construct a replacement structure on the site is received within 60 days of receipt of the application for demolition, the application date is shown on the demolition schedule, and the permit application addresses the restoration of the site. Failure to receive such application for permit shall cause the permit for demolition or moving to be invalid until a site restoration plan is submitted.

(3) A schedule including: 1) when utilities are to be disconnected, 2) when demolition or movement of structures is to start, 3) the time duration of demolition or movement of structures, 4) when site restoration is to start, and 4) the time duration of site restoration. The entire schedule duration shall not exceed 90 days.

Exceptions:

A. A schedule is not required for detached accessory structures not over 200 square feet in area. The 90 day maximum time period still applies.

B. The schedule is not required to include the start date and time duration of site restoration if the application date for a replacement structure is shown on the schedule.

(b) Any substantive changes to the site plan, site restoration plan, or schedule shall be submitted for review and approval following the same process as the original application.

(c) The review of the application for demolition shall be completed within 30 days of receipt. Approval, denial, or modification of the application shall be in writing by the Chief Building Official and shall state the reasons for denial or modification.

(d) All demolition and site restoration work shall be completed, inspected, and approved.
ORDINANCE NO. 15-2019

(e) Variances from the requirements of 1305.09 or an appeal of the denial or modification of the application shall be made to the Board of Zoning Appeals under Chapter 1129 of the Planning and Zoning Code.

SECTION 3. That Sections 1311.01, 1311.02, and 1311.07 of the Codified Ordinances be amended, and the same is hereby enacted to read as follows:

1311.01 ADOPTION OF ICC CODE.
The Municipality hereby adopts the ICC International Property Maintenance Code/2018 as published by the International Code Council, Inc., which hereinafter may be referred to as this code, and is incorporated herein as fully as if set out at length.

1311.02 INSPECTION COPY.
One copy of the ICC International Property Maintenance Code together with copies of ordinances amending same, shall be kept on file by the City Clerk in the Department of Planning and Building for public examination during usual business hours.

1311.07 AMENDMENTS TO ADOPTED CODE.
(a) Subsection 101.1 Title is amended to read as follows: These regulations shall be known as the Property Maintenance Code of the City of Worthington, hereinafter referred to as “this code.”
(b) Subsection 102.3 Application of other codes shall read as follows: Repairs, additions or alterations to a structure, or changes of occupancy, shall be completed in accordance with the procedures and provisions of Part Eleven Planning and Zoning and Part Thirteen Building Code of the Codified Ordinances.
(c) Section 103 Department of Property Maintenance Inspection is hereby deleted. It shall be the duty of the Building Inspector, or any other person designated by the City Manager, to enforce this code. The Building Inspector is also referred to as the “code official” throughout this code.
(d) Section 111 Means of Appeal is hereby deleted.
(e) Subsection 112.4 Failure to comply is hereby deleted.
(f) In Section 202, add new definitions as follows:

CONSTRUCTION MATERIAL. Material typically used in construction or maintenance of buildings, fences, and property including, doors, windows, concrete block, brick, lumber, shingles, gutters, cement board, tubing, conduit, fencing, downspouts, vinyl and aluminum siding, cement, concrete, nails, and fasteners or similar material including plastic material used in the same manner as other, traditional construction material.

EQUIPMENT. The implements used, whether motorized or non-motorized, in an operation or activity. Equipment may include lawn care, automotive repair, maintenance, and construction equipment.
ORDINANCE NO. 15-2019

FRONT YARD. That portion of the property between the right of way and the front of the principal structure including the required yard as defined in Chapter 1149 of the Planning and Zoning Code. For the purposes of this code, corner lots shall be considered to have two front yards.

LAWN CARE EQUIPMENT. Equipment used for the installation and maintenance of yards and landscaping including, but not limited to lawn mowers, spreaders, mulchers, trimmers, tillers, rollers, and edgers.

LAWN CARE MATERIAL. Material used for the installation, alteration or maintenance of yards and landscaping including, but not limited to dirt, topsoil, mulch, seeds, sprouts, shoots, starter pots, temporary pots, and unplanted material including bushes, trees and flowers, and similar material removed from the ground. For the purposes of this code, firewood shall be considered a lawn care material if it is split, neatly stacked, and protected for future use. Brush, limbs, twigs and other such rubbish not neatly stacked and protected for future use shall not be considered firewood.

REQUIRED YARD. A front, side, and rear yard as defined in Chapter 1149 of the Planning and Zoning Code.

STORE. To place equipment or material on property, either temporarily or permanently, while not in use for its intended purposes.

TRAILERS. Trailers are unpowered vehicles intended to be towed behind a powered vehicle. Trailers include boat trailers, campers, and utility trailers.

(g) Subsection 302.4 Weeds is deleted. Section 521.13 Noxious weeds of the Codified Ordinances shall apply.

(h) Add new subsection 302.10 as follows:

302.10 Miscellaneous equipment and material.
302.10.1 - General. Unless otherwise provided for in this code, no equipment or material shall be stored outdoors in any residential district.
302.10.2 - Lawn care equipment. Each property is permitted a maximum of two pieces of lawn care equipment to be stored on the property.

Exception: Lawn care equipment stored in an accessory structure and not visible from adjoining properties or the public way.

302.10.3 - Lawn care material. Lawn care material may be stored on residential property if neatly stacked and maintained free of weeds, insects, and rodents. Lawn care material delivered to a property may be placed in the front yard for a maximum period of 60 days.
302.10.4 - Construction material. Construction material is permitted on a property, visible from adjoining property or the public way if the material is associated with construction or maintenance activity, necessary permits have been secured, and the work is in progress, otherwise, the storage of construction material is not permitted.

(i) Subsection 304.14 shall be amended with the following dates: from April 1 to September 30.
ORDINANCE NO. 15-2019

(j) Add new subsection 308.4 as follows: 308.4 Container location. Containers for the purpose of placing rubbish per 308.2 or garbage per 308.3 in a residential district shall not be located in the front yard.

(k) Subsection 404.3 Minimum ceiling heights shall be amended with a new exception 4 as follows:
   4. Where specifically allowed per Chapter 1305 Building Code for One, Two and Three-Family Dwellings.

(l) Add Subsection 507.02 as follows:
   507.02 Regulation of storm drainage facilities. All storm drainage facilities including culverts, storm sewers, detention/retention facilities, energy dissipaters and flow restrictors shall be maintained in operating condition and clear of accumulations of silt, trash or debris.

All storm drainage facilities constructed as a requirement of the Codified Ordinances or regulations of the City shall not be modified or altered unless the modifications or alterations are approved by the City Engineer.

(m) Subsection 602.3 Heat supply shall be amended with the following dates: from October 1 to April 30.

(n) Subsection 602.4 Occupiable work spaces shall be amended with the following dates: from October 1 to April 30.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the first day of July, 2019.

Passed ____________________

________________________________
President of Council

Attest:

________________________________
Clerk of Council
The following are a summary of the changes in Chapter 1301 of the Codified Ordinances of Worthington, Ohio.

1) 1301.05 Compliance with Ordinances. Subsection (b) is modified to add an exception for a permit for demolition to shorten its time period from 18 months to 6 months.

2) 1301.05 Compliance with Ordinances. Subsection (c) is modified to allow a variable time period.

3) 1301.05 Compliance with Ordinances. Subsection (f) is deleted. From a timing perspective, a driveway tends to be one of the later site work items. A literal application of this subsection could delay a construction project unreasonably. Section 903.09 requires a temporary driveway at construction sites.

4) 1301.05 Compliance with Ordinances. Subsection (g) is deleted. A public sewer being available to a building is a zoning code requirement and is redundant in the building code. Ohio allows private sewage disposal systems so if a zoning variance is granted, a corresponding building code variance would be redundant as well. This requirement conflicts with the Ohio Building Code so seeking a variance from the Ohio Board of Building Appeals is not appropriate and this provision becomes unenforceable.

5) 1301.06 Fees. Subsection (d) is modified. The document for occupancy is a Certificate of Occupancy.

6) 1301.06 Fees. Subsection (g) is modified to label the fee for demolition or moving a building and raising the fee from $50 to $200.

7) 1305.07 Demolition. A new section is added with specific additional requirements for the complete demolition or moving of a structure. The zoning code addresses if a structure can be demolished. This provides for additional information to be collected at the time of application. Staff has not experienced many issues with demolition but a recent project that went to litigation demonstrated a need to ensure water and sewer connection permits are issued. Without a schedule, it is difficult for Service and Engineering to monitor. Similarly, another owner was looking to remove a fire suppression system ahead of demolition. Without a schedule, it was not clear for how long the building was to remain unprotected and the Division of Fire was able to secure a schedule prior to granting the approval. A schedule would now be a requirement at time of application. Appeals to these requirements would be heard by the Board of Zoning Appeals.
Chapter 1305 Modifications  
March 21, 2019

The following are a summary of the changes in Chapter 1305 of the Codified Ordinances of Worthington, Ohio.

1) 1305.01 Adoption of Residential Code of Ohio. Subsection (b) is modified to reference the 2012 edition of the International Residential Code (IRC) for Appendix G Swimming Pools, Spas and Hot Tubs, and delete Appendix H Patio Covers. Patio covers are adequately covered in Chapter 1 of the 2013 and 2019 Residential Code of Ohio and is a leftover provision when Worthington adopted the 2000 IRC in 2003. The 2018 IRC no longer has Appendix G, a 5 page document, which would force Worthington to adopt the 60 page 2018 International Swimming Pool and Spa Code. That code would encompass many more requirements including duplicate language found in the Ohio Building Code for public swimming pools.

2) 1305.06 Compliance with Ordinances. Subsection (b) is modified to add an exception for a permit for demolition to shorten its time period from 18 months to 6 months.

3) 1305.06 Compliance with Ordinances. Subsection (c) is modified to allow for a variable time period.

4) 1305.06 Compliance with Ordinances. Subsection (f) is deleted. From a timing perspective, a driveway tends to be one of the later site work items. A literal application of this subsection could delay a construction project unreasonably. Section 903.09 requires a temporary driveway at construction sites.

5) 1305.06 Compliance with Ordinances. Subsection (g) is deleted. A public sewer being available to a building is also a zoning code requirement and is redundant in the building code. Ohio allows private sewage disposal systems so if a zoning variance is granted, a corresponding building code variance would be redundant as well. This requirement conflicts with the Residential Code of Ohio so seeking a variance is not appropriate and this provision becomes unenforceable.

6) 1305.07 Amendments to Adopted Code. Subsection (a) is deleted. The purpose of this amendment was to ensure small sheds were being placed in compliance with the zoning code. A Certificate of Compliance is required by the zoning code so there is no effective change with this deletion excepting a reduction in permit fees collected by Chapter 1305. A fee increase in the zoning code is proposed to help offset some of this lost revenue.

7) 1305.07 Amendments to Adopted Code. Subsection (b) is modified to add the ground snow load for Worthington (it was inadvertently removed in 2013), and updates Table 301.2(1) using the same language as the 2019 RCO. The air freezing index and mean annual temperature are updated values from the National Oceanic and Atmospheric Administration.

8) 1305.07 Amendments to Adopted Code. Subsection (c) is modified to include three-family dwellings, and otherwise not change the remainder of AG101.1.

9) 1305.07 Amendments to Adopted Code. Subsection (d) definition of swimming pool modification is deleted since this will now not conflict with the zoning code requirement.
10) 1305.07 Amendments to Adopted Code. Subsection (d) the modification of the minimum barrier height is deleted since this will now not conflict with the zoning code requirement.

11) 1305.08 Fees. Subsection (f) is slightly modified.

12) 1305.09 Bed and Breakfast Establishments. This section is deleted. Effective with the August 1, 2018 revisions to the 2017 Ohio Building Code, these are now regulated like other places of accommodation, having these and additional requirements in place. Similarly, the 2017 Ohio Fire Code and Ohio Revised Code 3731 should allow the Division of Fire access for annual inspections. Additionally, this use is not allowed in most residential zones per the zoning code.

13) 1305.09 Demolition. A new section is added with specific requirements for the complete demolition of a structure. Partial demolition is already addressed in the building code. The zoning code already addresses if a structure can be demolished. This provides for additional information to be collected at the time of application. Staff has not experienced many issues with demolition but a recent project that went to litigation demonstrated a need to ensure water and sewer connection permits are issued. Without a schedule, it is difficult for Service and Engineering to monitor.
Chapter 1311 Modifications

March 21, 2019

This is a summary of the proposed changes to Chapter 1311 of the Codified Ordinances.

1) 1311.01 Adoption of ICC Code. The edition is changed from 2009 to 2018. A summary of the changes between the 2 documents are listed in item 4 below.

2) 1311.02 Inspection Copy. The edition is changed from the 2009 to the 2018.

3) 1311.07 Amendments To Adopted Code.
   a) New subsection (e) deleting the failure to comply provision. 1311.04 requires a person to comply and 1311.99 provides the penalty for not complying.
   b) Delete subsection (h) which amended the adopted code from 4' to 6' for a barrier around a pool. The intent of the barrier is to prevent unsupervised young children from wandering into a pool and who are not able to keep themselves from drowning. The vast majority of the jurisdictions of the United States have settled on the 4’ national standard.
   c) Delete subsection (o), which added an exception for smoke alarms for owner occupied dwellings. The new code section 704.6.1 Where required, now has an exception for buildings that were built before the current smoke alarm requirement are permitted to remain as previously approved.

4) The following are changes within the 2018 International Property Maintenance Code that differ from the 2009 International Property Maintenance Code:
   a) Chapter 1
      i. 102.2 Maintenance. Language was changed from owner’s designated agent to owner’s authorized agent.
      iii. 102.7 Referenced codes and standards. Additional clarifying language was added when conflicts arise between the code and referenced standards.
      iv. 103.4 Liability. This paragraph was restructured but the intent is substantially the same.
      v. 104.3 Right of entry. Added owner’s authorized agent or other person having charge or control of the property to gain entry.
      vi. 105.1 Modifications. Added owner’s authorized agent.
      vii. 105.2 Alternative materials, methods and equipment. Title was expanded to include design and method of construction. Additional clarification added on how to get seek alternative ways for compliance and the denial must be in writing stating the reasons for the denial.
      viii. 107.2 Form. The owner’s authorized agent was added.
      ix. 107.6 Transfer of ownership. The owner’s authorized agent was added.
x. 108.2 Closing of vacant structures. The owner’s authorized agent was added.
xi. 108.2.1 Authority to disconnect service utilities. The owner’s authorized agent was added.
xii. 108.3 Notice. The owner’s authorized agent was added.
xiii. 108.6 Abatement methods. The owner’s authorized agent, operator, or occupant of a building was added.
xiv. 109.5 Costs of emergency repairs. The owner’s authorized agent was added.
xv. 110.1 General. The owner’s authorized agent was added.
xvi. 110.3 Failure to comply. The owner’s authorized agent was added.
xvii. 112.2 Issuance. The owner’s authorized agent was added.

b) Chapter 2
ii. Section 202. Approved was slightly modified.
iii. Section 202. Added a new definition Cost of Such Demolition or Emergency Repair. This is related to municipal abatement and the placing of liens on property.
iv. Section 202. Added a new definition of Historic Building. Buildings so designated can seek relief from some of the requirements.
v. Section 202. Labeled was slightly modified.
vi. Section 202. Public way was further clarified.
vii. Section 202. Structure was slightly modified.

c) Chapter 3
i. 304.15 Doors. Operator systems was added to that to which must be maintained.
ii. 304.19 Gates. New subsection for gates, that also shall be maintained in good condition.

d) Chapter 4
i. 404.4.1 Room area. Added a requirement that every bedroom occupied by more than 1 person shall contain at least 50 sf for each person thereof.
ii. 404.5 Overcrowding. The current requirement leaves this as an interpretation of the code official. The new code added a table to provide specific space requirements. A living room of 120 sf for less than 6 occupants, or 150 sf if more than 6 occupants is now required. A dining room is required if more than 3 occupants. The dining room is to be at least 80 sf for 3 to 5 occupants, and at least 100 for 6 or more occupants. Combined use space is allow if the required combined areas are met.
iii. 404.6 Efficiency unit. Added a new minimum 120 sf requirement for a 1 person unit.
e) Chapter 5 - 506.3 Grease interceptors. New subsection requiring grease interceptors be maintained and require records be maintained by the owner/operator.

f) Chapter 6
   i. 602.2 Residential occupancies. Added a new prohibition using an unvented fuel-burning space heater as the means to provide the required heating.
   ii. 603.1 Mechanical appliances. Renames the subsection Mechanical equipment and appliances and added equipment to the list of items covered by the section.
   iii. 605.2 Receptacles. New requirement that receptacle outlets have a faceplate cover.
   iv. 605.3 Luminaries. New requirement that pool and spa luminaries over 15 volts have ground fault circuit interruption protection.
   v. 605.4 Wiring. A new subsection not allowing flexible cords to be used in place of permanent wiring, or for running through doors, windows, or cabinets; or concealed within walls, floors, and ceilings.

g) Chapter 7. Note, these new provisions are already enforceable under the Ohio Building Code or the Ohio Fire Code. The property maintenance code will likely not be used to ensure fire-resistance ratings and fire protection systems are maintained.
   i. 703.1 Fire-resistance-rated assemblies. The existing code references required assemblies be maintained. The revised subsection generally makes a statement that these assemblies are governed by this subsection.
   ii. 703.2 Opening protectives. The old subsection on opening protectives was moved to a new subsection 703.4. The new subsection language deems fire-resistance-rated assemblies not maintained are an unsafe condition requiring correction.
   iii. 703.3 Maintenance. New subsection on how fire-resistance-rated assemblies are to be maintained.
   iv. 703.3.1 Fire blocking and draft stopping. New subsection on the maintenance of fire blocking and draft stopping.
   v. 703.3.1.2 Smoke barriers and smoke partitions. New subsection on the maintenance of smoke barriers smoke partitions.
   vi. 703.3.3 Fire walls, fire barriers, and fire partitions. New subsection on the maintenance of fire walls, fire barriers, and fire partitions.
   vii. 703.4 Opening protectives. This subsection was renumbered and expanded to include specific performance requirements.
   viii. 703.4.1 Signs. New subsection authorizes the code official to require signs on fire doors required to be either normally open or normally closed.
   ix. 703.4.2 Hold-open devices and closer. New subsection requiring hold-open devices and door closers to be maintained.
x. 703.4.3 Door operation. New subsection requiring swinging doors to close and latch from the fully open position and partially open position.

xi. 703.5 Ceilings. New subsection prohibiting the hanging and display of salable goods and other decorative materials from an acoustical ceiling system that is part of a fire-resistance-rated horizontal assembly.

xii. 703.6 Testing. A new subsection requiring annual testing and record keeping for horizontal and vertical sliding and rolling fire doors.

xiii. 703.7 Vertical shafts. New subsection requiring shafts be maintained according to the fire and building codes.

xiv. 703.8 Opening protective closers. New subsection requiring the maintenance of closers and the replacement of fusible links are rated in excess of 135°F.

xv. 704.1 General. Was renamed Inspection, testing and maintenance and added the requirement that defective parts or systems be replaced or repaired.

xvi. 704.1.1 Automatic sprinkler systems. Was renamed Installation and now generally applies to all fire protection systems present in a building, their need to be maintained, and changes to those existing systems must follow a standard.

xvii. 704.1.2 Required fire protection systems. New subsection applicable to systems required by the building and/or fire code, requiring they be installed, repaired, operated, tested, and maintained.

xviii. 704.1.3 Fire protection systems. New subsection referencing each of the 16 fire protection systems to the appropriate section of the fire code.

xix. 704.2 Smoke alarms. The subsection on smoke alarms are renumbered and renamed 704.6 Single- and multiple-station smoke alarms. The renamed subsection adds a table of the 10 standards the 16 systems listed in 704.1.3 must adhere to.

xx. 704.2.1 Records. A new subsection requiring records of the inspections, tests, and maintenance required by the standards.

xxi. 704.2.2 Records information. Specific informational requirements for a new installation.

xxii. 704.3 Power source. This subsection was renumbered 704.6.3 and this subsection is renamed Systems out of service. New subsection requiring the fire code official to be notified of the outage and the building evacuated or a fire watch be provided.

xxiii. 704.3.1 Emergency impairments. New subsection directing the impairment coordinator to follow steps in the fire code.

xxiv. 704.4 Interconnection. This subsection was renumbered 704.6.2 and this subsection is renamed Removal of or tampering with equipment. New subsection prohibiting removal, tampering, or disturbing a system except for extinguishing a fire, training, recharging a system, or making repairs.
xxv. 704.4.1 Removal of or tampering with appurtenances. Prohibits locks, gates, doors, barricades, chains, enclosures, signs, tags, and seals required by the fire official from being removed, unlocked, destroyed, or tampered with.

xxvi. 704.4.2 Removal of existing occupant-use hose lines. New subsection allowing the fire official to authorize the removal of occupant-use hose lines, with conditions.

xxvii. 704.4.3 Termination of monitoring service. A new subsection requiring the fire official be notified in writing when the provider of the service is being terminated.

xxviii. 704.5 Fire department connection. New subsection requiring signage for fire department connections not readily visible by an approaching apparatus.

xxix. 704.5.1 Fire department connection access. A new subsection requiring access to the fire department connection be maintained.

xxx. 704.5.2 Clear space around connections. A new subsection requiring a minimum working space around a fire department connection.

xxxi. 704.6 Single- and multiple-station smoke alarms. Originally 704.2 Smoke alarms in the current code were required in specific locations in residential occupancies and occupancies required by the fire code. The revised subsection is shorten to include Groups I-1 and R occupancies in general terms with specifics to follow.

xxxii. 704.6.1 Where required. New subsection that gives the specific occupancies where smoke alarms are required, with exceptions if they were not required at the time of construction.

xxxiii. 704.6.1.1 Group R-1. New subsection for location requirements for smoke alarms for hotels/motels.

xxxiv. 704.6.1.2 Groups R-2, R-4, R-4, and I-1. New subsection that gives the specific location requirements for smoke alarms for multi-family and supervised institutional.

xxxv. 704.6.1.3 Installation near cooking appliances. New subsection providing minimum distances from cooking appliances to avoid false alarms.

xxxvi. 704.6.1.4 Installation near bathrooms. New subsection providing a minimum distance from a bathroom that has a bathtub or shower to avoid false alarms.

xxxvii. 704.6.2 Interconnection. Was renumbered from 704.4 and the language was reorganized for clarity.

xxxviii. 704.6.3 Power source. Was renumbered from 704.3 and the language was reorganized for clarity.

xxxix. 704.6.4 Smoke detection system. New subsection for fire alarm systems, if installed.

xl. 704.7 Single- and multiple-station smoke alarms. New subsection requiring testing and maintenance of smoke alarms, and the replacement of smoke alarms after 10 years of manufacture in one- and two-family dwellings.
xli. 705.1 General. New subsection for carbon monoxide alarms as required by the fire code and residential code.

xlii. 705.2 Carbon monoxide alarms and detectors. New subsection requiring maintenance of carbon monoxide alarms.
ORDINANCE NO. XX-2013

To Amend Sections 1301.05, 1301.06, 1305.01, 1305.06, 1305.07, 1305.08, 1305.09, 1311.01, 1311.02, 1311.07, 1301.05, and 1301.06; and Enacting Section 1301.07 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

WHEREAS, the City Council is certified by the State of Ohio to enforce the state building codes; and,

WHEREAS, the City Council wishes to amend provisions of the City’s Codified Ordinances to coordinate with the state building codes; and,

WHEREAS, the City Council wishes to adopt additional requirements for the demolition of buildings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Sections 1301.05 and 1301.06 of the Codified Ordinances be amended, and Section 1301.07 be added, and the same is hereby enacted to read as follows:

1301.05 COMPLIANCE WITH ORDINANCES.
(a) A permit is the document issued by the Division of Building Regulation authorizing work as shown on the application and/or the construction documents when the proposed work is in compliance with the Ohio Building Code and not in violation of the Codified Ordinances.
(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.
Exception: A permit for the demolition of a structure is invalid if the demolition and site restoration work is not completed within six months of the issuance of the permit.
(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.
(d) No permit shall be issued unless the construction documents submitted are in accordance not only with the Ohio Building Code but also with the Zoning Ordinance...
and the Subdivision Regulations as set forth in these Codified Ordinances and amendments thereto, so far as they may be applicable.

(e) No permit for a lot adjacent or contiguous to the flood plain of the Olentangy River shall be issued unless the application for the permit is accompanied by a certification by an Ohio registered surveyor or engineer that the finished grades at the building elevation comply with the minimum requirements set forth in Chapter 1105 of the Codified Ordinances.

(f) No permit shall be issued in any district unless the applicant has been issued the driveway permit required by Section 903.08 of the Codified Ordinances.

(g) No permit shall be issued for any new building to which this Code is applicable unless a public sewer is available to the proposed building.

(hf) No permit shall be issued for any new building to which this Code is applicable, nor for any addition exceeding 1,000 square feet, nor for any parking lot, until the provisions therein for disposal of storm drainage have been reviewed and approved by the City Engineer.

(ig) Lot grading and landscaping shall be completed in such a manner as to provide positive drainage away from building foundations. Grading and landscaping that will significantly alter existing drainage conditions to surrounding properties shall not be permitted unless it is demonstrated that the change is acceptable to the owners of the affected properties and the new drainage conditions shall not detrimentally affect the property or structures located thereon. Where possible, runoff shall be directed to public or private storm sewers or drainage ways. Lot grading shall be completed in such a manner as to be consistent with surrounding street, curb, parking area or lot grades. Grading that offers obstruction to natural drainage of storm water whether by sheet flow or in established open ditches shall not be permitted.

1301.06 FEES.

Fees required for permits relating to buildings being constructed, remodeled, changed in use, or demolished under the Ohio Building Code shall be determined according to the following schedule:

(a) New Construction and Additions:
   (1) Processing Fee $300.00
   (2) Area Fee $20.00 per 100 Square Feet Gross Floor Area

(b) Remodeling, Alteration, Change in Use, or Temporary Structures or Uses:
   (1) Processing Fee $150.00
   (2) Area Fee $10.00 per 100 Square Feet Gross Floor Area

(c) Change of Occupancy only, no work except cosmetic: $72.82

(d) Whenever the work is substantially complete but not in full compliance with the requirements of this chapter, and the building official is granting a Temporary or Partial Certificate of Occupancy Certificate of a new, expanded, or altered structure to allow beneficial use of the structure while the remaining work is completed, a fee of $150.00 shall be paid prior to the granting of such temporary or partial occupancy.

(e) Heating, Ventilating, Air Conditioning, Electrical, Fire Suppression:
   (1) Area Fee
$10.00 per 100 Square Feet for first 5000 Square Feet
$2.00 per 100 Square Feet greater than 5000 Square Feet

(2) Minimum Fee $100.00

(f) Plumbing:
First fixture $200.00
Each additional fixture $20.00
Hot water heater replacement $60.00

(g) Wrecking Demolition or Moving Fee Buildings: $50.200.00 per building

(h) Parking Lot:
(1) Area Fee $5.00 per 1000 Square Feet
(2) Minimum Fee $50.00

(i) Additional Inspection Fees:
(1) When, for any reason, an inspection is desired outside the normal working hours of the Division of Building Regulation, an Overtime Inspection shall be applied for in writing during normal hours and accompanied by a fee of $150.00. Overtime inspections shall be performed only if approved by the Director of Engineering and if an inspector is available at the time required.

(2) When the work requiring inspection does not comply with the requirements of this chapter, and the work requires a third or subsequent re-inspection to determine compliance, a fee of $75.00 shall be paid prior to the re-inspection being conducted.

(j) Refunds. No fee imposed by this section shall be considered refundable.

(k) Waiver of Fees. The City Manager is hereby empowered to order that fees be waived for charitable, philanthropic, governmental agencies or for construction or improvements yielding economic development benefits to the City in specific cases.

(l) Public Area Payment.
(1) Multi-family developments: $250.00 per unit
(2) Commercial and industrial developments: $100.00 per 1,000 gross square feet of new or expanded space.

(m) A credit shall be granted for any multi-family, commercial and industrial development constructed on a lot which previously contained a similar structure, but which structure was demolished on or after January 1, 1995. The credit shall be in an amount which would have been paid for such demolished structure in accordance with the provisions of subsection (l) hereof. In no event shall the credit granted be greater than the payment due in connection with the new development.

1301.07 DEMOLITION OR MOVING BUILDINGS
(a) The following are requirements when making application to completely demolish or move a building. In addition to a completed application on the prescribed form, the application shall be accompanied by 2 copies of documents containing the following information in addition to that required by the Ohio Building Code:

(1) A site plan of the parcel of land indicating which structure or structures are being completely removed, including any walks, pavement, parking areas, fencings, poles, walls, sheds, driveways, etc.
(2) A site restoration plan indicating how the site will be restored after any structure is removed. This plan shall include information on backfill, proposed landscaping, what structures will remain like foundations and subsurface slabs, and method of preventing voids and water accumulation.

Exceptions:
1. A site restoration plan is not required for detached accessory structures not over 120 square feet in area. The site must still be restored.
2. A site restoration plan is not required if an application for a permit to construct a replacement structure on the site is received within 60 days of receipt of the application for demolition, the application date is shown on the demolition schedule, and the permit application addresses the restoration of the site. Failure to receive such application for permit shall cause the permit for demolition to be invalid until a site restoration plan is submitted.

(3) A schedule including: 1) when utilities are to be disconnected, 2) when demolition or movement of structures is to start, 3) the time duration of demolition or movement of structures, 4) when site restoration is to start, and 4) the time duration of site restoration. The entire schedule duration shall not exceed 90 days.

Exceptions:
1. A schedule is not required for detached accessory structures not over 120 square feet in area. The 90 day maximum time period still applies.
2. The schedule is not required to include the start date and time duration of site restoration if the application date for a replacement structure is shown on the schedule.

(b) Any substantive changes to the site plan, site restoration plan, or schedule shall be submitted for review and approval following the same process as the original application.

(c) The review of the application shall be completed within 30 days of receipt. Approval, denial, or modification of the application shall be in writing by the Chief Building Inspector and shall state the reasons for denial or modification.

(d) All demolition and site restoration work shall be completed, inspected, and approved.

(e) Variances from the requirements of 1301.07 or an appeal of the denial or modification of the application shall be made to the Board of Zoning Appeals under Chapter 1129 of the Planning and Zoning Code.

SECTION 2. That Sections 1305.01, 1305.06, 1305.07, 1305.08, and 1305.09 of the Codified Ordinances be amended, and the same is hereby enacted to read as follows:

1305.01 ADOPTION OF RESIDENTIAL CODE OF OHIO.
(a) Pursuant to Ohio R.C. 731.231, there is hereby adopted by the Municipality, the Residential Code of Ohio (RCO) as adopted by the Ohio Board of Building
Standards, Ohio Department of Commerce, and as published in Division 4101:8 of the Ohio Administrative Code (OAC) and as the same may be amended.

(b) The Municipality hereby adopts Appendix G Swimming Pools, Spas and Hot Tubs and Appendix H Patio Covers of the ICC International Residential Code/2009/2012. Such codes are incorporated herein as fully as if set out at length.

1305.06 COMPLIANCE WITH ORDINANCES

(a) A permit is the document issued by the Division of Building Regulation authorizing work as shown on the application and/or the construction documents when the proposed work is in compliance with the Residential Code of Ohio and not in violation of the Codified Ordinances.

(b) The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed within eighteen months of the issuance of the permit.

Exception: A permit for the demolition of a structure is invalid if the demolition and site restoration work is not completed within six months of the issuance of the permit.

(c) Before any work authorized by a permit may continue for which the permit is invalid, the owner of the property shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said eighteen-month period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

(d) No permit shall be issued unless the construction documents submitted are in accordance not only with the Residential Code of Ohio but also with the Zoning Ordinance and the Subdivision Regulations as set forth in these Codified Ordinances and amendments thereto, so far as they may be applicable.

(e) No permit for a lot adjacent or contiguous to the flood plain of the Olentangy River shall be issued unless the application for the permit is accompanied by a certification by an Ohio registered surveyor or engineer that the finished grades at the building elevation comply with the minimum requirements set forth in Chapter 1105 of the Codified Ordinances.

(f) No permit shall be issued in any district unless the applicant has been issued the driveway permit required by Section 903.08 of the Codified Ordinances.

(g) No permit shall be issued for any new building to which this Code is applicable unless a public sewer is available to the proposed building.

(hf) No permit shall be issued for any new building to which this Code is applicable, nor for any addition exceeding 1,000 square feet, nor for any parking lot, until the provisions therein for disposal of storm drainage have been reviewed and approved by the City Engineer.

(kg) Lot grading and landscaping shall be completed in such a manner as to provide positive drainage away from building foundations. Grading and landscaping that will significantly alter existing drainage conditions to surrounding properties shall not be permitted unless it is demonstrated that the change is acceptable to the
owners of the affected properties and the new drainage conditions shall not
detrimentally affect the property or structures located thereon.

1305.07 AMENDMENTS TO ADOPTED CODE.
These provisions shall be incorporated into the Residential Code of Ohio for One,
Two, and Three- Family Dwellings and shall be cited as such and will be referred to
herein as “this code.”

(a) Work Not Exempt from Permitting. The following shall require a permit:
   (1) One-story detached accessory structures (excluding playhouses or
       other play structures), provided the floor area does not exceed 200 square feet
       (18.58 m²).
   (2) Water tanks supported directly upon grade if the capacity does not
       exceed 5,000 gallons (18,927 L) and the ratio of the height to diameter or
       width does not exceed 2 to 1.

(ba) Section R301, R301.2, Table 301.2(1) the following is inserted into the table
     as follows:

     Ground Snow Load: 20 psf
     Topographic effects: No.
     Seismic Design Category: A
     Subject to damage from frost line depth: 32”
     Winter Design Temperature: 5ºF
     Flood Hazards: Chapter 1105 Minimum Elevations
     Air Freezing Index: 1400
     Mean Annual Temperature: 50.152.2°F

(c) Section AG101.1 General shall be modified as follows: The provisions of this
    appendix shall control the design, and construction, and maintenance of swimming
    pools, spas, and hot tubs installed in or on the lot of a one-, two-, or three-family
    dwelling.

(d) Section AG102 Definitions. The following definitions shall be amended to
    read as follows:

   (1) RESIDENTIAL. That which is situated on the premises of a detached
       one-, two-, or three-family dwelling or a one-family townhouse not more than
       three stories in height.
   (2) SWIMMING POOL. Any structure intended for swimming or
       recreational bathing that includes water over 30 inches (762 mm) deep. This
       includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and
       spas.

(d) Section AG105.2(1). The first sentence shall be modified as follows: The top
    of the barrier shall be at least 72 inches (1829 mm) above grade measured on the side
    of the barrier which faces away from the swimming pool.

1305.08 FEES.
Fees for all permits required under this chapter shall be determined according to
the following schedule:
(a) Construction of New Buildings or Additions to Existing Buildings, or Remodeling, Alteration, Change of Use or Reconstruction of Existing Buildings.
   (1) Processing fee: $100.00
   (2) Area fee: $10.00 per 100 square feet gross floor area.
(b) Construction of uncovered decks, detached storage buildings under 200 square feet in size, or other minor alterations such as moving or adding doors and windows, the permit fee shall be $70.00.
   Exception: For work valued under $1,500, the permit fee shall be $50.00.
(c) Heating, Air Conditioning, Ventilating, Refrigeration Systems, Electrical, and Fire Suppression.
   (1) Area Fee $8.00 per 100 square feet gross floor area
   (2) Minimum fee $50.00
(d) Plumbing:
   First fixture $60.00
   Each additional fixture $15.00
(e) Fireplace Repair. For each fireplace: $40.00
(f) Wrecking (Demolition of) or Moving Buildings: $50.00 per building
(g) Special/Additional Inspections Fees. When, for any reason, an inspection is required outside the normal working hours of the Division of Building Regulation, an Overtime Inspection shall be applied for during normal hours, in writing, and accompanied by a fee of $75.00. Overtime inspections shall be performed only if approved by the Director of Planning and Building and if an inspector is available at the time required.
   When the work requiring inspection does not comply with the requirements of the Building Code, and the work requires a second or subsequent re-inspection to determine compliance, a fee of $75.00 shall be paid prior to the re-inspection being conducted.
(h) Refunds. No fee imposed by this section shall be considered refundable.
(i) Waiver of Fees. The City Manager is hereby empowered to order that fees be waived for charitable, philanthropic or governmental agencies, in specific cases.
(j) Public Area Payment.
   (1) Multi-family developments: $250.00 per unit
   (2) Single-family residences are subject to payment only when a new lot is created, in accordance with Section 1101.06.
(k) A credit shall be granted for any multi-family development constructed on a lot which previously contained a similar structure, but which structure was demolished on or after January 1, 1995. The credit shall be in an amount, which would have been paid for such demolished structure in accordance with the provisions of subsection (j) hereof. In no event shall the credit granted be greater than the payment due in connection with the new development.

1305.09 BED AND BREAKFAST ESTABLISHMENTS.
   Any dwelling unit regulated by this chapter, which is used as a bed and breakfast as defined in Section 1123.085 of the Planning and Zoning Code shall comply with the following requirements:
(a) Each sleeping room used by lodgers shall have posted in a conspicuous location an approved exit plan.
(b) An operable fire extinguisher shall be provided in all kitchen areas.
(c) The Worthington Fire Department may conduct periodic fire inspections to determine compliance with applicable Fire and Building Codes.

1305.09 DEMOLITION OR MOVING BUILDINGS

(a) The following are requirements when making application to completely demolish or move a building. In addition to a completed application on the prescribed form, the application shall be accompanied with 2 copies of documents containing the following information:

1. A site plan of the parcel of land indicating which structure or structures are being completely removed, including any walks, pavement, parking areas, fencings, poles, walls, sheds, driveways, etc.
2. A site restoration plan indicating how the site will be restored after any structure is demolished. This plan shall include information on backfill, proposed landscaping, what structures will remain like foundations and subsurface slabs, and method of preventing voids and water accumulation.

Exceptions:
1. A site restoration plan is not required for detached accessory structures not over 200 square feet in area. The requirement that the site be restored is still required.
2. A site restoration plan is not required if an application for a permit to construct a replacement structure on the site is received within 60 days of receipt of the application for demolition, the application date is shown on the demolition schedule, and the permit application addresses the restoration of the site. Failure to receive such application for permit shall cause the permit for demolition or moving to be invalid until a site restoration plan is submitted.
3. A schedule including: 1) when utilities are to be disconnected, 2) when demolition or movement of structures is to start, 3) the time duration of demolition or movement of structures, 4) when site restoration is to start, and 4) the time duration of site restoration. The entire schedule duration shall not exceed 90 days.

Exceptions:
1. A schedule is not required for detached accessory structures not over 200 square feet in area. The 90 day maximum time period still applies.
2. The schedule is not required to include the start date and time duration of site restoration if the application date for a replacement structure is shown on the schedule.

(b) Any substantive changes to the site plan, site restoration plan, or schedule shall be submitted for review and approval following the same process as the original application.

(c) The review of the application for demolition shall be completed within 30 days of receipt. Approval, denial, or modification of the application shall be in
writing by the Chief Building Official and shall state the reasons for denial or modification.

(d) All demolition and site restoration work shall be completed, inspected, and approved.

(e) Variances from the requirements of 1305.09 or an appeal of the denial or modification of the application shall be made to the Board of Zoning Appeals under Chapter 1129 of the Planning and Zoning Code.

SECTION 3. That Sections 1311.01, 1311.02, and 1311.07 of the Codified Ordinances be amended, and the same is hereby enacted to read as follows:

1311.01 ADOPTION OF ICC CODE.
The Municipality hereby adopts the ICC International Property Maintenance Code/2009-2018 as published by the International Code Council, Inc., which hereinafter may be referred to as this code, and is incorporated herein as fully as if set out at length.

1311.02 INSPECTION COPY.
One copy of the ICC International Property Maintenance Code/2009, together with copies of ordinances amending same, shall be kept on file by the City Clerk in the Department of Planning and Building for public examination during usual business hours.

1311.07 AMENDMENTS TO ADOPTED CODE.
(a) Subsection 101.1 Title is amended to read as follows: These regulations shall be known as the Property Maintenance Code of the City of Worthington, hereinafter referred to as “this code.”

(b) Subsection 102.3 Application of other codes shall read as follows: Repairs, additions or alterations to a structure, or changes of occupancy, shall be completed in accordance with the procedures and provisions of Part Eleven Planning and Zoning and Part Thirteen Building Code of the Codified Ordinances.

(c) Section 103 Department of Property Maintenance Inspection is hereby deleted. It shall be the duty of the Building Inspector, or any other person designated by the City Manager, to enforce this code. The Building Inspector is also referred to as the “code official” throughout this code.

(d) Section 111 Means of Appeal is hereby deleted.
(e) Subsection 112.4 Failure to comply is hereby deleted.

In Section 202, add new definitions as follows:

CONSTRUCTION MATERIAL. Material typically used in construction or maintenance of buildings, fences, and property including, doors, windows, concrete block, brick, lumber, shingles, gutters, cement board, tubing, conduit, fencing, downspouts, vinyl and aluminum siding, cement, concrete, nails, and fasteners or similar material including plastic material used in the same manner as other, traditional construction material.
EQUIPMENT. The implements used, whether motorized or non-motorized, in an operation or activity. Equipment may include lawn care, automotive repair, maintenance, and construction equipment.

FRONT YARD. That portion of the property between the right of way and the front of the principal structure including the required yard as defined in Chapter 1149 of the Planning and Zoning Code. For the purposes of this code, corner lots shall be considered to have two front yards.

LAWN CARE EQUIPMENT. Equipment used for the installation and maintenance of yards and landscaping including, but not limited to lawn mowers, spreaders, mulchers, trimmers, tillers, rollers, and edgers.

LAWN CARE MATERIAL. Material used for the installation, alteration or maintenance of yards and landscaping including, but not limited to dirt, topsoil, mulch, seeds, sprouts, shoots, starter pots, temporary pots, and unplanted material including bushes, trees and flowers, and similar material removed from the ground. For the purposes of this code, firewood shall be considered a lawn care material if it is split, neatly stacked, and protected for future use. Brush, limbs, twigs and other such rubbish not neatly stacked and protected for future use shall not be considered firewood.

REQUIRED YARD. A front, side, and rear yard as defined in Chapter 1149 of the Planning and Zoning Code.

STORE. To place equipment or material on property, either temporarily or permanently, while not in use for its intended purposes.

TRAILERS. Trailers are unpowered vehicles intended to be towed behind a powered vehicle. Trailers include boat trailers, campers, and utility trailers.

(fg) Subsection 302.4 Weeds is deleted. Section 521.13 Noxious weeds of the Codified Ordinances shall apply.

(gh) Add new subsection 302.10 as follows:

302.10 Miscellaneous equipment and material.

302.10.1 - General. Unless otherwise provided for in this code, no equipment or material shall be stored outdoors in any residential district.

302.10.2 - Lawn care equipment. Each property is permitted a maximum of two pieces of lawn care equipment to be stored on the property.

Exception: Lawn care equipment stored in an accessory structure and not visible from adjoining properties or the public way.

302.10.3 - Lawn care material. Lawn care material may be stored on residential property if neatly stacked and maintained free of weeds, insects, and rodents. Lawn care material delivered to a property may be placed in the front yard for a maximum period of 60 days.

302.10.4 - Construction material. Construction material is permitted on a property, visible from adjoining property or the public way if the material is associated with construction or maintenance activity, necessary permits have been secured, and the work is in progress, otherwise, the storage of construction material is not permitted.

(h) Subsection 303.2 Enclosures, the first sentence shall be amended as follows: Private swimming pools, hot tubs and spas, containing water more than 30 inches in
(i) Subsection 304.14 shall be amended with the following dates: from April 1 to September 30.

(j) Add new subsection 308.4 as follows: 308.4 Container location. Containers for the purpose of placing rubbish per 308.2 or garbage per 308.3 in a residential district shall not be located in the front yard.

(k) Subsection 404.3 Minimum ceiling heights shall be amended with a new exception 4 as follows:

4. Where specifically allowed per Chapter 1305 Building Code for One, Two and Three-Family Dwellings.

(l) Add Subsection 507.02 as follows:

507.02 Regulation of storm drainage facilities. All storm drainage facilities including culverts, storm sewers, detention/retention facilities, energy dissipaters and flow restrictors shall be maintained in operating condition and clear of accumulations of silt, trash or debris.

All storm drainage facilities constructed as a requirement of the Codified Ordinances or regulations of the City shall not be modified or altered unless the modifications or alterations are approved by the City Engineer.

(m) Subsection 602.3 Heat supply shall be amended with the following dates: from October 1 to April 30.

(n) Subsection 602.4 Occupiable work spaces shall be amended with the following dates: from October 1 to April 30.

(o) Subsection 704.2 Smoke alarms is amended with a new exception as follows: Exception: Any existing dwelling occupied solely by its owner.

All other existing structures, including hotels, motels, rental properties and other structures occupied by persons other than the owner must comply with the requirements as specified.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the first day of July, 2019.
Passed

_____________________________

President of Council

Attest:

_____________________________

Clerk of Council
Date: April 3, 2019

To: Matthew H. Greeson, City Manager

From: R. Lee Brown, Director of Planning & Building

Subject: Ordinance No. 16-2019 - Amending Chapters 1125, 1129 and 1173 to the Planning & Zoning Code

EXECUTIVE SUMMARY
This Ordinance amends Chapter 11 of the City’s Codified Ordinances to incorporate changes related to the State of Ohio Building Codes, demolition standards, pool barrier requirements and fees.

RECOMMENDATION
Approve as Presented

BACKGROUND/DESCRIPTION
Staff is proposing to update Chapters 1301, 1305 and 1311 of the Codified Ordinances to coordinate with the new state building code and provide new requirements for building demolition for residential and commercial structures. The ordinance also includes lowering the barrier requirements for residential swimming pools to be the same height as most other jurisdictions in the United States and match code requirements for commercial swimming pools in Ohio. These changes will require some minor modifications of Chapters 1125, 1129 and 1173 to the Planning & Zoning Code.

Modification to the Planning & Zoning Code requires 60-days after approval and notification before it is effective.

ATTACHMENTS
Ordinance No. 16-2019
Planning & Zoning Code Modifications Overview
Planning & Zoning Code Ordinance with track changes
ORDINANCE NO. 16-2019

To Amend Sections 1125.02, 1129.05, and 1173.05 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

WHEREAS, the City Council is certified by the State of Ohio to enforce the state building codes; and,

WHEREAS, the City Council wishes to amend provisions of the City’s Codified Ordinances to coordinate with the state building codes; and,

WHEREAS, the City Council wishes to adopt additional requirements for the demolition of buildings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Sections 1125.02, 1129.05, 1173.05 of the Planning and Zoning Code of the City of Worthington be and the same is hereby amended to read as follows:

1125.02 CERTIFICATE OF COMPLIANCE.
(a) A Certificate of Compliance shall be required for any of the following:
(1) Any occupancy and use of a building hereinafter erected or structurally altered;
(2) Any occupancy and use of vacant land;
(3) Any change in the use of a nonconforming use;
(4) Any change in the use of land to a use of a different district classification;
(5) Any nonconforming use existing on or after the effective date of this Zoning Ordinance; and,
(6) Any change in use of an existing building to a use of a different district classification.

No occupancy, use or change of use shall take place until a Certificate of Compliance therefor shall have been issued by the Building Inspector or a person designated by the City Manager.

(b) The Building Inspector or the person designated by the City Manager shall not issue a Certificate of Compliance for any application requiring prior review by the Municipal Planning Commission or Council until such review has been finally concluded.
ORDINARY NO. 16-2019

(c) Written application for a Certificate of Compliance for a new building or for the alteration of an existing building shall be made within ten days after the completion of such construction or alteration. Such Certificate shall be issued by the Building Inspector or a person designated by the City Manager within ten days after the filing of such application. Issuance of the Certificate of Compliance for the erection or alteration of such building or part thereof shall be dependent upon the completion of such erection or alteration in conformity with the building and zoning laws of this City.

(d) Written application for a Certificate of Compliance for the use of vacant land, for a change in the use of land or of a building for a nonconforming use, or for a change in a nonconforming use, as herein provided, shall be made to the Building Inspector, or a person designated by the City Manager; if the proposed use is in conformity with the provisions of this Zoning Ordinance, the Certificate of Compliance shall be issued within ten days after the application for the same has been made.

(e) A fee of fifty dollars ($50.00) shall accompany each application for a Certificate of Compliance for commercial, industrial or apartment structures or use of land. A fee of twenty-five dollars ($25.00) shall accompany all other applications for a Certificate of Compliance.

(f) A record of all Certificates of Compliance shall be kept on file in the Worthington City offices, and copies shall be furnished on request and with the payment of a copying fee of one dollar ($1.00) for each copy to any person having proprietary or tenancy interest in the building or land affected.

1129.05 POWERS AND DUTIES.

(a) Generally. The Board of Zoning Appeals shall have the following powers, and it shall be its duty to: hear and decide appeals where it is alleged there is an error of interpretation made by the Building Inspector in the enforcement of this Zoning Ordinance, the Building Code, or the Property Maintenance Code, or any amendment thereto.

(b) Exceptions. In hearing and deciding appeals, the Board shall have the power to grant an exception in the following instances:

1. Interpretation of Zoning Ordinance and Zoning Maps. Where the street layout actually on the ground varies from the street layout as shown on the Zoning District Map, the Board may interpret provisions of this Zoning Ordinance.

2. Reconstruction on nonconforming structure or use. Where a nonconforming structure or a structure occupied by a nonconforming use has been damaged to an extent of more than fifty percent (50%) of its fair market value, the Board may permit reconstruction where it finds an owner would incur undue hardship requiring a continuance of the nonconforming structure or use.
ORDINANCE NO. 16-2019

(3) Performance Requirements. Where a decision is needed as to whether an industry should be permitted within the “I-1” or “I-2” Industrial District because of the methods by which it would be operated and because of its effect upon uses within surrounding zoning districts. (Pertains to performance requirements only.)

A. The Board shall have the power to authorize issuance of a Certificate of Compliance for uses that are subject to performance requirements as set forth in this Zoning Ordinance in Section 1175.03 provided they are accompanied by: a plan of proposed construction of development; a description of the proposed machinery, processes and products; and specifications for the mechanisms and techniques to be used in meeting the performance requirements.

B. The Board may require the applicant to furnish the expert opinion of consultants qualified to advise as to whether a proposed use will conform to the performance requirements. A copy of such reports shall be furnished to the Board.

(4) Changes in nonconforming uses. The Board may authorize substituting a nonconforming use for another nonconforming use provided no structural alterations except those required by law or ordinance are made. However, in an “R” or “AR” District, no change shall be authorized by the Board to any use which is not a permitted or conditional use in any “R” or “AR” District, and in a “C” District no changes shall be authorized to any use which is not a permitted or conditional use in any “C” District.

(5) Temporary use permits. A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months’ renewal and such conditions as will safeguard the public health, safety, convenience and general welfare. (Ord. 19-2005. Passed 6-6-05.)

(6) Extension and construction completion periods. The Board may authorize, for good cause shown, extension of the time period provided for the completion of structures in the Building Code. However, the Board may not authorize extension of the period for
ORDINANCE NO. 16-2019

greater than a one-year extension of time subject to one-year renewals and such conditions as well safeguard the public health, safety, convenience and general welfare.

(c) **Area Variances.** The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
2. Whether the variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).
5. Whether the property owner purchased the property with knowledge of the zoning restriction;
6. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance; and,
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(d) **Interpretation of District Map.** In case of any questions as to the location of any boundary line between zoning districts, a request for interpretation of the Zoning District Map may be made to the Board which shall interpret the Map in such a way as to carry out the intent and purpose of this Zoning Ordinance.

(e) **Extension of Nonconforming Use.** The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.

(f) **Variances to the Building Code.** The Board shall have the power to hear and decide appeals and authorize such variances from the provisions or requirements of the Building Code, Chapter 1305 of the Codified Ordinances for one, two and three family dwellings, and Section 1301.07 Demolition or Moving Buildings, as will not be contrary to the public interest. In authorizing a variance, the Board may attach conditions.
and require such guarantee or bond as it may deem necessary to assure compliance with the objective of the Building Code. The Board may grant a variance in the application of the provisions of the Building Code for one, two and three family dwellings after hearing expert independent testimony on the application only if all of the following findings are made:

(1) There are unique circumstances or conditions present by which strict conformity to the provisions of the Building Code would create significant hardship for the property owner or contractor performing services for the property owner;

(2) The unique circumstances or conditions were not created by the property owner or contractor performing services for the property owner; and,

(3) The variance, if authorized, shall not, in any way endanger the health, safety or welfare of the building occupants or the general public. Such determination shall be based on independent expert testimony.

(g) Variances to the Property Maintenance Code. The Board shall have the power to hear and decide appeals and authorize such variances from the provisions or requirements of the Property Maintenance Code, Chapter 1311 of the Codified Ordinances. Variances may be granted only when the Board determines that strict scrutiny to the provisions of the Property Maintenance Code would create significant hardship for the property owner, and the variance, if authorized, would not endanger the health, safety or welfare of the general public. Variances to the Property Maintenance Code, if authorized, are applicant specific and do not pass to future property owners or occupants.

1173.05 PORTABLE AND NONPORTABLE SWIMMING POOLS.
(a) For the purposes of this section, the following terms are defined as follows:

"Portable swimming pool" means a container which is designed or used for wading purposes; which will not permit filling with water to a depth greater than 24 inches; and which may be dismantled, stored or moved from one place to another without the use of tools other than those normally found in a household workshop.

"Nonportable swimming pool" means any artificial body of water, whether inground or above-ground which conforms to the following criteria.

(1) It is supplied with water from a controlled water source.
(2) It is not enclosed within a building.
(3) The depth of water exceeds 24 inches at any point.

(b) Portable swimming pools shall be considered as a conforming use in any "R" or "AR" District.
ORDINANCE NO. 16-2019

(c) Nonportable swimming pools may be allowed as an accessory use only in "R" and "AR" Districts provided that they comply with the following conditions and requirements:

(1) The pool is intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located.

(2) The pool may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than ten feet to any property line of the property on which it is located.

(3) The swimming pool or the property as hereinafter defined on which it is located, shall have a barrier as required by Chapter 1305 to prevent uncontrolled access by children or other persons from the street or other adjacent properties.

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed  _________________

________________________________
President of Council

Attest:

_____________________________
Clerk of Council
Part 11 - Overview Modifications

March 21, 2019

1) Section 1125.02 Certificate of Compliance. Subsection (e) is modified to raise the certificate fee from $10 to $50 for commercial, institutional, and apartment structures, and from $5 to $25 for all other applications.

2) Section 1129.05 Power and Duties. Subsection (g) is modified to add a new power to the Board of Zoning Appeals to hear appeals and authorize variances to the new Section 1301.07 Demolition or Moving Buildings. Typically, hearings and appeals of the Ohio Building Code must go to the Ohio Board of Building Appeals but these local demolition requirements are outside the scope of the Ohio Building Code.

3) Section 1173.05 Portable and Nonportable Swimming Pools. Subsection (a) is modified from 2'-6" (30") to 24" of water depth, to correspond with general United States requirements for barriers to protect the general public.

4) Section 1173.05 Portable and Nonportable Swimming Pools. Subsection (c) is modified to reference the barrier requirement of Chapter 1305. The existing requirement presupposes a wall or fence is the only option, but nationally, motorized pool covers are an option. Repealed Chapter 1325 Swimming Pools once had an exception for a cover but Chapter 1173 was not updated to resolve that conflict. Lastly, a 6' tall fence is typically not approved by the Architectural Review Board, so this change eliminates that potential conflict.
ORDINANCE NO. XX-2013

To Amend Sections 1125.02, 1129.05, and 1173.05 of the Codified Ordinances of the City of Worthington Related to the Coordination with the State of Ohio Building Codes, the Establishment of Demolition Standards, Modifying Pool Barrier Requirements, and Adjusting Fees.

WHEREAS, the City Council is certified by the State of Ohio to enforce the state building codes; and,

WHEREAS, the City Council wishes to amend provisions of the City’s Codified Ordinances to coordinate with the state building codes; and,

WHEREAS, the City Council wishes to adopt additional requirements for the demolition of buildings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Sections 1125.02, 1129.05, 1173.05 of the Planning and Zoning Code of the City of Worthington be and the same is hereby amended to read as follows:

1125.02 CERTIFICATE OF COMPLIANCE.
(a) A Certificate of Compliance shall be required for any of the following:
   (1) Any occupancy and use of a building hereinafter erected or structurally altered;
   (2) Any occupancy and use of vacant land;
   (3) Any change in the use of a nonconforming use;
   (4) Any change in the use of land to a use of a different district classification;
   (5) Any nonconforming use existing on or after the effective date of this Zoning Ordinance; and
   (6) Any change in use of an existing building to a use of a different district classification.

   No occupancy, use or change of use shall take place until a Certificate of Compliance therefor shall have been issued by the Building Inspector or a person designated by the City Manager.

(b) The Building Inspector or the person designated by the City Manager shall not issue a Certificate of Compliance for any application requiring prior review by the Municipal Planning Commission or Council until such review has been finally concluded.

(c) Written application for a Certificate of Compliance for a new building or for the alteration of an existing building shall be made within ten days after the completion of such construction or alteration. Such Certificate shall be issued by the Building Inspector or a person designated by the City Manager within ten
days after the filing of such application. Issuance of the Certificate of Compliance for the erection or alteration of such building or part thereof shall be dependent upon the completion of such erection or alteration in conformity with the building and zoning laws of this City.

(d) Written application for a Certificate of Compliance for the use of vacant land, for a change in the use of land or of a building for a nonconforming use, or for a change in a nonconforming use, as herein provided, shall be made to the Building Inspector, or a person designated by the City Manager; if the proposed use is in conformity with the provisions of this Zoning Ordinance, the Certificate of Compliance shall be issued within ten days after the application for the same has been made.

(e) A fee of $10.50 shall accompany each application for a Certificate of Compliance for commercial, industrial or apartment structures or use of land. A fee of $25.00 shall accompany all other applications for a Certificate of Compliance.

(f) A record of all Certificates of Compliance shall be kept on file in the Worthington City offices, and copies shall be furnished on request and with the payment of a copying fee of one dollar ($1.00) for each copy to any person having proprietary or tenancy interest in the building or land affected.

1129.05 POWERS AND DUTIES.

(a) Generally. The Board of Zoning Appeals shall have the following powers, and it shall be its duty to: hear and decide appeals where it is alleged there is an error of interpretation made by the Building Inspector in the enforcement of this Zoning Ordinance, the Building Code, or the Property Maintenance Code, or any amendment thereto.

(b) Exceptions. In hearing and deciding appeals, the Board shall have the power to grant an exception in the following instances:

1. Interpretation of Zoning Ordinance and Zoning Maps. Where the street layout actually on the ground varies from the street layout as shown on the Zoning District Map, the Board may interpret provisions of this Zoning Ordinance.

2. Reconstruction on nonconforming structure or use. Where a nonconforming structure or a structure occupied by a nonconforming use has been damaged to an extent of more than fifty percent (50%) of its fair market value, the Board may permit reconstruction where it finds an owner would incur undue hardship requiring a continuance of the nonconforming structure or use.

3. Performance Requirements. Where a decision is needed as to whether an industry should be permitted within the “I-1” or “I-2” Industrial District because of the methods by which it would be operated and because of its effect upon uses within surrounding zoning districts. (Pertains to performance requirements only.)

A. The Board shall have the power to authorize issuance of a Certificate of Compliance for uses that are subject to performance requirements as set forth in this Zoning Ordinance in Section 1175.03 provided they are accompanied by: a plan of proposed construction of development; a
description of the proposed machinery, processes and products; and specifications for the mechanisms and techniques to be used in meeting the performance requirements.

B. The Board may require the applicant to furnish the expert opinion of consultants qualified to advise as to whether a proposed use will conform to the performance requirements. A copy of such reports shall be furnished to the Board.

(4) Changes in nonconforming uses. The Board may authorize substituting a nonconforming use for another nonconforming use provided no structural alterations except those required by law or ordinance are made. However, in an “R” or “AR” District, no change shall be authorized by the Board to any use which is not a permitted or conditional use in any “R” or “AR” District, and in a “C” District no changes shall be authorized to any use which is not a permitted or conditional use in any “C” District.

(5) Temporary use permits. A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months’ renewal and such conditions as will safeguard the public health, safety, convenience and general welfare. (Ord. 19-2005. Passed 6-6-05.)

(6) Extension and construction completion periods. The Board may authorize, for good cause shown, extension of the time period provided for the completion of structures in the Building Code. However, the Board may not authorize extension of the period for greater than a one-year extension of time subject to one-year renewals and such conditions as well safeguard the public health, safety, convenience and general welfare.

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

2. Whether the variance is substantial;

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

(6) Whether the property owner’s predicament feasibly can be obviated through some method other than a variance; and,

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(d) Interpretation of District Map. In case of any questions as to the location of any boundary line between zoning districts, a request for interpretation of the Zoning District Map may be made to the Board which shall interpret the Map in such a way as to carry out the intent and purpose of this Zoning Ordinance.

(e) Extension of Nonconforming Use. The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.

(g) Variances to the Building Code. The Board shall have the power to hear and decide appeals and authorize such variances from the provisions or requirements of the Building Code, Chapter 1305 of the Codified Ordinances for one, two and three family dwellings, and Section 1301.07 Demolition or Moving Buildings, as will not be contrary to the public interest. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of the Building Code. The Board may grant a variance in the application of the provisions of the Building Code for one, two and three family dwellings after hearing expert independent testimony on the application only if all of the following findings are made:

1. There are unique circumstances or conditions present by which strict conformity to the provisions of the Building Code would create significant hardship for the property owner or contractor performing services for the property owner;

2. The unique circumstances or conditions were not created by the property owner or contractor performing services for the property owner; and,

3. The variance, if authorized, shall not, in any way endanger the health, safety or welfare of the building occupants or the general public. Such determination shall be based on independent expert testimony.

(h) Variances to the Property Maintenance Code. The Board shall have the power to hear and decide appeals and authorize such variances from the provisions or requirements of the Property Maintenance Code, Chapter 1311 of the Codified Ordinances. Variances may be granted only when the Board determines that strict scrutiny to the provisions of the Property Maintenance Code would create
significant hardship for the property owner, and the variance, if authorized, would not endanger the health, safety or welfare of the general public. Variances to the Property Maintenance Code, if authorized, are applicant specific and do not pass to future property owners or occupants.

1173.05 PORTABLE AND NONPORTABLE SWIMMING POOLS.
(a) For the purposes of this section, the following terms are defined as follows:
"Portable swimming pool" means a container which is designed or used for wading purposes; which will not permit filling with water to a depth greater than two and one-half feet; and which may be dismantled, stored or moved from one place to another without the use of tools other than those normally found in a household workshop.
"Nonportable swimming pool" means any artificial body of water, whether inground or above-ground which conforms to the following criteria.
(1) It is supplied with water from a controlled water source.
(2) It is not enclosed within a building.
(3) The depth of water exceeds two feet, six inches at any point.

(b) Portable swimming pools shall be considered as a conforming use in any "R" or "AR" District.
(c) Nonportable swimming pools may be allowed as an accessory use only in "R" and "AR" Districts provided that they comply with the following conditions and requirements:
(1) The pool is intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
(2) The pool may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than ten feet to any property line of the property on which it is located.
(3) The swimming pool or the property as hereinafter defined on which it is located, shall have a barrier as required by Chapter 1305 so walled or fenced as to prevent uncontrolled access by children or other persons from the street or other adjacent properties except that the pool, wall, or fence may not penetrate the front yard setback as defined by City ordinance. The wall or fence may be separate from or part of the pool itself. The fence or wall shall be not less than six feet in height as measured from ground level at any point around the perimeter of the pool. Fences and walls may exceed six feet where topography forces such excess in order to achieve an agreeably aesthetic appearance. In such cases this section will take precedence over other sections which restrict fence or wall heights to a maximum of six feet.
(4) All barriers surrounding such pools shall be equipped with a gate and a lock which shall be installed and maintained in conformance with the provisions of Section 1325.01.
SECTION 5. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed ______________________

________________________________
President of Council

Attest:

_____________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: 04/29/2019

To: Matthew H. Greeson

From: Scott F. Bartter, Finance Director

Subject: Resolution No. 24-2019 – Eligible Depository - FC Bank

EXECUTIVE SUMMARY
This Resolution adds FC Bank as an eligible depository for interim and inactive funds.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
The City has received a request from FC Bank to be added to the City's list of eligible depositories. Passage of this Resolution would allow the Finance Director to invest funds with FC Bank. The City anticipates investing an amount less than the Federal Deposit Insurance Corporation limitation ($250,000) at a rate of between 2.55% to 2.6% for a term of 36 months.

ATTACHMENTS
Resolution No. 24-2019
RESOLUTION NO. 24-2019

Designating Public Depositories of Inactive and Interim Funds.

WHEREAS, with Resolution 13-2015, Park National Bank was designated as the active depository for the City of Worthington for a five year period commencing June 1, 2015; and,

WHEREAS, Resolution 13-2015 authorized the investment of interim and inactive monies to eligible institutions including Huntington National Bank, Key Bank, Fifth Third, CF Bank, and Park National Bank; and,

WHEREAS, FC Bank, a division of CNB Bank has requested to be added to the City of Worthington’s list of eligible depositories;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That FC Bank, a division of CNB Bank, qualified as a public depository under state law, is hereby designated as a depository in which the interim and inactive funds of the City of Worthington may from time to time be deposited.

SECTION 2. This Resolution shall be in full force and effect from and after May 15, 2019.

Adopted

____________________________________
President of Council

Attest:

____________________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: 04/29/2019
To: Matthew H. Greeson
From: Scott F. Bartter, Finance Director
Subject: Resolution No. 25-2019 – Transfer of Funds

EXECUTIVE SUMMARY
This Resolution authorizes the transfer of previously appropriated funds in the amount of $125,000 in the General Fund to cover expenses as anticipated in the appropriate accounts. The approval of this reallocation of funds does not increase the total annual appropriation.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
The following transfers are requested within the Police Department. The first transfer is necessary as a result of the City's increased reliance on part-time communication technicians, in conjunction with the increased wage rate for this position.

From: 101.2030.511026 Communication Technicians – Police Support
To: 101.2030.511027 P.T. Communication Technician – Police Support $100,000

Additional funding for Police Support Overtime is needed to capture overtime costs in the Dispatch Center.

From: 101.2030.511026 Communication Technicians – Police Support
To: 101.2030.511151 Overtime- Police Support $ 25,000

ATTACHMENTS
Resolution No. 25-2019
RESOLUTION NO. 25-2019

Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Legislation, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is made the following transfer of previously appropriated funds:

<table>
<thead>
<tr>
<th>From Account No.</th>
<th>To Account No.</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>101.2030.511026</td>
<td>101.2030.511027</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>101.2030.511026</td>
<td>101.2030.511151</td>
<td>$25,000.00</td>
</tr>
</tbody>
</table>

Total Transfers $125,000.00

SECTION 2. That the Clerk be and hereby is instructed to record this Resolution in full in the appropriate resolution book.

Adopted ____________________

____________________________________
President of Council

Attest:

____________________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: May 1, 2019
To: Matthew H. Greeson
From: Tom Lindsey, Law Director
Subject: Resolution No. 26-2019 - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project

EXECUTIVE SUMMARY
This Resolution declares the necessity of appropriating certain identified parcels as part of the Northeast Gateway Project.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
This Resolution declares the necessity of appropriating certain identified parcels as part of the Northeast Gateway project. This is a statutory requirement prior to authorizing appropriation (eminent domain) proceedings. The City's right of way acquisition consultants have been unsuccessful to date in negotiating a mutually agreeable purchase price for the identified parcels. However, those negotiation efforts will continue up until the time that the appropriation cases are filed in court.

City Council will also be introducing an ordinance authorizing the filing of the appropriation cases if necessary. It is anticipated that the cases would be filed on or about July 1, 2019 to meet the Ohio Department of Transportation (ODOT) project schedule for right of way acquisition.

ATTACHMENTS
Resolution No. 26-2019
RESOLUTION NO. 26-2019

A Resolution of Intent to Appropriate Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, the FRA-CR 84-1.36 Northeast Gateway Project, which Such Roadway Shall be Open to the Public Without Charge.

WHEREAS, the City of Worthington, Ohio (the “City”) is preparing to construct the FRA-CR 84-1.36 Northeast Gateway Project (the “Project”), which consists of roadway widening, realignment, and resurfacing of CR 84 (Worthington-Galena Road) as well as construction of various roadway appurtenances in connection with the Project; and,

WHEREAS, the Project requires that the City obtain certain property by Warranty Deed with Reservation of Access as well as various permanent and temporary easements from multiple property owners for the Project; and,

WHEREAS, Council previously passed Ordinance No. 12-2014 determining to proceed with the Project, Ordinance No. 33-2018 appropriating the funds for the acquisition of the various real estate interests, and Ordinance No. 61-2018 determining to proceed with the acquisition; and,

WHEREAS, the Project requires that the City obtain the entire parcel, being 0.505-acres by Warranty Deed (10-WD) from Robert Morris Montgomery (Parcel 10); and,

WHEREAS, the Project requires that the City obtain a 0.021-acre Warranty Deed with Reservation of Access (11-WD1), a 0.023-acre Warranty Deed with Reservation of Access (11-WD2), a 0.011-acre Sewer Easement (11-S), a 0.021-acre Temporary Easement (11-T1), and a 0.031-acre Temporary Easement from Shereen Hashmi (Parcel 11); and,

WHEREAS, the Project requires that the City obtain a 0.017-acre Warranty Deed with Reservation of Access (12-WD), and a 0.024-acre Temporary Easement (12-T) from Mary Ann Ondecko and Tom Lochner (Parcel 12); and,

WHEREAS, the Project requires that the City obtain a 2.452-acre Warranty Deed with Reservation of Access (16-WD), a 0.077-acre Sewer Easement (16-S1), a 0.053-acre Sewer Easement (16-S2), a 0.744-acre Utility Easement (16-U), and a 0.134-acre Temporary Easement (16-T) from Anheuser-Busch Commercial Strategy (Parcel 16); and,

WHEREAS, the Project requires that the City obtain a 0.257-acre Warranty Deed with Reservation of Access (24-WD), a 0.196-acre Utility Easement (24-U), and a 0.059-acre Temporary Easement (24-T) from MayFam Reality, a General Partnership (Parcel 24); and,
RESOLUTION NO. 26-2019

WHEREAS, the Project requires that the City obtain a 0.059-acre Warranty Deed with Reservation of Access (25-WD), and a 0.044-acre Temporary Easement (25-T) from Lakeview Commercial Properties, LLC, an Ohio limited liability company (Parcel 25); and,

WHEREAS, the Project requires that the City obtain a 0.579-acre Warranty Deed with Reservation of Access (30-WD) from the Estate of Hester F. Dysart (Parcel 30); and,

WHEREAS, the Project requires that the City obtain a 0.433-acre Warranty Deed with Reservation of Access (33-WD), and a 0.089-acre Temporary Easement (33-T) from 6969 Worth-Galena, LLC (Parcel 33); and,

WHEREAS, the Project requires that the City obtain a 0.166-acre Warranty Deed with Reservation of Access (35-WD1), a 0.088-acre Warranty Deed with Reservation of Access (35-WD2), a 0.027-acre Sewer Easement (35-S1), a 0.004-acre Sewer Easement (35-S2), a 0.021-acre Temporary Easement (35-T1), and a 0.013-acre Temporary Easement (35-T2) from Top World Legacy, LLC, an Ohio limited liability company (Parcel 35); and,

WHEREAS, the Project requires that the City obtain a 0.180-acre Warranty Deed with Reservation of Access (36-WD), a 0.028-acre Sewer Easement (36-S), a 0.025-acre Temporary Easement (36-T1), and a 0.014-acre Temporary Easement (36-T2) from Pia Truman and Colombo Cautela, Widower (Parcel 36); and,

WHEREAS, the Project requires that the City obtain a 0.218-acre Warranty Deed with Reservation of Access (37-WD), a 0.019-acre Sewer Easement (37-S), a 0.030-acre Temporary Easement (37-T1), and a 0.021-acre Temporary Easement (37-T2) from Carlo Cautela (Parcel 37); and,

WHEREAS, the Project requires that the City obtain a 0.693-acre Warranty Deed with Reservation of Access (39-WD) from the Estate of Richard M. Gilbert and the Estate of Evelyn Gilbert (Parcel 39); and,

WHEREAS, the Project requires that the City obtain a 0.431-acre Warranty Deed with Reservation of Access (9-WD), a 0.009-acre Sewer Easement (9-S), a 0.043-acre Slope Easement (9-SL), a 0.017-acre Utility Easement (9-U1), a 0.143-acre Utility Easement (9-U2), a 0.432-acre Temporary Easement (9-T1), and a 0.099-acre Temporary Easement (9-T2) from Rush Creek Investors LLC (Parcel 9); and,

WHEREAS, the Project requires that the City obtain a 0.045-acre Warranty Deed with Reservation of Access (14-WD), a 0.040-acre Temporary Easement (14-T1), a 0.106-acre Temporary Easement (14-T2), and a 0.005-acre Temporary Easement (14-T3) from Geldhill Family Limited Partnership (Parcel 14); and,
RESOLUTION NO. 26-2019

WHEREAS, the Project requires that the City obtain a 0.082-acre Warranty Deed with Reservation of Access (21-WD), a 0.124-acre Temporary Easement (21-T), and a 0.044-acre Utility Easement (21-U) from Worthington Galena, LLC (Parcel 21);

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin County, State of Ohio:

SECTION 1. That Council considers it necessary and declares its intention to appropriate, for the public purpose of constructing a roadway project which shall be open to the public without charge, the property and easements from the property owners identified above, and in the table attached hereto as Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is described in the attached Exhibit B.

SECTION 2. That the City Manager or his designee is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner(s) and/or person(s) in possession or having an interest of record in the property identified in the attached table on Exhibit A, as those property interests are described in the attached Exhibit B, and this notice shall be served according to law.

SECTION 3. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted ______________________

President of Council

Attest ______________________

Clerk of Council
### Exhibit A

<table>
<thead>
<tr>
<th>Property Owner(s)</th>
<th>Address</th>
<th>Franklin County Parcel No.</th>
<th>Acreage / Interest</th>
<th>Appraisal Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Morris Montgomery</td>
<td>431 E Wilson Bridge Rd, Worthington, OH 43085</td>
<td>100-002697-00</td>
<td>10-WD (0.505 acre)</td>
<td>$190,000.00</td>
</tr>
<tr>
<td>Shereen Hashmi</td>
<td>439 E Wilson Bridge Rd, Worthington, OH 43085</td>
<td>100-002692-00</td>
<td>11-WD1 (0.021 acre), -WD2 (0.023 acre), -S (0.011 acre), -T1 (0.021 acre), -T2 (0.031 acre)</td>
<td>$14,364.00</td>
</tr>
<tr>
<td>Mary Ann Ondecko Tom Lochner (dower)</td>
<td>445 E Wilson Bridge Rd, Worthington, OH 43085</td>
<td>100-002696-00</td>
<td>12-WD (0.017 acre), -T (0.024 acre)</td>
<td>$11,892.00</td>
</tr>
<tr>
<td>Anheuser-Busch Commercial Strategy</td>
<td>Worthington-Galena Rd, Worthington, OH 43085</td>
<td>100-002422-00</td>
<td>16-WD (2.452 acre), -S1 (0.077 acre), -S2 (0.053 acre), -U (0.744 acre), -T (0.134 acre)</td>
<td>$387,814.00</td>
</tr>
<tr>
<td>MayFam Reality</td>
<td>7100 Huntley Rd, Worthington, OH 43085</td>
<td>100-002112-00</td>
<td>24-WD (0.257 acre), -U (0.196 acre), -T (0.059 acre)</td>
<td>$69,133.00</td>
</tr>
<tr>
<td>Lakeview Commercial Properties LLC</td>
<td>733 Lakeview Plaza Blvd, Worthington, OH 43085</td>
<td>100-005934-00</td>
<td>25-WD (0.059 acre), -T (0.044 acre)</td>
<td>$26,968.00</td>
</tr>
<tr>
<td>Estate of Hester Dysert</td>
<td>Worthington-Galena Rd, Worthington, OH 43085</td>
<td>n/a</td>
<td>30-WD (0.579 acre)</td>
<td>$300.00</td>
</tr>
<tr>
<td>6969 Worth-Galena, LLC</td>
<td>6969 Worthington-Galena Rd, Worthington, OH 43085</td>
<td>100-002444-00, 100-002592-00</td>
<td>33-WD (0.433 acre), -T (0.089 acre)</td>
<td>$26,904.00</td>
</tr>
<tr>
<td>Top World Legacy, LLC</td>
<td>7045 Worthington-Galena Rd, Worthington, OH 43085</td>
<td>100-002698-00</td>
<td>35-WD1 (0.166 acre), -WD2 (0.088 acre), -S1 (0.027 acre), -S2 (0.004 acre), -T1 (0.021 acre), -T2 (0.013 acre)</td>
<td>$55,058.00</td>
</tr>
<tr>
<td>Pia Truman Colombo Cautela (life estate)</td>
<td>7059 Worthington-Galena Rd, Worthington, OH 43085</td>
<td>100-002703-00</td>
<td>36-WD (0.180 acre), -S (0.028 acre), -T1 (0.025 acre), -T2 (0.014 acre)</td>
<td>$65,008.00</td>
</tr>
<tr>
<td>Carlo Cautela</td>
<td>7069 Worthington-Galena Rd, Worthington, OH 43085</td>
<td>100-002690-00</td>
<td>37-WD (0.218 acre), -S (0.019 acre), -T1 (0.030 acre), -T2 (0.021 acre)</td>
<td>$65,256.00</td>
</tr>
<tr>
<td>Estates of Richard &amp; Evelyn Gilbert</td>
<td>E Wilson Bridge Rd, Worthington, OH 43085</td>
<td>n/a</td>
<td>39-WD (0.693 acre)</td>
<td>$300.00</td>
</tr>
<tr>
<td>Rush Creek Investors, LLC</td>
<td>438 E Wilson Bridge Rd, Worthington, OH 43085</td>
<td>100-005932-00</td>
<td>9-WD (0.431 acre), -S (0.009 acre), -SL (0.043 acre), -U1 (0.017 acre), -U2 (0.143 acre), -T1 (0.432 acre), -T2 (0.099 acre)</td>
<td>$135,723.00</td>
</tr>
<tr>
<td>Geldhill Family Limited Partnership</td>
<td>7099 Huntley Rd, Worthington, OH 43085</td>
<td>100-000085-00</td>
<td>14-WD (0.045 acre), -T1 (0.040 acre), -T2 (0.106 acre), -T3 (0.005 acre)</td>
<td>$15,660.00</td>
</tr>
<tr>
<td>Worthington Galena, LLC</td>
<td>7057-7079 Huntley Rd, Worthington, OH 43085</td>
<td>100-002463-00, 100-002684-00</td>
<td>21-WD (0.082 acre), -T (0.124 acre), -U (0.044 acre)</td>
<td>$24,976.00</td>
</tr>
</tbody>
</table>
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 9-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

**Beginning, for Reference**, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for existing CR 84/CR 78 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way for CR 84, the following courses:
EXHIBIT A

LPA RX 851 WD

Rev. 06/09

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 26.15 feet, to a point, located on existing centerline of right-of-way station 11+32.49 for CR 84 and being 11.88 feet left of centerline of proposed right-of-way and construction station 361+96.35 for CR 64;

thence North 49 Degrees 18 Minutes 10 Seconds West, a distance of 40.00 feet, to an iron pin set at the intersection of the northerly existing right-of-way line of CR 64 with the westerly existing right-of-way line of CR 84, being the southeasterly corner of said Rush Creek Investors tract and an interior corner to the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, located 32.68 feet left of centerline of proposed right-of-way and construction station 361+63.15 for CR 64 and being the True Point of Beginning;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly existing right-of-way line, the northerly line of said 0.871 acre tract, and southerly line of said Rush Creek Investors tract, a distance of 648.49 feet, to an iron pin set at a corner common to said Rush Creek Investors tract and the 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801110005084, the northwesterly corner of said 0.871 acre tract, and the northeasterly corner of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 30.00 feet left of centerline of proposed right-of-way and construction station 355+17.29 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with the line common to said Rush Creek Investors and 400-406 East Wilson Bridge Road tracts, a distance of 48.29 feet, to an iron pin set on the northerly proposed right-of-way line of CR 64, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 135.97 feet, to an iron pin set, located 78.00 feet left of centerline of proposed right-of-way and construction station 356+48.00 for CR 64;

South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;
EXHIBIT A

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 423.83 feet, to an iron pin set at a point of curvature, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

with the arc of a curve to the right, having a central angle of 05 Degrees 38 Minutes 51 Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a chord that bears South 83 Degrees 47 Minutes 47 Seconds East, to an iron pin set on the westerly existing right-of-way line of CR 84 and easterly line of said Rush Creek Investors tract, located 53.00 feet left of centerline right-of-way station 361+75.23 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 23.99 feet, to the True Point of Beginning, containing 0.431 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 9-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC
by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way
line of CR 64 with the westerly existing right-of-way line of CR 84, acquired as Parcel 9-WD of
right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 53.00 feet left of
centerline of proposed right-of-way and construction station 361+75.23 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way
line, with the arc of a curve to the left, having a central angle of 05 Degrees 38 Minutes 51
Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a
chord that bears North 83 Degrees 47 Minutes 47 Seconds West, to an iron pin set at a point of
tangency, located 53.00 feet left of centerline of proposed right-of-way and construction station
361+00.83 for CR 64;
EXHIBIT A

thence North 89 Degrees 13 Minutes 55 Seconds East, across said Rush Creek Investors tract, a distance of 87.54 feet, to a point on said westerly existing right-of-way line and the easterly line of said Rush Creek Investors tract, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 12.89 feet, to the Point of Beginning, containing 0.009 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 875 SL

Ver. Date 11/17/2017

PARCEL 9-SL
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set on the northerly proposed right-of-way line of CR 64 at a point of curvature, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36
EXHIBIT A

Northeast Gateway”, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Rush Creek Investors tract with said northerly proposed right-of-way line, a distance of 200.83 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 03 Degrees 22 Minutes 42 Seconds East, a distance of 7.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

South 86 Degrees 45 Minutes 45 Seconds East, a distance of 200.83 feet, to a point, located 61.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

South 85 Degrees 39 Minutes 53 Seconds East, a distance of 27.18 feet, to a point, located 60.50 feet left of centerline of proposed right-of-way and construction station 361+26.00 for CR 64;

South 88 Degrees 31 Minutes 37 Seconds East, a distance of 62.28 feet, to a point on the westerly existing right-of-way line of CR 84 and easterly line of said Rush tract, located 67.00 feet left of centerline of proposed right-of-way and construction station 361+83.13 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 3.50 feet, to the intersection of said line with the northerly line of a proposed sewer easement acquired as Parcel 9-S, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 89 Degrees 13 Minutes 55 Seconds West, with said sewer easement, a distance of 87.54 feet, to the Point of Beginning, containing 0.043 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 9-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801050005084, acquired as Parcel 9-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 14.08 feet, to a point, located 92.00 feet left of centerline proposed right-of-way station 355+10.49 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 70.51 feet, to a point, located 92.00 feet left of centerline proposed right-of-way station 355+81.00 for CR 64;
EXHIBIT A

LPA RX 887 T

Rev. 07/09

North 40 Degrees 05 Minutes 39 Seconds East, a distance of 73.60 feet, to a point, located 151.00 feet left of centerline proposed right-of-way station 356+25.00 for CR 64;

North 57 Degrees 26 Minutes 17 Seconds East, a distance of 49.41 feet, to a point, located 180.00 feet left of centerline proposed right-of-way station 356+65.00 for CR 64;

North 41 Degrees 15 Minutes 18 Seconds East, a distance of 57.01 feet, to a point, located 225.00 feet left of centerline proposed right-of-way station 357+00.00 for CR 64;

South 48 Degrees 44 Minutes 42 Seconds East, a distance of 57.01 feet, to a point, located 190.00 feet left of centerline proposed right-of-way station 357+45.00 for CR 64;

South 43 Degrees 11 Minutes 08 Seconds West, a distance of 39.05 feet, to a point, located 160.00 feet left of centerline proposed right-of-way station 357+20.00 for CR 64;

South 49 Degrees 45 Minutes 00 Seconds East, a distance of 50.00 feet, to a point, located 130.00 feet left of centerline proposed right-of-way station 357+60.00 for CR 64;

South 38 Degrees 04 Minutes 31 Seconds West, a distance of 79.06 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 357+15.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 53.00 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 5.00 feet, to a point, located 60.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 132.00 feet, to a point on the westerly line of a proposed slope easement, acquired as Parcel 9-S of said right of way plans, located 60.00 feet left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence South 03 Degrees 22 Minutes 42 Seconds West, with said slope easement line, a distance of 7.00 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 223.00 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;
EXHIBIT A

LPA RX 887 T

North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the Point of Beginning, containing 0.432 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/2018
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 9-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A CURB, GRADING AND DRIVE REMOVAL
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at a corner common to said Rush Creek Investors tract and remainder of the tract conveyed to Hester F. Dysart by deed of record in Deed Book 2711, Page 118, being on the westerly existing right-of-way line of CR 84, acquired as Parcel 30-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 30.00 feet left of centerline existing right-of-way station 13+32.50 for CR 64 (reference a ¾ inch pipe located 30.18 feet left of existing centerline of right-of-way station 13+32.49 for CR 84);

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 49 Degrees 18 Minutes 10 Seconds West, a distance of 80.00 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+32.50 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 22.50 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+55.00 for CR 84;
EXHIBIT A

LPA RX 887 T

North 85 Degrees 41 Minutes 50 Seconds East, a distance of 60.81 feet, to a point, located 67.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

South 49 Degrees 18 Minutes 10 Seconds East, a distance of 37.00 feet, to a point on said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, located 30.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, a distance of 65.50 feet, to the Point of Beginning, containing 0.099 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 883 U

Ver. Date 11/17/2017

PARCEL 9-U1
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its
successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace,
enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles,
anchors, guys, supporting structures, conductors, conduits service pedestals, grounding systems,
foundations, manholes, transformers, devices and associated equipment as it may deem
appropriate, adding thereto from time to time, on lands situated in Quarter Township 2,
Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington,
County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC
by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way
line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract
conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number
201801050005084, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36
Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and
construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance
of 12.57 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and
construction station 355+10.65 for CR 64;
EXHIBIT A

LPA RX 883 U

thence on over and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 56.35 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 8.50 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 15.00 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 4.00 feet, to a point on said northerly proposed right-of-way line, located 78.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly proposed right-of-way line, a distance of 69.97 feet, to the Point of Beginning, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/2018

Exhibit B - 015
EXHIBIT A

LPA RX 883 U

Ver. Date 02/09/2018

PARCEL 9-U2
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.

The first paragraph(s) must be fully customized for the particular LPA and LPA utility type (gas, water, electric, multi-purpose, etc.).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract of land conveyed to G&I IX E Wilson Bridge LLC by deed of record in Instrument Number 201701270013930, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 10.06 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 355+10.93 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 140.79 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 356+51.72 for CR 64;
EXHIBIT A

LPA RX 883 U

South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to a point, located 63.00 feet left of centerline proposed right-of-way and construction station 356+80.72 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 447.35 feet, to a point on the westerly line of an existing Columbia Gas of Ohio gas line easement conveyed by deed of record in Official Record 31150D06, located 63.45 feet left of centerline proposed right-of-way and construction station 361+25.96 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, across said Rush Creek Investors tract with said existing easement line, a distance of 12.87 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet left of centerline proposed right-of-way and construction station 361+18.99 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 22 Minutes 43 Seconds, a radius of 807.77 feet, an arc length of 19.43 feet, a chord length of 19.43 feet on a chord that bears North 85 Degrees 55 Minutes 51 Seconds West, to a point of tangency, located 53.00 feet left of centerline proposed right-of-way and construction station 361+00.83 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 423.83 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way and construction station 356+77.00 for CR 64;

North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way and construction station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the Point of Beginning, containing 0.143 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

PARCEL  10-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) and left and right side of the centerline or proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-
EXHIBIT A

LPA RX 851 WD

Rev. 06/09

of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and 15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 and 62.22 feet right of centerline of proposed right-of-way and construction station 213+29.03 for CR 84 S (reference a 3/4 inch iron pipe located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 84 S), being the True Point of Beginning;

thence South 27 Degrees 41 Minutes 33 Seconds West, with the line common to said Montgomery and Hashmi tracts, a distance of 258.14 feet, to a common corner thereof being on a northerly line of a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 41.03 feet right of centerline of proposed right-of-way and construction station 210+89.59 for CR 84 S (reference a 5/8 inch iron pipe located 41.10 feet right of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said Montgomery and Cautela tracts, a distance of 87.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 31.47 feet left of centerline of proposed right-of-way and construction station 210+42.86 for CR 84 S;
thence North 25 Degrees 00 Minutes 06 Seconds East, with the line common to said Montgomery and Adams tracts, a distance of 253.15 feet, to a common corner thereof, on the southerly line of said remainder tract, and on the southerly existing right-of-way line of CR 64, located 36.26 feet left of centerline of proposed right-of-way and construction station 213+11.67 for CR 84 S and 40.00 feet right of centerline of proposed right-of-way and construction station 355+57.13 for CR 64 (reference a 5/8 inch iron pipe located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77);

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line and northerly line of said Montgomery tract, a distance of 100.00 feet, to the True Point of Beginning, containing 0.505 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002697.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Packet Page # 116
Item 7.C. Page 26 of 133
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 11-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORThINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of
Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed
right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR
84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin
County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages
47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of
record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 84 S and a line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo
Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 11-WD2
of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 43.00 feet right of
centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence with said easterly proposed right-of-way line on the arc of a curve to the left,
having a central angle of 07 Degrees 21 Minutes 39 Seconds, a radius of 543.00 feet, an arc
length of 69.76 feet, a chord length of 69.71 feet on a chord that bears North 32 Degrees 27
Minutes 41 Seconds East, to a point, located 43.00 feet right of centerline right-of-way station
211+55.00 for CR 84 S;
thence on, over, and across said Hashmi tract, with an easterly proposed storm sewer easement line for CR 84 S, the following courses:

thence South 61 Degrees 13 Minutes 09 Seconds East, a distance of 7.00 feet, to a point, located 50.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 64;

with the arc of a curve to the right, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears South 32 Degrees 13 Minutes 36 Seconds West, to a point on the line common to said Hashmi and Cautela tracts, located 50.00 feet right of centerline right-of-way station 210+94.86;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 8.31 feet, to the Point of Beginning, containing 0.011 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 11-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Hashmi tract and a tract of land conveyed to Mary Ann Ondeko by deed of record in Instrument Number 200410280248947, acquired as Parcel 11-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 31 Degrees 37 Minutes 14 Seconds West, with said common line, a distance of 7.95 feet, to a point, located 52.00 feet right of centerline proposed right-of-way station 358+00.68 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Hashmi tract, a distance of 137.91 feet, to a point on said southerly proposed right-of-way, located 52.00 feet right of centerline proposed right-of-way station 356+62.77 for CR 64;

thence with said southerly proposed right-of-way line, the following courses:
EXHIBIT A

LPA RX 887 T

North 63 Degrees 35 Minutes 40 Seconds East, a distance of 14.09 feet, to an iron pin set, located 45.00 feet right of centerline proposed right-of-way station 356+75.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 129.44 feet, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 11-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 84 S and a line common to said Hashmi tract and a tract of land conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, acquired as Parcel 10-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 53.00 feet right of centerline of proposed right-of-way and construction station 212+92.90 for CR 84 S;

thence on, over, and across said Hashmi tract, the following courses:

South 21 Degrees 07 Minutes 41 Seconds West, a distance of 101.90 feet, to a point, located 48.00 feet right of centerline of proposed right-of-way and construction station 212+00.00 for CR 84 S;

South 16 Degrees 14 Minutes 50 Seconds West, a distance of 56.17 feet, to a point, located 58.00 feet right of centerline of proposed right-of-way and construction station 211+50.00 for CR 84 S;
EXHIBIT A

LPA RX 887 T

7.C. - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project

Resolution 26-2019 Exhibit B

South 30 Degrees 07 Minutes 21 Seconds West, a distance of 55.36 feet, to a point on the line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 11.80 feet, to a point on an easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence across said Hashmi tract with said proposed storm sewer easement line, the following courses:

with the arc of a curve to the left, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears North 32 Degrees 13 Minutes 36 Seconds East, to a point, located 50.00 feet right of centerline right-of-way station 211+55.00 for CR 84 S;

North 61 Degrees 13 Minutes 09 Seconds West, a distance of 7.00 feet, to a point on said easterly proposed right-of-way line, located 43.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 84 S;

thence with said easterly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 10 Degrees 57 Minutes 14 Seconds, a radius of 543.00 feet, an arc length of 103.81 feet, a chord length of 103.65 feet on a chord that bears North 23 Degrees 18 Minutes 14 Seconds East, to an iron pin set on the line common to said Hashmi and Montgomery tracts, located 43.00 feet right of centerline right-of-way station 212+50.59 for CR 84 S;

North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 47.07 feet, to the **Point of Beginning**, containing 0.031 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
EXHIBIT A

LPA RX 887 T

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/29/2017
EXHIBIT A

LPAX851WD

Ver. Date 11/17/2017

PARCEL 11-WD1
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:
EXHIBIT A

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 100.45 feet, to a point, located on existing centerline of right-of-way station 258+06.96 and being 15.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a corner common to said Hashmi tract and a 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a 3/4 inch iron pipe with a "3352" cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64) and being the True Point of Beginning;

thence South 31 Degrees 37 Minutes 14 Seconds West, with the line common to said Hashmi and Ondecko tracts, a distance of 5.68 feet, to an iron pin set on the southerly proposed right-of-way line of CR 64, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence across said Hashmi tract with said southerly proposed right-of-way line, the following courses:

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 129.44 feet, to an iron pin set, located 45.00 feet right of centerline of proposed right-of-way and construction station 356+75.00 for CR 64;

South 63 Degrees 35 Minutes 40 Seconds West, a distance of 31.29 feet, to an iron pin set on the line common to said Hashmi tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, located 60.54 feet right of centerline of proposed right-of-way and construction station 356+47.85 for CR 64;
EXHIBIT A

thence North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 22.54 feet, to the common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 (reference a ¾ inch iron pipe with a “3352” cap found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64);

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly existing right-of-way line, said southerly line, and the northerly line of said Hashmi tract, a distance of 150.00 feet, to the True Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Packet Page # 126
Exhibit B - 031
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 11-WD2
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of
Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed
right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR
84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin
County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages
47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in
Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument
box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-
EXHIBIT A

LPA RX 851 WD

Exhibit B - 033

Resolution 26-2019 Exhibit B

of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-
of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30
Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a
chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1
inch pin found at a point of tangency, located on existing centerline of right-of-way station
259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and
construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a
point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and being
15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for
CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a point
on the southerly existing right-of-way line of CR 64, being a corner common to said Hashmi
tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed
Book 2634, Page 391, located 40.00 feet right of centerline of proposed right-of-way and
construction station 356+57.13 for CR 64 (reference a 3/4 inch iron pipe with a “3352” cap
found, located 40.73 feet right of centerline of proposed right-of-way and construction station
356+57.13 for CR 64);

thence South 27 Degrees 41 Minutes 33 Seconds West, along the line common to said
Hashmi and Montgomery tracts, a distance of 84.35 feet, to an iron pin set on the easterly
proposed right-of-way line of CR 84 S, located 43.00 feet right of centerline of proposed right-
of-way and construction station 212+50.59 for CR 84 S and being the True Point of Beginning;

thence with said easterly proposed right-of-way line being an arc of a curve to the right,
having a central angle of 18 Degrees 18 Minutes 53 Seconds, a radius of 543.00 feet, an arc
length of 173.57 feet, a chord length of 172.83 feet on a chord that bears South 26 Degrees 59
Minutes 04 Seconds West, to an iron pin set on the line common to said Hashmi tract and a tract
of land conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287,
located 43.00 feet right of centerline right-of-way station 210+90.76;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said
Hashmi and Cautela tracts, a distance of 2.34 feet, to a corner common to said Hashmi and
Montgomery tracts, located 41.03 feet right of centerline of proposed right-of-way and
construction station 210+89.59 for CR 64 (reference a 5/8 inch iron pipe located 41.10 feet right
of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);
thence North 27 Degrees 41 Minutes 33 Seconds East, with the line common to said Hashmi and Montgomery tracts, a distance of 173.79 feet, to the True Point of Beginning, containing 0.023 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

07/08/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 12-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroy by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Mary Ann Onderko by deed of record in Instrument Number 200410280248947, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Onderko tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 12-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 86 Degrees 37 Minutes 12 Seconds East, across said Onderko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on the line common to said Onderko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence South 35 Degrees 17 Minutes 00 Seconds West, with said common line and the line common to said Onderko tract and the 0.754 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01, a distance of 8.25 feet, to a point, located 52.00 feet right of centerline of proposed right-of-way and construction station 359+49.66 for CR 64;
EXHIBIT A

LPA RX 887 T

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Onderko tract, a distance of 148.97 feet, to a point on the line common to said Onderko and Hashmi tracts, located 52.00 feet right of centerline of proposed right-of-way and construction station 358+00.68 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 7.95 feet, to the Point of Beginning, containing 0.024 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 12-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.754 acre tract conveyed to Mary Ann Onderko by deed of record in
Instrument Number 200410280248947, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:
EXHIBIT A

LPA RX 851 WD

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 31 Degrees 28 Minutes 39 Seconds, a radius of 300.00 feet, an arc length of 164.82 feet, a chord length of 162.75 feet on a chord that bears North 60 Degrees 40 Minutes 02 Seconds West, to a point, located on existing centerline of right-of-way station 259+60.89 for CR 84 and being 19.75 feet right of centerline of proposed right-of-way and construction station 359+60.77 for CR 64;

thence South 13 Degrees 35 Minutes 39 Seconds West, a distance of 20.57 feet, to an iron pin set at a corner common to said Onderko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 359+57.13 for CR 64 and being the True Point of Beginning (reference a ¾ inch iron pipe with a “3352” cap found, located 45.06 feet right of centerline of proposed right-of-way and construction station 359+46.03 for CR 64);

thence South 35 Degrees 17 Minutes 00 Seconds West, with the line common to said Onderko and City of Worthington tracts, a distance of 5.89 feet, to an iron pin set on the southerly proposed right-of-way line of CR 84, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Onderko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on a line common to said Onderko tract and a 0.734 acre tract conveyed to Sheereen Hashimi by deed of record in Instrument Number 200709100159891, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 5.68 feet, to a common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a ¾ inch iron pipe with a “3352” cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64);
EXHIBIT A

LPA RX 851 WD

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line, and the northerly line of said Ondeko tract, a distance of 150.00 feet, to the True Point of Beginning, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

09/18/2017
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 14-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way
and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey
plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36
Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership
by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning, for Reference**, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley
Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00
for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of
curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;
EXHIBIT A

thence with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57 Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline existing right-of-way station 266+51.82 for CR 78 and 7.49 feet right of centerline proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and a corner common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.22 for CR 78 and being the True Point of Beginning;

thence North 86 Degrees 39 Minutes 50 Seconds West, with the line common to said Geldhill Family and Worthington Galena tracts, a distance of 16.03 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 38.50 feet left of centerline proposed right-of-way station 406+27.65 for CR 64;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears North 05 Degrees 27 Minutes 25 Seconds East, to an iron pin set, located 38.50 feet left of centerline right-of-way station 406+78.12;

North 00 Degrees 03 Minutes 42 Seconds West, a distance of 112.10 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 45.52 feet left of centerline proposed right-of-way station 407+90.00 for CR 64;

thence with said westerly existing right-of-way line and easterly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 25 Degrees 08 Minutes 54 Seconds, a radius of 370.00 feet, an arc length of 162.40 feet, a chord length of 161.10 feet on a chord that bears South 04 Degrees 07 Minutes 11 Seconds East, to the True Point of Beginning, containing 0.045 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 14-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, a southwesterly corner of the tract acquired as Parcel 14-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence North 86 Degrees 39 Minutes 50 Seconds West, with said common line, a distance of 22.75 feet, to a point, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence on, over, and across said Geldhill Family tract, the following courses:

North 06 Degrees 49 Minutes 09 Seconds East, a distance of 49.88 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;
EXHIBIT A

LPA RX 887 T

South 86 Degrees 28 Minutes 13 Seconds East, a distance of 16.00 feet, to a point, located 44.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;

North 00 Degrees 07 Minutes 54 Seconds East, a distance of 125.22 feet, to a point on the westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 51.42 feet left of centerline of proposed right-of-way and construction station 408+05.00 for CR 78;

thence with said westerly existing right-of-way line and said easterly line of said Geldhill Family tract, being the arc of a curve to the right, having a central angle of 02 Degrees 29 Minutes 46 Seconds, a radius of 370.00 feet, an arc length of 16.12 feet, a chord length of 16.12 feet on a chord that bears South 17 Degrees 56 Minutes 31 Seconds East, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 45.52 feet left of centerline of proposed right-of-way and construction station 407+90.00 for CR 78;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

South 00 Degrees 03 Minutes 42 Seconds East, a distance of 112.10 feet, to an iron pin set, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+78.12 for CR 78;

with the arc of a curve to the right, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears South 05 Degrees 27 Minutes 25 Seconds West, to the Point of Beginning, containing 0.040 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.
EXHIBIT A

LPA RX 887 T

John C. Dodgion
Professional Surveyor No. 8069

STATE OF OHIO

JOHN C.
DODGION
S-8069
REGISTERED SURVEYOR

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 14-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REMOVE A DRIVE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre and 0.322 acre tracts conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning** at a point on the westerly existing right-of-way line of CR 78, as shown on the plat entitled “Dedication of Huntley Road” of record in Plat Book 39, Page 74, located 30.00 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

thence with said westerly existing right-of-way line and the easterly line of said Geldhill Family tract, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 38.24 feet, to a point, located 30.00 feet right of centerline of existing right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 19 Degrees 20 Minutes 48 Seconds, a radius of 370.00 feet, an arc length of 124.93 feet, a chord length of 124.34 feet on a chord that bears South 35 Degrees 15 Minutes 18 Seconds East, to a point, located 30.00 feet right of centerline of existing right-of-way station 264+14.20;
EXHIBIT A

LPA RX 887 T

thence on, over, and across said Geldhill tract, the following courses:

South 74 Degrees 37 Minutes 39 Seconds West, a distance of 32.16 feet, to a point, located 61.60 feet right of centerline of existing right-of-way station 264+07.46 for CR 78;

North 33 Degrees 14 Minutes 07 Seconds West, a distance of 148.02 feet, to a point, located 48.87 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

North 45 Degrees 04 Minutes 18 Seconds East, a distance of 18.87 feet, to the Point of Beginning, containing 0.106 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Saneous Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 14-T3
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning** at a point on the easterly existing right-of-way line of CR 84, located 30.96 feet right of centerline of existing right-of-way station 9+38.05 for CR 84;

thence with said easterly existing right-of-way line and a northerly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 67 Degrees 03 Minutes 24 Seconds, a radius of 40.00 feet, an arc length of 46.81 feet, a chord length of 44.19 feet on a chord that bears South 89 Degrees 52 Minutes 29 Seconds East, to a point, located 62.18 feet right of centerline right-of-way station 9+69.33 for CR 84;

thence North 89 Degrees 52 Minutes 29 Seconds West, a distance of 44.19 feet, to the **Point of Beginning**, containing 0.005 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL  16-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78 and existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence North 45 Degrees 10 Minutes 45 Seconds East, with said existing centerline of right-of-way of CR 84, a distance of 72.86 feet, to a monument box with a 1 inch iron pin found
in said existing centerline at corner common to said Anheuser-Busch tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located on existing centerline of right-of-way station 10+72.86 for CR 84 and 37.60 feet right of centerline proposed right-of-way and construction station 361+62.57 for CR 64 and being the True Point of Beginning;

thence with said existing centerline of right-of-way of CR 84 and a westerly line of said Anheuser-Busch tract, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 33.48 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 and 222.70 feet left of centerline proposed right-of-way station 411+00.67 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 466.25 feet, to a point of deflection, located on existing centerline of right-of-way station 15+72.59 and 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

North 40 Degrees 36 Minutes 46 Seconds East, a distance of 293.99 feet, to a point on the southerly existing limited access right-of-way line of Interstate Route 270, located on vacated existing centerline of right-of-way station 81+74.73 and 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access right-of-way line and northerly line of said Anheuser-Busch tract, passing a ¾ inch iron pipe in concrete 32.27 feet, a distance of 36.60 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84, located 46.00 feet right of centerline proposed right-of-way station 417+95.82 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 91.97 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;
EXHIBIT A

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to an iron pin set, located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 36.35 feet, to an iron pin set on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 58.00 feet right of centerline proposed right-of-way station 411+43.65 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 311.52 feet, to the True Point of Beginning containing 2.452 acre, more or less.

Of the above described 2.452 acre, 1.944 acre is from Auditor's Parcel Number 100-002422 with 0.542 acre being within the present road occupied and 0.508 acre is from Auditor's Parcel Number 610-296803 with 0.103 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

09/18/2017

Exhibit B - 052
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 16-S1
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch
Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and
being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 78 and a line common to said Anheuser-Busch tract and a 2.312 acre tract of land
conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers
201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans
titled “FRA-CR 84-1.36 Northeast Gateway”, located 58 feet right of centerline of proposed
right-of-way and construction station 411+43.65 for CR 78;

thence across said Anheuser-Busch tract, with said westerly proposed right-of-way line,
the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set,
located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;
EXHIBIT A

LPA RX 877 S

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 112.13 feet, to a point, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence on, over and across said Anheuser-Busch tract with said proposed storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 16.46 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 5.00 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 102.06 feet, to a point on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 70.00 feet right of centerline proposed right-of-way station 411+47.94 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 12.74 feet, to the Point of Beginning containing 0.077 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002422.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 877 S

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

PARCEL 16-S2
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter
Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch
Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and
being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 78,
acquired as Parcel 16-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”,
located 44.00 feet right of centerline of proposed right-of-way and construction station
417+05.89 for CR 78;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point,
located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 210.89 feet, to a point,
located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;
EXHIBIT A

LPA RX 877 S

Rev. 06/09

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, with said easterly proposed right-of-way line, a distance of 210.89 feet, to the Point of Beginning containing 0.053 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 610-296803.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 02/09/2018

PARCEL 16-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVES AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 with the southerly limited access right-of-way line of Interstate Route 270 and northerly line of said Anheuser tract, acquired as Parcel 16-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access line and Anheuser tract line, a distance of 14.02 feet, to a point, located 60.00 feet right of centerline proposed right-of-way station 417+96.54 for CR 84;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 21 Degrees 38 Minutes 52 Seconds West, a distance of 499.37 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 413+00.00 for CR 84;
EXHIBIT A

LPA RX 887 T

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 50.00 feet, to a point at a northeasterly corner of a proposed storm sewer easement line for CR 84, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 5.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 16.46 feet, to a point on said easterly proposed right-of-way line, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 93.11 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 15.00 feet, to a point at a southwesterly corner of a proposed storm sewer easement line for CR 84, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 210.89 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;
EXHIBIT A

thence North 22 Degrees 59 Minutes 45 Seconds East, with said easterly proposed right-of-way line, a distance of 91.97 feet, to the Point of Beginning containing 0.134 acre, more or less.

Of the above described 0.134 acre, 0.048 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied and 0.086 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/2018
COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287 and the remainder of the 166.937 tract conveyed to Anheuser-Busch Commercial Strategy by deed of record in Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said 4.529 acre tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 58.00 feet right of centerline of proposed right-of-way and construction station 411+43.65.96 for CR 78;
thence on, over, and across said 4.529 acre tract with said easterly proposed right-of-way line, the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set, located 58.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 205.24 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

North 22 Degrees 59 Minutes 45 Seconds East, a distance of 91.97 feet, to an iron pin set on the northerly line of said 4.529 acre tract and southerly existing limited access right-of-way line of Interstate Route 270, being the southerly line of the perpetual highway easement conveyed as Parcel 6049 WL to the State of Ohio Department of Transportation, District 6, Delaware, Ohio, by deed of record in Deed Book 2640, Page 87, having an underlying ownership in the name of Zenith Holiday and Trading Corporation by deed of record in Deed Book 2335, Page 398, located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence with said northerly line and said limited access right-of-way line, the following courses:

South 72 Degrees 34 Minutes 36 Seconds East, a distance of 35.76 feet, to a point, located 81.71 feet right of centerline of proposed right-of-way and construction station 417+97.64 for CR 78;

South 87 Degrees 16 Minutes 58 Seconds East, a distance of 15.37 feet, to a point, located 96.35 feet right of centerline of proposed right-of-way and construction station 418+02.09 for CR 78;
thence on, over, and across said 166.937 and 4.529 acre tracts, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 100.80 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to a point, located 108.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 18.47 feet, to a point on the line common to said 4.529 and 2.312 acre tracts, located 108.01 feet right of centerline of proposed right-of-way and construction station 411+61.54 for CR 78;

North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 53.10 feet, to the Point of Beginning, containing 0.744 acre, more or less.

Of the above described 0.744 acre, 0.361 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied, 0.376 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied and .007 acre is from Auditor's Parcel Number 610-146441 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 883 U

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 21-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and
construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat
made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36
Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC
by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley
Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00
for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of
curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57
Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a
chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline
EXHIBIT A

LPA RX 851 WD

of existing right-of-way station 266+51.82 and 7.49 feet right of centerline of proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and corner common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.82 for CR 78 and being the True Point of Beginning;

thence with said westerly existing right-of-way line and the easterly line of said Worthington-Galena tract, the following courses:

with the arc of a curve to the right, having a central angle of 09 Degrees 30 Minutes 44 Seconds, a radius of 370.00 feet, an arc length of 61.43 feet, a chord length of 61.36 feet on a chord that bears South 13 Degrees 12 Minutes 38 Seconds West, to a point, located 26.25 feet left of centerline of proposed right-of-way and construction station 405+65.50 (reference a ¾ inch iron pipe located 26.23 feet left of centerline of proposed right-of-way and construction station 405+65.85 for CR 78);

South 17 Degrees 58 Minutes 00 Seconds West, (passing a ¾ inch iron pipe located 29.80 feet left of centerline of proposed right-of-way and construction station 404+23.50 for CR 78), a distance of 338.57 feet, to a corner common to said Worthington-Galena tract and a 5.091 acre tract of land conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 30.00 feet left of centerline of proposed right-of-way and construction station 402+24.13 for CR 78 (reference a 1 inch iron pipe located 30.31 feet left of centerline of proposed right-of-way and construction station 402+24.06 for CR 78;

thence North 86 Degrees 42 Minutes 21 Seconds West, with the line common to said Worthington-Galena and Huntley Corporate tracts, a distance of 4.91 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 34.78 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

North 16 Degrees 35 Minutes 35 Seconds East, a distance of 198.16 feet, to an iron pin set on an interior parcel line, located 39.50 feet left of centerline of proposed right-of-way and construction station 404+20.99 for CR 78;

South 86 Degrees 37 Minutes 24 Seconds East, with said interior parcel line, a distance of 1.03 feet, to an iron pin set, located 38.50 feet left of centerline proposed right-of-way station 404+21.25 for CR 78;
EXHIBIT A

LPA RX 851 WD

North 17 Degrees 58 Minutes 00 Seconds East, a distance of 67.89 feet, to an iron pin set at a point of curvature, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14 for CR 78;

with the arc of a curve to the left, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears North 12 Degrees 40 Minutes 32 Seconds East, to an iron pin set on the line common to said Worthington-Galena and Geldhill Family tracts, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+27.65 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 16.03 feet, to the True Point of Beginning, containing 0.082 acre, more or less.

Of the above described 0.082 acre, 0.049 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.033 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 21-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO CONSTRUCT A DRIVE AND PERFORM GRADING FOR 24 MONTHS FROM DATE OF ENTRY BY THE CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, acquired as Parcel 21-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears South 12 Degrees 40 Minutes 32 Seconds West, to an iron pin set at a point of tangency, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14;
7.C. - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project

Resolution 26-2019 Exhibit B

EXHIBIT A

LPA RX 887 T

South 17 Degrees 58 Minutes 00 Seconds West, a distance of 67.89 feet, to an iron pin set on an interior parcel line, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+21.25 for CR 78;

North 86 Degrees 37 Minutes 24 Seconds West, with said interior parcel line, a distance of 1.03 feet, to a point, located 39.50 feet left of centerline proposed right-of-way station 404+20.99 for CR 78;

South 16 Degrees 35 Minutes 35 Seconds West, a distance of 198.16 feet, to an iron pin set on the line common to said Worthington-Galena tract and a 5.091 acre tract conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 34.75 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence North 86 Degrees 42 Minutes 21 Seconds West, with said common line, a distance of 17.83 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 402+18.37 for CR 78;

thence on, over, and across said Worthington tract, the following courses:

North 17 Degrees 58 Minutes 00 Seconds East, a distance of 236.63 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

South 72 Degrees 02 Minutes 00 Seconds East, a distance of 6.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

North 15 Degrees 08 Minutes 07 Seconds East, a distance of 128.69 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;

North 79 Degrees 44 Minutes 19 Seconds West, a distance of 14.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;
EXHIBIT A

LPA RX 887 T

North 06 Degrees 49 Minutes 09 Seconds East, a distance of 33.02 feet, to a point on the line common to said Worthington-Galena and Geldhill Family tracts, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 22.75 feet, to the Point of Beginning, containing 0.124 acre, more or less.

Of the above described 0.124 acre, 0.056 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.068 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

PARCEL 21-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its
successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace,
enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles,
anchors, guys, supporting structures, conductors, conduits and service pedestals, grounding systems,
foundations, manholes, transformers, devices and associated equipment as it may deem
appropriate, adding thereto from time to time, on lands situated in Quarter Township 2,
Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington,
County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and
construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat
made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36
Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 1.658 acre tract conveyed to Worthington Galena, LLC
by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning at a point on the westerly proposed right-of-way line of CR 78, acquired as
Parcel 21-WD, as shown on right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”,
located 39.09 feet left of centerline of existing right-of-way and construction station 404+03.82
for CR 78;

thence on, over, and across said 1.658 acre tract, the following courses;
EXHIBIT A

South 16 Degrees 35 Minutes 35 Seconds West, with said westerly proposed right-of-way line, a distance of 147.04 feet, to a point, located 35.56 feet left of centerline of existing right-of-way and construction station 402+56.81 for CR 78;

North 73 Degrees 25 Minutes 39 Seconds West, a distance of 12.93 feet, to a point, located 48.49 feet left of centerline of existing right-of-way and construction station 402+56.50 for CR 78;

North 16 Degrees 34 Minutes 21 Seconds East, a distance of 147.04 feet, to a point, located 52.07 feet left of centerline of existing right-of-way and construction station 404+03.50 for CR 78;

thence South 73 Degrees 25 Minutes 39 Seconds East, a distance of 12.99 feet, to the Point of Beginning, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002684.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 072
EXHIBIT A

LPA RX 883 U

Ver. Date 11/17/2017

PARCEL 24-U
FRA-CR 84-1.36

PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.

COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.336 tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Mayfam tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 24-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance of 45.49 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 409+29.41 for CR 78;
EXHIBIT A

thence on, over, and across said Mayfam Realty tract, the following courses:

with the arc of a curve to the left, having a central angle of 08 Degrees 33 Minutes 39 Seconds, a radius of 651.00 feet, an arc length of 97.27 feet, a chord length of 97.18 feet on a chord that bears South 07 Degrees 48 Minutes 37 Seconds West, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 07 Minutes 45 Seconds West, a distance of 69.86 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 as shown on the plat entitled “EMCO Subdivision” of record in Plat Book 55, Page 4 as conveyed to Werstler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 91.10 feet right of centerline of proposed right-of-way and construction station 406+35.86 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 3.50 feet, to a point on the easterly line of a 45 foot exclusive pipeline easement conveyed to Sinclair Pipeline as shown on the plat entitled “Dedication of Huntley Road” of record in Plat Book 39, Page 74 (assigned to Columbia Gas of Ohio, Inc. by deed of record in Official Record 31150D06), located 87.60 feet right of centerline of proposed right-of-way and construction station 406+35.68 for CR 78;

thence on, over, and across said Mayfam Realty tract with the easterly line of said pipeline easement, the following courses:

with the arc of a curve to the left, having a central angle of 13 Degrees 20 Minutes 01 Seconds, a radius of 480.00 feet, an arc length of 111.70 feet, a chord length of 111.45 feet on a chord that bears North 00 Degrees 36 Minutes 29 Seconds East, to a point, located 80.58 feet right of centerline of proposed right-of-way and construction station 407+42.05 for CR 78;

North 39 Degrees 20 Minutes 56 Seconds West, a distance of 39.07 feet, to a point on said easterly proposed right-of-way line, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+70.68 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:
EXHIBIT A

LPA RX 883 U

North 03 Degrees 31 Minutes 47 Seconds East, a distance of 46.67 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the Point of Beginning, containing 0.196 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]

John C. Dodgion
Professional Surveyor No. 8069

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EXHIBIT A

Parcel 24-T
FRA-CR 84-1.36
Temporary Easement for the purpose of performing the work necessary to construct a drive and perform grading for 24 months from date of entry by the City of Worthington, Franklin County, Ohio

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.336 acre tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Mayfam Realty tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, the northeasterly corner of the tract, acquired as Parcel 24-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 54.00 feet right of centerline of existing right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance of 6.06 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and construction station 409+22.89 for CR 78;

thence South 05 Degrees 11 Minutes 21 Seconds West, across said Mayfam Realty tract, a distance of 283.58 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 of "EMCO Subdivision" of record on Plat Book 55, Page 4 conveyed to Westler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 60.00 feet right of centerline of proposed right-of-way and construction station 406+34.16 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 14.14 feet, to an iron pin set on said easterly proposed right-of-way line, located 45.89 feet right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;
thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

North 11 Degrees 21 Minutes 17 Seconds East, a distance of 70.01 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

North 03 Degrees 31 Minutes 47 Seconds East, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the Point of Beginning, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]

02/09/2018
EXHIBIT A

LPA RX 851 WD

Ver. Date 06/16/2017

PARCEL 24-WD

FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey
plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36
Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 2.336 acre tract conveyed to Mayfam Realty by deed of record in
Official Record 1045A11 (all references refer to the Recorder’s Office, Franklin County, Ohio),
and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley
Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00
for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of
curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

thence with the arc of a curve to the right, having a central angle of 12 Degrees 38
Minutes 00 Seconds, a radius of 400.00 feet, an arc length of 88.20 feet, a chord length of 88.02
feet on a chord that bears South 38 Degrees 36 Minutes 42 Seconds East, to a point, located on centerline right-of-way station 263+67.33 for CR 78 and 72.18 feet left of centerline proposed right-of-way and construction station 408+89.41 for CR 78;

thence North 57 Degrees 42 Minutes 18 Seconds East, a distance of 30.00 feet, to a point on the easterly existing right-of-way line of CR 78 and corner common to said Mayfam Realty tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located 49.90 feet left of centerline proposed right-of-way and construction station 409+07.98 for CR 78 and being the True Point of Beginning;

thence South 86 Degrees 39 Minutes 08 Seconds East, with the line common to said Mayfam Realty and 7200 Huntley Road tracts, a distance of 104.82 feet, to an iron pin set on the easterly proposed right-of-way line of CR 78, located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears South 07 Degrees 31 Minutes 32 Seconds West, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 21 Minutes 17 Seconds West, a distance of 70.01 feet, to an iron pin set on the line common to said Mayfam Realty tract and Lot 1 of "EMCO Subdivision" of record in Plat Book 55, Page 4 conveyed to Wrester Holdings, LLC by deed of record in Instrument Number 201509010122986, located 45.89 feet right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 8.33 feet, to the common corner thereof, being on said easterly existing right-of-way line, located 37.57 feet right of centerline of proposed right-of-way and construction station 406+32.85 for CR 78 (reference a ½ inch rebar located 38.84 feet right of centerline proposed right-of-way and construction station 406+33.01);

thence with said easterly existing right-of-way line and westerly line of said Mayfam Realty tract, with the arc of a curve to the left, having a central angle of 40 Degrees 01 Minutes 23 Seconds, a radius of 430.00 feet, an arc length of 300.37 feet, a chord length of 294.30 feet on
EXHIBIT A

LPA RX 851 WD

a chord that bears North 12 Degrees 17 Minutes 00 Seconds West, to the True Point of Beginning, containing 0.257 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 25-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63 and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across Lot 1 of Commercial Pointe – Worthington, a subdivision of record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties LLC by deed of record in Instrument number 201003310038417, and being described as follows:

**Beginning** at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 with the northerly existing limited access right-of-way line of Interstate Route 270 and southerly line of Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 421+71.64 for CR 84;

thence North 83 Degrees 47 Minutes 20 Seconds West with said limited access right-of-way line and southerly line of Lot 1, a distance of 8.01 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 421+71.96 for CR 84;

thence North 02 Degrees 52 Minutes 52 Seconds East, across said Lot 1, a distance of 238.55 feet, to a point on the westerly existing right-of-way line for CR 84, located 65.00 feet left of centerline proposed right-of-way station 424+12.00 for CR 84;
EXHIBIT A

LPA RX 887 T

thence with said westerly existing right-of-way line, with the arc of a curve to the right, having a central angle of 23 Degrees 40 Minutes 37 Seconds, a radius of 20.00 feet, an arc length of 8.26 feet, a chord length of 8.21 feet on a chord that bears South 74 Degrees 16 Minutes 39 Seconds East, to an iron pin set on said westerly proposed right-of-way line, located 57.00 feet left of centerline right-of-way station 424+10.17 for CR 84;

thence with said westerly proposed right-of-way line, the following courses:

South 02 Degrees 51 Minutes 13 Seconds West, a distance of 226.80 feet, to an iron pin set, located 57.00 feet left of centerline proposed right-of-way station 421+83.37 for CR 84;

with the arc of a curve to the right, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears South 03 Degrees 31 Minutes 35 Seconds West, to the Point of Beginning, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 25-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63 and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of Lot 1 of Commercial Pointe – Worthington, a subdivision of record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties LLC by deed of record in Instrument Number 201003310038417 and being described as follows:

Beginning at the southeasterly corner of said Lot 1, being the intersection of the westerly existing right-of-way line of CR 84 with the northerly existing limited access right-of-way line of Interstate Route 270, located 46.33 feet right of centerline of proposed right-of-way and construction station 421+71.22 for CR 84 (reference a ¾ inch iron pipe found, located 46.25 feet left of centerline of proposed right-of-way and construction station 421+71.23 for CR 84);

thence North 83 Degrees 47 Minutes 20 Seconds West, with the line common to said Lot 1 and said limited access right-of-way line, a distance of 10.67 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84, located 57.00 feet left of centerline of proposed right-of-way and construction station 421+71.64 for CR 84;
EXHIBIT A

LPA RX 851 WD

Rev. 06/09

thence across Lot 1 with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears North 03 Degrees 31 Minutes 35 Seconds East, to an iron pin set, located 57.00 feet left of centerline right-of-way station 421+83.37 for CR 84;

North 02 Degrees 51 Minutes 13 Seconds East, a distance of 226.80 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 424+10.17 for CR 84;

thence with said westerly existing right-of-way line and easterly line of said Lot 1, the following courses:

with the arc of a curve to the right, having a central angle of 65 Degrees 34 Minutes 53 Seconds, a radius of 20.00 feet, an arc length of 22.89 feet, a chord length of 21.66 feet on a chord that bears South 29 Degrees 38 Minutes 54 Seconds East, to a point, located 45.36 feet left of centerline right-of-way station 423+91.90 for CR 84 (reference a ¾ inch iron pipe found, located 45.67 feet left of centerline right-of-way station 423+91.86 for CR 84);

South 03 Degrees 08 Minutes 32 Seconds West, a distance of 219.55 feet, to the True Point of Beginning, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.
EXHIBIT A

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

N-228-13BB
SPLIT
IREGULAR TRACT
OF ENTIRE EAST SIDE
(0.059 AC)
OUT OF
(100)
0.05934
EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

VER. DATE 11/17/2017

PID 95516

PARCEL 30-WD
FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A,
Page 21, being out of the tract conveyed to Hester F. Dysart by deed of record in Deed Book
2711, Page 118 and Deed Book 2276, Page 456, also being the perpetual highway easement
conveyed as Parcel 6046-1 to the State of Ohio as shown on right-of-way plan FRA-270-16.58N
on file with the Ohio Department of Transportation, District 6, Delaware, Ohio, of record in
Deed Book 2783, Page 329 (relinquished to Franklin County, Journal Entry Volume 35, Page
482, 03/30/1970), and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of CR 84 with the existing centerline of right-of-way of East Wilson
Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;
EXHIBIT A

thence with said existing centerline of right-of-way and an easterly line of the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 226.16 feet, to a northeasterly corner of said 0.871 acre tract, located on existing centerline of right-of-way station 13+32.50 for CR 84 and being 154.09 feet left of centerline of proposed right-of-way and construction station 412+85.23 for CR 84 and being the True Point of Beginning;

thence North 49 Degrees 18 Minutes 10 Seconds West, with a northerly line of said 0.871 acre tract, a distance of 30.00 feet, to an iron pin set on the westerly existing right-of-way line of CR 84, being a corner common to said 0.871 acre tract and a 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 20160105000819, located 182.68 feet left of centerline proposed right-of-way station 412+94.33 for CR 84;

thence with said westerly existing right-of-way line and line common to said Dysart and Rush Creek tracts, the following courses:

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 183.36 feet, to an iron pin set, located 127.06 feet left of centerline proposed right-of-way station 414+69.05 for CR 84;

North 30 Degrees 36 Minutes 36 Seconds East, with the westerly line of said Parcel 6046-1, a distance of 318.91 feet, to an iron pin set on the southerly limited access right-of-way line for Interstate Route 270 (IR 270), being the southerly line of the perpetual highway easement conveyed as 6046 WL to the State of Ohio as shown on said right-of-way plan FRA-270-16.58N of record in Deed Book 2783, Page 329, having an underlyng fee ownership in the name of Hester F. Dysart by deed of record in Deed Book 2711, Page 118, located 83.39 feet left of centerline proposed right-of-way station 417+88.65 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said southerly limited access line and northerly line of said Parcel 6046-1, a distance of 92.99 feet, to a corner common to said Parcel 6046 WL and 6046-1 and a northwesterly corner of a 4.526 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, located 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;

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thence with the easterly line of said Parcel 6046-1, the line common to said Dysart and Anheuser-Busch tracts, and said existing centerline of right-of-way, the following courses:

South 40 Degrees 36 Minutes 46 Seconds West, a distance of 293.99 feet, to a common corner, located 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

South 40 Degrees 41 Minutes 50 Seconds West, a distance of 240.09 feet, to the True Point of Beginning, containing 0.579 acre, more or less, of which 0.579 acre is within the present road occupied and does not have an Auditor’s Parcel Number.

All references are to the records of the Recorder’s Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2” diameter aluminum cap stamped “EMHT INC.”

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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LPA RX 851 WD

Ver. Date 04/26/2018

Parcel 33-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-
of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S)
as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65
and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed
Book A, Page 21, being out of the 3.485 acre tract conveyed to 6969 Worth-Galena, LLC by
deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown
in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75
(1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing
centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of
proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of
right-of-way of CR 84, a distance of 941.75 feet, to a corner common to said 6969 Worth-Galena
tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument
Number 200001270018649, located on existing centerline of right-of-way station 0+58.25 for
CR 84 and 74.11 feet right of centerline of proposed right-of-way and construction station
205+39.15 for CR 84 S, being the True Point of Beginning;

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thence South 45 Degrees 10 Minutes 45 Seconds West, continuing along said existing centerline of right-of-way and easterly line of said 6969 Worth-Galena tract, a distance of 480.02 feet, to a magnetic nail set at a southeasterly corner common of said 6969 Worth-Galena tract, located on centerline of proposed right-of-way and construction station 200+84.40 for CR 84 S;

thence North 86 Degrees 07 Minutes 05 Seconds West, with the line common to said 6969 Worth-Galena tract being the northeasterly corner of the 0.481 acre tract conveyed to Community Bank Consulting of Ohio, Inc. by deed of record in Instrument Number 201604180046597, a distance of 37.96 feet, to a ¾ inch iron pipe found on the westerly existing right-of-way line of CR 84, located 28.52 feet left of centerline of proposed right-of-way and construction station 200+59.35 for CR 84 S;

thence North 45 Degrees 07 Minutes 28 Seconds East, across said 6969 Worth-Galena tract with said westerly existing right-of-way line, a distance of 222.93 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 28.73 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses:

North 44 Degrees 52 Minutes 32 Seconds West, a distance of 4.27 feet, to an iron pin set, located 33.00 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

North 43 Degrees 00 Minutes 41 Seconds East, a distance of 106.26 feet, to an iron pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 21 Degrees 43 Minutes 55 Seconds East, a distance of 86.81 feet, to an iron pin set at a point of curvature, located 33.00 feet left of centerline of proposed right-of-way and construction station 204+86.90 for CR 84 S;

with the arc of a curve to the left, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears North 20 Degrees 08 Minutes 42 Seconds East and chord length of 25.87 feet, to an iron pin set on the line common to said 6969 Worth-Galena and RSFI tracts, located 33.00 feet left of centerline right-of-way station 205+14.59;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 110.09 feet, to the to the True Point of Beginning, containing 0.433 acre, more or less.

Of the above described 0.433 acre, 0.281 acre is from Auditor's Parcel Number 100-002592 with 0.250 acre being within the present road occupied and 0.152 acre is from Auditor's Parcel Number 100-002444 with 0.066 acre being within the present road occupied.
All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 04/26/2018

PARCEL 33-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed rightof-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65 and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 3.485 acre tract conveyed to 6969 WorthGalena, LLC by deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S with the line common to said 6969 Worth-Galena tract and a tract of land conveyed to RSFJ Partners LLC by deed of record in Instrument Number 20000127001864, acquired as Parcel 33-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 33.00 feet left of centerline of proposed right-of-way and construction station 205+14.59 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses and distances:

with the arc of a curve to the right, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears South 20 Degrees 08 Minutes 42 Seconds West and chord length of 25.87 feet, to an to an iron pin set at a point of tangency, located 33.00 feet left of centerline right-of-way station 204+86.90 for CR 84 S;

South 21 Degrees 43 Minutes 55 Seconds West, a distance of 86.81 feet, to an pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;
EXHIBIT A

LPA RX 887 T

thence on, over, and across said 6969 Worth-Galena tract, the following courses:

North 57 Degrees 44 Minutes 11 Seconds West, a distance of 28.00 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 09 Degrees 45 Minutes 26 Seconds East, a distance of 94.52 feet, to a point on the line common to said 6969 Worth-Galena and RSFI tracts, located 80.00 feet left of centerline of proposed right-of-way and construction station 204+99.71 for CR 84 S;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 48.81 feet, to the Point of Beginning, containing 0.089 acre, more or less.

Of the above described 0.089 acre, 0.018 acre is from Auditor's Parcel Number 100-002592 with 0.000 acre being within the present road occupied and 0.071 acre is from Auditor's Parcel Number 100-002444 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

05/01/2018

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PARCEL 35-S1
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 35-WD1 of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 12.22 feet, to a point on the easterly line of a proposed sewer easement for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;
EXHIBIT A

thence with said proposed sewer easement, being the arc of a curve to the left, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears South 08 Degrees 13 Minutes 58 Seconds West, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 50.00 feet right of centerline right-of-way station 207+53.64 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.00 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 207+53.93 for CR 84 S;

thence with said easterly proposed right-of-way line, being the arc of a curve to the right, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears North 08 Degrees 06 Minutes 09 Seconds East, to the Point of Beginning, containing 0.027 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]

Exhibit B - 095

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EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 35-S2
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER IN THE NAME AND FOR THE USE OF THE CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of the westerly existing right-of-way line of CR 84 and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as Parcel 35-WD2 of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.99 feet, to a point, located 33.00 feet left of centerline of proposed right-of-way and construction station 3+23.57 for CR 84 S Connector;

thence on over and across said Top World Legacy tract, the following courses:
EXHIBIT A

LPA RX 877 S

North 57 Degrees 29 Minutes 36 Seconds East, a distance of 45.18 feet, to a point on the westerly existing right-of-way line of CR 84, located 29.30 feet left of centerline of proposed right-of-way and construction station 3+77.07 for CR 84 S Connector;

South 45 Degrees 07 Minutes 28 Seconds West, with said westerly existing right-of-way line, a distance of 35.47 feet, to the **Point of Beginning**, containing 0.004 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

**EVANS, MECHWART, HAMBLETON & TILTON, INC.**

[Signature: John C. Dodgion]

[Seal: State of Ohio]

7.C. - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project
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LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 35-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by
deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line
of CR 84 S and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed
to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as
Parcel 35-WD1 of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located
38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR
84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance
of 8.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and
construction station 207+55.57 for CR 84 S;

thence North 05 Degrees 33 Minutes 44 Seconds East, across said Top World Legacy
tract, a distance of 96.91 feet, to a point on the line common to said Top World Legacy tract and
a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers
201003010024312 and 201108080098306, located 49.00 feet left of centerline of proposed right-
of-way and construction station 208+44.14 for CR 84 S;
EXHIBIT A

LPA RX 887 T

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 11.14 feet, to an iron pin set on said westerly proposed right-of-way line, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 07 Degrees 24 Minutes 56 Seconds West, with said westerly proposed right-of-way line, a distance of 97.08 feet, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2'' diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 35-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of an easterly proposed storm sewer easement line of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 35-S1 of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 5.10 feet, to a point, located 55.00 feet right of centerline of proposed right-of-way and construction station 208+62.94 for CR 84 S;

thence South 09 Degrees 27 Minutes 42 Seconds West, across said Top World Legacy tract, a distance of 97.38 feet, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 53.00 feet right of centerline of proposed right-of-way and construction station 207+53.57 for CR 84 S;
thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 3.00 feet, to a point on said easterly proposed storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 207+53.64 for CR 84 S;

thence with said easterly proposed storm sewer easement line, being the arc of a curve to the right, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears North 08 Degrees 13 Minutes 58 Seconds East, to the Point of Beginning, containing 0.013 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 35-WD1
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression "Grantor/Owner" includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers
201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 and 335.85 feet right of centerline of proposed right-of-way and construction station 210+43.62;

thence North 86 Degrees 42 Minutes 15 Seconds West, along the line common to said Top World Legacy and Truman tracts, a distance of 314.49 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84 S, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S being the True Point of Beginning;

thence across said Top World Legacy tract with said westerly proposed right-of-way line, being the arc of a curve to the left, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears South 08 Degrees 06 Minutes 09 Seconds West, to an iron pin set on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 38.00 feet right of centerline right-of-way station 207+53.93 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 76.01 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR 84 S;

thence North 07 Degrees 24 Minutes 56 Seconds East, with said westerly proposed right-of-way line, a distance of 97.08 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 77.18 feet, to the True Point of Beginning, containing 0.166 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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002698
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 35-WD2
FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of
record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown
in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75
(1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing
centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of
proposed right-of-way and construction station 361+12.29 for CR 64;
7.C. - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project

Resolution 26-2019 Exhibit B

EXHIBIT A

LPA RX 851 WD

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 for CR 84 being the True Point of Beginning;

thence South 45 Degrees 10 Minutes 45 Seconds West, continuing with said existing centerline of right-of-way and the easterly line of said Top World Legacy tract, a distance of 130.00 feet, to a corner common to said Top World Legacy tract and a 0.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located on centerline existing right-of-way station 3+67.85 for CR 84 and 0.21 feet right of centerline of proposed right-of-way and construction station 3+67.86 for CR 84 S Connector;

thence North 86 Degrees 42 Minutes 43 Seconds West, with the line common to said Top World Legacy and RSFI Partners tracts, a distance of 39.32 feet, to a point on the westerly existing right-of-way line for CR 84, located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector and 29.27 feet left of centerline of existing right-of-way station 3+41.60 for CR 84 (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 45 Degrees 07 Minutes 28 Seconds East, across said Top World Legacy tract with said westerly existing right-of-way line, a distance of 129.90 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 29.39 feet left of centerline of existing right-of-way station 4+71.50 for CR 84;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 39.48 feet, to the True Point of Beginning, containing 0.088 acre, more or less, of which 0.088 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 851 WD

Page 3 of 3
Rev. 06/09

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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PARCEL 36-S  
FRA-CR 84-1.36  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
IN THE NAME AND FOR THE USE OF THE  
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 13.11 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;
EXHIBIT A

LPA RX 877 S

thence across said Truman tract with said storm sewer easement line, with the arc of a curve to the left, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears South 20 Degrees 54 Minutes 54 Seconds West, to a point on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 50.00 feet right of centerline right-of-way station 208+61.83 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 12.22 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears North 20 Degrees 26 Minutes 12 Seconds East, to the Point of Beginning, containing 0.028 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 109
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 36-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;
thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 372.15 feet, to a corner common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located on existing centerline of right-of-way station 6+27.85 for CR 84 and 359.95 feet right of centerline of proposed right-of-way and construction station 211+44.09 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with the line common to said Truman and Cautela tracts, a distance of 371.41 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 38.00 feet right of centerline right-of-way station 209+69.20 for CR 84 S and being the True Point of Beginning;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears South 20 Degrees 26 Minutes 12 Seconds West, to an iron pin set on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 38.00 feet right of centerline right-of-way station 208+59.27 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 77.18 feet, to an iron pin set on the westerly proposed right-of-way line of said CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 14 Degrees 20 Minutes 48 Seconds East, with said westerly proposed right-of-way line across said Truman tract, a distance of 98.71 feet, to an iron pin set on the line common to said Truman and Cautela tracts, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 88.14 feet, to the True Point of Beginning, containing 0.180 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 851 WD

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 36-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, acquired as Parcel 36-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 11.14 feet, to a point, located 49.00 feet left of centerline of proposed right-of-way and construction station 208+44.14 for CR 84 S;

thence North 14 Degrees 02 Minutes 43 Seconds East, across said Truman tract, a distance of 98.62 feet, to a point on the line common to said Truman tract an a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 55.00 feet left of centerline of proposed right-of-way and construction station 209+33.42 for CR 84 S;
EXHIBIT A
LPA RX 887 T

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 11.67 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 14 Degrees 20 Minutes 48 Seconds West, across said Truman tract with said westerly proposed right-of-way line, a distance of 98.71 feet, to the Point of Beginning, containing 0.025 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 36-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows].

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

**Beginning** at the intersection of the easterly proposed storm sewer easement line of CR 84 S and the line common to said Truman tract and a 1.213 acre tract of land conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-S of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 3.29 feet, to a point, located 53.00 feet right of centerline of proposed right-of-way and construction station 209+76.49 for CR 84 S;

thence South 19 Degrees 56 Minutes 17 Seconds West, across said Truman tract, a distance of 101.10 feet, to a point on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 55.00 feet right of centerline of proposed right-of-way and construction station 208+62.94 for CR 84 S;
EXHIBIT A

LPA RX 887 T

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 5.10 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

thence across said Truman tract with said storm sewer easement line, with the arc of a curve to the right, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears North 20 Degrees 54 Minutes 54 Seconds East, to the Point of Beginning, containing 0.014 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 37-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER IN THE NAME AND FOR THE USE OF THE CITY OF WORLINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 8.31 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence across said Cautela tract with said storm sewer easement line, the following courses:

with the arc of a curve to the right, having a central angle of 01 Degrees 58 Minutes 27 Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a
chord that bears South 36 Degrees 39 Minutes 35 Seconds West, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+77.63 for CR 84 S;

South 37 Degrees 38 Minutes 49 Seconds West, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+64.43 for CR 84 S;

with the arc of a curve to the left, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears South 32 Degrees 31 Minutes 23 Seconds West, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 50.00 feet right of centerline right-of-way station 209+74.99 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 13.11 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 35 Degrees 52 Minutes 56 Seconds East, across said Cautela tract with said westerly proposed right-of-way line, a distance of 114.98 feet, to the Point of Beginning,

containing 0.019 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 37-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in
Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line
of CR 84 S and the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia
Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306,
acquired as Parcel 37-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”,
located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97
for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance
of 11.67 feet, to a point, located 55.00 feet left of centerline of proposed right-of-way and
construction station 209+33.42 for CR 84 S;

thence across said Cautela tract, the following courses:

North 20 Degrees 53 Minutes 56 Seconds East, a distance of 52.02 feet, to a point,
located 59.00 feet left of centerline of proposed right-of-way and construction station 209+80.00
for CR 84 S;
EXHIBIT A

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North 36 Degrees 06 Minutes 59 Seconds East, a distance of 56.31 feet, to a point on the line common to said Cautela tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 53.84 feet left of centerline of proposed right-of-way and construction station 210+30.41 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.44 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 210+35.73 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears South 28 Degrees 42 Minutes 02 Seconds West, to the Point of Beginning, containing 0.030 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 120

Packet Page # 215

Item 7.C. Page 125 of 133
EXHIBIT A

LPARX 887 T

Ver. Date 1/17/2017

PARCEL 37-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

**Beginning** at the intersection of the easterly proposed storm sewer easement line of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-S of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.80 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence South 37 Degrees 24 Minutes 43 Seconds West, across said Cautela tract, a distance of 117.01 feet, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 53.00 feet right of centerline of proposed right-of-way and construction station 209+76.49 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 3.29 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;
EXHIBIT A

LPA RX 887 T

thence across said Cautela tract with said storm sewer easement line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears North 32 Degrees 31 Minutes 23 Seconds East, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+64.43 for CR 84 S;

North 37 Degrees 38 Minutes 49 Seconds East, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+77.63 for CR 84 S;

with the arc of a curve to the left, having a central angle of 01 Degrees 58 Minutes 27 Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a chord that bears North 36 Degrees 39 Minutes 35 Seconds East, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 122
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 37-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-
of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S)
as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 1.213 acre tract conveyed to Carlo Cautela by deed of record in
Instrument Number 201012270176287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown
in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75
(1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing
centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of
proposed right-of-way and construction station 361+12.29 for CR 84 S;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of
right-of-way of CR 84, a distance of 242.15 feet, to a corner common to said Cautela tract and a
0.725 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01,
located on existing centerline of right-of-way station 7+57.85 for CR 84 and 401.96 feet right of centerline of proposed right-of-way and construction station 212+10.99 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the northerly line of said Cautela tract and the southerly lines of Capital Enterprises tract, the 0.754 acre tract conveyed Mary Ann Ondecko by deed of record in Instrument Number 200410280248947 and the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, passing a 5/8 inch iron pipe found at 268.62 feet, a distance of 396.28 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S and being the True Point of Beginning;

thence South 35 Degrees 52 Minutes 56 Seconds West, across said Cautela tract with said easterly proposed right-of-way, a distance of 114.98 feet, to an iron pin set on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 88.14 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears North 28 Degrees 42 Minutes 02 Seconds East, to an iron pin set on the line common to said Cautela tract and a 0.506 acre tract of land conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 44.00 feet left of centerline right-of-way station 210+35.73 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with the northerly line of said Cautela tract and the southerly lines of said Franca tract, the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391 and said Hashmi tract, passing a 5/8 inch iron pipe at 2.34 feet, a distance of 104.04 feet, to the True Point of Beginning, containing 0.218 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
EXHIBIT A

LPA RX 851 WD

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechward, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

0.097-G
SPLIT
0.218 AC
OUT OF
(100)
002690
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 39-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-
of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard
M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and being described as
follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, being in the line common to the
0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book
2794, Page 407 and the 0.366 acre tract conveyed to The City of Worthington, Ohio by deed of
record in Deed Book 2881, Page 324, located on existing centerline of right-of-way station
10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for existing CR
84/CR 78 and being 94.24 feet right of centerline of proposed right-of-way and construction
station 361+12.29 for CR 64;

thence North 45 degrees 10 minutes 45 seconds East, with said existing centerline of
right-of-way for CR 84, with the easterly line of said 0.193 acre tract, the westerly line of said
EXHIBIT A

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0.366 acre tract, and a westerly line of the 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deeds of record in Instrument Number 201604140045690 and 201604140045692, a distance of 72.86 feet to a point (reference a monument box with a 1 inch pin found, located 0.03 feet left of centerline of existing right-of-way station 10+72.74 for CR 84 and 37.68 feet right of centerline of proposed right-of-way and construction station 361+62.46 for CR 84) at a northeasterly corner of said 0.193 acre tract, a northwesterly corner of said 2.312 acre tract, a southwesterly corner of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record in Instrument Number 201702220025287, and the southeasterly corner of said remainder tract, located on existing centerline of right-of-way station 10+72.46 for CR 84 and being 37.60 feet right of centerline of proposed right-of-way and construction station 361+62.57 for CR 64 and being the True Point of Beginning;

thence North 86 degrees 37 minutes 12 seconds West, with the southerly line of said remainder tract, the northerly line of said 0.193 acre tract, the southerly right-of-way line of East Wilson Bridge Road, the northerly line of the 0.754 acre tract conveyed to Mary Ann Ondekko by deed of record in Instrument Number 200410280248947, the northerly line of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, the northerly line of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, the northerly line of the 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012, As Amended by deed of record in Instrument Number 201512090172720, the northerly line of the 0.005 acre tract conveyed to City of Worthington by deed of record in Deed Book 3785, Page 769, and the northerly line of the 4.843 acre tract conveyed as Parcel I to RSFI Partners LLC by deed of record in Instrument Number 200001270018649 (reference a 3/4 inch iron pipe with a “3352” found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64; a 3/4 inch iron pipe with a “3352” found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64; a 5/8 inch iron pipe found, located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77 for CR 64; a 3/4 inch iron pipe found, located 40.35 feet right of centerline of proposed right-of-way and construction station 354+50.74 for CR 64);, a total distance of 1196.53 feet to an iron pin set at the northwesterly corner of said 4.843 acre tract, the southwesterly corner of said remainder tract, and in the easterly line of the 1.64 acre tract conveyed to the State of Ohio by deed of record in Deed Book 1984, Page 252, located 36.97 feet right of centerline of proposed right-of-way and construction station 349+61.05 for CR 64;

thence North 03 degrees 22 minutes 48 seconds East, with the westerly line of said remainder tract and the easterly line of said 1.64 acre tract, a distance of 25.00 feet to a magnetic nail set at a common corner thereof; in the existing centerline of East Wilson Bridge Road, and a southerly line of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 12.00 feet right of centerline of proposed right-of-way and construction station 349+62.25 for CR 64;
EXHIBIT A

LPA RX 851 WD

7.C. - Declaration of Necessity of Appropriating Parcels - Northeast Gateway Project
Resolution 26-2019 Exhibit B

thence South 86 degrees 37 minutes 12 seconds East, with the northerly line of said
remainder tract and partly with said centerline, the southerly line of said 0.756 acre tract, and a
southerly line of the 0.871 acre tract conveyed to The City of Worthington by deed of record in
Official Record 2108H12, a distance of 1218.87 feet to a magnetic nail set at a corner common
to said remainder tract and said 0.871 acre tract and in the westerly line of said 4.529 acre tract,
also on the centerline of Worthington-Galena Road, located on existing centerline of right-of-
way station 11+06.39 for CR 84;

thence with said centerline, the easterly line of said remainder tract, and said westerly
line, the following courses and distances:

South 40 degrees 41 minutes 50 seconds West, a distance of 0.05 feet, to an angle point
in said centerline, located on existing centerline of right-of-way station 11+06.34 for CR 84 and
being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06
for CR 64;

South 45 degrees 10 minutes 45 seconds West, a distance of 33.48 feet, to the True Point
of Beginning, containing 0.693 acre, more or less, of which 0.693 acre is within the present road
occupied and is contained within Auditor's Parcel Number unknown.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless
otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch
steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on
the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated
from a field traverse which was tied (referenced) to said coordinate system by GPS observations
and observations of selected CORS base stations in the National Spatial reference system. A
bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus
Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion,
Registered Surveyor No. 8069, and is based upon record documents and an actual field survey
conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

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Exhibit B - 128
Date: April 25, 2019

To: Matthew H. Greeson

From: Tom Lindsey, Law Director

Subject: Ordinance No. 14-2019 New Code Chapter 539 - Prohibition of Discriminatory Practices

EXECUTIVE SUMMARY
This Ordinance would enact a new Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” of the Codified Ordinances to prohibit discrimination in housing, employment, public accommodations, and higher education based upon race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status.

RECOMMENDATION
Introduce for Public Hearing on May 20, 2019

BACKGROUND/DESCRIPTION
On March 11, 2019 Council reviewed proposed changes to the draft ordinance that was prepared last summer by the Worthington Community Relations Commission. The changes were based on staff’s review of the ordinance and on suggestions from a public forum conducted by the Commission.

On March 14, 2019 Commission Chairperson Jack Miner provided an overview of the ordinance at a meeting of the Worthington Area Chamber of Commerce. Based on comments at that meeting, a suggestion made to Chairperson Miner, and further legal review, additional changes were made to the draft ordinance that Council previously reviewed. A redline version of the ordinance showing the changes is attached. The changes are identified by Section number and by the page number in the redline version.

Section 539.01(i) – page 3. The definition of “gender identity or expression” has been modified to include language regarding how gender identity or expression can be established. This change will provide clarity for complainants and respondents as to the
evidence necessary to establish gender identity or expression. This also reduces the risk of legal challenges to the ordinance based on vagueness. The proposed language is from the Connecticut state statute and is similar to language recommended by the American Civil Liberties Union in another jurisdiction.

(i) “Gender identity or expression” means having or being perceived as having a person's gender-related identity, appearance, expression, or behavior, whether or not that gender-related identity, appearance, expression, or behavior is different from that traditionally associated with the person's assigned sex at birth, person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose.

Section 539.01(w) – page 4. The definition of Law Director has been amended to permit the appointment of a designee. The prior draft had limited this appointment to an attorney. However, the investigation of a discrimination complaint in other jurisdictions is often done by a non-attorney. The change will allow the appointment of an investigator from another jurisdiction or a human resources consultant that is not an attorney. This might provide cost savings in the early investigative stage of the proceedings.

(w) “Law Director” means the Worthington Law Director or an attorney a designee appointed to by the Worthington Law Director.

Section 539.01(y) – page 4. The definition of Educational Institution has been removed along with the previously proposed prohibitions regarding discrimination in higher education (formerly Section 539.05). These prohibitions had been proposed in response to a question at the public forum and were modeled on the state statute that bans discrimination in higher education based on disability. However, no other Ohio city has attempted to expand the state higher education statute to include other protected classes. The proposed higher education prohibitions were removed to reduce the risk of unintended consequences and potential litigation as a matter of first impression.

Section 539.02(c) – page 8. Language was added in the housing discrimination section to clarify that the prohibitions do not limit the applicability of federal, state, or local laws regarding maximum occupancy or reasonable landlord occupancy standards based on number and size of sleeping areas or bedrooms. The language was from the Beachwood, Ohio ordinance. Similar occupancy exemptions were also found in other Ohio ordinances.

(c) Nothing in this section limits the applicability of any reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations. Nothing in this section prohibits the owners or managers of housing accommodations from implementing reasonable occupancy standards based on the number and size of sleeping areas or bedrooms and the overall size of a dwelling unit, provided that the standards are not implemented to circumvent the purposes of this chapter and are formulated, implemented, and interpreted in a manner consistent with this chapter and any applicable local, state,
or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations.

Sections 539.03 and 539.04 (multiple subsections) – pages 8-11. Marital status and familial status were removed as one of the protected classes in the employment and public accommodation sections. These two protected classes originated in the context of fair housing and fair credit complaints. Applying these classes to employment and public accommodation increases the risk of unintended consequences and potential litigation as a matter of first impression.

Section 539.05(d) – page 11. Removes the religious exemption when the offerings of goods, services, facilities, and accommodations is supported by public funds. This addresses a suggestion made to Chairperson Miner regarding the public accommodation exemption for faith-based organizations. The concept is that if public funds are used to support an organization’s offerings of goods, services, facilities and accommodations, then the organization should not be permitted to discriminate in its offerings of goods, services, facilities and accommodations.

(d) Nothing in this section shall prohibit a religious or denominational institution, organization, society or association or any nonprofit charitable or education organization that is operated, supervised or controlled by or in connection with a religious organization, from limiting its offerings of goods, services, facilities and accommodations to persons of the same religion, or from giving preference to such persons, provided that such offerings mentioned above are not, in fact, offered for commercial purposes or supported by public funds.

Section 539.05(e) – page 11. Added language to clarify that the public accommodation section does not require building improvements. This addresses a question at the Chamber meeting concerning the need for building improvements. The language is from the Cleveland ordinance

(e) Nothing in this section shall be construed to require the modification of existing facilities or the construction of new or additional facilities.

Section 539.05 – pages 11-12. The previously proposed prohibitions regarding discrimination in higher education have been removed. These prohibitions had been proposed in response to a question at the public forum and were modeled on the state statute that bans discrimination in higher education based on disability. However, no other city has attempted to expand the state statute to include the other protected classes. The higher education prohibitions were removed to reduce the risk of unintended consequences and potential litigation as a matter of first impression.

Section 539.06(a)(2) – page 13. Removed language concerning the arbitrary and capricious standard for reviewing OCRC/EEOC decisions. This standard is no longer applicable since the Law Director will only be reviewing dismissal of complaints based on lack of time or resources to investigate or lack of jurisdiction. Law Director is not be reviewing dismissals based on a finding of lack of probable cause.

If a request for review is made under this section, the Law Director shall have no
authority to proceed under City law unless the Law Director finds that the decision of the OCRC/EEOC was arbitrary, capricious, dismissed the complaint based on insufficient time or not in accordance with law. Upon such finding, the Law Director shall process the charge pursuant to Sections 539.05(A)(3)-(7).

Section 539.06(a)(3) – page 13. Added language to clarify that mediation communications will be privileged pursuant to the uniform mediation act provisions in ORC Chapter 2710. This addresses a concern raised by Attorney Scott Whitlock at the Chamber meeting concerning the use of statements made during mediation.

The mediation shall be conducted in accordance with Chapter 2710 of the Ohio Revised Code. All mediation communications shall be privileged pursuant to Section 2710.03 of the Ohio Revised Code. Nothing said or done during mediation shall be made public unless the parties agree thereto in writing.

Section 539.05(a)(4) – page 13. Added language to clarify that the Law Director will determine whether mediation was successful. Also clarified that the Law Director shall conduct a preliminary investigation based on certain findings. Moved the language concerning the Law Director appointing a designee to new subsection 539.10(b).

(4) Preliminary Investigation: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice or that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, the Law Director may contract with outside counsel to perform the duties assigned under this Chapter including conducting a preliminary investigation. If the Law Director determines after such investigation, that it is not probable that unlawful discriminatory practices have been or are being engaged in, the Law Director shall notify the complainant and respondent in writing that it has been so determined, and that no other action will be initiated under this chapter.

Section 539.05(a)(5) – page 14. Added language to clarify that the Law Director will determine whether mediation was successful. Cleaned up sentence structure.

(5) Determination Hearing: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice and that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, and if the Law Director determines after preliminary investigation that it is probable that unlawful discriminatory practices have been or are being engaged in, and it is determined by the Law Director that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, then the Law Director shall serve upon the respondent and complainant a notice of a determination hearing before the Hearing Officer, notifying. The notice shall inform the respondent and complainant of a hearing at a time and place therein fixed to be held not less than thirty (30) days after the service of such notice and stating the charges specified in the original charge upon which a probable cause determination has been made against the respondent. If circumstances warrant, the Law Director may serve such notice at any time during the complaint procedure. The Hearing Officer will consider any reasonable requests for extension of the hearing date and reserves the right to
continue the hearing, for good cause shown, for a period of up to thirty (30) additional days.

**Section 539.06(a)(7) – page 15.** addresses a concern raised by Council President Pro-Tem Scott Myers concerning the wording of the civil penalty section. The following language is based on the civil penalty and enhancement provisions of ORC 4112.05. While a bit wordy, it hopefully addresses the concerns raised by Council Member Myers.

In addition to issuing a cease and desist order, the Hearing Officer shall have the authority to issue the following remedies:

A. If division (a)(7)(B) or (C) of this section does not apply, a civil penalty in an amount not to exceed one thousand dollars ($1,000);
B. If division (a)(7)(C) of this section does not apply and if the respondent has committed one violation of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed two thousand five hundred dollars ($2,500);
C. If the respondent has committed two or more violations of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed five thousand dollars ($5,000).

A. Up to $1,000 for a first offense in the five years preceding the filing of the charge;
B. Up to $2,500 for a second offense in the five years preceding the filing of the charge.
C. Up to $5,000 for a third or subsequent offense in the five years preceding the filing of the charge.

**Section 539.10(b) – page 17.** Created a new subsection 539.10(b) to clarify the Law Director’s authority to appoint a designee to perform any of the duties under Chapter 539. This includes the conducting of the investigation and the instituting of enforcement proceedings.

(b) The Law Director may appoint a designee to perform any of the duties assigned under this Chapter including conducting an investigation or instituting appropriate civil or criminal enforcement proceedings.

**Section 539.12(a) – page 185.** Added a new subsection 539.12(a) to clarify that Chapter 539 is not intended to prohibit or restrict speech or conduct protected under the U.S. or Ohio constitutions. The language provides an additional defense if the ordinance is challenged on First Amendment grounds.

(a) Chapter 539 of the Worthington City Codes is not intended to and shall not be construed to prohibit or restrict speech or conduct protected under the First Amendment of the United States Constitution or any other provisions of the United States Constitution or Ohio Constitution.

The proposed ordinance has an effective date of July 1, 2019. This will allow additional time to provide for public education regarding the new ordinance.
ATTACHMENTS
Ordinance No. 14-2019
Ordinance Draft – Changes highlighted
ORDINANCE NO. 14-2019

To Enact New Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” of the Codified Ordinances of the City of Worthington to Prohibit Discrimination in Housing, Employment, and Public Accommodations Based on Designated Classes.

WHEREAS, state law currently prohibits discriminatory practices in housing, employment, and public accommodations based on race, sex, color, religion, ancestry, national origin, age, disability, familial status, marital status, or military status; and,

WHEREAS, the City of Columbus and the City of Bexley have adopted ordinances to ban discrimination in housing, employment and public accommodations based on race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status, or military status; and,

WHEREAS, the City of Worthington, Ohio does not currently have an ordinance prohibiting discrimination in housing, employment and public accommodations; and,

WHEREAS, it is the desire of the City Council to eliminate discrimination in Worthington based upon race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Part Five of the Codified Ordinances of the City of Worthington, “General Offenses Code,” be and the same is hereby amended to add new Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” to read as follows:

CHAPTER 539
Discriminatory Practices, Civil Rights, Disclosure

539.01 DEFINITIONS
As used in this chapter:

(a) “Age” means at least forty (40) years old.

(b) “Disability” means a physical or mental impairment that substantially limits one (1) or more major life activities, including the functions of caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working; a record of a physical or mental impairment; or being regarded as having a physical or mental impairment.
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(c) “Physical or mental impairment” includes any of the following:

(1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one (1) or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitor-urinary; hemic and lymphatic; skin; and endocrine;

(2) Any mental or psychological disorder, including, but not limited to, orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, sickle cell, human immunodeficiency virus infection, intellectual disabilities, emotional illness, drug addiction, and alcoholism.

(3) “Physical or mental impairment” does not include any of the following:
   A. Pedophilia, exhibitionism, voyeurism, or other sexual behavior disorders;
   B. Compulsive gambling, kleptomania, or pyromania;
   C. Psychoactive substance use disorders resulting from current illegal use of controlled substance.

(d) “Discriminate”, “Discrimination”, or “Discriminatory” includes segregated or separated or any difference in treatment.

(e) “Employee” does not include any individual employed in the domestic service of any person

(f) “Employer” means any person who employs four (4) or more persons, within the City of Worthington, including the City of Worthington, its departments, boards, commissions, and authorities.

(g) “Employment agency” means any persons regularly undertaking with or without compensation, to procure opportunities for employment or to procure, recruit, refer, or place employees.

(h) “Familial status” means either of the following:

(1) One (1) or more individuals who are under eighteen (18) years of age and who are domiciled with a parent or guardian having legal custody of the individual or domiciled, with the written permission of the parent or guardian having legal custody, with a designee of the parent or guardian;
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(2) Any person who is pregnant or in the process of securing legal custody of any individual who is under eighteen (18) years of age.

(3) “Family” includes a single individual.

(i) “Gender identity or expression” means a person's gender-related identity, appearance, expression, or behavior, whether or not that gender-related identity, appearance, expression, or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose.

(j) “Housing accommodations” including any buildings or structure or portion thereof which is used or occupied or is intended, arranged, or designed to be used or occupied as a home residence or sleeping place of one (1) or more individuals, groups or families, whether or not living independently of each other; and any vacant land offered for sale or lease. It also includes any housing accommodations held or offered for sale or rent by a real estate broker, salesman, or agent, or by any other person pursuant to authorization of the owner, by the owner, or by such person’s legal representative.

(k) “Labor organization” includes any organization which exists for the purpose, in whole or in part, of collective bargaining or for other mutual aid or protection in relation to employment.

(l) “Military status” means a person’s status in “Service in the uniformed services” as defined in Section 5923.05 of the Ohio Revised Code.

(m) “Person” includes one (1) or more individuals, partnerships, associations, organizations, corporations, legal representatives, trustees, and trustees in bankruptcy, receivers, and other organized groups of persons. It also includes, but is not limited to, any owner, lesser, assignor, builder, manager, broker, salesman, agent, employee, lending institution; and the City of Worthington and all political subdivisions, authorities, agencies, boards and commissions thereof.

(n) “Place of public accommodation” means any inn, restaurant, eating house, barbershop, public conveyance by air, land or water, theater, store, or other place for the sale of merchandise, or any other place of public accommodation or amusement where the accommodation advantages, facilities, or privileges thereof are available to the public.

(o) “Restrictive covenant” means any specification in a deed, land contract or lease limiting the use of any housing because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital
status, familial status, genetic information, or military status or any limitation based upon affiliation with or approval by any person, directly or indirectly, employing race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status as a condition of affiliation or approval.

(p) “Service in the uniformed services” means the performance of duty, on a voluntary or involuntary basis, in a uniformed service, under competent authority, and includes active duty, active duty for training, initial active duty for training, inactive duty for training, full-time national guard duty, and performance of duty or training by a member of the Ohio organized militia pursuant to Chapter 5923 of the Ohio Revised Code. “Service in the uniformed services” includes also the period of time for which a person is absent from a position of public or private employment for the purpose of an examination to determine the fitness of the person to perform any duty described in this division.

(q) “Sex” means male or female. The terms “because of sex” and “on the basis of sex” include pregnancy, any illness arising out of and occurring during the course of a pregnancy, childbirth, or related medical conditions.

(r) “Sexual orientation” means a person’s actual or perceived homosexuality, bisexuality; or heterosexuality.

(s) “Uniformed services” means the Armed Forces, the Ohio organized militia when engaged in active duty for training, inactive duty training, or full-time national guard duty, the commissioned corps of the public health service, and any other category of persons designated by the president of the United States in time of war or emergency.

(t) “Marital status” means a person’s state of being single, married, separated, divorced, or widowed.

(u) “Genetic information” means the hereditary information about DNA sequence, genetic sequence, gene products, or inherited characteristics contained in chromosomal DNA or RNA that are derived from an individual or family member.

(v) “Unlawful discriminatory practice” means any act prohibited by Chapter 539 of the Worthington City Codes.

(w) “Law Director” means the Worthington Law Director or a designee appointed by the Worthington Law Director.

(x) “Hearing Officer” means the person appointed by the Worthington City Manager, in consultation with the Worthington Community Relations Commission.
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FAIR HOUSING.

(539.02) It shall be an unlawful discriminatory practice for any person to:

(1) Refuse to sell, transfer, assign, rent, lease, sublease, finance or otherwise deny or withhold housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner, occupant, or user of such housing accommodations;

(2) Represent to any person that housing accommodations are not available for inspection when in fact they are so available;

(3) Refuse to lend money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations or otherwise withhold financing of housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information or military status of any present or prospective owner, occupant, or user of such housing accommodations, provided such person, whether an individual, corporation, or association of any type, lends money as one of the principal aspects of their business or incidental to their principal business and not only as a part of the purchase price of an owner occupied residence they are selling or merely casually or occasionally to a relative or friend;

(4) Discriminate against any person in the terms or conditions of selling, transferring, assigning, renting, leasing or, subleasing any housing accommodations or in furnishing facilities, services, or privileges in connection with the ownership, occupancy or use of any housing accommodations because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(5) Discriminate against any person in the terms or conditions of any loan of money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodations because of the race, sex, sexual orientation, gender identity or expression, color,
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religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(6) Print, publish, or circulate any statement or advertisement relating to the sale, transfer, assignment, rental, lease, sublease, or acquisition of any housing accommodations or the loan of money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations which indicates any preference, limitation, specification, or discrimination based upon the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(7) Make any inquiry, elicit any information, make or keep any record, or use any form of application containing questions or entries concerning the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in connection with the sale or lease of any housing accommodations or the loan of any money, whether or not secured by a mortgage or otherwise, for the acquisition, construction, rehabilitation, repair or maintenance of housing accommodations;

(8) Include in any deed, land contract, or lease of accommodations any covenant, honor or exercise, or attempt to honor or exercise, any covenant, that would prohibit, restrict, or limit the sale, transfer, assignment, rental lease, sublease, or finance of housing accommodations to or for any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner, occupant, or user of such housing accommodations provided that prior inclusion of a restrictive covenant in the chain of title shall not be deemed a violation of this provision;

(9) Induce or solicit, or attempt to induce or solicit, any housing accommodations listing, sale, or transaction by representing that a change has occurred or may occur in the block, neighborhood, or area in which the property is located, which change is related to the
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presence or anticipated presence of persons of any race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status.

(10) Induce or solicit or attempt to induce or solicit, any housing accommodations listing, sale, or transaction by representing that the presence or anticipated presence of persons of any race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in the area will or may have results such as the following:
A. The lowering of property values;
B. An increase in criminal or antisocial behavior in the area; or
C. A decline in the quality of schools serving the area;
D. Discourage or attempt to discourage the purchase by prospective purchasers of any housing accommodations by representing that any block, neighborhood, or area has or might undergo a change with respect to the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of the residents;
E. Deny any person access to or membership or participation in any multiple listing service, real estate, brokers’ organization, or other service, organization, or facility relating to the business of selling or renting housing accommodations, or to discriminate against them in the terms of conditions of such access, membership, or participation, on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status.
F. Coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of their having exercised or enjoyed, or on account of their having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this section;
G. Whether or not acting under color of law, by force or threat of force willfully injure, intimidate or interfere with, or attempt to injure, intimidate, or interfere with:
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1. Any person because of their race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status and because that person is or has been selling, purchasing, renting, financing, occupying or contracting or negotiating for the sale, purchase, rental, financing, or occupation of any dwelling, or applying for or participating in any service, organization, or facility relating to the business of selling or renting housing accommodations;

2. Any person because that person is or has been, or in order to intimidate such person or any other person or any class of persons from:
   i. Participating, without discrimination on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in any of the activities, services, organizations, or facilities described in division (10)(G)(1) of this section.
   ii. Affording another person or class of persons opportunity or protection so to participate;
   or

3. Discouraging any person from lawfully aiding or encouraging other persons to participate, without discrimination on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in any of the activities, services, organizations, or facilities described in division (10)(G)(1) of this section, or participating lawfully in speech or peaceful assembly opposing any denial of the opportunity to so participate;

(11) Refuse to sell, transfer, assign, rent or lease, sublease, finance or otherwise deny or withhold a burial lot from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner or user of such lot; or
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(12) For any person to discriminate in any manner against any other person because that person has opposed any unlawful practice defined in Chapter 539 of the Worthington City Codes, or because that person has made a charge, testified, assisted, or participated in any manner, in any investigation, proceeding, or hearing under the provisions of Chapter 539 of the City of Worthington Codes.

(b) Nothing in this section shall bar any religious or denominational institution or organization, or any nonprofit charitable or educational organization that is operated, supervised, or controlled by or in connection with a religious organization, from limiting the sale, rental, or occupancy of housing accommodations that it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference in the sale, rental, or occupancy of such housing accommodations to persons of the same religion, unless membership in the religion is restricted on account of race, color, or national origin.

(c) Nothing in this section limits the applicability of any reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations. Nothing in this section prohibits the owners or managers of housing accommodations from implementing reasonable occupancy standards based on the number and size of sleeping areas or bedrooms and the overall size of a dwelling unit, provided that the standards are not implemented to circumvent the purposes of this chapter and are formulated, implemented, and interpreted in a manner consistent with this chapter and any applicable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations.

539.03 UNLAWFUL EMPLOYMENT PRACTICES.

(a) It shall be an unlawful discriminatory practice, except where based upon applicable national security regulations established by the United States:

(1) For any employer, because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status to refuse to hire that person or otherwise to discriminate against that person with respect to hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment;

(2) For any employer, employment agency, or labor organization to establish, announce or follow a policy of denying or limiting, the employment or membership opportunities of any person or group of persons because of race, sex, sexual orientation, gender identity
or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status.

(3) For any employer, labor organization, or joint labor-management committee controlling apprentice training programs to discriminate against any person because of that person’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status in admission to employment in any program established to provide apprentice training;

(4) For any employer, employment agency, or labor organization to publish or circulate, or to cause to be published or circulated, any notice or advertisement relating to employment or membership which indicates any preference, limitation, specifications or discrimination based upon race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status;

(5) For any person seeking employment to publish or to cause to be published any advertisement which specifies or in any manner indicates that person’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status of any prospective employer;

(6) For any employment agency to refuse or fail to accept, register, classify properly, or refer for employment or otherwise to discriminate against any person because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status;

(7) For any employer, employment agency, or labor organization to utilize in the recruitment or hiring of persons, any employment agency, placement service, labor organization, training school or center, or any other employee-referring source, known to discriminate against persons because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status;
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(8) For any labor organization to discriminate against any person or limit that person’s employment opportunities, or otherwise adversely affect that person’s status as an employee, or that person’s wages, hours, or employment conditions, because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status;

(9) For an employment agency, to comply with, accommodate, or otherwise assist with locating an employee related to, a request from an employer for referral of applicants for employment if the request indicates, directly or indirectly, that the employer fails, or may fail, to comply with Chapter 539, of the Worthington City Codes;

(10) For any labor organization to limit or classify its membership on the basis of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status;

(11) For any employer, employment agency or labor organization to:
   A. Elicit or attempt to elicit any information concerning the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status of an applicant for employment or membership;
   B. Use any form of application for employment or personnel or membership blank seeking to elicit information regarding race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status but an employer holding a contract containing a non-discrimination clause with the government of the United States or any department or agency thereof, may require an employee or applicant for employment to furnish documentary proof of United States citizenship and may retain such proof in the employer’s personnel records and may use photographic or fingerprint identification for security purposes.

(12) For any employer, employment agency or labor organization to discriminate against any person because that person has opposed any practice forbidden by Chapter 539, of the Worthington City Codes, or because that person has made a complaint or assisted in
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any manner in any investigation or proceeding under Chapter 539, of the Worthington City Codes.

(13) For any person, whether or not an employer, employment agency or labor organization, to aid, incite, compel, coerce, or participate in the doing of any act declared to be unlawful discriminatory practice by Chapter 539, of the Worthington City Codes, or to obstruct or prevent any person from enforcing or complying with the provisions of this chapter, or to attempt directly or indirectly to commit any act declared by this chapter, to be an unlawful discriminatory practice by Chapter 539, of the Worthington City Codes, or to obstruct or prevent any person from enforcing or complying with the provisions of this chapter, or to attempt directly or indirectly to commit any act declared by this chapter, to be an unlawful discriminatory practice.

(b) This section does not apply to a religious corporation, association, educational institution, or society with respect to the employment of an individual of a particular religion to perform work connected with the carrying on by that religious corporation, association, educational institution, or society of its activities.

539.04 UNLAWFUL PUBLIC ACCOMMODATIONS.
It shall be an unlawful discriminatory practice:

(a) For any proprietor or his employee, keeper, or manager of a place of public accommodation to deny to any person except for reasons applicable alike to all persons regardless of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status the full enjoyment of the accommodations, advantages, facilities, or privileges thereof;

(b) For any proprietor or his employee, keeper, or manager of a place of public accommodation to publish, circulate, issue, display, post or mail, either directly or indirectly, any printed or written communication, notice or advertisement to the effect that any of the accommodations, advantages, facilities, goods, products, services and privileges of any such place shall be refused, withheld or denied to any person on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, genetic information, or military status or that such person is unwelcome, objectionable, or not acceptable, desired or solicited; or

(c) For any person, whether or not included in divisions (A) and (B) in this section, to aid, incite, compel, coerce, or participate in the doing of any act declared to be an unlawful discriminatory practice under this section.
(d) Nothing in this section shall prohibit a religious or denominational institution, organization, society or association or any nonprofit charitable or education organization that is operated, supervised or controlled by or in connection with a religious organization, from limiting its offerings of goods, services, facilities and accommodations to persons of the same religion, or from giving preference to such persons, provided that such offerings mentioned above are not, in fact, offered for commercial purposes or supported by public funds.

(e) Nothing in this section shall be construed to require the modification of existing facilities or the construction of new or additional facilities.

539.05 COMPLAINT AND ENFORCEMENT PROCEDURE.

(a) Complaints

(1) Any person may file a charge with the City Clerk alleging that another person has engaged or is engaging in an unlawful discriminatory practice as defined in Chapter 539 of the Worthington City Codes. The charge shall be in writing and under oath and shall be filed with the City Clerk within one hundred eighty (180) days after the alleged unlawful discriminatory practice is committed. The City Clerk shall forward a copy of the charge to the respondent and to the Law Director.

(2) If the charge of discrimination alleges a violation based on race, sex, color, religion, ancestry, national origin, age, disability, genetic information, military status, and/or any other class or characteristic protected under state or federal law, then the City Clerk shall instruct the complainant to file a charge of discrimination with the Ohio Civil Rights Commission (OCRC)/Equal Employment Opportunity Commission (EEOC). The City Clerk shall provide the complainant with information about this requirement and contact information for the OCRC/EEOC within ten (10) days from the date the charge was filed with the City Clerk. The initial filing of a charge of discrimination with the City Clerk will not extend the deadlines for filing a charge of discrimination with the OCRC/EEOC.

In the event of a deferral, any complainant who timely filed a charge of discrimination under this Chapter may request the Law Director to review the final determination made by the OCRC/EEOC on charges of discrimination containing the same allegations as in the original charge filed under this Chapter. Such request for review must be made within thirty (30) days of the OCRC/EEOC’s final disposition of the charge. The Law Director shall only have authority to review dismissals of
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complaints based on insufficient time or resources to fully investigate or a lack of jurisdiction. The Law Director shall not have authority to review dismissals based on lack of probable cause.

If the Law Director determines that the OCRC/EEOC dismissed the complaint based on insufficient time or resources to fully investigate or a lack of jurisdiction, the Law Director shall process the charge pursuant to Sections 539.05(A)(3)-(7).

Charges of discrimination alleging a violation of this Chapter based on sexual orientation, gender identity or expression, marital status or familial status along with an allegation of discrimination based on race, sex, color, religion, ancestry, national origin, age, disability, genetic information, military status, and/or any other class or characteristic protected under state or federal law shall be subject to deferral to the OCRC as set forth in this section. If the OCRC/EEOC dismisses a charge of discrimination timely filed under this Chapter and based on sexual orientation, gender identity or expression, marital status, or familial status for lack of jurisdiction, the complainant may, within thirty (30) days of such dismissal request the charge to proceed under this Chapter. Upon request, the Law Director shall handle the case in accordance with Sections 539.05(A)(3)-(7).

The Law Director shall have no authority to review any charge under this section if complainant or respondent has appealed the OCRC/EEOC decision to court or otherwise challenged the alleged unlawful discriminatory practices in state or federal court.

(3) For cases processed by the City without intervention of the OCRC/EEOC, the Law Director shall notify the complainant and respondent of the option for voluntary mediation. If both parties agree to voluntary mediation, a mediator designated by the Law Director shall endeavor to eliminate such alleged unlawful discriminatory practices by methods of mediation. The mediation shall be conducted in accordance with Chapter 2710 of the Ohio Revised Code. All mediation communications shall be privileged pursuant to Section 2710.03 of the Ohio Revised Code. Nothing said or done during mediation shall be made public unless the parties agree thereto in writing.

(4) Preliminary Investigation: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice or that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, the Law Director shall conduct a preliminary investigation. If the Law Director determines after such investigation, that it is not probable that unlawful
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discriminatory practices have been or are being engaged in, the Law Director shall notify the complainant and respondent in writing that it has been so determined, and that no other action will be initiated under this chapter.

(5) Determination Hearing: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice and that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, and if the Law Director determines after preliminary investigation that it is probable that unlawful discriminatory practices have been or are being engaged in, then the Law Director shall serve upon the respondent and complainant a notice of a determination hearing before the Hearing Officer. The notice shall inform the respondent and complainant of a hearing at a time and place therein fixed to be held not less than thirty (30) days after the service of such notice and stating the charges specified in the original charge upon which a probable cause determination has been made against the respondent. If circumstances warrant, the Law Director may serve such notice at any time during the complaint procedure. The Hearing Officer will consider any reasonable requests for extension of the hearing date and reserves the right to continue the hearing, for good cause shown, for a period of up to thirty (30) additional days.

Any such charge may be amended by the Law Director or complainant at any time prior to or during the hearing based thereon. The respondent shall have the right to file an answer or to amend an answer to the original or amended charge, and to appear to such hearing in person, or by attorney, present evidence or otherwise to examine and cross-examine witnesses.

The complainant shall be a party to the proceeding, and any person who is an indispensable party to a complete determination or settlement of the question involved in the proceeding shall be joined. Any person who has or claims an interest in the subject of the hearing and in obtaining or presenting relief against the acts or practices complained of, may be, in the discretion of the Hearing Officer, permitted to appear for the presentation of oral or written argument.

In any proceeding, the Hearing Officer shall not be bound by the rules of evidence prevailing in the courts of law or equity, but shall in ascertaining the practices followed by the respondent, take into account all reliable, probative, and substantial evidence, statistical, or otherwise, produced at the hearing, which may tend to prove the existence of an unlawful discriminatory practice or a predetermined pattern of unlawful
discriminatory practices under Section 539 of the City of Worthington Codes provided that nothing contained in this section shall be construed to authorize or require any person to observe the proportion which persons of any race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status bear to the total population or in accordance with any criterion other than the individual qualifications of the applicant.

The testimony taken at the hearing shall be under oath and before a court reporter hired by the City Manager. The transcript of the hearing shall be filed with the City Clerk.

The Hearing Officer is granted the authority to develop and implement rules and procedures to control the governance of the hearing. In conducting any hearing as provided herein, the Hearing Officer may upon request of any party subpoena as witnesses any person believed to have knowledge of the facts relevant to such hearing, compel the production of books, papers, records or other evidence relative to such hearing by the person having custody or control thereof and may administer oaths, take testimony and issue such rules as shall be necessary to effectuate an investigatory hearing under this section.

The Hearing Officer shall issue a written decision concerning the charges in the complaint. The decision shall include findings of fact and conclusions of law. Any final decision by the Hearing Officer may be appealed to the Franklin County Court of Common Pleas to the extent authorized by applicable law.

(6) Notice of Violation and Order to Cease and Desist: If upon all the evidence presented, the Hearing Officer determines that the respondent has engaged in, or is engaging in, any unlawful discriminatory practice under this chapter, whether against the complainant or others, the Hearing Officer shall issue a notice of violation, and shall issue an order to respondent to cease and desist the unlawful discriminatory practice.

In addition to issuing a cease and desist order, the Hearing Officer shall have the authority to issue the following remedies:

A. If division (a)(7)(B) or (C) of this section does not apply, a civil penalty in an amount not to exceed one thousand dollars ($1,000);

B. If division (a)(7)(C) of this section does not apply and if the respondent has committed one violation of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed two thousand five hundred dollars ($2,500).
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C. If the respondent has committed two or more violations of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed five thousand dollars ($5,000).

The notice of violation, order to cease and desist and any other penalty issued by the Hearing Officer shall be served on the respondent and complainant.

The Law Director is authorized to institute in the name of the City of Worthington any appropriate civil enforcement proceedings.

539.06 COMPLAINTS ALLEGING UNLAWFUL DISCRIMINATORY PRACTICES BY THE CITY

If a complaint is filed with the City Clerk alleging that the City, or one of its boards, commissions, departments, divisions, officials, or employees has engaged or is engaging in an unlawful discriminatory practice as defined in Chapter 539 of the Worthington Codified Ordinances, then the following additional procedures shall apply:

(a) The Law Director shall forward a copy of the complaint to the City Council.

(b) The City Council may appoint special counsel to conduct a preliminary investigation instead of the Law Director conducting the preliminary investigation.

(c) The City Council may appoint a mediator to endeavor to eliminate any alleged unlawful discriminatory practices by methods of mediation instead of the Law Director appointing a mediator.

(d) The City Council may appoint a hearing officer to conduct a determination hearing instead of the City Manager appointing the hearing officer.

(e) If the complaint involves an employment action by the City against the complainant, then the City Council may refer the complaint to the Personnel Appeals Board for an appeal hearing concerning the alleged discriminatory practices and no further action shall be taken under this Chapter.

539.07 FAILURE TO COMPLY.

(a) Whoever fails to comply with a subpoena issued by the Hearing Officer as provided in this Chapter is guilty of a minor misdemeanor.
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(b) Any person who commits an unlawful discriminatory practice under any of the provisions of this chapter and fails to comply with any order of the Hearing Officer to cease and desist such unlawful discriminatory practice shall be guilty of failure to comply with an unlawful discriminatory practice order, a misdemeanor of the first degree.

539.08 INTERFERING WITH CIVIL RIGHTS.

(a) No public servant, under color of his office, employment, or authority, shall knowingly deprive, or attempt to deprive any person of a constitutional or statutory right or any other protections against discriminatory conduct created by an ordinance of the City of Worthington.

(b) Whoever violates this section is guilty of interfering with civil rights, a misdemeanor of the first degree.

539.09 ETHNIC INTIMIDATION.

(a) No person shall violate Sections 2903.13, 2903.21, 2903.22, 2907.06, 2911.06, 2911.07, 2911.21, 2911.211, 2913.02, 2913.03, 2913.04, 2917.03, 2917.11, 2917.12, or 2917.21(A)(3) to (5) of the Ohio Revised Code or Sections 509.01, 509.03, 509.04, 521.08, 533.04, 537.03, 537.05, 537.06, 537.10(a)(3) to (5), 541.03, 541.04, 541.05, 541.051, 545.05, 545.06, 545.08, or 549.08 of the General Offenses Code of the Worthington Codified Ordinances, by reason of or where one of the motives is the victim’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information or military status.

(b) In a prosecution under this section, the offenders’ motive, reason or purpose may be shown by the offender’s temporarily related conduct or statements before, during or after the offense, including ethnic, sexual orientation, gender identity or expression, religious or racial slurs, and by the totality of the facts, circumstances and conduct surrounding the offense.

(c) Whoever violates this section is guilty of ethnic intimidation. Ethnic intimidation is an offense of the next higher degree than the offense the commission of which is a necessary element of ethnic intimidation except as provided in subsection (d).

(d) If the underlying offense which is a necessary element of ethnic intimidation is a misdemeanor of the first degree, then the offense of ethnic intimidation is a misdemeanor of the first degree and the court shall impose a mandatory minimum sentence of at least ten (10) days in jail.
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(e) This section does not apply if the facts alleged in the complaint would constitute a felony under Section 2927.12, Ohio Revised Code.

(f) The division of police shall keep and maintain records of reported violations of this section and reported incidents the motive of which is the victim’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status.

539.10 ANNUAL REPORT AND APPOINTMENT OF DESIGNEE.

(a) The Law Director shall prepare an annual report to the Community Relations Commission and City Council summarizing the complaints, investigations, hearings, and enforcement proceedings involving unlawful discriminatory practices under this Chapter.

(b) The Law Director may appoint a designee to perform any of the duties assigned under this Chapter including conducting an investigation or instituting appropriate civil or criminal enforcement proceedings.

539.11 EXCLUSIONS.

The application and enforcement of the protections created herein are limited solely to the terms of this chapter and such terms shall not create nor enhance protected class status for any other purpose including public and private affirmative action program eligibility. The term “affirmative action program” shall include any program administered by any private or public entity for the purpose of providing preferential treatment for those in a protected class.

539.12 CONSTRUCTION AND SEVERABILITY.

(a) Chapter 539 of the Worthington City Codes is not intended to and shall not be construed to prohibit or restrict speech or conduct protected under the First Amendment of the United States Constitution or any other provisions of the United States Constitution or Ohio Constitution.

(b) Chapter 539, of the Worthington City Codes, and each division of said section thereunder, are hereby declared to be independent divisions and sub-divisions and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provisions of said divisions and sub-divisions, or the application thereof to any person or circumstance is held to be invalid, the remaining divisions or sub-divisions and the application of such provision to any person or circumstances other than those to which it is held invalid shall not be affected thereby, and it is hereby declared that the remaining divisions and sub-divisions would have been passed independently of any provisions held to be invalid.
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SECTION 2. Repeal Section 541.08 “Ethnic Intimidation” of the Worthington Codified Ordinances.

SECTION 3. The provisions of Chapter 539 shall become effective on July 1, 2019.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed ______________________

__________________________________
President of Council

Attest

__________________________________
Clerk of Council
ORDINANCE NO. ___-2019

To Enact New Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” of the Codified Ordinances of the City of Worthington to Prohibit Discrimination in Housing, Employment, and Public Accommodations, and Higher Education Based on Designated Classes.

WHEREAS, state law currently prohibits discriminatory practices in housing, employment, and public accommodations based on race, sex, color, religion, ancestry, national origin, age, disability, familial status, marital status, or military status; and,

WHEREAS, the City of Columbus and the City of Bexley have adopted ordinances to ban discrimination in housing, employment and public accommodations based on race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status, or military status; and,

WHEREAS, the City of Worthington, Ohio does not currently have an ordinance prohibiting discrimination in housing, employment and public accommodations; and,

WHEREAS, it is the desire of the City Council to eliminate discrimination in Worthington based upon race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Part Five of the Codified Ordinances of the City of Worthington, “General Offenses Code,” be and the same is hereby amended to add new Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” to read as follows:

CHAPTER 539
Discriminatory Practices, Civil Rights, Disclosure

539.01 DEFINITIONS

As used in this chapter:

(a) “Age” means at least forty (40) years old.

(b) “Disability” means a physical or mental impairment that substantially limits one (1) or more major life activities, including the functions of caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and
working; a record of a physical or mental impairment; or being regarded as having a physical or mental impairment.

(c) “Physical or mental impairment” includes any of the following:

A. Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one (1) or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitor-urinary; hemic and lymphatic; skin; and endocrine;

B. Any mental or psychological disorder, including, but not limited to, orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, sickle cell, human immunodeficiency virus infection, intellectual disabilities, emotional illness, drug addiction, and alcoholism.

C. “Physical or mental impairment” does not include any of the following:

1A. Pedophilia, exhibitionism, voyeurism, or other sexual behavior disorders;

2B. Compulsive gambling, kleptomania, or pyromania;

3C. Psychoactive substance use disorders resulting from current illegal use of controlled substance.

(d) “Discriminate”, “Discrimination”, or “Discriminatory” includes segregated or separated or any difference in treatment.

(e) “Employee” does not include any individual employed in the domestic service of any person.

(f) “Employer” means any person who employs four (4) or more persons, within the City of Worthington, including the City of Worthington, its departments, boards, commissions, and authorities.

(g) “Employment agency” means any persons regularly undertaking with or without compensation, to procure opportunities for employment or to procure, recruit, refer, or place employees.

(h) “Familial status” means either of the following:

1 One (1) or more individuals who are under eighteen (18) years of age and who are domiciled with a parent or guardian having legal custody of the individual or domiciled, with the written permission of the parent or guardian having legal custody, with a designee of the parent or guardian;

2 Any person who is pregnant or in the process of securing legal custody of any individual who is under eighteen (18) years of age.
Family” includes a single individual.

“Gender identity or expression” means having or being perceived as having a person’s gender-related identity, appearance, expression, or behavior, whether or not that gender-related identity, appearance, expression, or behavior is different from that traditionally associated with the person’s assigned sex at birth, person’s physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person’s core identity or not being asserted for an improper purpose.

“Housing accommodations” including any buildings or structure or portion thereof which is used or occupied or is intended, arranged, or designed to be used or occupied as a home residence or sleeping place of one (1) or more individuals, groups or families, whether or not living independently of each other; and any vacant land offered for sale or lease. It also includes any housing accommodations held or offered for sale or rent by a real estate broker, salesman, or agent, or by any other person pursuant to authorization of the owner, by the owner, or by such person’s legal representative.

“Labor organization” includes any organization which exists for the purpose, in whole or in part, of collective bargaining or for other mutual aid or protection in relation to employment.

“Military status” means a person’s status in “Service in the uniformed services” as defined in Section 5923.05 of the Ohio Revised Code.

“Person” includes one (1) or more individuals, partnerships, associations, organizations, corporations, legal representatives, trustees, and trustees in bankruptcy, receivers, and other organized groups of persons. It also includes, but is not limited to, any owner, lesser, assignor, builder, manager, broker, salesman, agent, employee, lending institution; and the City of Worthington and all political subdivisions, authorities, agencies, boards and commissions thereof.

“Place of public accommodation” means any inn, restaurant, eating house, barbershop, public conveyance by air, land or water, theater, store, or other place for the sale of merchandise, or any other place of public accommodation or amusement where the accommodation advantages, facilities, or privileges thereof are available to the public.

“Restrictive covenant” means any specification in a deed, land contract or lease limiting the use of any housing because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status or any limitation based upon affiliation with or approval by any person, directly or indirectly, employing race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin,
age, disability, marital status, familial status, genetic information, or military status as a condition of affiliation or approval.

(p) “Service in the uniformed services” means the performance of duty, on a voluntary or involuntary basis, in a uniformed service, under competent authority, and includes active duty, active duty for training, initial active duty for training, inactive duty for training, full-time national guard duty, and performance of duty or training by a member of the Ohio organized militia pursuant to Chapter 5923 of the Ohio Revised Code. “Service in the uniformed services” includes also the period of time for which a person is absent from a position of public or private employment for the purpose of an examination to determine the fitness of the person to perform any duty described in this division.

(q) “Sex” means male or female. The terms “because of sex” and “on the basis of sex” include pregnancy, any illness arising out of and occurring during the course of a pregnancy, childbirth, or related medical conditions.

(r) “Sexual orientation” means a person’s actual or perceived homosexuality, bisexuality; or heterosexuality.

(s) “Uniformed services” means the Armed Forces, the Ohio organized militia when engaged in active duty for training, inactive duty training, or full-time national guard duty, the commissioned corps of the public health service, and any other category of persons designated by the president of the United States in time of war or emergency.

(t) “Marital status” means a person’s state of being single, married, separated, divorced, or widowed.

(u) “Genetic information” means the hereditary information about DNA sequence, genetic sequence, gene products, or inherited characteristics contained in chromosomal DNA or RNA that are derived from an individual or family member.

(v) “Unlawful discriminatory practice” means any act prohibited by Chapter 539 of the Worthington City Codes.

(w) “Law Director” means the Worthington Law Director or an attorney appointed by the Worthington Law Director.

(x) “Hearing Officer” means the person appointed by the Worthington City Manager, in consultation with the Worthington Community Relations Commission.

(y) “Educational Institution” means a state university or college, state-assisted institution of higher education, nonprofit educational institution described in Chapter 1713 of the Ohio Revised Code, institution registered under Chapter 3332 of the Ohio Revised Code, or similar for profit or nonprofit institutions of higher education regardless of whether they are licensed or regulated by the state of Ohio.
539.02 FAIR HOUSING.

(a) It shall be an unlawful discriminatory practice for any person to:

(1) Refuse to sell, transfer, assign, rent, lease, sublease, finance or otherwise deny or withhold housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner, occupant, or user of such housing accommodations;

(2) Represent to any person that housing accommodations are not available for inspection when in fact they are so available;

(3) Refuse to lend money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations or otherwise withhold financing of housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information or military status of any present or prospective owner, occupant, or user of such housing accommodations, provided such person, whether an individual, corporation, or association of any type, lends money as one of the principal aspects of their business or incidental to their principal business and not only as a part of the purchase price of an owner occupied residence they are selling nor merely casually or occasionally to a relative or friend;

(4) Discriminate against any person in the terms or conditions of selling, transferring, assigning, renting, leasing or, subleasing any housing accommodations or in furnishing facilities, services, or privileges in connection with the ownership, occupancy or use of any housing accommodations because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(5) Discriminate against any person in the terms or conditions of any loan of money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodations because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(6) Print, publish, or circulate any statement or advertisement relating to the sale, transfer, assignment, rental, lease, sublease, or acquisition of any housing accommodations or the loan of money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations which indicates any preference, limitation, specification, or discrimination based upon the race, sex, sexual orientation, gender identity or expression,
color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any present or prospective owner, occupant, or user of such housing accommodations;

(7) Make any inquiry, elicit any information, make or keep any record, or use any form of application containing questions or entries concerning the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in connection with the sale or lease of any housing accommodations or the loan of any money, whether or not secured by a mortgage or otherwise, for the acquisition, construction, rehabilitation, repair or maintenance of housing accommodations;

(8) Include in any deed, land contract, or lease of accommodations any covenant, honor or exercise, or attempt to honor or exercise, any covenant, that would prohibit, restrict, or limit the sale, transfer, assignment, rental lease, sublease, or finance of housing accommodations to or for any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner, occupant, or user of such housing accommodations provided that prior inclusion of a restrictive covenant in the chain of title shall not be deemed a violation of this provision;

(9) Induce or solicit, or attempt to induce or solicit, any housing accommodations listing, sale, or transaction by representing that a change has occurred or may occur in the block, neighborhood, or area in which the property is located, which change is related to the presence or anticipated presence of persons of any race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status.

(10) Induce or solicit or attempt to induce or solicit, any housing accommodations listing, sale, or transaction by representing that the presence or anticipated presence of persons of any race, sex, sexual orientation, gender identity or expression, color, religion, national origin, ancestry, age, disability, marital status, familial status, genetic information, or military status in the area will or may have results such as the following:
A. The lowering of property values;
B. An increase in criminal or antisocial behavior in the area; or
C. A decline in the quality of schools serving the area;
D. Discourage or attempt to discourage the purchase by prospective purchasers of any housing accommodations by representing that any block, neighborhood, or area has or might undergo a change with respect to the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of the residents;
E. Deny any person access to or membership or participation in any multiple listing service, real estate, brokers’ organization, or other service, organization, or facility relating to the business of selling or renting housing accommodations, or
to discriminate against them in the terms of conditions of such access, membership, or participation, on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status.

F.  Coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of their having exercised or enjoyed, or on account of their having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this section;

G.  Whether or not acting under color of law, by force or threat of force willfully injure, intimidate or interfere with, or attempt to injure, intimidate, or interfere with:

1.  Any person because of their race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status and because that person is or has been selling, purchasing, renting, financing, occupying or contracting or negotiating for the sale, purchase, rental, financing, or occupation of any dwelling, or applying for or participating in any service, organization, or facility relating to the business of selling or renting housing accommodations;

2.  Any person because that person is or has been, or in order to intimidate such person or any other person or any class of persons from:
   i.  Participating, without discrimination on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in any of the activities, services, organizations, or facilities described in division (10)(G)(1) of this section.
   ii.  Affording another person or class of persons opportunity or protection so to participate; or

3.  Discouraging any person from lawfully aiding or encouraging other persons to participate, without discrimination on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status in any of the activities, services, organizations, or facilities described in division (10)(G)(1) of this section, or participating lawfully in speech or peaceful assembly opposing any denial of the opportunity to so participate;

(11)  Refuse to sell, transfer, assign, rent or lease, sublease, finance or otherwise deny or withhold a burial lot from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective owner or user of such lot; or

(12)  For any person to discriminate in any manner against any other person because
that person has opposed any unlawful practice defined in Chapter 539 of the Worthington City Codes, or because that person has made a charge, testified, assisted, or participated in any manner, in any investigation, proceeding, or hearing under the provisions of Chapter 539 of the City of Worthington Codes.

(b) Nothing in this section shall bar any religious or denominational institution or organization, or any nonprofit charitable or educational organization that is operated, supervised, or controlled by or in connection with a religious organization, from limiting the sale, rental, or occupancy of housing accommodations that it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference in the sale, rental, or occupancy of such housing accommodations to persons of the same religion, unless membership in the religion is restricted on account of race, color, or national origin.

(c) Nothing in this section limits the applicability of any reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations. Nothing in this section prohibits the owners or managers of housing accommodations from implementing reasonable occupancy standards based on the number and size of sleeping areas or bedrooms and the overall size of a dwelling unit, provided that the standards are not implemented to circumvent the purposes of this chapter and are formulated, implemented, and interpreted in a manner consistent with this chapter and any applicable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations.

539.03 UNLAWFUL EMPLOYMENT PRACTICES.

(a) It shall be an unlawful discriminatory practice, except where based upon applicable national security regulations established by the United States:

(1) For any employer, because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status to refuse to hire that person or otherwise to discriminate against that person with respect to hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment;

(2) For any employer, employment agency, or labor organization to establish, announce or follow a policy of denying or limiting, the employment or membership opportunities of any person or group of persons because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status.

(3) For any employer, labor organization, or joint labor-management committee controlling apprentice training programs to discriminate against any person because of that person’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic
information, or military status in admission to employment in any program established to provide apprentice training;

(4) For any employer, employment agency, or labor organization to publish or circulate, or to cause to be published or circulated, any notice or advertisement relating to employment or membership which indicates any preference, limitation, specifications or discrimination based upon race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status;

(5) For any person seeking employment to publish or to cause to be published any advertisement which specifies or in any manner indicates that person’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of any prospective employer;

(6) For any employment agency to refuse or fail to accept, register, classify properly, or refer for employment or otherwise to discriminate against any person because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status;

(7) For any employer, employment agency, or labor organization to utilize in the recruitment or hiring of persons, any employment agency, placement service, labor organization, training school or center, or any other employee-referring source, known to discriminate against persons because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status;

(8) For any labor organization to discriminate against any person or limit that person’s employment opportunities, or otherwise adversely affect that person’s status as an employee, or that person’s wages, hours, or employment conditions, because of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status;

(9) For an employment agency, to comply with, accommodate, or otherwise assist with locating an employee related to, a request from an employer for referral of applicants for employment if the request indicates, directly or indirectly, that the employer fails, or may fail, to comply with Chapter 539, of the Worthington City Codes;

(10) For any labor organization to limit or classify its membership on the basis of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status;
(11) For any employer, employment agency or labor organization to:
A. Elicit or attempt to elicit any information concerning the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status of an applicant for employment or membership;
B. Use any form of application for employment or personnel or membership blank seeking to elicit information regarding race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status but an employer holding a contract containing a non-discrimination clause with the government of the United States or any department or agency thereof, may require an employee or applicant for employment to furnish documentary proof of United States citizenship and may retain such proof in the employer’s personnel records and may use photographic or fingerprint identification for security purposes.

(12) For any employer, employment agency or labor organization to discriminate against any person because that person has opposed any practice forbidden by Chapter 539, of the Worthington City Codes, or because that person has made a complaint or assisted in any manner in any investigation or proceeding under Chapter 539, of the Worthington City Codes.

(13) For any person, whether or not an employer, employment agency or labor organization, to aid, incite, compel, coerce, or participate in the doing of any act declared to be unlawful discriminatory practice by Chapter 539, of the Worthington City Codes, or to obstruct or prevent any person from enforcing or complying with the provisions of this chapter, or to attempt directly or indirectly to commit any act declared by this chapter, to be an unlawful discriminatory practice by Chapter 539, of the Worthington City Codes, or to obstruct or prevent any person from enforcing or complying with the provisions of this chapter, or to attempt directly or indirectly to commit any act declared by this chapter, to be an unlawful discriminatory practice.

(b) This section does not apply to a religious corporation, association, educational institution, or society with respect to the employment of an individual of a particular religion to perform work connected with the carrying on by that religious corporation, association, educational institution, or society of its activities.

539.04 UNLAWFUL PUBLIC ACCOMMODATIONS.

It shall be an unlawful discriminatory practice:

(a) For any proprietor or his employee, keeper, or manager of a place of public accommodation to deny to any person except for reasons applicable alike to all persons regardless of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status the full enjoyment of the accommodations, advantages,
facilities, or privileges thereof;

(b) For any proprietor or his employee, keeper, or manager of a place of public accommodation to publish, circulate, issue, display, post or mail, either directly or indirectly, any printed or written communication, notice or advertisement to the effect that any of the accommodations, advantages, facilities, goods, products, services and privileges of any such place shall be refused, withheld or denied to any person on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status or that such person is unwelcome, objectionable, or not acceptable, desired or solicited; or

(c) For any person, whether or not included in divisions (A) and (B) in this section, to aid, incite, compel, coerce, or participate in the doing of any act declared to be an unlawful discriminatory practice under this section.

(d) Nothing in this section shall prohibit a religious or denominational institution, organization, society or association or any nonprofit charitable or education organization that is operated, supervised or controlled by or in connection with a religious organization, from limiting its offerings of goods, services, facilities and accommodations to persons of the same religion, or from giving preference to such persons, provided that such offerings mentioned above are not, in fact, offered for commercial purposes or supported by public funds.

(e) Nothing in this section shall be construed to require the modification of existing facilities or the construction of new or additional facilities.

§39.05 — UNLAWFUL EDUCATIONAL PRACTICES.

(a) It shall be an unlawful discriminatory practice for any educational institution to discriminate against any individual on account of race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, marital status, familial status, genetic information, or military status:

(1) In admission or assignment to any academic program, course of study, internship, or class offered by the institution;

(2) In permitting participation in any activity that is sponsored by the institution or that takes place on property owned, operated, or controlled by the institution;

(3) In the awarding of any form of financial aid or other benefits available to students;

(4) In admission or assignment to housing or other facilities owned, operated, or controlled by the institution;
(5) In awarding of grades or granting of certificates, diplomas, or degrees offered by the institution.

(b) Nothing in this section prohibits any educational institution from establishing bona fide requirements or standards for admission or assignment to academic programs, courses, internships, or classes; for permitting participation in activities; for awarding of financial aid or other benefits; or for the granting of grades, certificates, diplomas, or degrees, which requirements or standards may include reasonable qualifications for demonstrating necessary skill, aptitude, physical capability, intelligence, and previous education.

(c) Nothing in this section requires any educational institution to construct, reconstruct, improve, enlarge, or alter any building, facility, or property owned, operated, or controlled by the institution, in any manner, for the purpose of making the building, facility, or property accessible to persons with a disability, provided that this section does not exempt an educational institution from compliance with standards adopted under section 3781.111 of the Ohio Revised Code.

539.06 539.05 COMPLAINT AND ENFORCEMENT PROCEDURE.

(a) Complaints

(1) Any person may file a charge with the City Clerk alleging that another person has engaged or is engaging in an unlawful discriminatory practice as defined in Chapter 539 of the Worthington City Codes. The charge shall be in writing and under oath and shall be filed with the City Clerk within one hundred eighty (180) days after the alleged unlawful discriminatory practice is committed. The City Clerk shall forward a copy of the charge to the respondent and to the Law Director.

(2) If the charge of discrimination alleges a violation based on race, sex, color, religion, ancestry, national origin, age, disability, genetic information, military status, and/or any other class or characteristic protected under state or federal law, then the City Clerk shall instruct the complainant to file a charge of discrimination with the Ohio Civil Rights Commission (OCRC)/Equal Employment Opportunity Commission (EEOC). The City Clerk shall provide the complainant with information about this requirement and contact information for the OCRC/EEOC within ten (10) days from the date the charge was filed with the City Clerk. The initial filing of a charge of discrimination with the City Clerk will not extend the deadlines for filing a charge of discrimination with the OCRC/EEOC.

In the event of a deferral, any complainant who timely filed a charge of discrimination under this Chapter may request the Law Director to review the final determination made by the OCRC/EEOC on charges of discrimination containing the same allegations as in the original charge filed under this Chapter. Such request for review must be made within thirty (30) days of the OCRC/EEOC’s final disposition of the charge. The Law Director shall only have authority to review dismissals of complaints based on insufficient time or resources to fully investigate or a lack of
jurisdiction. The Law Director shall not have authority to review dismissals based on lack of probable cause.

If a request for review is made under this section, the Law Director shall have no authority to proceed under City law unless the Law Director finds that the decision of the OCRC/EEOC was arbitrary, capricious, dismissed the complaint based on insufficient time or not in accordance with law. Upon such finding resources to fully investigate or a lack of jurisdiction, the Law Director shall process the charge pursuant to Sections 539.05(A)(3)-(7).

Charges of discrimination alleging a violation of this Chapter based on sexual orientation, gender identity or expression, marital status or familial status along with an allegation of discrimination based on race, sex, color, religion, ancestry, national origin, age, disability, genetic information, military status, and/or any other class or characteristic protected under state or federal law shall be subject to deferral to the OCRC as set forth in this section. If the OCRC/EEOC dismisses a charge of discrimination timely filed under this Chapter and based on sexual orientation, gender identity or expression, marital status, or familial status for lack of jurisdiction, the complainant may, within thirty (30) days of such dismissal request the charge to proceed under this Chapter. Upon request, the Law Director shall handle the case in accordance with Sections 539.05(A)(3)-(67).

The Law Director shall have no authority to review any charge under this section if complainant or respondent has appealed the OCRC /EEOC decision to court or otherwise challenged the alleged unlawful discriminatory practices in state or federal court.

(3) For cases processed by the City without intervention of the OCRC/EEOC, the Law Director shall notify the complainant and respondent of the option for voluntary mediation. If both parties agree to voluntary mediation, a mediator designated by the Law Director shall endeavor to eliminate such alleged unlawful discriminatory practices by methods of mediation. The mediation shall be conducted in accordance with Chapter 2710 of the Ohio Revised Code. All mediation communications shall be privileged pursuant to Section 2710.03 of the Ohio Revised Code. Nothing said or done during mediation shall be made public unless the parties agree thereto in writing.

(4) Preliminary Investigation: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice or that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, the Law Director may contract with outside counsel to perform the duties assigned under this Chapter including conducting an preliminary investigation. If the Law Director determines after such investigation, that it is not probable that unlawful discriminatory practices have been or are being engaged in, the Law Director shall notify the complainant and respondent in writing that it has been so determined, and that no other action will be initiated under this chapter.
(5) Determination Hearing: If the Law Director determines that methods of mediation have failed to effect the elimination of such alleged unlawful discriminatory practice and that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, and if the Law Director determines after preliminary investigation that it is probable that unlawful discriminatory practices have been or are being engaged in, and it is determined by the Law Director that the state or federal government has not exercised jurisdiction and/or provided mechanism for redress, then the Law Director shall serve upon the respondent and complainant a notice of a determination hearing before the Hearing Officer, notifying. The notice shall inform the respondent and complainant of a hearing at a time and place therein fixed to be held not less than thirty (30) days after the service of such notice and stating the charges specified in the original charge upon which a probable cause determination has been made against the respondent. If circumstances warrant, the Law Director may serve such notice at any time during the complaint procedure. The Hearing Officer will consider any reasonable requests for extension of the hearing date and reserves the right to continue the hearing, for good cause shown, for a period of up to thirty (30) additional days.

Any such charge may be amended by the Law Director or complainant at any time prior to or during the hearing based thereon. The respondent shall have the right to file an answer or to amend an answer to the original or amended charge, and to appear to such hearing in person, or by attorney, present evidence or otherwise to examine and cross-examine witnesses.

The complainant shall be a party to the proceeding, and any person who is an indispensable party to a complete determination or settlement of the question involved in the proceeding shall be joined. Any person who has or claims an interest in the subject of the hearing and in obtaining or presenting relief against the acts or practices complained of, may be, in the discretion of the Hearing Officer, permitted to appear for the presentation of oral or written argument.

In any proceeding, the Hearing Officer shall not be bound by the rules of evidence prevailing in the courts of law or equity, but shall in ascertaining the practices followed by the respondent, take into account all reliable, probative, and substantial evidence, statistical, or otherwise, produced at the hearing, which may tend to prove the existence of an unlawful discriminatory practice or a predetermined pattern of unlawful discriminatory practices under Section 539 of the City of Worthington Codes provided that nothing contained in this section shall be construed to authorize or require any person to observe the proportion which persons of any race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status bear to the total population or in accordance with any criterion other than the individual qualifications of the applicant.

The testimony taken at the hearing shall be under oath and before a court reporter hired by the City Manager. The transcript of the hearing shall be filed with the City Clerk.

The Hearing Officer is granted the authority to develop and implement rules and procedures to control the governance of the hearing. In conducting any hearing as provided herein, the Hearing Officer may upon request of any party subpoena as witnesses any person believed to have knowledge of the facts relevant to such hearing, compel the production of books, papers, records or other evidence relative to such
hearing by the person having custody or control thereof and may administer oaths, take testimony and issue such rules as shall be necessary to effectuate an investigatory hearing under this section.

The Hearing Officer shall issue a written decision concerning the charges in the complaint. The decision shall include findings of fact and conclusions of law. Any final decision by the Hearing Officer may be appealed to the Franklin County Court of Common Pleas to the extent authorized by applicable law.

(7) Notice of Violation and Order to Cease and Desist: If upon all the evidence presented, the Hearing Officer determines that the respondent has engaged in, or is engaging in, any unlawful discriminatory practice under this chapter, whether against the complainant or others, the Hearing Officer shall issue a notice of violation, and shall issue an order to respond to cease and desist the unlawful discriminatory practice.

In addition to issuing a cease and desist order, the Hearing Officer shall have the authority to issue the following remedies:

A. If division (a)(7)(B) or (C) of this section does not apply, a civil penalty in an amount not to exceed one thousand dollars ($1,000);
B. If division (a)(7)(C) of this section does not apply and if the respondent has committed one violation of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed two thousand five hundred dollars ($2,500).
C. If the respondent has committed two or more violations of this Chapter during the five-year period immediately preceding the date on which a complaint was filed pursuant to division (a)(1) of this section, a civil penalty in an amount not to exceed five thousand dollars ($5,000).

A. Up to $1,000 for a first offense in the five years preceding the filing of the charge;
B. Up to $2,500 for a second offense in the five years preceding the filing of the charge;
C. Up to $5,000 for a third or subsequent offense in the five years preceding the filing of the charge.

The notice of violation, order to cease and desist and any other penalty issued by the Hearing Officer shall be served on the respondent and complainant.

The Law Director is authorized to institute in the name of the City of Worthington any appropriate civil enforcement proceedings.

539.0206 COMPLAINTS ALLEGING UNLAWFUL DISCRIMINATORY PRACTICES BY THE CITY

If a complaint is filed with the City Clerk alleging that the City, or one of its boards, commissions, departments, divisions, officials, or employees has engaged or is engaging in an unlawful discriminatory practice as defined in Chapter 539 of the Worthington Codified Ordinances, then the following additional procedures shall apply:

(a) The Law Director shall forward a copy of the complaint to the City Council.
(b) The City Council may appoint special counsel to conduct a preliminary investigation instead of the Law Director conducting the preliminary investigation.

(c) The City Council may appoint a mediator to endeavor to eliminate any alleged unlawful discriminatory practices by methods of mediation instead of the Law Director appointing a mediator.

(d) The City Council may appoint a hearing officer to conduct a determination hearing instead of the City Manager appointing the hearing officer.

(e) If the complaint involves an employment action by the City against the complainant, then the City Council may refer the complaint to the Personnel Appeals Board for an appeal hearing concerning the alleged discriminatory practices and no further action shall be taken under this Chapter.

539.0807 FAILURE TO COMPLY.

(a) Whoever fails to comply with a subpoena issued by the Hearing Officer as provided in this Chapter is guilty of a minor misdemeanor.

(b) Any person who commits an unlawful discriminatory practice under any of the provisions of this chapter and fails to comply with any order of the Hearing Officer to cease and desist such unlawful discriminatory practice shall be guilty of failure to comply with an unlawful discriminatory practice order, a misdemeanor of the first degree.

539.0908 INTERFERING WITH CIVIL RIGHTS.

(a) No public servant, under color of his office, employment, or authority, shall knowingly deprive, or attempt to deprive any person of a constitutional or statutory right or any other protections against discriminatory conduct created by an ordinance of the City of Worthington.

(b) Whoever violates this section is guilty of interfering with civil rights, a misdemeanor of the first degree.

539.1009 ETHNIC INTIMIDATION.

(a) No person shall violate Sections 2903.13, 2903.21, 2903.22, 2907.06, 2911.06, 2911.07, 2911.21, 2911.211, 2913.02, 2913.03, 2913.04, 2917.03, 2917.11, 2917.12, or 2917.21(A)(3) to (5) of the Ohio Revised Code or Sections 509.01, 509.03, 509.04, 521.08, 533.04, 537.03, 537.05, 537.06, 537.10(a)(3) to (5), 541.03, 541.04, 541.05, 541.051, 545.05, 545.06, 545.08, or 549.08 of the General Offenses Code of the Worthington Codified Ordinances, by reason of or where one of the motives is the victim’s race, sex, sexual orientation, gender identity or expression, color, religion,
ancestry, national origin, age, disability, marital status, familial status, genetic information or military status.

(b) In a prosecution under this section, the offenders’ motive, reason or purpose may be shown by the offender’s temporarily related conduct or statements before, during or after the offense, including ethnic, sexual orientation, gender identity or expression, religious or racial slurs, and by the totality of the facts, circumstances and conduct surrounding the offense.

(c) Whoever violates this section is guilty of ethnic intimidation. Ethnic intimidation is an offense of the next higher degree than the offense the commission of which is a necessary element of ethnic intimidation except as provided in subsection (d).

(d) If the underlying offense which is a necessary element of ethnic intimidation is a misdemeanor of the first degree, then the offense of ethnic intimidation is a misdemeanor of the first degree and the court shall impose a mandatory minimum sentence of at least ten (10) days in jail.

(e) This section does not apply if the facts alleged in the complaint would constitute a felony under Section 2927.12, Ohio Revised Code.

(f) The division of police shall keep and maintain records of reported violations of this section and reported incidents the motive of which is the victim’s race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status or military status.

539.4410 ANNUAL REPORT AND APPOINTMENT OF DESIGNEE.

(a) The Law Director shall prepare an annual report to the Community Relations Commission and City Council summarizing the complaints, investigations, hearings, and enforcement proceedings involving unlawful discriminatory practices under this Chapter.

(b) The Law Director may appoint a designee to perform any of the duties assigned under this Chapter including conducting an investigation or instituting appropriate civil or criminal enforcement proceedings.

539.4211 EXCLUSIONS.

The application and enforcement of the protections created herein are limited solely to the terms of this chapter and such terms shall not create nor enhance protected class status for any other purpose including public and private affirmative action program eligibility. The term “affirmative action program” shall include any program administered by any private or public entity for the purpose of providing preferential treatment for those in a protected class.
CONSTRUCTION AND SEVERABILITY.

(a) Chapter 539 of the Worthington City Codes is not intended to and shall not be construed to prohibit or restrict speech or conduct protected under the First Amendment of the United States Constitution or any other provisions of the United States Constitution or Ohio Constitution.

(b) Chapter 539, of the Worthington City Codes, and each division of said section thereunder, are hereby declared to be independent divisions and sub-divisions and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provisions of said divisions and sub-divisions, or the application thereof to any person or circumstance is held to be invalid, the remaining divisions or sub-divisions and the application of such provision to any person or circumstances other than those to which it is held invalid shall not be affected thereby, and it is hereby declared that the remaining divisions and sub-divisions would have been passed independently of any provisions held to be invalid.

SECTION 2. Repeal Section 541.08 “Ethnic Intimidation” of the Worthington Codified Ordinances.

SECTION 3. The provisions of Chapter 539 shall become effective on July 1, 2019.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: 04/30/2019
To: Matthew H. Greeson
From: Scott F. Bartter, Finance Director
Subject: Ordinance No. 17-2019 - Establish 27th Pay Fund

EXECUTIVE SUMMARY
This Ordinance authorizes the creation of a 27th Pay Fund to account for the payment of salaries during any fiscal year when the number of pay periods exceeds the usual and customary number.

RECOMMENDATION
Introduce for Public Hearing on May 20, 2019

BACKGROUND/DESCRIPTION
The City runs a bi-weekly payroll process which in normal years creates twenty-six (26) pay dates in a fiscal year. However, because the number of days in a year (365) is not evenly divisible by the number of days in a pay period (14) a fraction of a pay period is accrued each year. The result is that every eleven (11) years the City will experience a 27th pay, as opposed to the normal twenty-six.

The City's bi-weekly payroll averages approximately $550,000. By transferring $50,000 annually into the 27th Pay Fund, the City should accumulate enough funds to offset the additional liability every eleven years. Because the next 27th pay will occur in 2021, the City appropriated a transfer of $250,000 in the 2019 budget to “catch-up” contributions to the 27th Pay Fund.

Ohio Revised Code Section 5705.13 allows Ohio subdivisions to create a special revenue fund for the purpose of accounting for the 27th pay. The creation of this fund must be done either by Resolution or Ordinance. The City's prior practice has been to establish new funds by Ordinance.
FINANCIAL IMPLICATIONS/FUNDING SOURCES
2019 General Fund Transfer of $250,000 (approved with adoption of Ordinance No. 52-2018)

ATTACHMENTS
Ordinance No. 017-2019
ORDINANCE NO. 17-2019

Authorizing and Directing the Establishment of a Special Revenue Fund for the Purpose of Accumulating Resources for Payment of Salaries During any Fiscal Year When the Number of Pay Periods Exceeds the Usual and Customary Number of Pay Periods (27th Pay Fund).

WHEREAS, Ohio Revised Code Section 5705.13 authorizes a subdivision to establish a reserve balance fund for the purposes as described within said Ohio Revised Code section; and,

WHEREAS, an authorized purpose includes accounting for payment of salaries when the number of pay periods exceeds the usual and customary number; and,

WHEREAS, the usual and customary number of pay periods for the City is twenty-six (26) pay periods; and,

WHEREAS, with the passage of Ordinance 52-2018 the Worthington City Council adopted the Municipal Budget for the Fiscal Year ending 2019; and,

WHEREAS, the 2019 Municipal Budget appropriates a transfer of funds to a 27th Pay Reserve Fund.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is created a Special Revenue Fund entitled “27th Pay Fund” for the purpose of accumulating resources for payment of salaries during any fiscal year when the number of pay periods exceeds the usual and customary number.

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed __________________

__________________________________
President of Council

Attest:

_______________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: 04/29/2019

To: Matthew H. Greeson

From: Scott F. Bartter, Finance Director

Subject: Ordinance No. 18-2019 - Additional Appropriations

EXECUTIVE SUMMARY
This Ordinance appropriates additional funds for the purpose of paying the liabilities associated with employee retirements, continuing our Computer Aided Dispatch (CAD) software maintenance agreement, and costs associated with the 350 West Wilson Bridge Road Tax Increment Financing (TIF).

RECOMMENDATION
Introduce for Public Hearing on May 20, 2019

BACKGROUND/DESCRIPTION

101.1040.511159 – Retirement Pay – Personnel - $150,000
In 2019, the City has had multiple long-tenured employees retire. As of April 30, there have been five (5) employees retire in 2019. These five employees accounted for 144 years of service with the City of Worthington. Upon separation of service with the City, employees are paid for accrued leave based upon the parameters as outlined in both labor contracts – as well as the City’s personnel rules and regulations.

The City anticipates at least four (4) additional retirements in 2019. The accompanying supplemental appropriation ordinance request is necessary in order to provide funding for the payouts related to these additional anticipated retirements.

101.2030.540515 – Computer Maintenance – Police Support Services - $75,000
As part of the 2018 Capital Improvement Plan, the City anticipated purchasing new technology to support public safety dispatching services. This new software would have been under warranty in 2019, eliminating the need to enter into a maintenance agreement during 2019. Since we have been studying the future of the Worthington dispatch center, the new equipment was not purchased – thus we need to continue with a maintenance
agreement with our current software vendor. This supplemental appropriation provides the funds necessary to continue the City’s maintenance agreement until 2020.

**350 W. Wilson Bridge Road TIF #950**

Included with the first-half 2019 property tax distribution from the Franklin County Auditor was the first distribution of funds for the 350 W. Wilson Bridge Road TIF. As per the TIF agreement, service payments received by the City shall be used for the following purposes:

1. To pay fees incurred by the City for the discharge of obligations under the TIF statutes and TIF agreement.
2. To make payments to the School Board as described in the Compensation Agreement.
3. To pay the costs of the construction of the designated improvements as described in the TIF agreement.

The first appropriation of $1,100 will be used to pay the County Auditor fees associated with the collection and distribution of property tax. Per the compensation agreement, there are zero ($0.00) dollars due to the school district because the valuation of the property is less than $5.8 million.

The additional appropriation of $85,000 will be used to reimburse the developer for the improvements listed in the TIF agreement, including: renovation costs for the purposes of fire suppression and related to making the building compliant with the Americans with Disabilities Act.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES** (if applicable)

General Fund: $225,000
350 W. Wilson Bridge Rd. TIF: $86,100

**ATTACHMENTS**

Ordinance No. 18-2019
ORDINANCE NO. 18-2019

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and 350 W. Wilson Bridge Rd. TIF Fund Unappropriated Balance.

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the General Fund unappropriated balances to:

<table>
<thead>
<tr>
<th>Account No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>101.1040.511159</td>
<td>Retirement Pay</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>101.2030.540515</td>
<td>Computer Maintenance – Police Support Service</td>
<td>$75,000.00</td>
</tr>
</tbody>
</table>

**General Fund Totals** $225,000.00

<table>
<thead>
<tr>
<th>Account No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>950.9020.540528</td>
<td>County Auditor Fees</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>950.9020.540980</td>
<td>TIF Fund Reimbursement</td>
<td>$85,000.00</td>
</tr>
</tbody>
</table>

**350 W. Wilson Bridge TIF Fund Totals** $86,100.00

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed ________________

_____________________________________
President of Council

Attest:

___________________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: May 2, 2019

To: Matthew H. Greeson

From: Daniel Whited, P.E.

Subject: Ordinance No. 19-2019 - Appropriation - Huntley Road Waterline Project

EXECUTIVE SUMMARY
This Ordinance appropriates funding for construction and project oversight for the Huntley Road Waterline Project, which must be constructed ahead of other associated work for the Northeast Gateway Project.

RECOMMENDATION
Introduce for Public Hearing on May 20, 2019

BACKGROUND/DESCRIPTION
On May 1st bids were opened for the construction of the Huntley Road Waterline Project. This project replaces and realigns the existing waterline on Huntley Road. The work must be completed ahead of other utility and right-of-way work for the Northeast Gateway Project and it meets the timelines for Ohio Public Works Commission reimbursement funds. Staff is still evaluating the bids and recommends the Ordinance be introduced with blanks for the successful firm and the amount of the appropriation. A recommendation on the firm to be awarded the project and the appropriation amount will be provided for the public hearing.

ATTACHMENTS
Ordinance No. 19-2019
ORDINANCE NO. 19-2019

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the NE Gateway – Huntley Rd. Waterline Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 602-14)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8150.533330 an amount not to exceed __________________________ ($________) to pay the cost of the NE Gateway–Huntley Rd. Waterline Project and all related expenses (Project No. 602-14).

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of _____________ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an “Ordinance Determining to Proceed” with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed ____________

President of Council

Attest:

__________________________
Clerk of Council
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: May 1, 2019
To: Matthew H. Greeson
From: Tom Lindsey, Law Director
Subject: Ordinance No. 20-2019 – Appropriation Authorization of Property and Easements - Northeast Gateway Project

EXECUTIVE SUMMARY
This Ordinance authorizes the appropriation of certain identified parcels as part of the Northeast Gateway Project.

RECOMMENDATION
Introduce for Public Hearing on May 20, 2019

BACKGROUND/DESCRIPTION
This Ordinance authorizes the filing of appropriation proceedings to acquire certain identified parcels as part of the Northeast Gateway project.

City's right of way acquisition consultants have been unsuccessful to date in negotiating a mutually agreeable purchase price for the identified parcels. However, those negotiation efforts will continue up until the time that the appropriation cases are filed in court.

The Law Director, in consultation with the City Manager and the Service & Engineering and Finance Departments, has retained the law firm of Frost Brown Todd to handle the appropriation cases as special counsel for the City. The law firm has significant recent experience handling appropriation cases for other municipalities in central Ohio, including working with the local Ohio Department of Transportation (ODOT) officials and the City's acquisition consultants. The attorney fees are eligible for state and federal reimbursement similar to parcel acquisition and project construction costs.

It is anticipated that Frost Brown Todd will file any necessary appropriation cases on or about July 1, 2019. This will allow sufficient time to meet the ODOT project schedule for right of way acquisition.
The Ordinance replaces the right of way acquisition process established in Ordinance No. 61-2018 for the identified parcels. It authorizes the settlement of the appropriation cases without further City Council action if an agreed purchase price is negotiated prior to trial. The price would be based on the parties’ appraisals and the anticipated additional litigation costs. The Law Director and ODOT officials will be involved in any settlement decisions.

**ATTACHMENTS**

Ordinance No. 20-2019
Exhibit A – Table of Property Owners
Exhibit B - Legals
ORDINANCE NO. 20-2019

An Ordinance Authorizing the Appropriation of Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, for the FRA-CR 84-1.36 Northeast Gateway Project, Which Such Roadway Shall be Open to the Public Without Charge.

WHEREAS, the City of Worthington, Ohio (the “City”) is preparing to construct the FRA-CR 84-1.36 Northeast Gateway Project (the “Project”), which consists of roadway widening, realignment, and resurfacing of CR 84 (Worthington-Galena Road) as well as construction of various roadway appurtenances in connection with the Project; and,

WHEREAS, the Project requires that the City obtain certain property by Warranty Deed with Reservation of Access as well as various permanent and temporary easements from multiple property owners for the Project; and,

WHEREAS, Council previously passed Ordinance No. 12-2014 determining to proceed with the Project, Ordinance No. 33-2018 appropriating the funds for the acquisition of the various real estate interests, and Ordinance No. 61-2018 determining to proceed with the acquisition; and,

WHEREAS, the Project requires that the City obtain the entire parcel, being 0.505-acres by Warranty Deed (10-WD) from Robert Morris Montgomery (Parcel 10); and,

WHEREAS, the Project requires that the City obtain a 0.021-acre Warranty Deed with Reservation of Access (11-WD1), a 0.023-acre Warranty Deed with Reservation of Access (11-WD2), a 0.011-acre Sewer Easement (11-S), a 0.021-acre Temporary Easement (11-T1), and a 0.031-acre Temporary Easement (11-T2) from Shereen Hashmi (Parcel 11); and,

WHEREAS, the Project requires that the City obtain a 0.017-acre Warranty Deed with Reservation of Access (12-WD), and a 0.024-acre Temporary Easement (12-T) from Mary Ann Ondecko and Tom Lochner (Parcel 12); and,

WHEREAS, the Project requires that the City obtain a 2.452-acre Warranty Deed with Reservation of Access (16-WD), a 0.077-acre Sewer Easement (16-S1), a 0.053-acre Sewer Easement (16-S2), a 0.744-acre Utility Easement (16-U), and a 0.134-acre Temporary Easement (16-T) from Anheuser-Busch Commercial Strategy (Parcel 16); and,

WHEREAS, the Project requires that the City obtain a 0.257-acre Warranty Deed with Reservation of Access (24-WD), a 0.196-acre Utility Easement (24-U), and a 0.059-acre Temporary Easement (24-T) from MayFam Reality, a General Partnership (Parcel 24); and,
ORDINANCE NO. 20-2019

WHEREAS, the Project requires that the City obtain a 0.059-acre Warranty Deed with Reservation of Access (25-WD), and a 0.044-acre Temporary Easement (25-T) from Lakeview Commercial Properties, LLC, an Ohio limited liability company (Parcel 25); and,

WHEREAS, the Project requires that the City obtain a 0.579-acre Warranty Deed with Reservation of Access (30-WD) from the Estate of Hester F. Dysart (Parcel 30); and,

WHEREAS, the Project requires that the City obtain a 0.433-acre Warranty Deed with Reservation of Access (33-WD), and a 0.089-acre Temporary Easement (33-T) from 6969 Worth-Galena, LLC (Parcel 33); and,

WHEREAS, the Project requires that the City obtain a 0.166-acre Warranty Deed with Reservation of Access (35-WD1), a 0.088-acre Warranty Deed with Reservation of Access (35-WD2), a 0.027-acre Sewer Easement (35-S1), a 0.004-acre Sewer Easement (35-S2), a 0.021-acre Temporary Easement (35-T1), and a 0.013-acre Temporary Easement (35-T2) from Top World Legacy, LLC, an Ohio limited liability company (Parcel 35); and,

WHEREAS, the Project requires that the City obtain a 0.180-acre Warranty Deed with Reservation of Access (36-WD), a 0.028-acre Sewer Easement (36-S), a 0.025-acre Temporary Easement (36-T1), and a 0.014-acre Temporary Easement (36-T2) from Pia Truman and Colombo Cautela, Widower (Parcel 36); and,

WHEREAS, the Project requires that the City obtain a 0.218-acre Warranty Deed with Reservation of Access (37-WD), a 0.019-acre Sewer Easement (37-S), a 0.030-acre Temporary Easement (37-T1), and a 0.021-acre Temporary Easement (37-T2) from Carlo Cautela (Parcel 37); and,

WHEREAS, the Project requires that the City obtain a 0.693-acre Warranty Deed with Reservation of Access (39-WD) from the Estate of Richard M. Gilbert and the Estate of Evelyn Gilbert (Parcel 39); and,

WHEREAS, the Project requires that the City obtain a 0.431-acre Warranty Deed with Reservation of Access (9-WD), a 0.009-acre Sewer Easement (9-S), a 0.043-acre Slope Easement (9-SL), a 0.017-acre Utility Easement (9-U1), a 0.143-acre Utility Easement (9-U2), a 0.432-acre Temporary Easement (9-T1), and a 0.099-acre Temporary Easement (9-T2) from Rush Creek Investors LLC (Parcel 9); and,
ORDINANCE NO. 20-2019

WHEREAS, the Project requires that the City obtain a 0.045-acre Warranty Deed with Reservation of Access (14-WD), a 0.040-acre Temporary Easement (14-T1), a 0.106-acre Temporary Easement (14-T2), and a 0.005-acre Temporary Easement (14-T3) from Geldhill Family Limited Partnership (Parcel 14); and,

WHEREAS, the Project requires that the City obtain a 0.082-acre Warranty Deed with Reservation of Access (21-WD), a 0.124-acre Temporary Easement (21-T), and a 0.044-acre Utility Easement (21-U) from Worthington Galena, LLC (Parcel 21);

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. Council considers it necessary and declares its authorization to appropriate, for the public purpose of constructing a roadway project which shall be open to the public without charge, the property and easements from the property owners identified above, and in the table attached hereto as Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is described in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties identified in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action required.
ORDINANCE NO. 20-2019

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington Ohio.

Passed ___________________

_____________________________
President of Council

Attest

_____________________________
Clerk of Council
### Exhibit A

<table>
<thead>
<tr>
<th>Property Owner(s)</th>
<th>Address</th>
<th>Franklin County Parcel No.</th>
<th>Acreage / Interest</th>
<th>Appraisal Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Morris Montgomery</td>
<td>431 E Wilson Bridge Rd</td>
<td>100-002697-00</td>
<td>10-WD (0.505 acre)</td>
<td>$190,000.00</td>
</tr>
<tr>
<td>Shereen Hashmi</td>
<td>439 E Wilson Bridge Rd</td>
<td>100-002692-00</td>
<td>11-WD1 (0.021 acre), -WD2 (0.023 acre), -S (0.011 acre), -T1 (0.021 acre), -T2 (0.031 acre)</td>
<td>$14,364.00</td>
</tr>
<tr>
<td>Mary Ann Ondecko Tom Lochner (dower)</td>
<td>445 E Wilson Bridge Rd</td>
<td>100-002696-00</td>
<td>12-WD (0.017 acre), -T (0.024 acre)</td>
<td>$11,892.00</td>
</tr>
<tr>
<td>Anheuser-Busch Commercial Strategy</td>
<td>Worthington-Galena Rd</td>
<td>100-002422-00</td>
<td>16-WD (2.452 acre), -S1 (0.077 acre), -S2 (0.053 acre), -U (0.744 acre), -T (0.134 acre)</td>
<td>$387,814.00</td>
</tr>
<tr>
<td>MayFam Reality</td>
<td>7100 Huntley Rd</td>
<td>100-002112-00</td>
<td>24-WD (0.257 acre), -U (0.196 acre), -T (0.059 acre)</td>
<td>$69,133.00</td>
</tr>
<tr>
<td>Lakeview Commercial Properties LLC</td>
<td>733 Lakeview Plaza Blvd</td>
<td>100-005934-00</td>
<td>25-WD (0.059 acre), -T (0.044 acre)</td>
<td>$26,968.00</td>
</tr>
<tr>
<td>Estate of Hester Dysert</td>
<td>Worthington-Galena Rd</td>
<td>n/a</td>
<td>30-WD (0.579 acre)</td>
<td>$300.00</td>
</tr>
<tr>
<td>6969 Worth-Galena, LLC</td>
<td>6969 Worthington-Galena Rd</td>
<td>100-002444-00, 100-002592-00</td>
<td>33-WD (0.433 acre), -T (0.089 acre)</td>
<td>$26,904.00</td>
</tr>
<tr>
<td>Top World Legacy, LLC</td>
<td>7045 Worthington-Galena Rd</td>
<td>100-002698-00</td>
<td>35-WD1 (0.166 acre), -WD2 (0.088 acre), -S1 (0.027 acre), -S2 (0.004 acre), -T1 (0.021 acre), -T2 (0.013 acre)</td>
<td>$55,058.00</td>
</tr>
<tr>
<td>Pia Truman Colombo Cautela (life estate)</td>
<td>7059 Worthington-Galena Rd</td>
<td>100-002703-00</td>
<td>36-WD (0.180 acre), -S (0.028 acre), -T1 (0.025 acre), -T2 (0.014 acre)</td>
<td>$65,088.00</td>
</tr>
<tr>
<td>Carlo Cautela</td>
<td>7069 Worthington-Galena Rd</td>
<td>100-002690-00</td>
<td>37-WD (0.218 acre), -S (0.019 acre), -T1 (0.030 acre), -T2 (0.021 acre)</td>
<td>$65,256.00</td>
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<tr>
<td>Estates of Richard &amp; Evelyn Gilbert</td>
<td>E Wilson Bridge Rd</td>
<td>n/a</td>
<td>39-WD (0.693 acre)</td>
<td>$300.00</td>
</tr>
<tr>
<td>Rush Creek Investors, LLC</td>
<td>438 E Wilson Bridge Rd</td>
<td>100-005932-00</td>
<td>9-WD (0.431 acre), -S (0.009 acre), -SL (0.043 acre), -U1 (0.017 acre), -U2 (0.143 acre), -T1 (0.432 acre), -T2 (0.099 acre)</td>
<td>$135,723.00</td>
</tr>
<tr>
<td>Geldhill Family Limited Partnership</td>
<td>7099 Huntley Rd</td>
<td>100-000085-00</td>
<td>14-WD (0.045 acre), -T1 (0.040 acre), -T2 (0.106 acre), -T3 (0.005 acre)</td>
<td>$15,660.00</td>
</tr>
<tr>
<td>Worthington Galena, LLC</td>
<td>7057-7079 Huntley Rd</td>
<td>100-002463-00, 100-002684-00</td>
<td>21-WD (0.082 acre), -T (0.124 acre), -U (0.044 acre)</td>
<td>$24,976.00</td>
</tr>
</tbody>
</table>
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 9-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of
record in Instrument Number 201601050000819, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for existing CR 84/CR 78 and being 94.24 feet right of centerline of proposed right-
of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way for CR 84, the following courses:
EXHIBIT A

LPA RX 851 WD

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 26.15 feet, to a point, located on existing centerline of right-of-way station 11+32.49 for CR 84 and being 11.88 feet left of centerline of proposed right-of-way and construction station 361+96.35 for CR 64;

thence North 49 Degrees 18 Minutes 10 Seconds West, a distance of 40.00 feet, to an iron pin set at the intersection of the northerly existing right-of-way line of CR 64 with the westerly existing right-of-way line of CR 84, being the southeasterly corner of said Rush Creek Investors tract and an interior corner to the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, located 32.68 feet left of centerline of proposed right-of-way and construction station 361+63.15 for CR 64 and being the True Point of Beginning;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly existing right-of-way line, the northerly line of said 0.871 acre tract, and southerly line of said Rush Creek Investors tract, a distance of 648.49 feet, to an iron pin set at a corner common to said Rush Creek Investors tract and the 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801110005084, the northwesterly corner of said 0.871 acre tract, and the northeasterly corner of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 30.00 feet left of centerline of proposed right-of-way and construction station 355+17.29 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with the line common to said Rush Creek Investors and 400-406 East Wilson Bridge Road tracts, a distance of 48.29 feet, to an iron pin set on the northerly proposed right-of-way line of CR 64, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 135.97 feet, to an iron pin set, located 78.00 feet left of centerline of proposed right-of-way and construction station 356+48.00 for CR 64;

South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;
EXHIBIT A

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 423.83 feet, to an iron pin set at a point of curvature, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

with the arc of a curve to the right, having a central angle of 05 Degrees 38 Minutes 51 Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a chord that bears South 83 Degrees 47 Minutes 47 Seconds East, to an iron pin set on the westerly existing right-of-way line of CR 84 and easterly line of said Rush Creek Investors tract, located 53.00 feet left of centerline right-of-way station 361+75.23 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 23.99 feet, to the True Point of Beginning, containing 0.431 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

0.097 E
SPLIT
0.431 AC
OUT OF
(100)
005932

Packet Page # 285
Item 7.H. Page 10 of 135
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

Parcels 9-S
FRA-CR 84-1.36

Perpetual Easement to Construct and Maintain a Sewer
In the Name and For the Use of the
City of Worthington, Franklin County, Ohio

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the westerly existing right-of-way line of CR 84, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+75.23 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 05 Degrees 38 Minutes 51 Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a chord that bears North 83 Degrees 47 Minutes 47 Seconds West, to an iron pin set at a point of tangency, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;
thence North 89 Degrees 13 Minutes 55 Seconds East, across said Rush Creek Investors tract, a distance of 87.54 feet, to a point on said westerly existing right-of-way line and the easterly line of said Rush Creek Investors tract, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 12.89 feet, to the **Point of Beginning**, containing 0.009 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

**EVANS, MECHWART, HAMBLETON & TILTON, INC.**

John C. Dodgion  
Professional Surveyor No. 8069
An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set on the northerly proposed right-of-way line of CR 64 at a point of curvature, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36
EXHIBIT A

LPA RX 875 SL

Northeast Gateway”, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Rush Creek Investors tract with said northerly proposed right-of-way line, a distance of 200.83 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 03 Degrees 22 Minutes 42 Seconds East, a distance of 7.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

South 86 Degrees 45 Minutes 45 Seconds East, a distance of 200.83 feet, to a point, located 61.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

South 85 Degrees 39 Minutes 53 Seconds East, a distance of 27.18 feet, to a point, located 60.50 feet left of centerline of proposed right-of-way and construction station 361+26.00 for CR 64;

South 88 Degrees 31 Minutes 37 Seconds East, a distance of 62.28 feet, to a point on the westerly existing right-of-way line of CR 84 and easterly line of said Rush tract, located 67.00 feet left of centerline of proposed right-of-way and construction station 361+83.13 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 3.50 feet, to the intersection of said line with the northerly line of a proposed sewer easement acquired as Parcel 9-S, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 89 Degrees 13 Minutes 55 Seconds West, with said sewer easement, a distance of 87.54 feet, to the Point of Beginning, containing 0.043 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 9-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC
by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way
line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract
evered to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number
201801050005084, acquired as Parcel 9-WD of right-of-way plans Titled “FRA-CR 84-1.36
Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and
construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance
of 14.08 feet, to a point, located 92.00 feet left of centerline proposed right-of-way station
355+10.49 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 70.51 feet, to a point,
located 92.00 feet left of centerline proposed right-of-way station 355+81.00 for CR 64;
EXHIBIT A

LPA RX 887 T

North 40 Degrees 05 Minutes 39 Seconds East, a distance of 73.60 feet, to a point,
located 151.00 feet left of centerline proposed right-of-way station 356+25.00 for CR 64;

North 57 Degrees 26 Minutes 17 Seconds East, a distance of 49.41 feet, to a point,
located 180.00 feet left of centerline proposed right-of-way station 356+65.00 for CR 64;

North 41 Degrees 15 Minutes 18 Seconds East, a distance of 57.01 feet, to a point,
located 225.00 feet left of centerline proposed right-of-way station 357+00.00 for CR 64;

South 48 Degrees 44 Minutes 42 Seconds East, a distance of 57.01 feet, to a point,
located 190.00 feet left of centerline proposed right-of-way station 357+45.00 for CR 64;

South 43 Degrees 11 Minutes 08 Seconds West, a distance of 39.05 feet, to a point,
located 160.00 feet left of centerline proposed right-of-way station 357+20.00 for CR 64;

South 49 Degrees 45 Minutes 00 Seconds East, a distance of 50.00 feet, to a point,
located 130.00 feet left of centerline proposed right-of-way station 357+60.00 for CR 64;

South 38 Degrees 04 Minutes 31 Seconds West, a distance of 79.06 feet, to a point,
located 65.00 feet left of centerline proposed right-of-way station 357+15.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 53.00 feet, to a point,
located 65.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 5.00 feet, to a point, located
60.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 132.00 feet, to a point on the
westerly line of a proposed slope easement, acquired as Parcel 9-S of said right of way plans,
located 60.00 feet left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence South 03 Degrees 22 Minutes 42 Seconds West, with said slope easement line, a
distance of 7.00 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet
left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way
line, the following courses:

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 223.00 feet, to an iron pin
set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;
EXHIBIT A

LPA RX 887 T

Exhibit B - 011

North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the Point of Beginning, containing 0.432 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/2018
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 9-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A CURB, GRADING AND DRIVE REMOVAL
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at a corner common to said Rush Creek Investors tract and remainder of the tract conveyed to Hester F. Dysart by deed of record in Deed Book 2711, Page 118, being on the westerly existing right-of-way line of CR 84, acquired as Parcel 30-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 30.00 feet left of centerline existing right-of-way station 13+32.50 for CR 64 (reference a ¼ inch pipe located 30.18 feet left of existing centerline of right-of-way station 13+32.49 for CR 84);

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 49 Degrees 18 Minutes 10 Seconds West, a distance of 80.00 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+32.50 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 22.50 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+55.00 for CR 84;
EXHIBIT A

North 85 Degrees 41 Minutes 50 Seconds East, a distance of 60.81 feet, to a point, located 67.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

South 49 Degrees 18 Minutes 10 Seconds East, a distance of 37.00 feet, to a point on said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, located 30.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, a distance of 65.50 feet, to the **Point of Beginning**, containing 0.099 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]

11/20/2017

Exhibit B - 013
EXHIBIT A

LPA RX 883 U

Ver. Date 11/17/2017

PARCEL 9-U1
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its
successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace,
enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles,
anchor, guys, supporting structures, conductors, conduits service pedestals, grounding systems,
foundations, manholes, transformers, devices and associated equipment as it may deem
appropriate, adding thereto from time to time, on lands situated in Quarter Township 2,
Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington,
County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC
by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way
line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract
conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number
201801050005084, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36
Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and
construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance
of 12.57 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and
construction station 355+10.65 for CR 64;
EXHIBIT A

thence on over and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 56.35 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 8.50 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 15.00 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 4.00 feet, to a point on said northerly proposed right-of-way line, located 78.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly proposed right-of-way line, a distance of 69.97 feet, to the Point of Beginning, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Packet Page # 297
EXHIBIT A

LPA RX 883 U

Ver. Date 02/09/2018

PARCEL 9-U2
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.

The first paragraph(s) must be fully customized for the particular LPA and LPA utility type (gas, water, electric, multi-purpose, etc.).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract of land conveyed to G&I IX E Wilson Bridge LLC by deed of record in Instrument Number 201701270013930, acquired as Parcel 9-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 10.06 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 355+10.93 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 140.79 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 356+51.72 for CR 64;
EXHIBIT A

LPA RX 883 U

South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to a point, located 63.00 feet left of centerline proposed right-of-way and construction station 356+80.72 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 447.35 feet, to a point on the westerly line of an existing Columbia Gas of Ohio gas line easement conveyed by deed of record in Official Record 31150D06, located 63.45 feet left of centerline proposed right-of-way and construction station 361+25.96 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, across said Rush Creek Investors tract with said existing easement line, a distance of 12.87 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet left of centerline proposed right-of-way and construction station 361+18.99 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 22 Minutes 43 Seconds, a radius of 807.77 feet, an arc length of 19.43 feet, a chord length of 19.43 feet on a chord that bears North 85 Degrees 55 Minutes 51 Seconds West, to a point of tangency, located 53.00 feet left of centerline proposed right-of-way and construction station 361+00.83 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 423.83 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way and construction station 356+77.00 for CR 64;

North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way and construction station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the Point of Beginning, containing 0.143 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 883 U

Page 3 of 3
Rev. 09/12

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/18
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 10-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) and left and right side of the
centerline or proposed right-of-way and construction of Worthington-Galena Road South
(County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the
City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as
recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of
record in Deed Book 2634, Page 391, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument
box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-
of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and 15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 and 62.22 feet right of centerline of proposed right-of-way and construction station 213+29.03 for CR 84 S (reference a 3/4 inch iron pipe located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 84 S), being the **True Point of Beginning**;

thence South 27 Degrees 41 Minutes 33 Seconds West, with the line common to said Montgomery and Hashmi tracts, a distance of 258.14 feet, to a common corner thereof being on a northerly line of a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 41.03 feet right of centerline of proposed right-of-way and construction station 210+89.59 for CR 84 S (reference a 5/8 inch iron pipe located 41.10 feet right of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said Montgomery and Cautela tracts, a distance of 87.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 31.47 feet left of centerline of proposed right-of-way and construction station 210+42.86 for CR 84 S;
thence North 25 Degrees 00 Minutes 06 Seconds East, with the line common to said Montgomery and Adams tracts, a distance of 253.15 feet, to a common corner thereof, on the southerly line of said remainder tract, and on the southerly existing right-of-way line of CR 64, located 36.26 feet left of centerline of proposed right-of-way and construction station 213+11.67 for CR 84 S and 40.00 feet right of centerline of proposed right-of-way and construction station 355+57.13 for CR 64 (reference a 5/8 inch iron pipe located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77);

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line and northerly line of said Montgomery tract, a distance of 100.00 feet, to the True Point of Beginning, containing 0.505 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002697.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 021
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 11-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of
Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed
right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR
84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin
County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages
47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of
record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 84 S and a line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo
Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 11-WD2
of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 43.00 feet right of
centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence with said easterly proposed right-of-way line on the arc of a curve to the left,
having a central angle of 07 Degrees 21 Minutes 39 Seconds, a radius of 543.00 feet, an arc
length of 69.76 feet, a chord length of 69.71 feet on a chord that bears North 32 Degrees 27
Minutes 41 Seconds East, to a point, located 43.00 feet right of centerline right-of-way station
211+55.00 for CR 84 S;
thence on, over, and across said Hashmi tract, with an easterly proposed storm sewer easement line for CR 84 S, the following courses:

thence South 61 Degrees 13 Minutes 09 Seconds East, a distance of 7.00 feet, to a point, located 50.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 64;  

with the arc of a curve to the right, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears South 32 Degrees 13 Minutes 36 Seconds West, to a point on the line common to said Hashmi and Cautela tracts, located 50.00 feet right of centerline right-of-way station 210+94.86;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 8.31 feet, to the Point of Beginning, containing 0.011 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 023
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 11-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Hashmi tract and a tract of land conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, acquired as Parcel 11-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 31 Degrees 37 Minutes 14 Seconds West, with said common line, a distance of 7.95 feet, to a point, located 52.00 feet right of centerline proposed right-of-way station 358+00.68 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Hashmi tract, a distance of 137.91 feet, to a point on said southerly proposed right-of-way, located 52.00 feet right of centerline proposed right-of-way station 356+62.77 for CR 64;

thence with said southerly proposed right-of-way line, the following courses:
EXHIBIT A

LPA RX 887 T

North 63 Degrees 35 Minutes 40 Seconds East, a distance of 14.09 feet, to an iron pin set, located 45.00 feet right of centerline proposed right-of-way station 356+75.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 129.44 feet, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

State of Ohio

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

Pine Ridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 84 S and a line common to said Hashmi tract and a tract of land conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, acquired as Parcel 10-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 53.00 feet right of centerline of proposed right-of-way and construction station 212+92.90 for CR 84 S;

thence on, over, and across said Hashmi tract, the following courses:

South 21 Degrees 07 Minutes 41 Seconds West, a distance of 101.90 feet, to a point, located 48.00 feet right of centerline of proposed right-of-way and construction station 212+00.00 for CR 84 S;

South 16 Degrees 14 Minutes 50 Seconds West, a distance of 56.17 feet, to a point, located 58.00 feet right of centerline of proposed right-of-way and construction station 211+50.00 for CR 84 S;
EXHIBIT A

LPA RX 887 T

South 30 Degrees 07 Minutes 21 Seconds West, a distance of 55.36 feet, to a point on the line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 11.80 feet, to a point on an easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence across said Hashmi tract with said proposed storm sewer easement line, the following courses:

with the arc of a curve to the left, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears North 32 Degrees 13 Minutes 36 Seconds East, to a point, located 50.00 feet right of centerline right-of-way station 211+55.00 for CR 84 S;

North 61 Degrees 13 Minutes 09 Seconds West, a distance of 7.00 feet, to a point on said easterly proposed right-of-way line, located 43.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 84 S;

thence with said easterly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 10 Degrees 57 Minutes 14 Seconds, a radius of 543.00 feet, an arc length of 103.81 feet, a chord length of 103.65 feet on a chord that bears North 23 Degrees 18 Minutes 14 Seconds East, to an iron pin set on the line common to said Hashmi and Montgomery tracts, located 43.00 feet right of centerline right-of-way station 212+50.59 for CR 84 S;

North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 47.07 feet, to the Point of Beginning, containing 0.031 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
EXHIBIT A

LPA RX 887 T

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]

11/29/2017
EXHIBIT A

LPA RX 851 WD

Rev. 06/09

VER. DATE 11/17/2017

PID 95516

ParcEl 11-WD1
FRA-CR 84-1.36
All Right, Title and Interest in Fee Simple
In the Following Described Property
Without Limitation of Existing Access Rights
In the Name and For the Use of the
City of Worthington, Franklin County, Ohio

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:
EXHIBIT A

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 100.45 feet, to a point, located on existing centerline of right-of-way station 258+06.96 and being 15.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a corner common to said Hashmi tract and a 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a 3/4 inch iron pipe with a “3352” cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64) and being the True Point of Beginning;

thence South 31 Degrees 37 Minutes 14 Seconds West, with the line common to said Hashmi and Ondecko tracts, a distance of 5.68 feet, to an iron pin set on the southerly proposed right-of-way line of CR 64, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence across said Hashmi tract with said southerly proposed right-of-way line, the following courses:

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 129.44 feet, to an iron pin set, located 45.00 feet right of centerline of proposed right-of-way and construction station 356+75.00 for CR 64;

South 63 Degrees 35 Minutes 40 Seconds West, a distance of 31.29 feet, to an iron pin set on the line common to said Hashmi tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, located 60.54 feet right of centerline of proposed right-of-way and construction station 356+47.85 for CR 64;
thence North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 22.54 feet, to the common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 (reference a ¾ inch iron pipe with a “3352” cap found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64);

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly existing right-of-way line, said southerly line, and the northerly line of said Hashmi tract, a distance of 150.00 feet, to the True Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are ¾ inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

09/18/2017

Packet Page # 313

Exhibit B - 031

Ordinance 20-2019 Exhibit B
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 11-WD2
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-
EXHIBIT A

LPA RX 851 WD

of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and being 15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a point on the southerly existing right-of-way line of CR 64, being a corner common to said Hashmi tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 (reference a 3/4 inch iron pipe with a “3352” cap found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64);

thence South 27 Degrees 41 Minutes 33 Seconds West, along the line common to said Hashmi and Montgomery tracts, a distance of 84.35 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84 S, located 43.00 feet right of centerline of proposed right-of-way and construction station 212+50.59 for CR 84 S and being the True Point of Beginning;

thence with said easterly proposed right-of-way line being an arc of a curve to the right, having a central angle of 18 Degrees 18 Minutes 53 Seconds, a radius of 543.00 feet, an arc length of 173.57 feet, a chord length of 172.83 feet on a chord that bears South 26 Degrees 59 Minutes 04 Seconds West, to an iron pin set on the line common to said Hashmi tract and a tract of land conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 43.00 feet right of centerline right-of-way station 210+90.76;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said Hashmi and Cautela tracts, a distance of 2.34 feet, to a corner common to said Hashmi and Montgomery tracts, located 41.03 feet right of centerline of proposed right-of-way and construction station 210+89.59 for CR 64 (reference a 5/8 inch iron pipe located 41.10 feet right of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);
EXHIBIT A

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hence North 27 Degrees 41 Minutes 33 Seconds East, with the line common to said Hashmi and Montgomery tracts, a distance of 173.79 feet, to the True Point of Beginning, containing 0.023 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

07/8/2017

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Exhibit B - 034

Item 7.H. Page 41 of 135
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 12-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Mary Ann Ondeko by deed of record in Instrument Number 200410280248947, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Ondeko tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 12-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 86 Degrees 37 Minutes 12 Seconds East, across said Ondeko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on the line common to said Ondeko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence South 35 Degrees 17 Minutes 00 Seconds West, with said common line and the line common to said Ondeko tract and the 0.754 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01, a distance of 8.25 feet, to a point, located 52.00 feet right of centerline of proposed right-of-way and construction station 359+49.66 for CR 64;
EXHIBIT A

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thence North 86 Degrees 37 Minutes 12 Seconds West, across said Ondecoko tract, a distance of 148.97 feet, to a point on the line common to said Ondecoko and Hashmi tracts, located 52.00 feet right of centerline of proposed right-of-way and construction station 358+00.68 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 7.95 feet, to the Point of Beginning, containing 0.024 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHIT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

Rev. Date 11/17/2017

PARCEL 12-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline
survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR
84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of
Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.754 acre tract conveyed to Mary Ann Ondenko by deed of record in
Instrument Number 200410280248947, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:
EXHIBIT A

LPA RX 851 WD

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 31 Degrees 28 Minutes 39 Seconds, a radius of 300.00 feet, an arc length of 164.82 feet, a chord length of 162.75 feet on a chord that bears North 60 Degrees 40 Minutes 02 Seconds West, to a point, located on existing centerline of right-of-way station 259+60.89 for CR 84 and being 19.75 feet right of centerline of proposed right-of-way and construction station 359+60.77 for CR 64;

thence South 13 Degrees 35 Minutes 39 Seconds West, a distance of 20.57 feet, to an iron pin set at a corner common to said Ondecko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 359+57.13 for CR 64 and being the True Point of Beginning (reference a ½ inch iron pipe with a “3352” cap found, located 45.06 feet right of centerline of proposed right-of-way and construction station 359+46.03 for CR 64);

thence South 35 Degrees 17 Minutes 00 Seconds West, with the line common to said Ondecko and City of Worthington tracts, a distance of 5.89 feet, to an iron pin set on the southerly proposed right-of-way line of CR 84, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Ondecko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on a line common to said Ondecko tract and a 0.734 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 5.68 feet, to a common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a ½ inch iron pipe with a “3352” cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64);
thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line, and the northerly line of said Ondecko tract, a distance of 150.00 feet, to the True Point of Beginning, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 14-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning, for Reference**, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;
EXHIBIT A

thence with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57 Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline existing right-of-way station 266+51.82 for CR 78 and 7.49 feet right of centerline proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and a corner common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.22 for CR 78 and being the True Point of Beginning;

thence North 86 Degrees 39 Minutes 50 Seconds West, with the line common to said Geldhill Family and Worthington Galena tracts, a distance of 16.03 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 38.50 feet left of centerline proposed right-of-way station 406+27.65 for CR 64;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears North 05 Degrees 27 Minutes 25 Seconds East, to an iron pin set, located 38.50 feet left of centerline right-of-way station 406+78.12;

North 00 Degrees 03 Minutes 42 Seconds West, a distance of 112.10 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 45.52 feet left of centerline proposed right-of-way station 407+90.00 for CR 64;

thence with said westerly existing right-of-way line and easterly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 25 Degrees 08 Minutes 54 Seconds, a radius of 370.00 feet, an arc length of 162.40 feet, a chord length of 161.10 feet on a chord that bears South 04 Degrees 07 Minutes 11 Seconds East, to the True Point of Beginning, containing 0.045 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 14-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning** at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, a southwesterly corner of the tract acquired as Parcel 14-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence North 86 Degrees 39 Minutes 50 Seconds West, with said common line, a distance of 22.75 feet, to a point, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence on, over, and across said Geldhill Family tract, the following courses:

North 06 Degrees 49 Minutes 09 Seconds East, a distance of 49.88 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;
EXHIBIT A

South 86 Degrees 28 Minutes 13 Seconds East, a distance of 16.00 feet, to a point, located 44.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;

North 00 Degrees 07 Minutes 54 Seconds East, a distance of 125.22 feet, to a point on the westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 51.42 feet left of centerline of proposed right-of-way and construction station 408+05.00 for CR 78;

thence with said westerly existing right-of-way line and said easterly line of said Geldhill Family tract, being the arc of a curve to the right, having a central angle of 02 Degrees 29 Minutes 46 Seconds, a radius of 370.00 feet, an arc length of 16.12 feet, a chord length of 16.12 feet on a chord that bears South 17 Degrees 56 Minutes 31 Seconds East, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 45.52 feet left of centerline of proposed right-of-way and construction station 407+90.00 for CR 78;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

South 00 Degrees 03 Minutes 42 Seconds East, a distance of 112.10 feet, to an iron pin set, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+78.12 for CR 78;

with the arc of a curve to the right, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears South 05 Degrees 27 Minutes 25 Seconds West, to the Point of Beginning, containing 0.040 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.
EXHIBIT A

John C. Dodgion
Professional Surveyor No. 8069

LPA RX 887 T

Page 3 of 3
Rev. 07/09

11/21/2017

Exhibit B - 045

Packet Page # 327
EXHIBIT A

PARCEL 14-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REMOVE A DRIVE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre and 0.322 acre tracts conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning at a point on the westerly existing right-of-way line of CR 78, as shown on the plat entitled “Dedication of Huntley Road” of record in Plat Book 39, Page 74, located 30.00 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

thence with said westerly existing right-of-way line and the easterly line of said Geldhill Family tract, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 38.24 feet, to a point, located 30.00 feet right of centerline of existing right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 19 Degrees 20 Minutes 48 Seconds, a radius of 370.00 feet, an arc length of 124.93 feet, a chord length of 124.34 feet on a chord that bears South 35 Degrees 15 Minutes 18 Seconds East, to a point, located 30.00 feet right of centerline of existing right-of-way station 264+14.20;
EXHIBIT A

thence on, over, and across said Geldhill tract, the following courses:

South 74 Degrees 37 Minutes 39 Seconds West, a distance of 32.16 feet, to a point, located 61.60 feet right of centerline of existing right-of-way station 264+07.46 for CR 78;

North 33 Degrees 14 Minutes 07 Seconds West, a distance of 148.02 feet, to a point, located 48.87 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

North 45 Degrees 04 Minutes 18 Seconds East, a distance of 18.87 feet, to the Point of Beginning, containing 0.106 acre, more or less, of which 0.00 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 14-T3
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

**Beginning** at a point on the easterly existing right-of-way line of CR 84, located 30.96 feet right of centerline of existing right-of-way station 9+38.05 for CR 84;

thence with said easterly existing right-of-way line and a northerly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 67 Degrees 03 Minutes 24 Seconds, a radius of 40.00 feet, an arc length of 46.81 feet, a chord length of 44.19 feet on a chord that bears South 89 Degrees 52 Minutes 29 Seconds East, to a point, located 62.18 feet right of centerline right-of-way station 9+69.33 for CR 84;

thence North 89 Degrees 52 Minutes 29 Seconds West, a distance of 44.19 feet, to the **Point of Beginning**, containing 0.005 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor’s Parcel Number 100-000085.

All references are to the records of the Recorder’s Office, Franklin County, Ohio, unless otherwise noted.
Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

STATE OF OHIO
11/20/2017
EXHIBIT A

LPA RX 851 WD

Ver. Date  11/17/2017

PARCEL  16-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-
of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of
Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military
Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire)
and re-recorded in Deed Book A, Page 21, being out of the 4.529 acre tract conveyed to
Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number
201702220025287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 78 and existing centerline of right-of-way of Wilson
Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley
Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00
for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence North 45 Degrees 10 Minutes 45 Seconds East, with said existing centerline of
right-of-way of CR 84, a distance of 72.86 feet, to a monument box with a 1 inch iron pin found
in said existing centerline at corner common to said Anheuser-Busch tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located on existing centerline of right-of-way station 10+72.86 for CR 84 and 37.60 feet right of centerline proposed right-of-way and construction station 361+62.57 for CR 64 and being the True Point of Beginning;

thence with said existing centerline of right-of-way of CR 84 and a westerly line of said Anheuser-Busch tract, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 33.48 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 and 222.70 feet left of centerline proposed right-of-way station 411+00.67 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 466.25 feet, to a point of deflection, located on existing centerline of right-of-way station 15+72.59 and 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

North 40 Degrees 36 Minutes 46 Seconds East, a distance of 293.99 feet, to a point on the southerly existing limited access right-of-way line of Interstate Route 270, located on vacated existing centerline of right-of-way station 81+74.73 and 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access right-of-way line and northerly line of said Anheuser-Busch tract, passing a ¾ inch iron pipe in concrete 32.27 feet, a distance of 36.60 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84, located 46.00 feet right of centerline proposed right-of-way station 417+95.82 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 91.97 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;
EXHIBIT A

LPA RX 851 WD

Page 3 of 3
Rev. 06/09

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to an iron pin set, located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 36.35 feet, to an iron pin set on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 58.00 feet right of centerline proposed right-of-way station 411+43.65 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 311.52 feet, to the True Point of Beginning containing 2.452 acre, more or less.

Of the above described 2.452 acre, 1.944 acre is from Auditor's Parcel Number 100-002422 with 0.542 acre being within the present road occupied and 0.508 acre is from Auditor's Parcel Number 610-296803 with 0.103 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 052
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 16-S1
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch
Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and
being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 78 and a line common to said Anheuser-Busch tract and a 2.312 acre tract of land
conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers
201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans
titled “FRA-CR 84-1.36 Northeast Gateway”, located 58 feet right of centerline of proposed
right-of-way and construction station 411+43.65 for CR 78;

thence across said Anheuser-Busch tract, with said westerly proposed right-of-way line,
the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set,
located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;
EXHIBIT A

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 112.13 feet, to a point, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence on, over and across said Anheuser-Busch tract with said proposed storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 16.46 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 5.00 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 102.06 feet, to a point on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 70.00 feet right of centerline proposed right-of-way station 411+47.94 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 12.74 feet, to the Point of Beginning containing 0.077 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002422.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 877 S

Rev. 06/09

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017

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EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 16-S2
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter
Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch
Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and
being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 78,
acquired as Parcel 16-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”,
located 44.00 feet right of centerline of proposed right-of-way and construction station
417+05.89 for CR 78;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point,
located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 210.89 feet, to a point,
located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;
EXHIBIT A

LPA RX 877 S

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, with said easterly proposed right-of-way line, a distance of 210.89 feet, to the Point of Beginning containing 0.053 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 610-296803.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017
EXHIBIT A

LPA RX 887 T

Ver. Date 02/09/2018

PARCEL 16-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO CONSTRUCT DRIVES AND PERFORM GRADING FOR 24 MONTHS FROM DATE OF ENTRY BY THE CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 with the southerly limited access right-of-way line of Interstate Route 270 and northerly line of said Anheuser tract, acquired as Parcel 16-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access line and Anheuser tract line, a distance of 14.02 feet, to a point, located 60.00 feet right of centerline proposed right-of-way station 417+96.54 for CR 84;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 21 Degrees 38 Minutes 52 Seconds West, a distance of 499.37 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 413+00.00 for CR 84;
EXHIBIT A

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 50.00 feet, to a point at a northeasterly corner of a proposed storm sewer easement line for CR 84, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 5.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 16.46 feet, to a point on said easterly proposed right-of-way line, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 93.11 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 15.00 feet, to a point at a southwesterly corner of a proposed storm sewer easement line for CR 84, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 210.89 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;
EXHIBIT A

thence North 22 Degrees 59 Minutes 45 Seconds East, with said easterly proposed right-of-way line, a distance of 91.97 feet, to the Point of Beginning containing 0.134 acre, more or less.

Of the above described 0.134 acre, 0.048 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied and 0.086 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 883 U

Ver. Date 11/17/2017

PARCEL 16-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.

COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287 and the remainder of the 166.937 tract conveyed to Anheuser-Busch Commercial Strategy by deed of record in Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said 4.529 acre tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 58.00 feet right of centerline of proposed right-of-way and construction station 411+43.65.96 for CR 78;
7.H. - Appropriation Authorization for Property and Easements - Northeast Gateway Project

Ordinance 20-2019 Exhibit B

EXHIBIT A

LPA RX 883 U

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thence on, over, and across said 4.529 acre tract with said easterly proposed right-of-way line, the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set, located 58.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 205.24 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

North 22 Degrees 59 Minutes 45 Seconds East, a distance of 91.97 feet, to an iron pin set on the northerly line of said 4.529 acre tract and southerly existing limited access right-of-way line of Interstate Route 270, being the southerly line of the perpetual highway easement conveyed as Parcel 6049 WL to the State of Ohio Department of Transportation, District 6, Delaware, Ohio, by deed of record in Deed Book 2640, Page 87, having an underlying ownership in the name of Zenith Holiday and Trading Corporation by deed of record in Deed Book 2335, Page 398, located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence with said northerly line and said limited access right-of-way line, the following courses:

South 72 Degrees 34 Minutes 36 Seconds East, a distance of 35.76 feet, to a point, located 81.71 feet right of centerline of proposed right-of-way and construction station 417+97.64 for CR 78;

South 87 Degrees 16 Minutes 58 Seconds East, a distance of 15.37 feet, to a point, located 96.35 feet right of centerline of proposed right-of-way and construction station 418+02.09 for CR 78;
EXHIBIT A

LPA RX 883 U

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thence on, over, and across said 166.937 and 4.529 acre tracts, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 100.80 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to a point, located 108.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 18.47 feet, to a point on the line common to said 4.529 and 2.312 acre tracts, located 108.01 feet right of centerline of proposed right-of-way and construction station 411+61.54 for CR 78;

North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 53.10 feet, to the Point of Beginning, containing 0.744 acre, more or less.

Of the above described 0.744 acre, 0.361 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied, 0.376 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied and .007 acre is from Auditor's Parcel Number 610-146441 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 21-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression "Grantor/Owner" includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and
construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat
made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36
Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC
by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley
Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00
for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of
curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57
Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a
chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline
EXHIBIT A

LPA RX 851 WD

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of existing right-of-way station 266+51.82 and 7.49 feet right of centerline of proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and corner common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.82 for CR 78 and being the True Point of Beginning;

thence with said westerly existing right-of-way line and the easterly line of said Worthington-Galena tract, the following courses:

with the arc of a curve to the right, having a central angle of 09 Degrees 30 Minutes 44 Seconds, a radius of 370.00 feet, an arc length of 61.43 feet, a chord length of 61.36 feet on a chord that bears South 13 Degrees 12 Minutes 38 Seconds West, to a point, located 26.25 feet left of centerline of proposed right-of-way and construction station 405+65.50 (reference a ¾ inch iron pipe located 26.23 feet left of centerline of proposed right-of-way and construction station 405+65.85 for CR 78);

South 17 Degrees 58 Minutes 00 Seconds West, (passing a ¾ inch iron pipe located 29.80 feet left of centerline of proposed right-of-way and construction station 404+23.50 for CR 78), a distance of 338.57 feet, to a corner common to said Worthington-Galena tract and a 5.091 acre tract of land conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 30.00 feet left of centerline of proposed right-of-way and construction station 402+24.13 for CR 78 (reference a 1 inch iron pipe located 30.31 feet left of centerline of proposed right-of-way and construction station 402+24.06 for CR 78;

thence North 86 Degrees 42 Minutes 21 Seconds West, with the line common to said Worthington-Galena and Huntley Corporate tracts, a distance of 4.91 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 34.78 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

North 16 Degrees 35 Minutes 35 Seconds East, a distance of 198.16 feet, to an iron pin set on an interior parcel line, located 39.50 feet left of centerline of proposed right-of-way and construction station 404+20.99 for CR 78;

South 86 Degrees 37 Minutes 24 Seconds East, with said interior parcel line, a distance of 1.03 feet, to an iron pin set, located 38.50 feet left of centerline proposed right-of-way station 404+21.25 for CR 78;
North 17 Degrees 58 Minutes 00 Seconds East, a distance of 67.89 feet, to an iron pin set at a point of curvature, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14 for CR 78;

with the arc of a curve to the left, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears North 12 Degrees 40 Minutes 32 Seconds East, to an iron pin set on the line common to said Worthington-Galena and Geldhill Family tracts, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+27.65 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 16.03 feet, to the True Point of Beginning, containing 0.082 acre, more or less.

Of the above described 0.082 acre, 0.049 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.033 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

Rev. 07/09

PID 95516

PARCEL 21-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, acquired as Parcel 21-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears South 12 Degrees 40 Minutes 32 Seconds West, to an iron pin set at a point of tangency, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14;
EXHIBIT A

LPA RX 887 T

South 17 Degrees 58 Minutes 00 Seconds West, a distance of 67.89 feet, to an iron pin set on an interior parcel line, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+21.25 for CR 78;

North 86 Degrees 37 Minutes 24 Seconds West, with said interior parcel line, a distance of 1.03 feet, to a point, located 39.50 feet left of centerline proposed right-of-way station 404+20.99 for CR 78;

South 16 Degrees 35 Minutes 35 Seconds West, a distance of 198.16 feet, to an iron pin set on the line common to said Worthington-Galena tract and a 5.091 acre tract conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 34.75 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence North 86 Degrees 42 Minutes 21 Seconds West, with said common line, a distance of 17.83 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 402+18.37 for CR 78;

thence on, over, and across said Worthington tract, the following courses:

North 17 Degrees 58 Minutes 00 Seconds East, a distance of 236.63 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

South 72 Degrees 02 Minutes 00 Seconds East, a distance of 6.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

North 15 Degrees 08 Minutes 07 Seconds East, a distance of 128.69 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;

North 79 Degrees 44 Minutes 19 Seconds West, a distance of 14.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;
EXHIBIT A

North 06 Degrees 49 Minutes 09 Seconds East, a distance of 33.02 feet, to a point on the line common to said Worthington-Galena and Geldhill Family tracts, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 22.75 feet, to the **Point of Beginning**, containing 0.124 acre, more or less.

Of the above described 0.124 acre, 0.056 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.068 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 070

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EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

PARCEL 21-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its
successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace,
enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles,
anchors, guys, supporting structures, conductors, conduits service pedestals, grounding systems,
foundations, manholes, transformers, devices and associated equipment as it may deem
appropriate, adding thereto from time to time, on lands situated in Quarter Township 2,
Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington,
County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]
South 16 Degrees 35 Minutes 35 Seconds West, with said westerly proposed right-of-way line, a distance of 147.04 feet, to a point, located 35.56 feet left of centerline of existing right-of-way and construction station 402+56.81 for CR 78;

North 73 Degrees 25 Minutes 39 Seconds West, a distance of 12.93 feet, to a point, located 48.49 feet left of centerline of existing right-of-way and construction station 402+56.50 for CR 78;

North 16 Degrees 34 Minutes 21 Seconds East, a distance of 147.04 feet, to a point, located 52.07 feet left of centerline of existing right-of-way and construction station 404+03.50 for CR 78;

thence South 73 Degrees 25 Minutes 39 Seconds East, a distance of 12.99 feet, to the **Point of Beginning**, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002684.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

**EVANS, MECHWART, HAMBLETON & TILTON, INC.**

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 24-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.

COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.336 tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Mayfam tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 24-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance of 45.49 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 409+29.41 for CR 78;
thence on, over, and across said Mayfam Realty tract, the following courses:

with the arc of a curve to the left, having a central angle of 08 Degrees 33 Minutes 39 Seconds, a radius of 651.00 feet, an arc length of 97.27 feet, a chord length of 97.18 feet on a chord that bears South 07 Degrees 48 Minutes 37 Seconds West, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 07 Minutes 45 Seconds West, a distance of 69.86 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 as shown on the plat entitled “EMCO Subdivision” of record in Plat Book 55, Page 4 as conveyed to Werstler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 91.10 feet right of centerline of proposed right-of-way and construction station 406+35.86 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 3.50 feet, to a point on the easterly line of a 45 foot exclusive pipeline easement conveyed to Sinclair Pipeline as shown on the plat entitled “Dedication of Huntley Road” of record in Plat Book 39, Page 74 (assigned to Columbia Gas of Ohio, Inc. by deed of record in Official Record 31150D06), located 87.60 feet right of centerline of proposed right-of-way and construction station 406+35.68 for CR 78;

thence on, over, and across said Mayfam Realty tract with the easterly line of said pipeline easement, the following courses:

with the arc of a curve to the left, having a central angle of 13 Degrees 20 Minutes 01 Seconds, a radius of 480.00 feet, an arc length of 111.70 feet, a chord length of 111.45 feet on a chord that bears North 06 Degrees 36 Minutes 29 Seconds East, to a point, located 80.58 feet right of centerline of proposed right-of-way and construction station 407+42.05 for CR 78;

North 39 Degrees 20 Minutes 56 Seconds West, a distance of 39.07 feet, to a point on said easterly proposed right-of-way line, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+70.68 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:
EXHIBIT A

LPA RX 883 U

North 03 Degrees 31 Minutes 47 Seconds East, a distance of 46.67 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the Point of Beginning, containing 0.196 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]
EXHIBIT A

LPA RX 887 T

Ver. Date 02/09/2018

PARCEL 24-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and
construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey
plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36
Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin
County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 2.336 acre tract conveyed to Mayfam Realty by deed of
record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 78 and a line common to said Mayfam Realty tract and a 2.312 acre tract conveyed to
7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and
201604140045692, the northeasterly corner of the tract, acquired as Parcel 24-WD of right-of-
way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 54.00 feet right of centerline of
existing right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance
of 6.06 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and
construction station 409+22.89 for CR 78;

thence South 05 Degrees 11 Minutes 21 Seconds West, across said Mayfam Realty tract,
a distance of 283.58 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 of
“EMCO Subdivision” of record on Plat Book 55, Page 4 conveyed to Westler Holdings, LLC by
deed of record in Instrument Number 201509010122986, located 60.00 feet right of centerline of
proposed right-of-way and construction station 406+34.16 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance
of 14.14 feet, to an iron pin set on said easterly proposed right-of-way line, located 45.89 feet
right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;
thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

North 11 Degrees 21 Minutes 17 Seconds East, a distance of 70.01 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

North 03 Degrees 31 Minutes 47 Seconds East, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the Point of Beginning, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

02/09/2018
EXHIBIT A

LPA RX 851 WD

Ver. Date 06/16/2017

PARCEL 24-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 2.336 acre tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11 (all references refer to the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)” and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

thence with the arc of a curve to the right, having a central angle of 12 Degrees 38 Minutes 00 Seconds, a radius of 400.00 feet, an arc length of 88.20 feet, a chord length of 88.02
feet on a chord that bears South 38 Degrees 36 Minutes 42 Seconds East, to a point, located on centerline right-of-way station 263+67.33 for CR 78 and 72.18 feet left of centerline proposed right-of-way and construction station 408+89.41 for CR 78;

thence North 57 Degrees 42 Minutes 18 Seconds East, a distance of 30.00 feet, to a point on the easterly existing right-of-way line of CR 78 and corner common to said Mayfam Realty tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located 49.90 feet left of centerline proposed right-of-way and construction station 409+07.98 for CR 78 and being the True Point of Beginning;

thence South 86 Degrees 39 Minutes 08 Seconds East, with the line common to said Mayfam Realty and 7200 Huntley Road tracts, a distance of 104.82 feet, to an iron pin set on the easterly proposed right-of-way line of CR 78, located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears South 07 Degrees 31 Minutes 32 Seconds West, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 21 Minutes 17 Seconds West, a distance of 70.01 feet, to an iron pin set on the line common to said Mayfam Realty tract and Lot 1 of “EMCO Subdivision” of record in Plat Book 55, Page 4 conveyed to Wrester Holdings, LLC by deed of record in Instrument Number 201509010122986, located 45.89 feet right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 8.33 feet, to the common corner thereof, being on said easterly existing right-of-way line, located 37.57 feet right of centerline of proposed right-of-way and construction station 406+32.85 for CR 78 (reference a ½ inch rebar located 38.84 feet right of centerline proposed right-of-way and construction station 406+33.01);

thence with said easterly existing right-of-way line and westerly line of said Mayfam Realty tract, with the arc of a curve to the left, having a central angle of 40 Degrees 01 Minutes 23 Seconds, a radius of 430.00 feet, an arc length of 300.37 feet, a chord length of 294.30 feet on
a chord that bears North 12 Degrees 17 Minutes 00 Seconds West, to the True Point of Beginning, containing 0.257 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 25-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63 and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across Lot 1 of Commercial Pointe – Worthington, a subdivision of record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties, LLC by deed of record in Instrument number 201003310038417, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 with the northerly existing limited access right-of-way line of Interstate Route 270 and southerly line of Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 421+71.64 for CR 84;

thence North 83 Degrees 47 Minutes 20 Seconds West with said limited access right-of-way line and southerly line of Lot 1, a distance of 8.01 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 421+71.96 for CR 84;

thence North 02 Degrees 52 Minutes 52 Seconds East, across said Lot 1, a distance of 238.55 feet, to a point on the westerly existing right-of-way line for CR 84, located 65.00 feet left of centerline proposed right-of-way station 424+12.00 for CR 84;
thence with said westerly existing right-of-way line, with the arc of a curve to the right, having a central angle of 23 Degrees 40 Minutes 37 Seconds, a radius of 20.00 feet, an arc length of 8.26 feet, a chord length of 8.21 feet on a chord that bears South 74 Degrees 16 Minutes 39 Seconds East, to an iron pin set on said westerly proposed right-of-way line, located 57.00 feet left of centerline right-of-way station 424+10.17 for CR 84;

thence with said westerly proposed right-of-way line, the following courses:

South 02 Degrees 51 Minutes 13 Seconds West, a distance of 226.80 feet, to an iron pin set, located 57.00 feet left of centerline proposed right-of-way station 421+83.37 for CR 84;

with the arc of a curve to the right, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears South 03 Degrees 31 Minutes 35 Seconds West, to the Point of Beginning, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

PARCEL 25-WD
FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression "Grantor/Owner" includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and
construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
"FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63
and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed
Book A, Page 21, being out of Lot 1 of Commercial Pointe – Worthington, a subdivision of
record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties LLC by
deed of record in Instrument Number 201003310038417 and being described as follows:

Beginning at the southeasterly corner of said Lot 1, being the intersection of the westerly
existing right-of-way line of CR 84 with the northerly existing limited access right-of-way line of
Interstate Route 270, located 46.33 feet right of centerline of proposed right-of-way and
construction station 421+71.22 for CR 84 (reference a ¾ inch iron pipe found, located 46.25 feet
left of centerline of proposed right-of-way and construction station 421+71.23 for CR 84);

thence North 83 Degrees 47 Minutes 20 Seconds West, with the line common to said Lot
1 and said limited access right-of-way line, a distance of 10.67 feet, to an iron pin set on the
westerly proposed right-of-way line of CR 84, located 57.00 feet left of centerline of proposed
right-of-way and construction station 421+71.64 for CR 84;
thence across Lot 1 with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears North 03 Degrees 31 Minutes 35 Seconds East, to an iron pin set, located 57.00 feet left of centerline right-of-way station 421+83.37 for CR 84;

North 02 Degrees 51 Minutes 13 Seconds East, a distance of 226.80 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 424+10.17 for CR 84;

thence with said westerly existing right-of-way line and easterly line of said Lot 1, the following courses:

with the arc of a curve to the right, having a central angle of 65 Degrees 34 Minutes 53 Seconds, a radius of 20.00 feet, an arc length of 22.89 feet, a chord length of 21.66 feet on a chord that bears South 29 Degrees 38 Minutes 54 Seconds East, to a point, located 45.36 feet left of centerline right-of-way station 423+91.90 for CR 84 (reference a ¾ inch iron pipe found, located 45.67 feet left of centerline right-of-way station 423+91.86 for CR 84);

South 03 Degrees 08 Minutes 32 Seconds West, a distance of 219.55 feet, to the True Point of Beginning, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.
This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
Exhibit A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 30-WD
FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a
centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled
“FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the
records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the tract conveyed to Hester F. Dysart by deed of record in Deed Book
2711, Page 118 and Deed Book 2276, Page 456, also being the perpetual highway easement
conveyed as Parcel 6046-1 to the State of Ohio as shown on right-of-way plan FRA-270-16.58N
on file with the Ohio Department of Transportation, District 6, Delaware, Ohio, of record in
Deed Book 2783, Page 329 (relinquished to Franklin County, Journal Entry Volume 35, Page
482, 03/30/1970), and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of CR 84 with the existing centerline of right-of-way of East Wilson
Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled
“East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of
right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station
261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and
construction station 361+12.29 for CR 64;
thence with said existing centerline of right-of-way and an easterly line of the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 226.16 feet, to a northeasterly corner of said 0.871 acre tract, located on existing centerline of right-of-way station 13+32.50 for CR 84 and being 154.09 feet left of centerline of proposed right-of-way and construction station 412+85.23 for CR 84 and being the True Point of Beginning;

thence North 49 Degrees 18 Minutes 10 Seconds West, with a northerly line of said 0.871 acre tract, a distance of 30.00 feet, to an iron pin set on the westerly existing right-of-way line of CR 84, being a corner common to said 0.871 acre tract and a 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, located 182.69 feet left of centerline proposed right-of-way station 412+94.33 for CR 84;

thence with said westerly existing right-of-way line and line common to said Dysart and Rush Creek tracts, the following courses:

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 183.36 feet, to an iron pin set, located 127.06 feet left of centerline proposed right-of-way station 414+69.05 for CR 84;

North 30 Degrees 36 Minutes 36 Seconds East, with the westerly line of said Parcel 6046-1, a distance of 318.91 feet, to an iron pin set on the southerly limited access right-of-way line for Interstate Route 270 (IR 270), being the southerly line of the perpetual highway easement conveyed as 6046 WL to the State of Ohio as shown on said right-of-way plan FRA-270-16.58N of record in Deed Book 2783, Page 329, having an underying fee ownership in the name of Hester F. Dysart by deed of record in Deed Book 2711, Page 118, located 83.39 feet left of centerline proposed right-of-way station 417+88.65 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said southerly limited access line and northerly line of said Parcel 6046-1, a distance of 92.99 feet, to a corner common to said Parcel 6046 WL and 6046-1 and a northwesterly corner of a 4.526 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, located 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;
thence with the easterly line of said Parcel 6046-1, the line common to said Dysart and Anheuser-Busch tracts, and said existing centerline of right-of-way, the following courses:

South 40 Degrees 36 Minutes 46 Seconds West, a distance of 293.99 feet, to a common corner, located 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

South 40 Degrees 41 Minutes 50 Seconds West, a distance of 240.09 feet, to the True Point of Beginning, containing 0.579 acre, more or less, of which 0.579 acre is within the present road occupied and does not have an Auditor's Parcel Number.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Packet Page # 370

Item 7.H. Page 95 of 135

Exhibit B - 088
EXHIBIT A

LPA RX 851 WD

Ver. Date 04/26/2018

Parcel 33-WD
FRA-CR 84-1.36
All right, title and interest in Fee simple
in the following described property
without limitation of existing access rights
in the name and for the use of the
City of Worthington, Franklin County, Ohio

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65 and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 3.485 acre tract conveyed to 6969 Worth-Galena, LLC by deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 941.75 feet, to a corner common to said 6969 Worth-Galena tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located on existing centerline of right-of-way station 0+58.25 for CR 84 and 74.11 feet right of centerline of proposed right-of-way and construction station 205+39.15 for CR 84 S, being the True Point of Beginning;
EXHIBIT A

LPA RX 851 WD

thence South 45 Degrees 10 Minutes 45 Seconds West, continuing along said existing centerline of right-of-way and easterly line of said 6969 Worth-Galena tract, a distance of 480.02 feet, to a magnetic nail set at a southeasterly corner common of said 6969 Worth-Galena tract, located on centerline of proposed right-of-way and construction station 200+84.40 for CR 84 S;

thence North 86 Degrees 07 Minutes 05 Seconds West, with the line common to said 6969 Worth-Galena tract being the northeasterly corner of the 0.481 acre tract conveyed to Community Bank Consulting of Ohio, Inc. by deed of record in Instrument Number 201604180046597, a distance of 37.96 feet, to a ¾ inch iron pipe found on the westerly existing right-of-way line of CR 84, located 28.52 feet left of centerline of proposed right-of-way and construction station 200+59.35 for CR 84 S;

thence North 45 Degrees 07 Minutes 28 Seconds East, across said 6969 Worth-Galena tract with said westerly existing right-of-way line, a distance of 222.93 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 28.73 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses:

North 44 Degrees 52 Minutes 32 Seconds West, a distance of 4.27 feet, to an iron pin set, located 33.00 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

North 43 Degrees 00 Minutes 41 Seconds East, a distance of 106.26 feet, to an iron pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 21 Degrees 43 Minutes 55 Seconds East, a distance of 86.81 feet, to an iron pin set at a point of curvature, located 33.00 feet left of centerline of proposed right-of-way and construction station 204+86.90 for CR 84 S;

with the arc of a curve to the left, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears North 20 Degrees 08 Minutes 42 Seconds East and chord length of 25.87 feet, to an iron pin set on the line common to said 6969 Worth-Galena and RSFI tracts, located 33.00 feet left of centerline right-of-way station 205+14.59;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 110.09 feet, to the to the True Point of Beginning, containing 0.433 acre, more or less.

Of the above described 0.433 acre, 0.281 acre is from Auditor's Parcel Number 100-002592 with 0.250 acre being within the present road occupied and 0.152 acre is from Auditor's Parcel Number 100-002444 with 0.066 acre being within the present road occupied.
EXHIBIT A

LPA RX 851 WD

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Packet Page # 373
Exhibit B - 091
Item 7.H. Page 98 of 135
EXHIBIT A

LPA RX 887 T

Ver. Date 04/26/2018

PARCEL 33-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65 and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 3.485 acre tract conveyed to 6969 Worth-Galena, LLC by deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S with the line common to said 6969 Worth-Galena tract and a tract of land conveyed to RSFJ Partners LLC by deed of record in Instrument Number 20000127001864, acquired as Parcel 33-WD of right-of-way plans Titled “FRA-CR 84-1.36 Northeast Gateway”, located 33.00 feet left of centerline of proposed right-of-way and construction station 205+14.59 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses and distances:

with the arc of a curve to the right, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears South 20 Degrees 08 Minutes 42 Seconds West and chord length of 25.87 feet, to an to an iron pin set at a point of tangency, located 33.00 feet left of centerline right-of-way station 204+86.90 for CR 84 S;

South 21 Degrees 43 Minutes 55 Seconds West, a distance of 86.81 feet, to an iron pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;
thence on, over, and across said 6969 Worth-Galen tract, the following courses:

North 57 Degrees 44 Minutes 11 Seconds West, a distance of 28.00 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 09 Degrees 45 Minutes 26 Seconds East, a distance of 94.52 feet, to a point on the line common to said 6969 Worth-Galen and RSFI tracts, located 80.00 feet left of centerline of proposed right-of-way and construction station 204+99.71 for CR 84 S;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 48.81 feet, to the Point of Beginning, containing 0.089 acre, more or less.

Of the above described 0.089 acre, 0.018 acre is from Auditor's Parcel Number 100-002592 with 0.000 acre being within the present road occupied and 0.071 acre is from Auditor's Parcel Number 100-002444 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 093

Packet Page # 375
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

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PARCEL 35-S1
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression "Grantor/Owner"
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by
deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed
to Pia Truman by deed of record in Instrument Numbers 201003010024312 and
201108080098306, acquired as Parcel 35-WD1 of right-of-way plans Titled "FRA-CR 84-1.36
Northeast Gateway", located 38.00 feet right of centerline of proposed right-of-way and
construction station 208+59.27 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance
of 12.22 feet, to a point on the easterly line of a proposed sewer easement for CR 84 S, located
50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for
CR 84 S;
thence with said proposed sewer easement, being the arc of a curve to the left, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears South 08 Degrees 13 Minutes 58 Seconds West, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFL Partners LLC by deed of record in Instrument Number 200001270018649, located 50.00 feet right of centerline right-of-way station 207+53.64 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.00 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 207+53.93 for CR 84 S;

thence with said easterly proposed right-of-way line, being the arc of a curve to the right, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears North 08 Degrees 06 Minutes 09 Seconds East, to the Point of Beginning, containing 0.027 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

[Signature]

11/20/2017

STATE OF OHIO

[Seal]

Registerd

Surveyor

[Seal]
EXHIBIT A

LPA RX 877 S

Rev. 06/09

Ver. Date 11/17/2017

PID 95516

PARCEL 35-S2
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER IN THE NAME AND FOR THE USE OF THE CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of the westerly existing right-of-way line of CR 84 and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as Parcel 35-WD2 of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.99 feet, to a point, located 33.00 feet left of centerline of proposed right-of-way and construction station 3+23.57 for CR 84 S Connector;

thence on over and across said Top World Legacy tract, the following courses:
EXHIBIT A

North 57 Degrees 29 Minutes 36 Seconds East, a distance of 45.18 feet, to a point on the westerly existing right-of-way line of CR 84, located 29.30 feet left of centerline of proposed right-of-way and construction station 3+77.07 for CR 84 S Connector;

South 45 Degrees 07 Minutes 28 Seconds West, with said westerly existing right-of-way line, a distance of 35.47 feet, to the Point of Beginning, containing 0.004 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A  

LPA RX 887 T  

Ver. Date  11/17/2017  

PARCEL 35-T1  
FRA-CR 84-1.36  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  

[Surveyor’s description of the premises follows]  

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

**Beginning** at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as Parcel 35-WD1 of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 8.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 207+55.57 for CR 84 S;

thence North 05 Degrees 33 Minutes 44 Seconds East, across said Top World Legacy tract, a distance of 96.91 feet, to a point on the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, located 49.00 feet left of centerline of proposed right-of-way and construction station 208+44.14 for CR 84 S;
EXHIBIT A

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 11.14 feet, to an iron pin set on said westerly proposed right-of-way line, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 07 Degrees 24 Minutes 56 Seconds West, with said westerly proposed right-of-way line, a distance of 97.08 feet, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017

Exhibit B - 099

Packet Page # 381

Item 7.H. Page 106 of 135
EXHIBIT A

PARCEL 35-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of an easterly proposed storm sewer easement line of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 35-S1 of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 5.10 feet, to a point, located 55.00 feet right of centerline of proposed right-of-way and construction station 208+62.94 for CR 84 S;

thence South 09 Degrees 27 Minutes 42 Seconds West, across said Top World Legacy tract, a distance of 97.38 feet, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 53.00 feet right of centerline of proposed right-of-way and construction station 207+53.57 for CR 84 S;
thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 3.00 feet, to a point on said easterly proposed storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 207+53.64 for CR 84 S;

thence with said easterly proposed storm sewer easement line, being the arc of a curve to the right, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears North 08 Degrees 13 Minutes 58 Seconds East, to the Point of Beginning, containing 0.013 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

STATE OF OHIO

Authorized

11/04/2017

Exhibit B - 101
EXHIBIT A

LPA RX 851 WD

Rev. 06/09

Ver. Date 11/17/2017

PARCEL 35-WD1
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORThINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers
201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 and 335.85 feet right of centerline of proposed right-of-way and construction station 210+43.62;

thence North 86 Degrees 42 Minutes 15 Seconds West, along the line common to said Top World Legacy and Truman tracts, a distance of 314.49 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84 S, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S being the True Point of Beginning;

thence across said Top World Legacy tract with said westerly proposed right-of-way line, being the arc of a curve to the left, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears South 08 Degrees 06 Minutes 09 Seconds West, to an iron pin set on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 38.00 feet right of centerline right-of-way station 207+53.93 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 76.01 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR 84 S;

thence North 07 Degrees 24 Minutes 56 Seconds East, with said westerly proposed right-of-way line, a distance of 97.08 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 77.18 feet, to the True Point of Beginning, containing 0.166 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 851 WD

Page 3 of 3
Rev. 06/09

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

0.097 G
SPLIT
0.160 AC
OUT OF
100
002698
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 35-WD2
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression “Grantor/Owner” includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of
record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing
centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the
existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown
in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75
(1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing
centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of
proposed right-of-way and construction station 361+12.29 for CR 64;
EXHIBIT A

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 for CR 84 being the True Point of Beginning;

thence South 45 Degrees 10 Minutes 45 Seconds West, continuing with said existing centerline of right-of-way and the easterly line of said Top World Legacy tract, a distance of 130.00 feet, to a corner common to said Top World Legacy tract and a 0.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located on centerline existing right-of-way station 3+67.85 for CR 84 and 0.21 feet right of centerline of proposed right-of-way and construction station 3+67.86 for CR 84 S Connector;

thence North 86 Degrees 42 Minutes 43 Seconds West, with the line common to said Top World Legacy and RSFI Partners tracts, a distance of 39.32 feet, to a point on the westerly existing right-of-way line for CR 84, located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector and 29.27 feet left of centerline of existing right-of-way station 3+41.60 for CR 84 (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 45 Degrees 07 Minutes 28 Seconds East, across said Top World Legacy tract with said westerly existing right-of-way line, a distance of 129.90 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 29.39 feet left of centerline of existing right-of-way station 4+71.50 for CR 84;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 39.48 feet, to the True Point of Beginning, containing 0.088 acre, more or less, of which 0.088 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 36-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the
Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached
Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and
201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 84 S and the line common to said Truman tract and a 1.213 acre tract conveyed to Carlo
Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-WD
of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet right of
centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance
of 13.11 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located
50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for
CR 84 S;
thence across said Truman tract with said storm sewer easement line, with the arc of a curve to the left, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears South 20 Degrees 54 Minutes 54 Seconds West, to a point on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 50.00 feet right of centerline right-of-way station 208+61.83 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 12.22 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears North 20 Degrees 26 Minutes 12 Seconds East, to the Point of Beginning, containing 0.028 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 36-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;
thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 372.15 feet, to a corner common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located on existing centerline of right-of-way station 6+27.85 for CR 84 and 359.95 feet right of centerline of proposed right-of-way and construction station 211+44.09 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with the line common to said Truman and Cautela tracts, a distance of 371.41 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 38.00 feet right of centerline right-of-way station 209+69.20 for CR 84 S and being the True Point of Beginning;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears South 20 Degrees 26 Minutes 12 Seconds West, to an iron pin set on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 38.00 feet right of centerline right-of-way station 208+59.27 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 77.18 feet, to an iron pin set on the westerly proposed right-of-way line of said CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 14 Degrees 20 Minutes 48 Seconds East, with said westerly proposed right-of-way line across said Truman tract, a distance of 98.71 feet, to an iron pin set on the line common to said Truman and Cautela tracts, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 88.14 feet, to the True Point of Beginning, containing 0.180 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."
EXHIBIT A

LPA RX 851 WD

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 36-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, acquired as Parcel 36-WD of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 11.14 feet, to a point, located 49.00 feet left of centerline of proposed right-of-way and construction station 208+44.14 for CR 84 S;

thence North 14 Degrees 02 Minutes 43 Seconds East, across said Truman tract, a distance of 98.62 feet, to a point on the line common to said Truman tract an a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 55.00 feet left of centerline of proposed right-of-way and construction station 209+33.42 for CR 84 S;
EXHIBIT A

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 11.67 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 14 Degrees 20 Minutes 48 Seconds West, across said Truman tract with said westerly proposed right-of-way line, a distance of 98.71 feet, to the Point of Beginning, containing 0.025 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 36-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows].

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the
Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached
Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and
201108080098306, and being described as follows:

Beginning at the intersection of the easterly proposed storm sewer easement line of CR
84 S and the line common to said Truman tract and a 1.213 acre tract of land conveyed to Carlo
Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-S of
right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of
centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance
of 3.29 feet, to a point, located 53.00 feet right of centerline of proposed right-of-way and
construction station 209+76.49 for CR 84 S;

thence South 19 Degrees 56 Minutes 17 Seconds West, across said Truman tract, a
distance of 101.10 feet, to a point on the line common to said Truman tract and a 0.914 acre tract
conveyed to Top World Legacy, LLC by deed of record in Instrument Number
201302260032420, located 55.00 feet right of centerline of proposed right-of-way and
construction station 208+62.94 for CR 84 S;
hence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 5.10 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

hence across said Truman tract with said storm sewer easement line, with the arc of a curve to the right, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears North 20 Degrees 54 Minutes 54 Seconds East, to the Point of Beginning, containing 0.014 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 877 S

Ver. Date 11/17/2017

PARCEL 37-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the
within described real estate. Grantor/Owner herein retains the right to use said real estate for
any and all other purposes provided that such use does not interfere with nor impair the
exercise of the easement herein granted (as used herein, the expression “Grantor/Owner”
includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way
and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as
shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County,
Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru
50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter
Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as
demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A,
Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in
Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line
of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen
Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-WD
of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 43.00 feet right of
centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance
of 8.31 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located
50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for
CR 84 S;

thence across said Cautela tract with said storm sewer easement line, the following
courses:

with the arc of a curve to the right, having a central angle of 01 Degrees 58 Minutes 27
Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a
EXHIBIT A

LPA RX 877 S

Rev. 06/09

7.H. - Appropriation Authorization for Property and Easements - Northeast Gateway Project

Ordinance 20-2019 Exhibit B

chord that bears South 36 Degrees 39 Minutes 35 Seconds West, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+77.63 for CR 84 S;

South 37 Degrees 38 Minutes 49 Seconds West, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+64.43 for CR 84 S;

with the arc of a curve to the left, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears South 32 Degrees 31 Minutes 23 Seconds West, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 50.00 feet right of centerline right-of-way station 209+74.99 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 13.11 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 35 Degrees 52 Minutes 56 Seconds East, across said Cautela tract with said westerly proposed right-of-way line, a distance of 114.98 feet, to the Point of Beginning, containing 0.019 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

11/20/2017

Packet Page # 400

Item 7.H. Page 125 of 135
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 37-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 37-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 11.67 feet, to a point, located 55.00 feet left of centerline of proposed right-of-way and construction station 209+33.42 for CR 84 S;

thence across said Cautela tract, the following courses:

North 20 Degrees 53 Minutes 56 Seconds East, a distance of 52.02 feet, to a point, located 59.00 feet left of centerline of proposed right-of-way and construction station 209+80.00 for CR 84 S;
EXHIBIT A

LPA RX 887 T

North 36 Degrees 06 Minutes 59 Seconds East, a distance of 56.31 feet, to a point on the line common to said Cautela tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 53.84 feet left of centerline of proposed right-of-way and construction station 210+30.41 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.44 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 210+35.73 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears South 28 Degrees 42 Minutes 02 Seconds West, to the Point of Beginning, containing 0.030 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Exhibit B - 120
EXHIBIT A

LPA RX 887 T

Ver. Date 11/17/2017

PARCEL 37-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

**Beginning** at the intersection of the easterly proposed storm sewer easement line of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-S of right-of-way plans titled “FRA-CR 84-1.36 Northeast Gateway”, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.80 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence South 37 Degrees 24 Minutes 43 Seconds West, across said Cautela tract, a distance of 117.01 feet, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 53.00 feet right of centerline of proposed right-of-way and construction station 209+76.49 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 3.29 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;
EXHIBIT A

thence across said Cautela tract with said storm sewer easement line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears North 32 Degrees 31 Minutes 23 Seconds East, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+64.43 for CR 84 S;

North 37 Degrees 38 Minutes 49 Seconds East, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+77.63 for CR 84 S;

with the arc of a curve to the left, having a central angle of 01 Degrees 58 Minutes 27 Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a chord that bears North 36 Degrees 39 Minutes 35 Seconds East, to the Point of Beginning, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

Ver. Date 11/17/2017

PARCEL 37-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 84 S;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 242.15 feet, to a corner common to said Cautela tract and a 0.725 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01,
located on existing centerline of right-of-way station 7+57.85 for CR 84 and 401.96 feet right of centerline of proposed right-of-way and construction station 212+10.99 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the northerly line of said Cautela tract and the southerly lines of Capital Enterprises tract, the 0.754 acre tract conveyed Mary Ann Ondecko by deed of record in Instrument Number 200410280248947 and the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, passing a 5/8 inch iron pipe found at 268.62 feet, a distance of 396.28 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S and being the True Point of Beginning;

thence South 35 Degrees 52 Minutes 56 Seconds West, across said Cautela tract with said easterly proposed right-of-way, a distance of 114.98 feet, to an iron pin set on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 88.14 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears North 28 Degrees 42 Minutes 02 Seconds East, to an iron pin set on the line common to said Cautela tract and a 0.506 acre tract of land conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 44.00 feet left of centerline right-of-way station 210+35.73 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with the northerly line of said Cautela tract and the southerly lines of said Franca tract, the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391 and said Hashmi tract, passing a 5/8 inch iron pipe at 2.34 feet, a distance of 104.04 feet, to the True Point of Beginning, containing 0.218 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.
EXHIBIT A

LPA RX 851 WD

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069
EXHIBIT A

LPA RX 851 WD

VER. DATE  11/17/2017

PARCEL 39-WD

FRA-CR 84-1.36

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression “Grantor/Owner” includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor’s description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled “FRA-CR 84-1.36 Northeast Gateway” as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled “East Wilson Bridge Road Improvement Project 88-75 (1983)”, being in the line common to the 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407 and the 0.366 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2881, Page 324, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for existing CR 84/CR 78 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence North 45 degrees 10 minutes 45 seconds East, with said existing centerline of right-of-way for CR 84, with the easterly line of said 0.193 acre tract, the westerly line of said
EXHIBIT A

LPA RX 851 WD

0.366 acre tract, and a westerly line of the 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deeds of record in Instrument Number 201604140045690 and 201604140045692, a distance of 72.86 feet to a point (reference a monument box with a 1 inch pin found, located 0.03 feet left of centerline of existing right-of-way station 10+72.74 for CR 84 and 37.68 feet right of centerline of proposed right-of-way and construction station 361+62.46 for CR 64) at a northeasterly corner of said 0.193 acre tract, a northwesterly corner of said 2.312 acre tract, a southwesterly corner of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record in Instrument Number 201702220025287, and the southeasterly corner of said remainder tract, located on existing centerline of right-of-way station 10+72.46 for CR 84 and being 37.60 feet right of centerline of proposed right-of-way and construction station 361+62.57 for CR 64 and being the True Point of Beginning;

thence North 86 degrees 37 minutes 12 seconds West, with the southerly line of said remainder tract, the northerly line of said 0.193 acre tract, the southerly right-of-way line of East Wilson Bridge Road, the northerly line of the 0.754 acre tract conveyed to Mary Ann Ondeko by deed of record in Instrument Number 200410280248947, the northerly line of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, the northerly line of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, the northerly line of the 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012, as Amended by deed of record in Instrument Number 201512090172720, the northerly line of the 0.005 acre tract conveyed to City of Worthington by deed of record in Deed Book 3785, Page 769, and the northerly line of the 4.843 acre tract conveyed as Parcel I to RSFI Partners LLC by deed of record in Instrument Number 200001270018649 (reference a 3/4 inch iron pipe with a “3352” found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64; a 3/4 inch iron pipe with a “3352” found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64; a 5/8 inch iron pipe found, located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77 for CR 64; a 3/4 inch iron pipe found, located 40.35 feet right of centerline of proposed right-of-way and construction station 354+50.74 for CR 64); a total distance of 1196.53 feet to an iron pin set at the northwesterly corner of said 4.834 acre tract, the southwesterly corner of said remainder tract, and in the easterly line of the 1.64 acre tract conveyed to the State of Ohio by deed of record in Deed Book 1984, Page 252, located 36.97 feet right of centerline of proposed right-of-way and construction station 349+61.05 for CR 64;

thence North 03 degrees 22 minutes 48 seconds East, with the westerly line of said remainder tract and the easterly line of said 1.64 acre tract, a distance of 25.00 feet to a magnetic nail set at a common corner thereof, in the existing centerline of East Wilson Bridge Road, and a southerly line of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 12.00 feet right of centerline of proposed right-of-way and construction station 349+62.25 for CR 64;
thence South 86 degrees 37 minutes 12 seconds East, with the northerly line of said remainder tract and partly with said centerline, the southerly line of said 0.756 acre tract, and a southerly line of the 0.871 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, a distance of 1218.87 feet to a magnetic nail set at a corner common to said remainder tract and said 0.871 acre tract and in the westerly line of said 4.529 acre tract, also on the centerline of Worthington-Galena Road, located on existing centerline of right-of-way station 11+06.39 for CR 84;

thence with said centerline, the easterly line of said remainder tract, and said westerly line, the following courses and distances:

South 40 degrees 41 minutes 50 seconds West, a distance of 0.05 feet, to an angle point in said centerline, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

South 45 degrees 10 minutes 45 seconds West, a distance of 33.48 feet, to the True Point of Beginning, containing 0.693 acre, more or less, of which 0.693 acre is within the present road occupied and is contained within Auditor's Parcel Number unknown.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  Professional Surveyor No. 8069
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: 05/01/2019
To: Matthew H. Greeson
From: Scott F. Bartter, Finance Director
Subject: Motion - Approve Sale of Surplus Property

EXECUTIVE SUMMARY
Staff is seeking approval of the sale of a Whitworth 2008 E-450 passenger bus for $6,300.

RECOMMENDATION
Motion to Approve the Sale

BACKGROUND/DESCRIPTION
A Parks and Recreation transit bus (#209) was scheduled to be replaced with the adoption of the 2018 Capital Improvement Program. The new bus was received in the first quarter of 2019, necessitating the sale of the bus that was replaced. The old bus is a Whitworth E-450 passenger bus with 62,626 miles. The old bus was listed on GovDeals, an online auction site utilized for the sale of surplus property. The winning bidder was Foundation Christian Academy, who came in with a bid of $6,300 – an amount that exceeded staff’s estimate – and triggered City Council approval under Section 111.09(b) of the Codified Ordinances.

Under Section 111.09(b) of the Codified Ordinances of the City of Worthington, City Council must approve the sale of a single item of surplus property with a value over $5,000. Staff is seeking approval from City Council prior to the transfer of title. Staff’s original estimate on the value of the bus was less than $5,000.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)
$6,300
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: May 1, 2019
To: Matthew H. Greeson
From: Daniel Whited
Subject: Permission to Advertise for Bids - Retrofitting Street Lights with LED Lamps

EXECUTIVE SUMMARY
In an effort to move toward a more sustainably minded infrastructure staff has investigated the viability of retrofitting our street lighting in the Central Business District with LED lamps.

RECOMMENDATION
Motion authorizing the advertisement for bids.

BACKGROUND/DESCRIPTION
Over the past year, extensive research has been done to determine the viability of LED lighting in our Central Business District. This project is driven by the desire to move all aspects of Public Service into a more sustainable realm. A byproduct of this retrofit will be savings in our power bill, and reduced energy consumption.

The project requires the rewiring and retrofitting of specialized fixtures in each light post to accept the new LED bulbs. This requires installation of the fixtures from an electrical contractor. New globes to replace our aging existing globes will also be priced as part of the project.
STAFF MEMORANDUM
City Council Meeting – May 6, 2019

Date: April 30, 2019

To: Matthew H. Greeson, City Manager

From: Robyn Stewart, Assistant City Manager

Subject: Community Visioning – Facilitator Recommendations

EXECUTIVE SUMMARY
The three City Council members who volunteered to perform an initial screening of proposals will present their recommendations.

RECOMMENDATION
Council Members Foust, Kowalczyk, and Smith recommend the following firms be interviewed:

- Future iQ
- Jackson/Clark and Civil & Environmental Consultants (CEC)
- Planning NEXT
- Poggemeyer

BACKGROUND/DESCRIPTION
Council Members Foust, Kowalczyk, and Smith volunteered to review the ten proposals submitted by firms interested in providing facilitation services for the Community Visioning effort. Council Members Foust, Kowalczyk, and Smith developed a matrix to utilize in evaluating the proposals, based on the evaluation criteria included in the Request for Proposals. Based on these criteria, they recommend four firms for additional consideration through interviews.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)
Funds for facilitation services were not included in the 2019 Operating Budget, so an appropriation will need to be made once a firm is selected.

ATTACHMENTS
Evaluation Matrix
## PROJECT NAME - COMMUNITY VISIONING

### PROPOSAL GRADING

**Screening Committee Scorer:**

**Proposing Firm:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Technical Proposal Criteria Being Scored</th>
<th>Value</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Consultant experience with similar projects; Additional considerations on firm philosophy and facilitation processes</td>
<td>15 points</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>Qualifications of the members of the consultant team and anticipated fit and working relationship with the City: considerations on work experience in facilitation and community engagement</td>
<td>20 points</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>Demonstrated understanding of the project and the City's objective to develop a Community Vision for the future</td>
<td>30 points</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>Proposed project approach and the degree to which it offers a clear, comprehensive and collaborative process and achieves the public involvement aspirations of the City; Considerations include ability to be present and available</td>
<td>20 points</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>Proposer's effective allocation of time and resources (schedule &amp; cost); considerations on creativity in approach and identified outputs</td>
<td>15 points</td>
<td>0</td>
</tr>
</tbody>
</table>

\[ \text{Available Points / Total Points} = \frac{100 \text{ points}}{100} \]

\[ \text{Score} = 0 \]

**NOTES:**

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