

ORDINANCE NO. 12-2019

Accepting the Deed of Dedication for Additional
Right-of-Way at 181 East Wilson Bridge Road.

WHEREAS, Granby Place, LLC, during the approval of its proposed development of 181 East Wilson Bridge Road, agreed to grant to the City an additional fifteen feet of right-of-way necessary for construction of a future multi-use path; and,

WHEREAS, Granby Place, LLC has executed the attached Deed of Dedication granting the additional right of way.

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

SECTION 1. That the Council hereby accepts the Deed of Dedication from Granby Place, LLC for the additional right-of-way as more specifically described and shown on Exhibit "A" of the Deed of Dedication.

SECTION 2. That the Law Director is authorized to record the Deed of Dedication and to execute and deliver any and all documents that may be necessary in furtherance of the acceptance of the additional right-of-way.

SECTION 3. 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 April 1, 2019

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

Introduced March 18, 2019
P.H. April 1, 2019
Effective April 24, 2019

DEED OF DEDICATION


GRANBY PLACE, LLC, an Ohio limited liability company, whose tax mailing address is 470 Olde Worthington Rd Suite 100, Westerville, Ohio 43082 ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants to the **City of Worthington, Ohio**, a municipal corporation, whose tax mailing address is 6550 N. High Street, Worthington, Ohio 43085 ("Grantee"), the real property located in the City of Worthington, Franklin County, Ohio, containing approximately 0.076 acres that is legally described on the attached **Exhibit "A"**.

Prior Instrument Reference: Instrument # 201811190156776, Recorder's Office, Franklin County, Ohio.

This conveyance is subject to: (a) the lien of real estate taxes and assessments not yet due and payable; (b) zoning and building laws; and (c) all easements, conditions and restrictions of record.

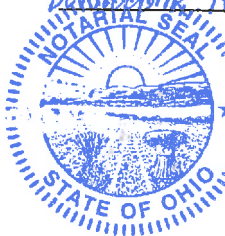
The Grantor has caused this Deed of Dedication to be executed this **27th day of February, 2019**.

GRANBY PLACE, LLC

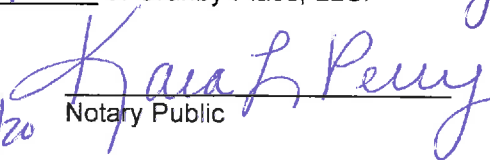
By: 
Name: Donald Kenney Jr
Title: MANAGER

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 27th day of February, 2019, by Donald Kenney Jr, the manager of Granby Place, LLC.



Kara L Perry
Notary Public, State of Ohio
MY COMMISSION EXPIRES 8/9/20


Notary Public

ACCEPTANCE BY CITY OF WORTHINGTON

The above dedication of property for public use was accepted by the City of Worthington, Ohio pursuant to Worthington Ordinance No. _____-2019.

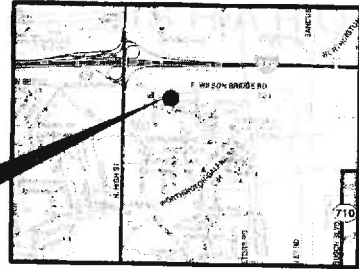
Law Director

This instrument prepared by: Tom Lindsey (0033165), Worthington Law Director, 374 Highland Avenue, Worthington, OH 43085 (614) 431-2424.

EXHIBIT "A"

0.076 Acre Exhibit

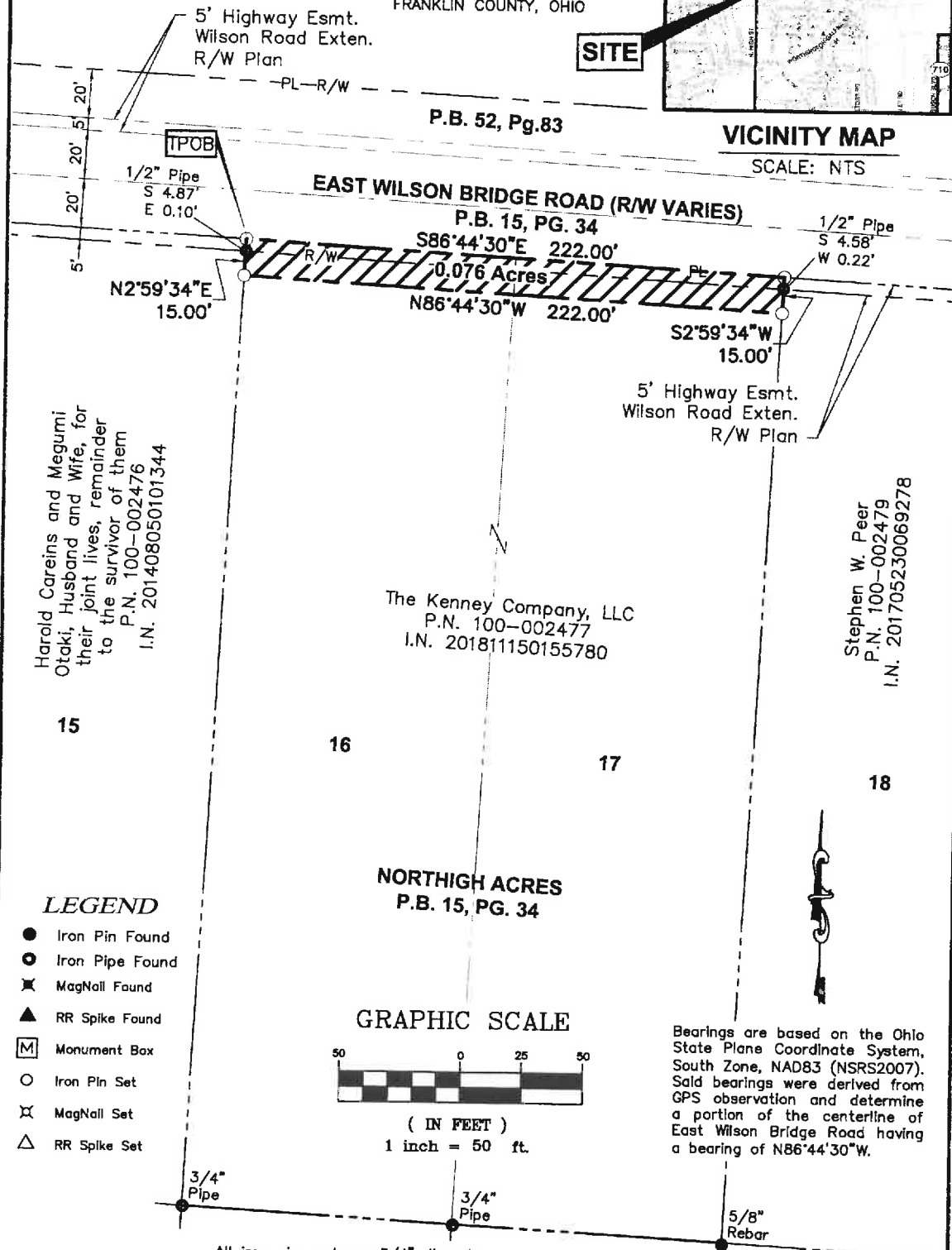
QUARTER TOWNSHIP 2,
TOWNSHIP 2, RANGE 18
UNITED STATES MILITARY DISTRICT
CITY OF WORTHINGTON, SHARON TWP.,
FRANKLIN COUNTY, OHIO



SITE

VICINITY MAP

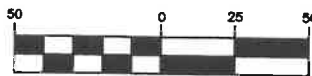
SCALE: NTS



LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- [M] Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of East Wilson Bridge Road having a bearing of N86°44'30"W.

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 11/26/18
Jonathan E. Phelps Date
Reg. No. 8241

DRAWN BY: JEP	JOB NO.: 18-0002-846
DATE: 11/26/2018	CHECKED BY: JEP



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

2: 18-0002-846\1\WG.PREPRODUCTION.DRAWING\SURVEY\1802-846.RW.Drop_MiscanE.dwg Layer:15 Nov 26, 2018 3:54:15pm ghelp

Granby Place

EXHIBIT "A"

LEGAL DESCRIPTION 0.076 ACRES

Situated in the State of Ohio, County of Franklin, City of Worthington, being in Quarter Township 2, Township 2, Range 18 in the United States Military District, and being part of Lots 16 and 17 of Northhigh Acres as recorded Plat Book 15, Page 34 as conveyed to The Kenney Company, LLC in Instrument Number 201811150155780 being more particularly described as follows:

Beginning at an iron pin set in the northwest corner of said Lot 16, the northeast corner of Lot 15 in Northhigh Acres as conveyed to Harold Careins and Megumi Otaki, Husband and Wife, for their joint lives, remainder to the survivor of them in Instrument Number 201408050101344, being in the south line of East Wilson Bridge Road (R/W Varies) as created in Northhigh Acres and being in the north line of a 5' wide highway easement as created in the Wilson Road Extension by the Franklin County Office of County Surveyor in 1928, and also being the **TRUE POINT OF BEGINNING** of the land herein described;

Thence with the north line of said Lots 16 and 17, the south line of East Wilson Bridge Road as created in Northhigh Acres and the north line of said 5' wide highway easement, **S 86° 44' 30" E, 222.00 feet** to an iron pin set at the northeast corner of said Lot 17 and the northwest corner of Lot 18 of Northhigh Acres as conveyed to Stephen W. Peer in Instrument Number 201705230069278;

Thence with the east line of said Lot 17 and the west line of said Lot 18 across said 5' wide highway easement, **S 02° 59' 34" W, 15.00 feet** to an iron pin set;

Thence across said Lots 16 and 17, **N 86° 44' 30" W, 222.00 feet** to an iron pin set in the west line of said Lot 16 and the east line of said Lot 15;

Thence with the west line of said Lot 16 and the east line of said Lot 15, **N 02° 59' 34" E, 15.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.076 acres**, more or less, being 0.026 acre right of way easement per the Wilson Road Extension.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter, 30" long pipe with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of East Wilson Bridge Road having a bearing of N86°44'30"W.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.

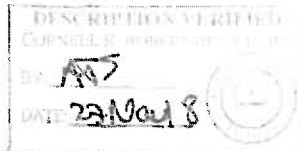
Split Rectangular Section
15.00ft East line
15.00ft West line
off of North line
out of
(100)
2477

Z:\18-0002-846\survey\0.076desc.doc



ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps 11/26/18
Jonathan E. Phelps, PS
Registration No. 8241



Granby Place