

ORDINANCE NO. 36-2020
(As Amended)

Granting a Non-Exclusive Easement to The Quikrete Companies, LLC and Authorizing the City Manager to Enter into an Easement Agreement to Allow for the Use of a Portion of the Huntley Bowl Park property.

WHEREAS, it is in the mutual interest of the City of Worthington and The Quikrete Companies, LLC (“Quikrete”) to ensure the continued commercial success and viability of Quikrete’s operations at 6225 Huntley Road, in the City of Worthington, Franklin County, Ohio; and,

WHEREAS, Quikrete is a long-term corporate resident of Worthington having been located at the Huntley Road site for over fifty years; and,

WHEREAS, trucks that seek ingress to the Quikrete site for purposes of shipping and receiving, often wait in the turn lane of Huntley Road immediately in front of Quikrete; and,

WHEREAS, Quikrete has proposed a site improvement plan that would include building a new entrance at the southwest corner of the Quikrete site from the access road to Huntley Bowl Park to eliminate the truck queue on Huntley Road and improve traffic safety; and,

WHEREAS, staff is recommending granting Quikrete a twenty-five year non-exclusive easement to use a portion of the Huntley Bowl Park property to construct the new entrance to the Quikrete site;

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

SECTION 1. That the Council of the City of Worthington does hereby grant a twenty-five year non-exclusive easement to The Quikrete Companies, LLC across to use a portion of the Huntley Bowl Park property as described in the attached Exhibit A to construct a new entrance to the Quikrete site on such terms and conditions as agreed upon by the City Manager, and approved to form by the Law Director.

SECTION 2. That the City Manager is hereby authorized to execute an easement agreement with The Quikrete Companies, substantially in the form attached hereto as Exhibit B.

SECTION 3. That the City Manager and Law Director are hereby authorized to take all actions, including the execution and recording of the easement agreement, necessary to effectuate the granting of the easement to The Quikrete Companies, LLC.

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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 October 5, 2020

/s/ Bonnie D. Michael
President of Council

Attest

/s/ D. Kay Thress
Clerk of Council

Introduced September 8, 2020
P.H. September 21, 2020
Tabled
P.H. October 5, 2020
Effective October 28, 2020



DESCRIPTION OF 0.115 ACRE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Worthington, Quarter Township 3, Township 2, Range 18, United States Military Lands, and being part of a 7.059 acre tract of land, conveyed to The City of Worthington, Ohio, of record in Official Record 05810G06, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.115 acre easement being more fully described herein;

BEGINNING FOR REFERENCE at a ¾" iron pipe found (P&L Syst) at a northeast corner of said 7.059 acre tract, the southeast corner of a 0.632 acre tract of land (Parcel 3) conveyed to The Quikrete Companies, Inc., of record in Official Record 10415F04, and in Instrument Number 200301090009360, and being on the west right-of-way line of Huntley Road;

Thence, North 86°52'52" West, a distance of 143.90 feet, with a north line of said 7.059 acre tract, and the south line of said 0.632 acre tract, to the **TRUE POINT OF BEGINNING**;

Thence, through said 7.059 acre tract, the following four (4) courses:

1. South 03°07'08" West, a distance of 18.00 feet, to a point;
2. North 86°52'52" West, a distance of 78.90 feet, to a point;
3. North 86°59'37" West, a distance of 199.68 feet, to a point;
4. North 03°00'23" East, a distance of 18.00 feet, to a point;

Thence, South 86°59'37" East, a distance of 199.70 feet, through said 7.059 acre tract, with the south line of a 0.636 acre tract of land (Parcel 2) conveyed to The Quikrete Companies, Inc., of record in Official Record 10415F04, and in Instrument Number 200301090009360, and with part of the south line of a 0.661 acre tract of land (Parcel 4) conveyed to The Quikrete Companies, Inc., of record in Official Record 10415F04, and in Instrument Number 200301090009360, to a point;

Thence, South 86°52'52" East, a distance of 78.91 feet, with a north line of said 7.059 acre tract, part of the south line of said 0.661 acre tract, and with part of the south line of said 0.632 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.115 acres, subject to all easements and documents of record.

For the purpose of this description the bearing of South 02°53'08" West as determined for the west right-of-way line of Huntley Road, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September 27 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in September, 2019.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Darrell B. Plummer 11/19/2019

Darrell B. Plummer, P.S.
Registered Surveyor No. 7595

Date

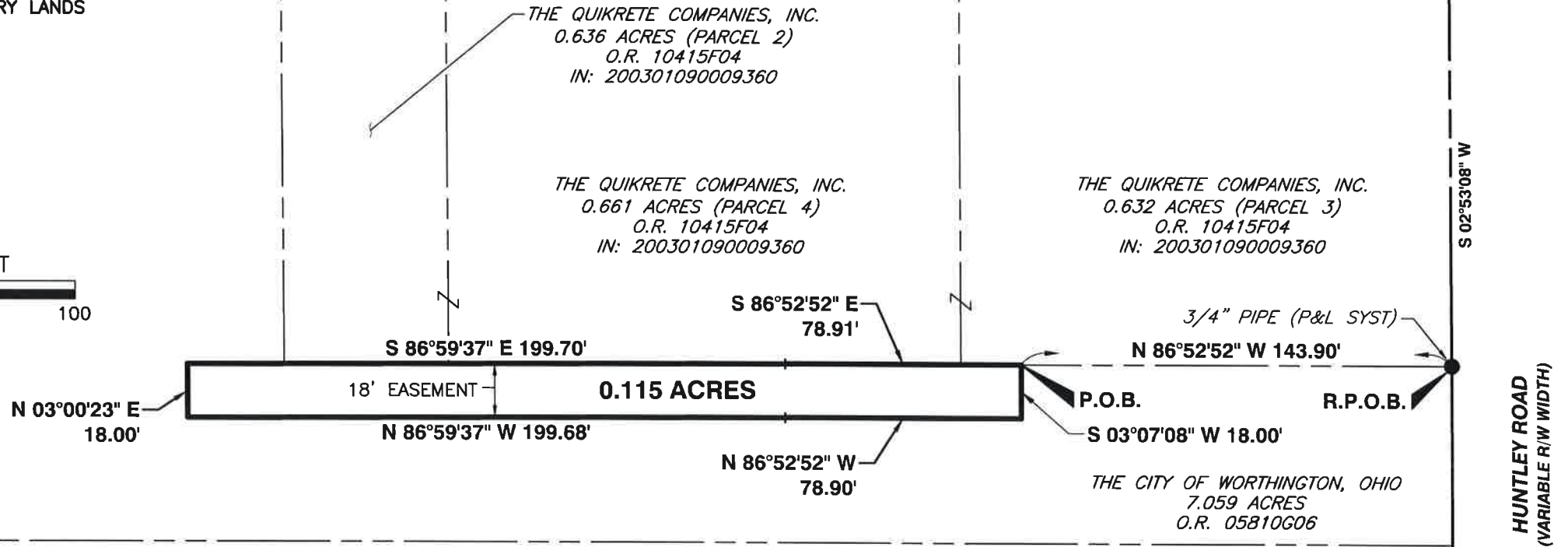
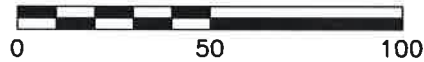
PLAT OF EASEMENT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WORTHINGTON,
 QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18,
 UNITED STATES MILITARY LANDS



NORTH

SCALE IN FEET



BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 02°53'08" WEST, AS DETERMINED FOR THE WEST RIGHT-OF-WAY LINE OF HUNTLEY ROAD, AS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER 27 OF THE YEAR 2019.

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

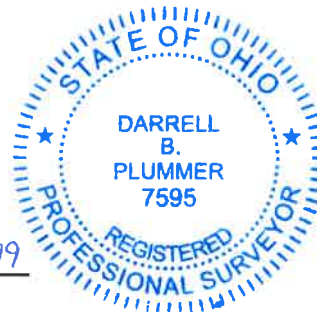
CERTIFICATION:

THE FOREGOING EASEMENT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2019.

Darrell B. Plummer 11/19/2019

DARRELL B. PLUMMER
 PROFESSIONAL LAND SURVEYOR NO. 7595

DATE



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

PLAT OF EASEMENT

DRAWN BY:	KAS	CHECKED BY:	DBP	APPROVED BY:	EXHIBIT:
DATE:	NOVEMBER 2019	DWG SCALE:	1"=50'	PROJECT NO:	194-047

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