

ORDINANCE NO. 20-061

AN ORDINANCE TO ACCEPT THE DEDICATION OF REAL PROPERTY FROM CANAL WINCHESTER LOGISTICS, LLC.

WHEREAS, Canal Winchester Logistics, LLC, is the owner of property located at 0 Winchester Boulevard identified as Parcel Number 184-001702 and which will be intended for public use as right-of-way of Winchester Boulevard; and,

WHEREAS, Canal Winchester Logistics, LLC desires to dedicate the 1.179-acre parcel of land to the City of Canal Winchester pursuant to a Tax Increment Financing Agreement that was approved as ordinance 19-024 that provides for the extension of Winchester Boulevard, with the parcel being used for right-of-way, water, and storm water purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Council does hereby accept the 1.179-acre parcel of land described in Exhibit A and depicted in Exhibit B for right-of-way purposes.

Section 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Canal Winchester Logistics, LLC, evidencing the acceptance of the parcel and the right-of-way dedication as authorized herein.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED 1/4/21

ATTEST Amanda M Jackson
CLERK OF COUNCIL

[Signature]
PRESIDENT OF COUNCIL
[Signature]
MAYOR

DATE APPROVED 1-5-2021

APPROVED AS TO FORM:
[Signature]
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Amanda M Jackson
Clerk of Council

LEGAL DESCRIPTION

1.179 Acres

Situated in the State of Ohio, county of Franklin, City of Canal Winchester, Section 25, Township 11, Range 21, Congress Lands and being all of the 1.179 acre tract (survey, 1.180 acres Auditor) known as Franklin County Auditor's parcel 184-001702 as conveyed to Gender/Thirty-three of record in Official Record Volume 27286, page D07 (all deed references refer to the records of The Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at F.C.G.S. Monument 2270 Reset located at the intersection of the northerly right-of-way line of Winchester Boulevard extended, also being the northerly line of said Section 25, with the centerline of Gender Road;

Thence North 85°45'23" West with said northerly right-of-way line and said northerly section line a distance of 1646.73 feet to an iron pin set at the northeasterly corner of the said 1.179 acre tract and at the northwesterly corner of a 0.629 acre tract as conveyed to City of Canal Winchester in Instrument Number 2016081809326 and on the southerly line of a 52.338 acre tract as conveyed to Gender/Thirty-three of record in Official Record Volume 11357, page F13 and Official Record Volume 11357, page F16, the said pin being the **True Point of Beginning** for the description;

Thence South 4°14'37" West with the easterly line of the said 1.179 acre tract and the westerly line of the said 0.629 acre tract a distance of 66.00 feet to a 13/16" pipe with EMH&T cap found at the southeasterly corner of the said 1.179 acre tract, at the southwesterly corner of the said 0.629 acre tract, at the northwesterly corner of a 2.679 acre tract of land conveyed to Winchester Park Commercial Condominium of record in C.B 275, Page 38 and Instrument Number 201902200019483, and at the northeasterly corner of a 11.280 acre tract of land conveyed to Phele Investment Properties of record in Instrument Number 201706150081040;

Thence North 85°45'23" West along the southerly line of the said 1.179 acre tract and the northerly line of the said 11.280 acre tract a distance of 778.26 feet to an iron pin set;

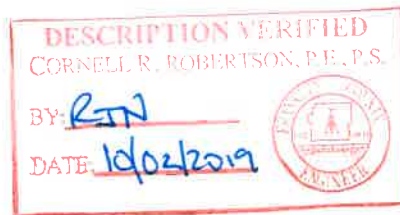
Thence North 4°14'37" East along the westerly line of the said 1.179 acre tract and the easterly line of the said 11.280 acre tract a distance of 66.00 feet to an iron pin set at the northwesterly corner of the said 1.179 acre tract, at a northeasterly corner of the said 11.280 acre tract, on the southerly line of the said 52.338 acre tract, and on the northerly line of said Section 25;

Thence South 85°45'23" East with the northerly line of the said 1.179 acre tract, the southerly line of the said 52.338 acre tract, and the northerly line of said Section 25 a distance of 778.26 feet to the **True Point of Beginning** and containing 1.179 acres of land more or less, being all of PID 184-001702.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

The basis of bearing is based on a bearing North 85°45'23" West for the southerly line of Section 24 as determined by GPS observation, based on NAD 83 (2011), Ohio State Plane South zone and post processed using an OPUS Solution.



0-046-C
ALLOF
(184)
001702



CESO, Inc.

Jeffrey A. Miller PS
Registered Surveyor No. 7211

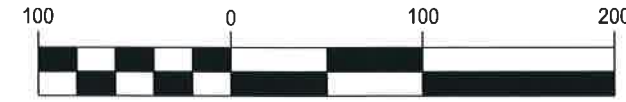
Date

[Handwritten signature] 8-6-19

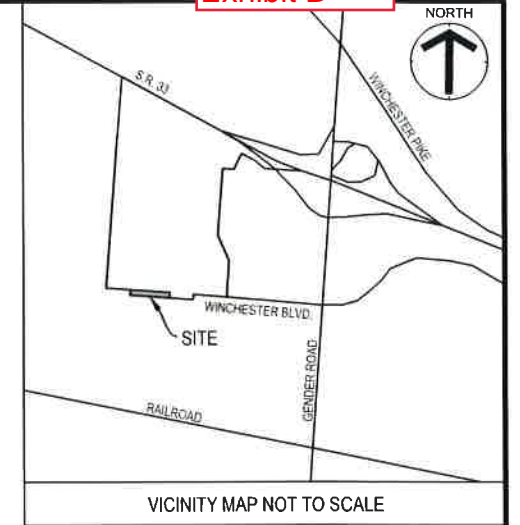
SURVEY OF ACREAGE PARCEL

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 25, TOWNSHIP 11, RANGE 21
CONGRESS LANDS

N

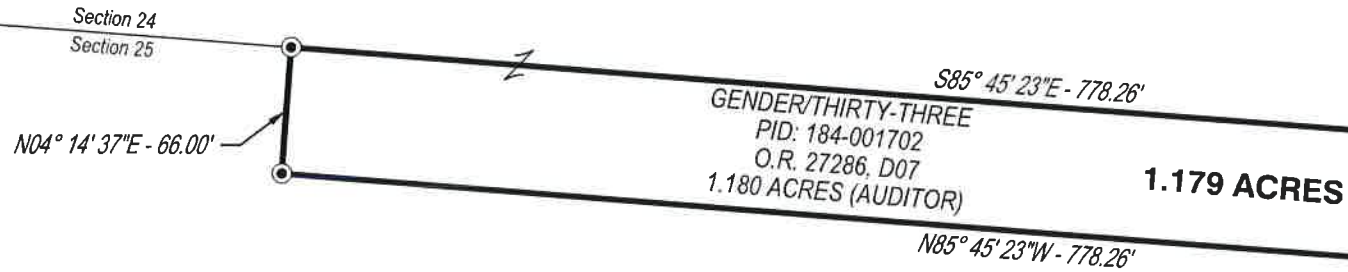


GRAPHIC SCALE (IN FEET)



VICINITY MAP NOT TO SCALE

GENDER/THIRTY-THREE
PID: 184-000532
O.R. 11357, F13
O.R. 11357, F16
52.338 ACRES (AUDITOR)



PHELE INVESTMENT PROPERTIES
PID: 184-000996
IN. 201706150081040
11.280 ACRES (AUDITOR)

CITY OF CANAL WINCHESTER
PID: 184-003242
IN. 201608180109326
0.629 ACRE

WINCHESTER PARK COMMERCIAL
CONDOMINIUM
PID: 184-003243
C.B. 275, PG. 38
IN. 201902200019483
2.679 ACRES

P.O.B.

S04° 14' 37" W - 66.00'

1 3/16" PIPE
(EMH&T CAP)

WINCHESTER BLVD.
PUBLIC - R/W VARIES

N 85° 45' 23" W 1646.73

GENDER ROAD

FCGS 2270
RESET

P.O.R.

BASIS OF BEARING:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A BEARING OF N85° 45' 23" W FOR THE SOUTHERLY LINE OF SECTION 24 AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.

LEGEND

- 5/8"x30" REBAR W/ YELLOW CAP STAMPED "CESO" SET
- ⊙ IRON PIPE FOUND
- ⊠ MONUMENT BOX FOUND



JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@cesoinc.com

DATE

SURVEY OF ACREAGE PARCEL

GENDER/THIRTY-THREE

WINCHESTER BLVD SECTION 25, TOWNSHIP 11, RANGE 21
CITY OF CANAL WINCHESTER FRANKLIN COUNTY, OHIO

SCALE: 1"=100' DATE: AUGUST 2019

DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 755691
DRAWN: JEK		SHEET NO.:
CHECKED: JAM		1 OF 1

Exhibit B