

City of Gahanna

200 South Hamilton Road Gahanna, Ohio 43230

Signature

Resolution: RES-0034-2024

File Number: RES-0034-2024

A RESOLUTION TO DECLARE THE NECESSITY AND INTENT TO APPROPRIATE REAL ESTATE FOR RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE WYNNE RIDGE COURT BRIDGE PROJECT

WHEREAS, right-of-way and temporary construction easements are needed from four parcels to construct the Wynne Ridge Bridge project; and

WHEREAS, while the City of Gahanna's authorized agents continue to negotiate with the registered property owners of these parcels, two properties presently have not been settled and it may be necessary to file appropriations to obtain the required right-of-way and temporary construction easements; and

WHEREAS, the City of Gahanna seeks to declare the necessity and intent to appropriate certain real estate in order to advance the improvements and construction project for the Wynne Ridge Court Bridge.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That this Council hereby declares the necessity and intent to appropriate certain real estate for right-of-way and temporary construction easements; said properties more particularly described within EXHIBITS A & B, attached hereto and made a part herein, pursuant to and in accordance with the Codified Ordinances of the City of Gahanna, Charter of the City of Gahanna, Constitution of the State of Ohio, and Chapter 719 and Chapter 163 of the Ohio Revised Code.

Section 2. That the City Attorney or the City Attorney's designee is hereby authorized and directed to cause a written notice of the adoption of this Resolution to be given to the owner(s), person(s), in possession of and person(s) having a real or possible interest of record in the premises described in EXHIBITS A & B, herein, and said notice shall be served by the City Attorney or the City Attorney's designee, who shall make return of said service of notice in the manner provided by law.

Section 3. That this Resolution shall be in full force and effect upon passage by this Council and on date of signature of approval by the Mayor.

| At a regular meeting of the City Council on September 16, 2024, a motion was made by Remney seconded by Meaves , that the Resolution be Adopted. The vote was as follows: | _, |
|---|----|
| Ms. Bowers, <u>YM</u> ; Ms. Jones, <u>YM</u> ; Ms. McGregor, <u>YM</u> ; Ms. Padova, <u>YM</u> ; Mr. Renner, <u>YM</u> ; Mr. Schnetzer, <u>YM</u> ; Mr. Weaver, <u>YM</u> | |

President Me War some W

Merisa K. Bowers

Date

File Number: RES-0034-2024

Attest by

Jeremy A. Jan Meter

Date 9/16/2024

Jeremy A. VanMeter Clerk of Council

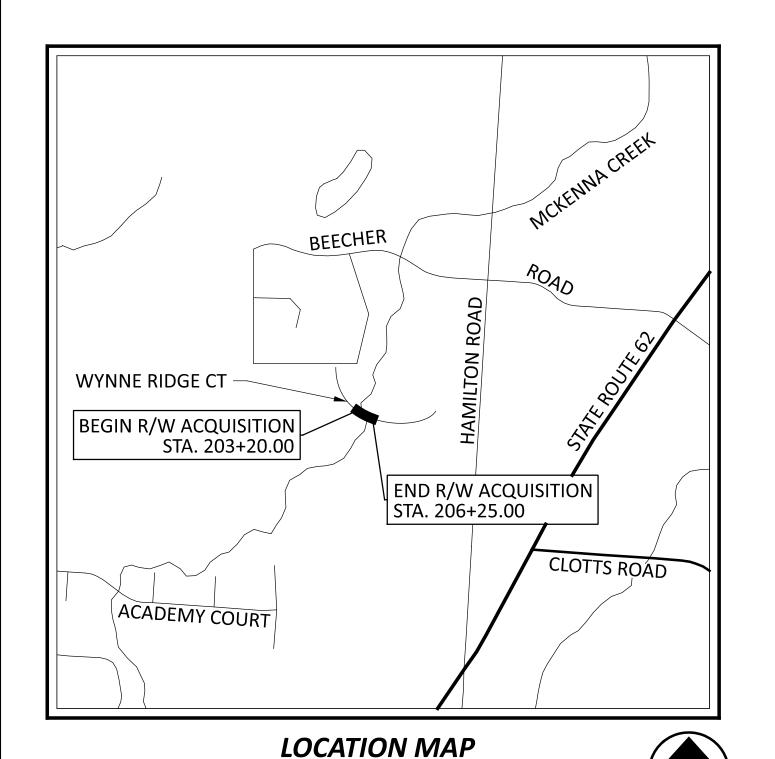
Approved by the Mayor

aurie A. Jadwin

Date 9.15. 2024

Approved as to Form

Priya D. Tamilarasan City Attorney Date 9/10/24



RIGHT OF WAY LEGEND SHEET FRA-WYNNE RIDGE CT BRIDGE

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF GAHANNA,
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY DISTRICT

INDEX OF SHEETS:

LEGEND SHEET RW1
SUMMARY OF ADDITIONAL R/W RW2
RIGHT-OF-WAY PLAN SHEET RW3

PLANS PREPARED BY:

| FIRM NAME: <u>AMERICAN STRUCTUREPOINT, INC.</u> |
|---|
| R/W DESIGNER: <u>MICHAEL W. MAYES / ABIGAIL M. WARD</u> |
| R/W REVIEWER: <u>BRIAN P. BINGHAM</u> |
| FIELD REVIEWER: <u>NICK J. CAUDILL</u> |
| PRELIMINARY FIELD REVIEW DATE: 09/13/2023 |
| OWNERSHIP UPDATED BY: <u>ABIGAIL M. WARD</u> |
| DATE COMPLETED: <u>01/22/2024</u> |
| FIELD REVIEWER: |
| FINAL FIELD REVIEW DATE: |
| FINAL R/W PLAN DATE: |

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764

(Non members must be called directly)

NOTES:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

STRUCTUREPOINT INC.

CORPORATE EXCHANGE DR, STE 300 COLUMBUS, OH 43231 TEL 614.901.2235 FAX 614.901.2236 www.structurepoint.com

RES-0034-2024 EXHIBIT A

UTIILITES:

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

AMERICAN ELECTRIC POWER

PAUL PAXTON, ENGINEERING LIASON COORDINATOR

777 HOPEWELL DR, HEATH, OH 43056

OFFICE: 740-348-5322

AEP SOLUTION CENTER: 800-277-2177

ALSO COPY:

AEP TELECOM

UNA BLANUSA

BREEZELINE - COLUMBUS

3675 CORPORATE DR, COLUMBUS, OH 43231

ADD BOTH:

DL_CMHFR@ATLANTICBB.com

jborreson@breezeline.com

ohfiberrelocate@aep.com

COLUMBIA GAS OF OHIO - COLUMBUS
ROB CALDWELL, LEADER FIELD ENGINEERING
3550 JOHNNY APPLESEED CT, COLUMBUS, OH 43231
OFFICE: 614-818-2104
CELL: 614-370-1906
CUSTOMER SERVICE: 1-800-344-4077
DAMAGE PREVENTION: 1-866-632-6243
columbiagas_columbuseng@nisource.com
ALSO COPY: rcaldwell@nisource.com

AT&T - OHIO
DONALD G. MARSHALL JR., MANAGER OSP PLANNING
111 N 4TH ST, COLUMBUS, OH 43215
CELL: 614-216-2396
AT&T REPAIR SERVICES: 888-611-4466
DAMAGE PREVENTION: 937-296-3929
G01553@att.com

CHARTER COMM 3760 INTERCHANGE RD, COLUMBUS, OH 43204 DL-MOH-CONSTRUCTION-FRELO-TEAM@CHARTER.COM

CITY OF GAHANNA 200 S HAMILTON ROAD GAHANNA, OH 43230

PROJECT DESCRIPTION

EXISTING 24' SPAN X 8' RISE PRECAST REINFORCED CONCRETE ARCH IS BEING REPLACED WITH A PROPOSED SINGLE SPAN PRESTRESSED CONCRETE BOX BEAM SUPERSTRUCTURE WITH COMPOSITE DECK ON INTEGRAL ABUTMENTS. ROADWAY APPROACHES INCLUDE PAVEMENT, GUARDRAIL, DRAINAGE, LIGHTING AND WATER WORK.

LATITUDE: 40°02'32.38" N LONGITUDE: 82°52'04.29" W

TYPES OF TITLE LEGEND:

T = TEMPORARY EASEMENT WD = WARRANTY DEED

PROJECT CONTROL

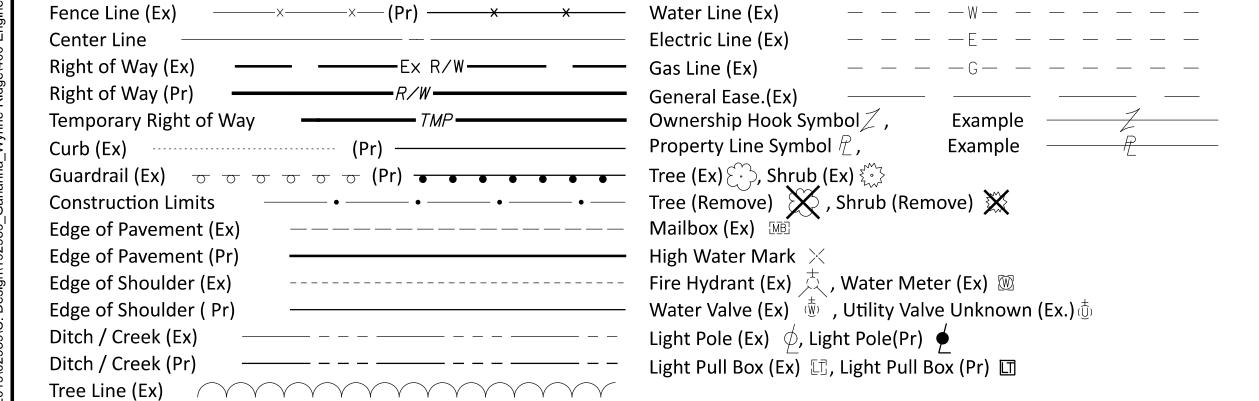
STATE PLANE GRID OHIO SOUTH
PROJECT ADJUSTMENT FACTOR 1.0000393446

STRUCTURE KEY

RESIDENTIAL

COMMERCIAL
OUT-BUILDING

CONVENTIONAL SYMBOLS



I, Brian P. Bingham, P.S. have conducted a survey of the existing conditions for the City of Gahanna in July 2021.
The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Brian P. Bingham, Professional Land Surveyor No. 8438, Date:

DESIGN AGENCY

WOULD WAVE TO THE TOTAL

RW1 RW3

4 OWNERSHIPS

8 PARCELS

0 TOTAL TAKES

0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE NET TAKE = GROSS TAKE - PRO IN TAKE ALL AREAS ARE IN ACRES (UNLESS OTHERWISE NOTED) GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF CITY OF GAHANNA, OHIO

UNLESS OTHERWISE SHOWN.

| PARCEL | OWNER | SHEET NO. | OWNER'S RECORD | AUDITOR'S PARCEL | AUDITOR'S RECORD AREA | TOTAL P.R.O. | GROSS TAKE | P.R.O. IN TAKE | NET TAKE | STRUC- TURE | NET R LEFT | ESIDUE RIGHT | REMARKS |
|----------------|---|--------------|--|---------------------|--------------------------|-----------------|---------------|-------------------|-------------|----------------|---------------|-----------------|---|
| NO. 1-9 | NOT USED | NO. | RECORD | PARCEL | RECORDAREA | P.R.O. | IANE | IARE | IANE | IUKE | LEFI | RIGHT | |
| LO-WD | SAYOKO T. CULLEN | RW 3 | I.N. 201003100028216 | 025-010858 | 1.95 | 0.000 | 0.018 | 0.000 | 0.018 | | 1.932 | | +1 TREE* (0.018 AC. EASE. OVERLAP) |
| 10-T | | RW3 | | 025-010858 | 1.95 | 0.000 | 0.102 | 0.000 | 0.102 | | | | +3 TREES*, + 1 TREE (DEAD), TO PERFORM GRADING (0.102 AC. EASE. OVERLAP) |
| 1-WD | PAUL S. COPPEL AND LORI A. COPPEL | RW3 | O.R. 28100, PG. F05 O.R. 28818, PG. A07 | 025-010584 | 3.32 | 0.000 | 0.053 | 0.000 | 0.053 | | | 3.267 | +3 TREES*, +1 TREE (0.052 AC. EASE. OVERLAP) |
| 11-T | | RW3 | | 025-010584 | 3.32 | 0.000 | 0.086 | 0.000 | 0.086 | | | | +2 TREES*, +4 TREES, TO PERFORM GRADING (0.083 AC. EASE. OVERLAP) |
| L2-WD | BLAGOI KOSTREVSKI AND VESELA KOSTREVSKI, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BLAGOI KOSTREVSKI LIVING TRUST, DATED AUGUST 15, 2005 | RW3 | I.N. 200509260200026 | 025-010859 | 1.94 | 0.000 | 0.072 | 0.000 | 0.072 | | 1.868 | | +3 TREES* (0.072 AC. EASE. OVERLAP) |
| 12-T | | RW3 | | 025-010859 | 1.94 | 0.000 | 0.069 | 0.000 | 0.069 | | | | +1 TREE*, TO PERFORM GRADING (0.069 AC. EASE. OVERLAP) |
| L3-WD | LAUREN RENNER AND PETER RENNER | RW3 | I.N. 202007160102717 | 025-010865 | 0.48 | 0.000 | 0.002 | 0.000 | 0.002 | | | 0.478 | +1 TREE* (0.002 AC. EASE. OVERLAP) |
| 13-T | | RW3 | | 025-010865 | 0.48 | 0.000 | 0.026 | 0.000 | 0.026 | | | | +2 TREES*, +1 SHRUB*, +140 SQ FT PLANTER*, +14 SQ FT PLANTER*, TO PERFORM GRADING (0.010 AC. EASE. OVERLAP) |
| 14 | MEGAN K. SCHILTZ AND SCOTT L. SCHILTZ | RW3 | I.N. 201209130136445 | 025-010864 | 0.36 | 0.000 | 0.000 | 0.000 | 0.000 | | | | NO ADDITIONAL R/W REQUIRED |
| 15 | SISSY M. JHIANG AND CHIA-HSIANG MENQ | RW3 | I.N. 201409300128927 | 025-010863 | 0.42 | 0.000 | 0.000 | 0.000 | 0.000 | | | | NO ADDITIONAL R/W REQUIRED |
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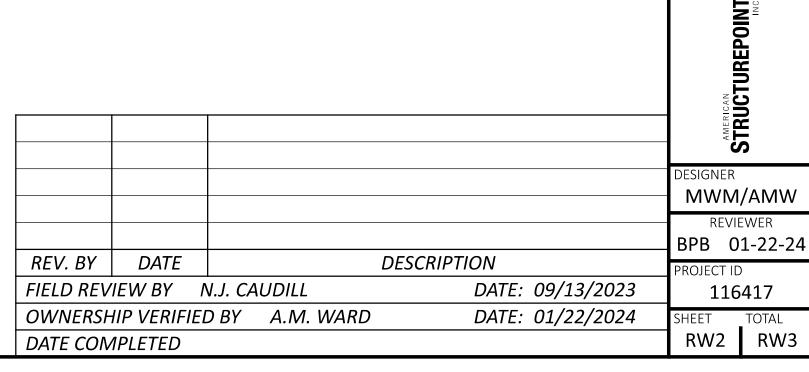
TYPES OF TITLE LEGEND: WD = WARRANTY DEED T = TEMPORARY EASEMENT NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

+ DENOTES REMOVAL ITEMS SEE CORRESPONDING RIGHT OF WAY PLAN SHEET FOR DESCRIPTION

(c) = CALCULATED AREA

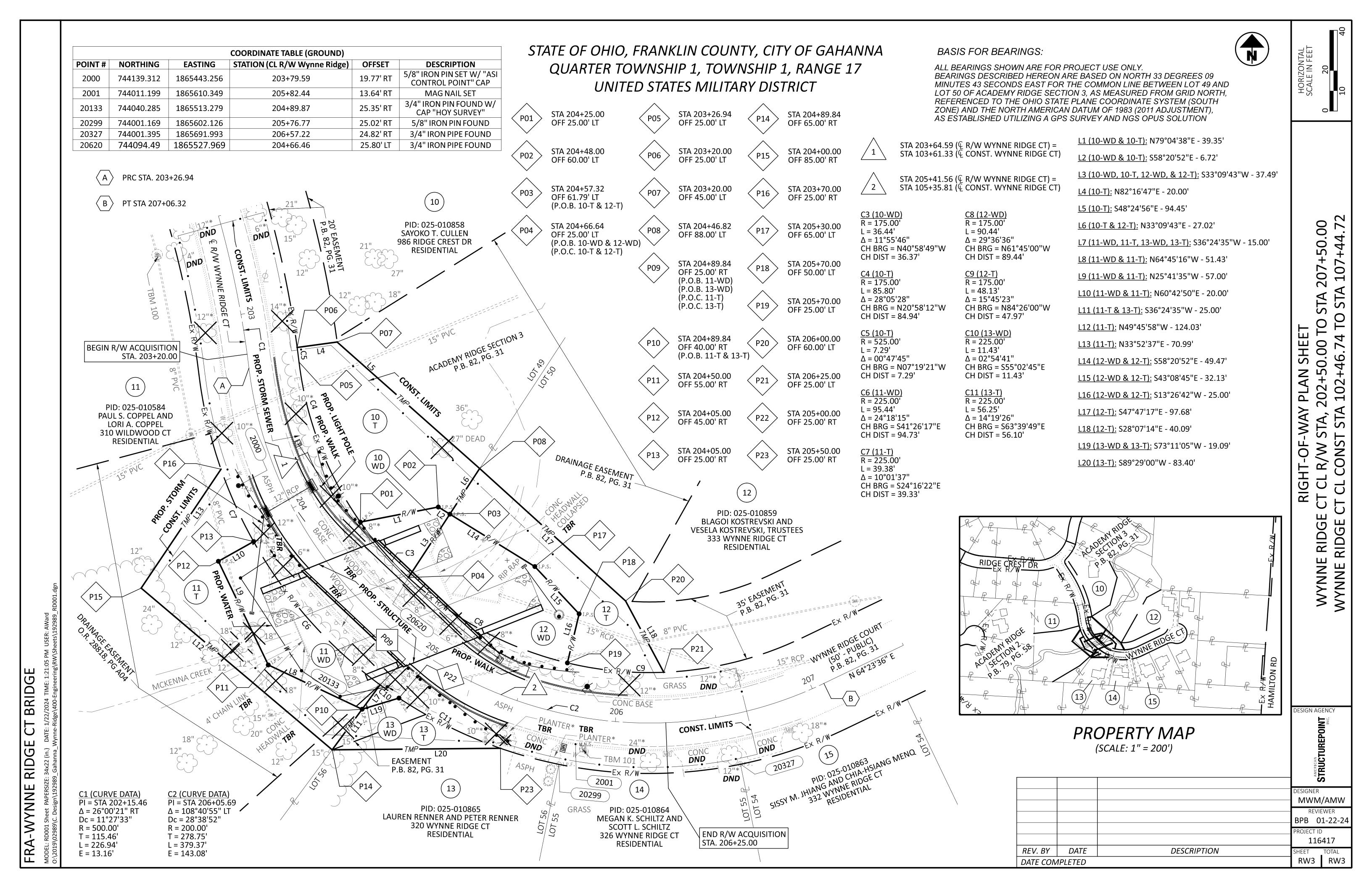
* DENOTES RIGHT OF WAY ENCROACHMENT



SUMMARY OF ADDITIONAL R/W

ESIGN AGENCY

CT BRIDGE FRA-WYNNE RIDGE



O.R. Colan

FRA-Wynne Ridge Ct.(PID: 116417)

PROJECT MILESTONES Title Complete 4 COMPLETE DATE 10/1/2024 Final Letters 9/15/2024

 Appraisals Submitted for review Appraisal Review Completed Appraisal Review Completed Appraisal FMVE Est.
 4 PLAN FILE DATE PLAN FILE DATE PROJECT SALE DATE Appraisal FMVE Est.
 4 PROJECT SALE DATE PROJECT SALE DATE ADMIN REVIEW TO DATE: \$21,353.00 Parcels Signed Parcels Signed Parcels Appropriated DATE: \$0.00 TOTAL SETTLEMENT \$ TO DATE: \$16,244.00

Prime Consultant OR Colan
Appraisal Sub Barnes
Appraisal Reviewer Tout

| | | | Parcels Appropriated Parcels Closed Total Parcels | 0 0 4 | | DATE: | \$16,244.00 | | | | | | | | | | | | | | |
|---|-------------------|---|---|-------------|------------------------|----------------------------|---------------------|---------|-------|--------------------|--------------------------------|----------------|---------------|-------------------|-------------|----------|----------------|--------|-------------------|------------|--|
| Р | Type (WD,T,SH) | Property Owner | Owner Phone | Title Date | Appraisal to Review | Appraisal Review Completed | Date Estab. FMVE | FMVE | Nego. | Acq. Offer Date | Final Acquisition Amount | Mort Needed | Mort Recvd | Final Ltr Sent | Date Signed | Billed | Check Recvd | Closed | Admin Approved | Difference | Comments |
| 1 | WD, T | SAYOKOT, CULLEN | 614-327-3680 | 04/03/24 | 5/6/2024 | 05/20/24 | 5/21/2024 | \$3,384 | MW/JH | 06/10/24 | | | | | | | | | | | Owner has been unresponsive since our first conversation on June 10. No contact letter was sent and received. |
| 1 | WD, T | PAUL S. COPPELL AND LORI A. COPPEL | 614-440-2536 | 04/03/24 | 5/6/2024 | 05/20/24 | 5/21/2024 | \$6,776 | MW/JH | 07/01/24 | \$6,776 | | | | 07/22/24 | 07/30/24 | | | | | Waiting on check |
| 1 | WD, T | BLAGOI KOSTREVSKI AND VESELA KOSTREVSKI, TRUSTEES | 614-599-4715 | 04/08/24 | 5/6/2024 | 05/21/24 | 5/22/2024 | \$9,468 | MW/JH | 06/17/24 | \$9,468 | | | | 07/01/24 | 08/01/24 | | | | | Waiting on check |
| 1 | | LAUREN RENNER AND PETER RENNER | 330-524-2581 | 04/01/24 | 5/6/2024 | 05/21/24 | 5/22/2024 | \$1,725 | MW/JH | 06/10/24 | | | | | | | | | | | Joe Schmitz met with owners on 8/7 to discuss guardrail and losing the tree next to her drive. Will discuss internally and get back to me. |
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