



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0011-2023

File Number: ORD-0011-2023

AN ORDINANCE TO ACCEPT EASEMENTS OF 0.011 +/- ACRES FOR GENERAL UTILITY, 0.093 +/- ACRES FOR ADDITIONAL RIGHT-OF-WAY, 0.189 +/- ACRES FOR SANITARY SEWER, AND ACCEPT PUBLIC SANITARY SEWER IMPROVEMENTS ASSOCIATED WITH THE ALDER PARK DEVELOPMENT AT THE INTERSECTION OF MORRISON ROAD AND WATERBURY COURT

WHEREAS, construction was recently completed on the Alder Park development project located at the intersection of Morrison Road and Waterbury Court; and

WHEREAS, it is desirable for the City to officially accept the deeds of easement for general utility, right-of-way, and sanitary sewer associated with this project so that they can be recorded with the Franklin County Recorder; and

WHEREAS, Chapter 1107 of the Codified Ordinances of the City of Gahanna requires the City to formally accept new public infrastructure improvements that are completed as part of a private development; and

WHEREAS, now that improvements to sanitary sewer have been completed, and the developer has requested the infrastructure be accepted per Gahanna Code, the Department of Engineering has issued a certificate of completion pursuant to Chapter 1105.07.

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

Section 1. That this Council hereby accepts the General Utility Easement in accordance with the terms set forth for property more particularly described in EXHIBIT A attached hereto and made a part herein.

Section 2. That this Council hereby accepts the Right-of-Way Easement in accordance with the terms set forth for property more particularly described in EXHIBIT B attached hereto and made a part herein.


Section 3. That this Council hereby accepts the Sanitary Sewer Easement in accordance with the terms set forth for property more particularly described in EXHIBIT C attached hereto and made a part herein.

Section 4. That this Council hereby accepts the public infrastructure improvements to sanitary sewer made as part of the Alder Park development (SA-1085) as described by the developer and certified by the City in EXHIBIT D attached hereto and made a part herein.

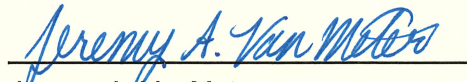
Section 5. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after signature of approval by the Mayor.

At a meeting of the City Council on March 20, 2023, a motion was made by Schnetzer, seconded by Bowers, that this Ordinance be Adopted. The vote was as follows:

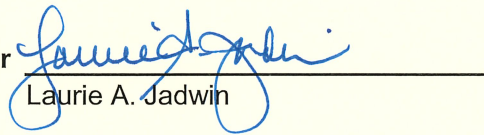
Ms. Angelou, yes; Ms. Bowers, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President 
Stephen A. Renner

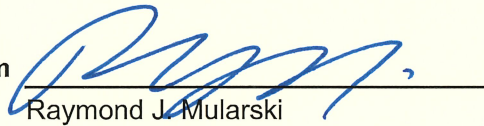
Date 03/20/2023

Attest by 
Jeremy A. VanMeter
Clerk of Council

Date 3/20/2023

Approved by the Mayor 
Laurie A. Jadwin

Date 3-20-2023

Approved as to Form 
Raymond J. Mularski
City Attorney

Date 3-21-2023

General Utility Easement

~ 0.011 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

GRAPHIC SCALE

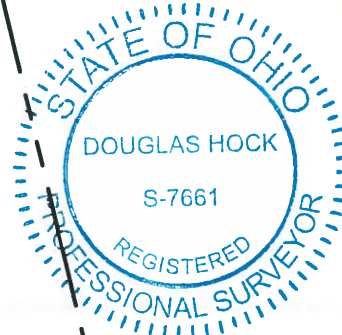


1 inch = 80 feet


This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

Douglas R. Hock 8/8/22
 Douglas R. Hock, P.S. 7661 Date:

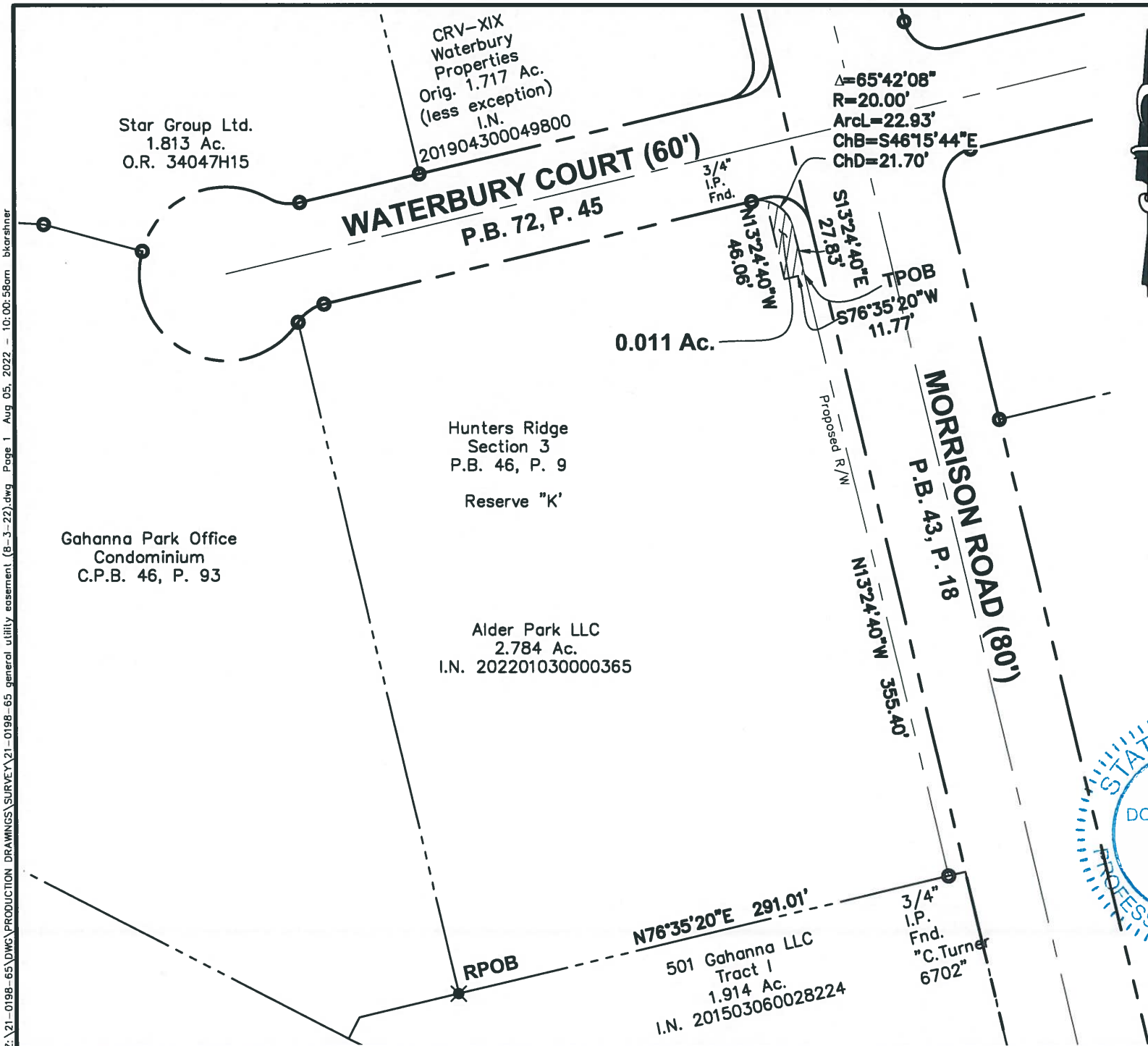


DRAWN BY: BCK	JOB NO.: 21-0198-65
DATE: 8/3/22	CHECKED BY: DRB



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



Z:\21-0198-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0198-65 general utility easement (6-3-22).dwg Page 1 Aug 05, 2022 - 10:00:58am bkarsiner

**General Utility Easement
0.011 Acre
West of Morrison Road
South of Waterbury Court
-1-**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.011 acres, said 0.011 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.011 acres more particularly described as follows:

Beginning for Reference, at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium of record in Condominium Plat Book 46, Page 93, in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224;

Thence **N 76° 35' 20" E**, with the southerly line of said 2.784 acre tract and the northerly line of said Tract I, **291.01 feet** to a point, said point being in a proposed westerly right-of-way line of Morrison Road;

Thence **N 13° 24' 40" W**, across said 2.784 acre tract and along said proposed right-of-way line, **355.40 feet** to the **True Point of Beginning**;

Thence across said 2.784 acre tract, the following two (2) courses and distances:

S 76° 35' 20" W, **11.77 feet** to an angle point;

N 13° 24' 40" W, **46.06 feet** to a point of curvature, said point being in said proposed westerly right-of-way line;

Thence across said 2.784 acre tract and along said proposed right-of-way line, the following two (2) courses and distances:

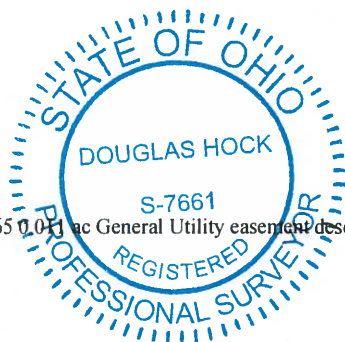
with a curve to the right having a central angle of **65° 42' 08"** and a radius of **20.00 feet**, an arc length of **22.93 feet** and a chord bearing and distance of **S 46° 15' 44" E**, **21.70 feet** to a point of tangency;

S 13° 24' 40" E, **27.83 feet** to the **True Point of Beginning**. Containing **0.011 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on August 3, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

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



ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature] *8/8/22*
Douglas R. Hock, P.S. 7661 Date:

Parcel Description
0.093 Acre
West of Morrison Road
South of Waterbury Court
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.093 acres, said 0.093 acre tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.093 acres more particularly described as follows:

Beginning for Reference, at a P.K. nail found at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium as declared in Official Record 15142, Page 103 and as demonstrated in Condominium Plat Book 46, Page 93 and in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224;

Thence N 76° 35' 20" E, with the southerly line of said 2.784 acre tract and the northerly line of said 1.914 acre tract, **291.01 feet** to a 3/4" iron pipe found stamped "C.Turner 6702" at the **True Point of Beginning**;

Thence across said 2.784 acre tract the following two (2) courses and distances:

N 13° 24' 40" W, 383.24 feet to an iron pin set at a point of curvature;

with a curve to the left having a central angle of 90° 00' 00" and a radius of 20.00 feet, an arc length of 31.42 feet and a chord bearing and distance of N 58° 24' 40" W, 28.28 feet to a 3/4" iron pipe found in the northerly line of said 2.784 acre tract and the southerly right-of-way line of Waterbury Court (60') as dedicated in Plat Book 72, Page 45;

Thence with said common line, the following two (2) courses and distances:

N 76° 35' 20" E, 10.00 feet to an iron pin set at a point of curvature;

with a curve to the right having a central angle of 89° 58' 58" and a radius of 20.00 feet, an arc length of 31.41 feet and a chord bearing and distance of S 58° 24' 40" E, 28.28 feet to an iron pin set in the easterly line of said 2.784 acre tract and the westerly right-of-way line of Morrison Road (60') as dedicated in Plat Book 43, Page 18;

Thence S 13° 24' 40" E, with said common line, 383.24 feet to an iron pin set at the southeasterly corner of said 2.784 acre tract and northeasterly corner of said 1.914 acre tract;

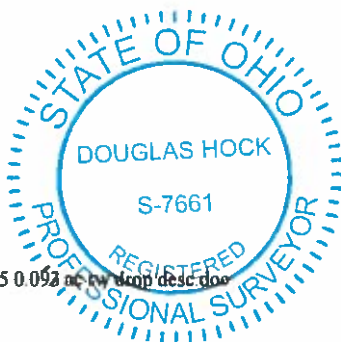
Thence S 76° 35' 20" W, with the common line of said 2.784 acre tract and said 1.914 acre tract, 10.00 feet to the **True Point of Beginning**. Containing 0.093 acres, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

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



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

1/10/22



Parcel Description
0.093 Acre
West of Morrison Road
South of Waterbury Court

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.093 acres, said 0.093 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.093 acres more particularly described as follows:

Beginning for Reference, at a P.K. nail found at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium as declared in Official Record 15142, Page 103 and as demonstrated in Condominium Plat Book 46, Page 93 and in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224;

Thence **N 76° 35' 20" E**, with the southerly line of said 2.784 acre tract and the northerly line of said 1.914 acre tract, **291.01 feet** to a 3/4" iron pipe found stamped "C.Turner 6702" at the **True Point of Beginning**;

Thence across said 2.784 acre tract the following two (2) courses and distances:

N 13° 24' 40" W, 383.24 feet to an iron pin set at a point of curvature;

with a curve to the left having a central angle of **90° 00' 00"** and a radius of **20.00 feet**, an arc length of **31.42 feet** and a chord bearing and distance of **N 58° 24' 40" W, 28.28 feet** to a 3/4" iron pipe found in the northerly line of said 2.784 acre tract and the southerly right-of-way line of Waterbury Court (60') as dedicated in Plat Book 72, Page 45;

Thence with said common line, the following two (2) courses and distances:

N 76° 35' 20" E, 10.00 feet to an iron pin set at a point of curvature;

with a curve to the right having a central angle of **89° 58' 58"** and a radius of **20.00 feet**, an arc length of **31.41 feet** and a chord bearing and distance of **S 58° 24' 40" E, 28.28 feet** to an iron pin set in the easterly line of said 2.784 acre tract and the westerly right-of-way line of Morrison Road (60') as dedicated in Plat Book 43, Page 18;

Thence **S 13° 24' 40" E**, with said common line, **383.24 feet** to an iron pin set at the southeasterly corner of said 2.784 acre tract and northeasterly corner of said 1.914 acre tract;

Thence **S 76° 35' 20" W**, with the common line of said 2.784 acre tract and said 1.914 acre tract, **10.00 feet** to the **True Point of Beginning**. Containing **0.093 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be **S13°24'40"E** between two iron pins found.

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

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



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

Sanitary Sewer Easement

~ 0.189 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

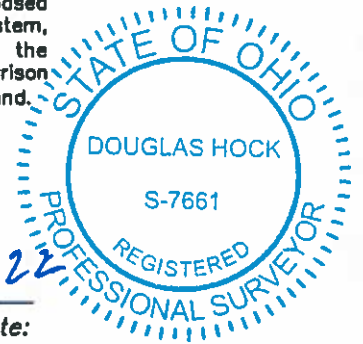
GRAPHIC SCALE



1 inch = 80 feet

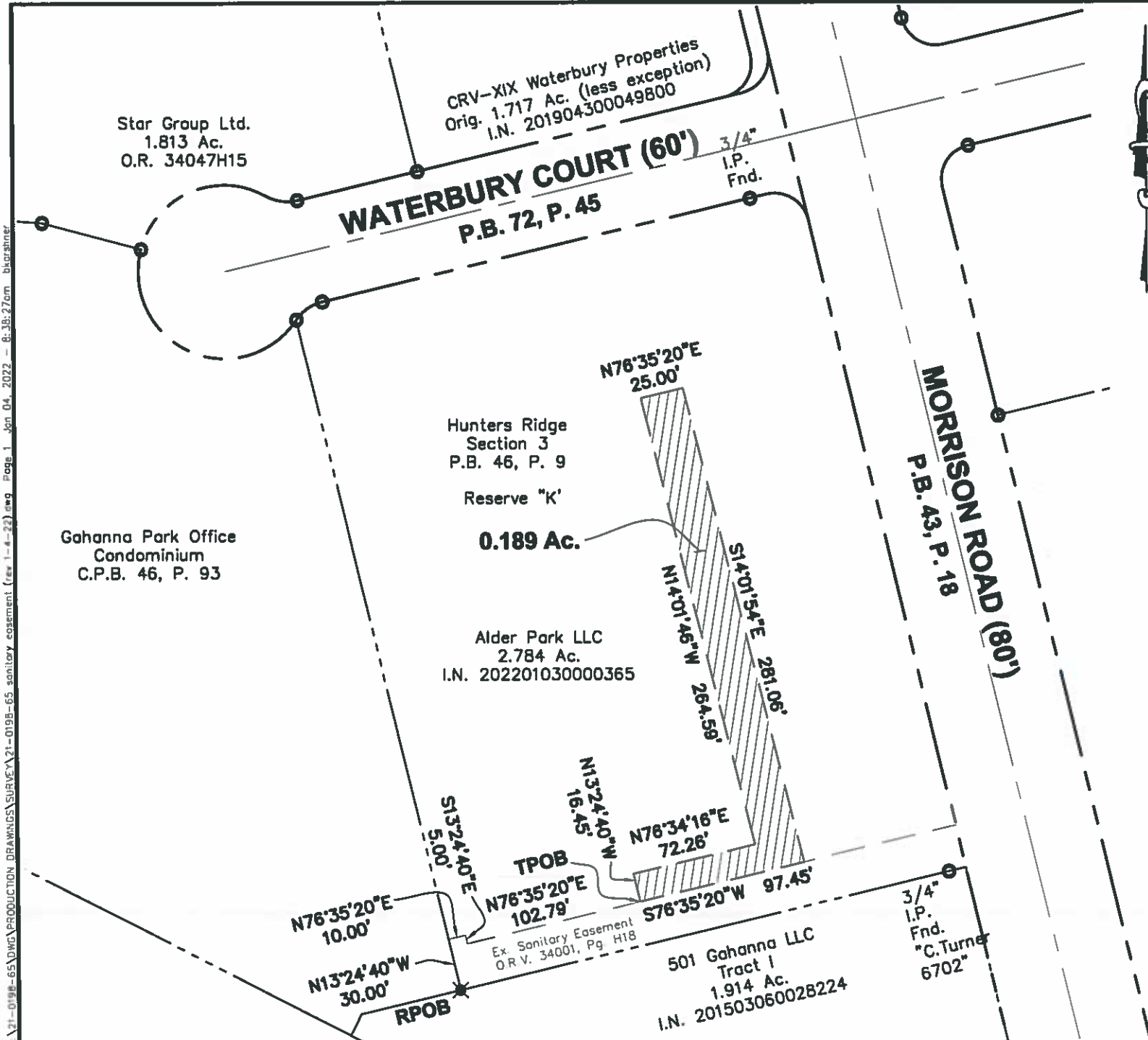
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The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.



Douglas R. Hock
Douglas R. Hock, P.S. 7661

1/4/22
Date:



DRAWN BY: BCK	JOB NO.: 21-0198-65
DATE: 1/4/22	CHECKED BY: DRB



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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**Sanitary Easement
0.189 Acre
West of Morrison Road
South of Waterbury Court**

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.189 acres, said 0.189 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.189 acres more particularly described as follows:

Beginning for Reference, at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium of record in Condominium Plat Book 46, Page 93, in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224 and at the southwesterly corner of an existing Sanitary Sewer easement of record in Official Record Volume 34001, Page H18;

Thence N 13° 24' 40" W, with the easterly line of said Gahanna Park Office Condominium, the easterly line of said 2.784 acre tract and the easterly line of said existing easement, **30.00 feet** to a point;

Thence across said 2.784 acre tract and along existing lines of said existing sanitary easement, the following three (3) courses and distances:

N 76° 35' 20" E, **10.00 feet** to a point;

S 13° 24' 40" E, **5.00 feet** to a point;

N 76° 35' 20" E, **102.79 feet** to the **True Point of Beginning**;

Thence across said 2.784 acre tract, the following five (5) courses and distances:

N 13° 24' 40" W, **16.45 feet** to a point;

N 76° 35' 16" E, **72.26 feet** to a point;

N 14° 01' 46" W, **264.59 feet** to a point;

N 76° 35' 20" E, **25.00 feet** to a point;

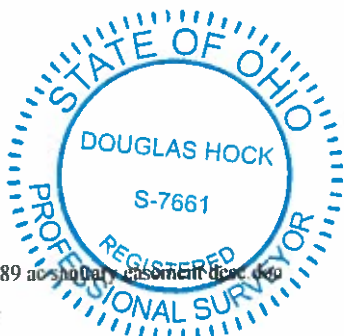
S 14° 01' 54" E, **281.06 feet** to a point in the northerly line of said existing easement;

Thence S 76° 35' 20" W, across said 2.784 acre tract and along said existing easement, **97.45 feet** to the **True Point of Beginning**. Containing **0.189 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

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



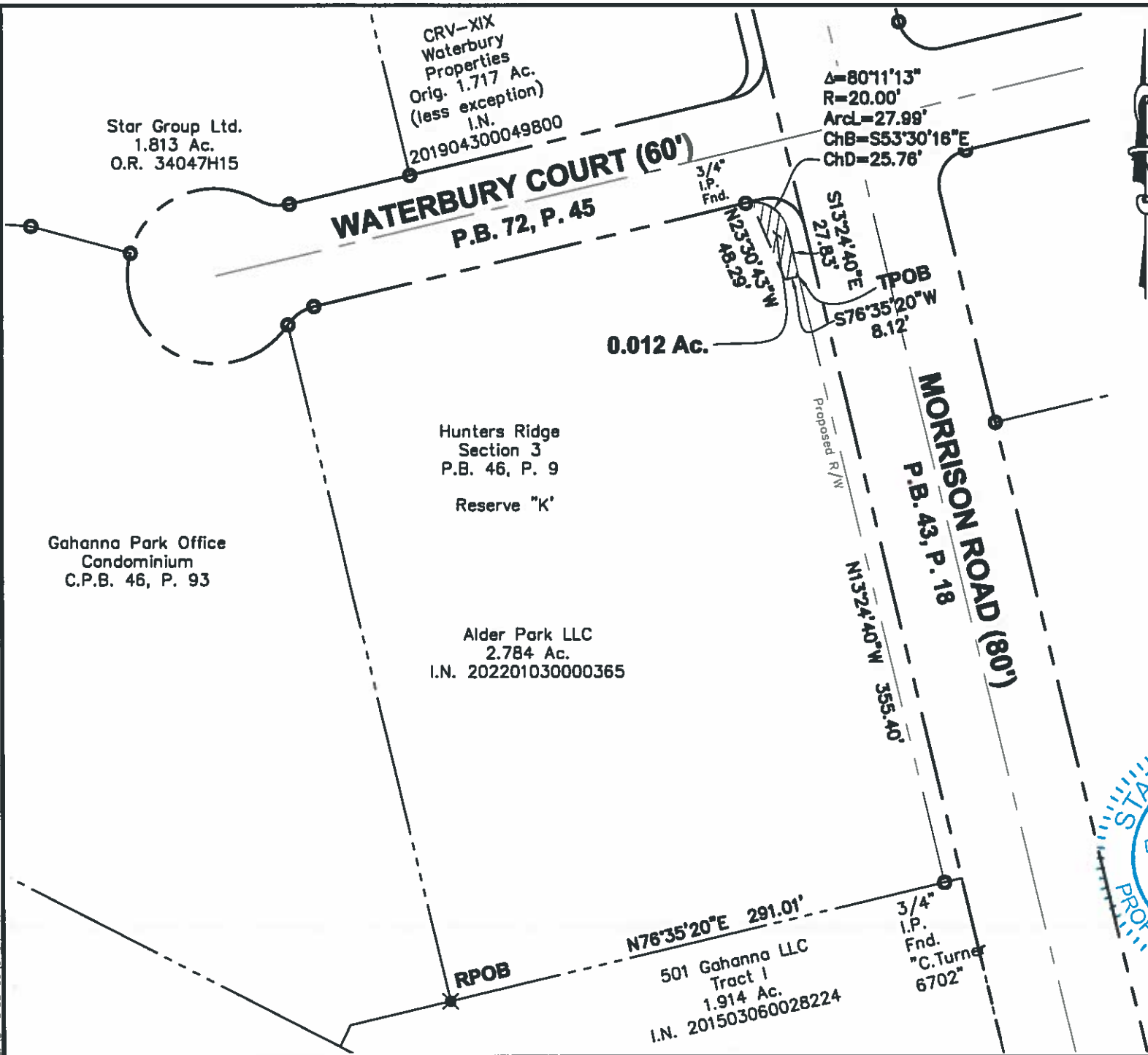
ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature]
Douglas R. Hock, P.S. 7661

[Handwritten Date]
1/4/22

Date:

Z:\21-0198-65\DWG\PRODUCTION_DRAWINGS\SURVEY\21-0198-65 storm easement (rev. 1-4-22) .dwg Page 1 Jan 04, 2022 - 9:23:09am dhoek



Storm Sewer Easement

~ 0.012 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

GRAPHIC SCALE



1 inch = 80 feet

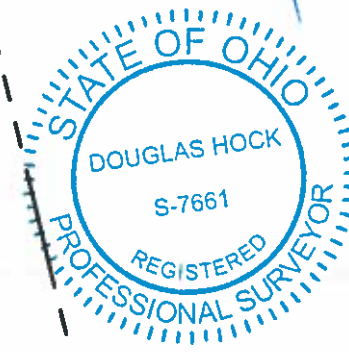
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1/4/22

Douglas R. Hack, P.S. 7661

Date:



DRAWN BY: BCK		JOB NO.: 21-0198-65	
DATE: 1/4/22		CHECKED BY: DRB	
		781 Science Boulevard, Suite 100 Gahanna, Ohio 43230	
		ph 614.428.7750 fax 614.428.7755	
ENGINEERS SURVEYORS			

1/1

**Storm Easement
0.012 Acre
West of Morrison Road
South of Waterbury Court
-1-**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.012 acres, said 0.012 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.012 acres more particularly described as follows:

Beginning for Reference, at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium of record in Condominium Plat Book 46, Page 93, in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224 and at the southwesterly corner of an existing Storm Sewer easement of record in Official Record Volume 34001, Page H18;

Thence **N 76° 35' 20" E**, with the southerly line of said 2.784 acre tract and the northerly line of said Tract I, **291.01 feet** to a point, said point being in a proposed westerly right-of-way line of Morrison Road;

Thence **N 13° 24' 40" W**, across said 2.784 acre tract and along said proposed right-of-way line, **355.40 feet** to the **True Point of Beginning**;

Thence across said 2.784 acre tract, the following two (2) courses and distances:

S 76° 35' 20" W, 8.12 feet to an angle point;

N 23° 30' 43" W, 48.29 feet to a point of curvature, said point being in said proposed westerly right-of-way line;

Thence across said 2.784 acre tract and along said proposed right-of-way line, the following two (2) courses and distances:

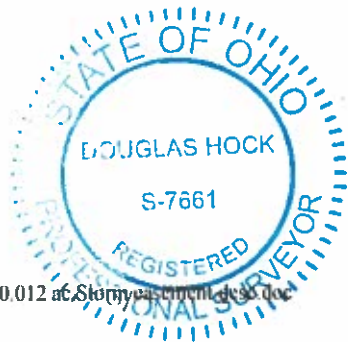
with a curve to the right having a central angle of **80° 11' 13"** and a radius of **20.00 feet**, an arc length of **27.99 feet** and a chord bearing and distance of **S 53° 30' 16" E**, **25.76 feet** to a point of tangency;

S 13° 24' 40" E, 27.83 feet to the **True Point of Beginning**. Containing **0.012 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

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



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

[Handwritten Signature] 1/4/22

February 14, 2023

City Engineer
City of Gahanna
200 South Hamilton Road
Gahanna, OH 43230

RE: Alder Park Sanitary Sewer Improvements

Dear Mr. Komlanc,

Alder Park LLC requests that the City of Gahanna accept the sanitary infrastructure improvements completed at Alder Park as part of a new apartment community located along the west side of Morrison Road, subject to the required warranty period. For your use and distribution to City Council, we have attached the plans for the project.

We would appreciate your consideration in accepting the improvements.

If you have any questions or need additional information, please contact Kate Clay at (614) 901-3302 x 126.

Sincerely,

Alder Park LLC



Ms. Kate Clay
Director of Real Estate and General Counsel