

September 26 2002

Gahanna City Council

Mike O'Brien, President; Dave Thom, 3; Karen Angelou, At Large; Nicholas Hogan, At Large;
John McAlister, Ward 1; Bob Kelly, Ward 2; Debra Payne, Ward 4

200 South Hamilton Road
Gahanna, Ohio 43230

Reference: **Proposal for Exchange of Land Between the City of Gahanna, Ohio
and Shepherd Church of the Nazarene, Gahanna, Ohio**

Dear Council Members,

This Proposal, dated September 26, 2002, for the exchange of a portion of the acreage of a certain parcel of land that is currently owned by the City of Gahanna and formerly known as the "Galloway" property in exchange for adjoining acreage that is currently owned by the Shepherd Church of the Nazarene, is submitted for your consideration and acceptance. This proposal addresses the issues that were raised in the September 23 council work session regarding the 2.54 acres of land that was supposed to have been given to the City as a result of the overlay zoning issue from 1996 and is based on comments made by council members during that meeting.

The properties in question are adjoining parcels located in the Northwest quadrant of the I-270 and Hamilton Road interchange in the City of Gahanna, Franklin County, Ohio.

CHURCH OWNED LAND TO BE EXCHANGED

The land the Church proposes to exchange with the City includes approximately 9.54 acres of land, (including 2.54 acres of land to be deed to the City to fulfill an obligation from Substitute Ordinance No. 35-96, dated February 2, 1996) located in the one hundred year flood plain of the Big Walnut Creek and has approximately 1,500 feet of frontage on Big Walnut Creek. The proposed land includes a 68.5 feet wide strip of land starting at the east side of an extension of Cliffview Drive, proceeding west to a large buffer area South of the residences located on Rocky Fork Drive South. The land included in the exchange also includes a 100 foot wide strip of land starting at the top of the bank along the east descending bank of Big Walnut Creek and contains approximately 1,500 feet of frontage on the east bank of Big Walnut Creek. In addition, a 100 foot wide strip of land is included along I-270, providing a continuous buffer along I-270 and Big Walnut Creek. This exchanged land will provide access from Rocky Fork Drive South to the presently land locked City owned property. The attached legal description as prepared from an existing deed was prepared by a registered surveyor and shows and describes the property to be exchanged. Upon completion of the actual field survey, minor changes may be required to reflect any original survey errors. These changes will be made to the legal description and survey prior to closing and the filing of the deed and the final sale price adjusted to the final land area.

While there is 9.54 acres of land that will be exchanged, it is understood that only 7 acres will be sold to the City at \$7,500 per acre.

CITY OWNED LAND TO BE EXCHANGED

The City of Gahanna presently owns 12.524 acres of land in the northwest quadrant of the intersection of Hamilton road and I-270. This land was owned by the Galloway Investment Company, Limited Partnership and sold to the City in 1996.

It is proposed that the City Exchange approximately 8.40 acres of land located adjacent to the Church property in this land exchange. The City will retain a 150 foot wide buffer along I-270. The City will retain approximately 4.124 acres of their present land. The attached legal description as prepared from an existing deed was prepared by a registered surveyor and describes the property to be sold to the Church. Upon completion of the actual field survey, minor changes may be required to reflect any original survey errors. These changes will be made to the legal description and survey prior to closing and the filing of the deed and the final sale price adjusted to the final land area. A portion of this land lies with the 100 year flood plain and a considerable portion lies within the 500 year flood plain.

TERMS AND CONDITIONS

We propose the exchange of land as generally described above and on the attached survey to be completed as follows:

1. The Church will purchase approximately 8.40 acres of land from the City as outlined on the attached plot plan and legal description at the appraised price of \$15,000.00 per acre or approximately \$126,000.00. As partial payment for this land, the Church will agree to sell to the City a parcel of land along Big Walnut Creek with access from Cliffview Drive as outlined in the attached plot plan and legal description that contains approximately 7 acres for \$7,500 per acre or \$52,500. In addition, the Church agrees to deed over 2.54 acres of land to fulfill an obligation from Substitute Ordinance No. 35-96, dated February 2, 1996. Considering the above two acreages, and their prices per acre, the difference in price between these two parcels is approximately \$73,500.00. However, the final price will be determined based on the final land field survey and the above stated per acre values. The Church will pay the difference in cost to the City at closing with the Church obtaining private financing.
2. The City assures the Church full access to the Church property from Cliffview Drive.
3. The City administration will support a request to the Planning Commission to extend the conditional use permit for the modular buildings now being used by the Church until July 2006.
4. The City will not withhold any permits for the construction of facilities that will be constructed in the 500 year flood plain, providing the building plans meet the required zoning and building requirements.

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5. The Church will pay for the survey costs associated with the dividing of the two properties. Estimated to be \$10,000.
6. The Church and City will equally pay for the filing costs with the county auditor.

We believe this revised proposal outlines a "win-win" program for the City of Gahanna, the local neighborhood, all residents of Gahanna, and for the members of Shepherd Church of the Nazarene. This exchange will allow the Church to remain at our present location and develop to meet future congregational needs.

This proposal is contingent on receiving congregational approval. We expect congregational and denominational approval upon learning of the acceptance of this proposal by the City.

We look forward to Council's acceptance of this proposal and the execution of a legal document stating the final sale prices with the above stated terms and conditions.

Respectfully submitted,

Jan Elzey
Chairman of Campus Development Committee

Dr. Eddie Estep
Senior Pastor

Copy: Dr. Eddie Estep, Senior Pastor
Rebecca W. Stinchcomb, Mayor
Campus Development File

PROPOSED CONVEYANCE FROM SHEPARD CHURCH OF THE NAZARENE

TO

THE CITY OF GAHANNA, OHIO

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of those lands described in the deed to Shepard Church of the Nazarene, recorded in Deed Book 2381, Page 556 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at the northwesterly corner of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07;

thence southerly along the westerly line of said 12.516 acre tract, South 4°45'40" West, 204.80 feet to the TRUE POINT OF BEGINNING;

thence continuing southerly along said westerly line of the 12.516 acre tract, South 4°45'40" West, 100.00 feet to an angle point in the westerly line of said 12.516 acre tract, being a southeasterly corner of said lands of Shepard Church of the Nazarene;

thence westerly along the southerly line of said lands of Shepard Church of the Nazarene, North 85°18'30" West, 289.18 feet to the intersection of said line with the northerly Limited Access right-of-way line of Interstate Route 270, as shown on sheet 13 of 17 of the Right-of-Way Plan FRA-270-26.76 N;

thence westerly along said Limited Access right-of-way line, North 71°15'05" West, (passing the top of bank of Big Walnut Creek at 125.00 feet) a distance of 274.74 feet to the centerline of said Big Walnut Creek;

thence northerly with the centerline of said Big Walnut Creek the following six (6) courses and distances, being the approximate meanders of said Creek:

1. North 25°09' West, 201.79 feet;
2. North 21°09'30" West, 216.31 feet;
3. North 15°03'55" West, 213.35 feet;
4. North 15°53'15" West, 409.94 feet;
5. North 9°43'35" West, 168.75 feet; And,
6. North 4°20' West, 250.65 feet to the southerly line of "GRAMERCY PARK ESTATES" Subdivision, recorded in Plat Book 26, Page 21;

Shepard Conveyance continued;

thence southeasterly and easterly along said southerly line of said Subdivision, the following four (4) courses and distances:

1. South 55°34' East, (passing the top of bank of said Big Walnut Creek at 76.95 feet) a distance of 393.58 feet;
2. South 47°59'30" East, 271.44 feet;
3. South 42°49'30" East, 193.49 feet; And,
4. South 84°19'00" East, 324.99 feet to the intersection of said line, with the easterly right-of-way line of Cliffview Drive (50 feet in width) of said Subdivision;

thence southerly, westerly, southerly, and easterly through said lands of Shepard Church of the Nazarene, the following eight (8) courses and distances:

1. South 5°41' West, 68.50 feet;
2. North 84°19'00" West, 724.41 feet;
3. South 14°30'00" East, 200.53 feet;
4. South 17°45' East, 204.33 feet;
5. South 21°00' East, 188.66 feet;
6. South 37°30' East, 190.78 feet;
7. South 28°02' East, 107.38 feet; And,
8. South 85°18'30" East, 336.42 feet to the 'True Point of Beginning,' containing 9.54 acres of land, more or less, as described in July of 2002, from records only, by Carl E. Turner Jr., Registered Land Surveyor No. S-6702.

Subject, however, to all legal rights-of-way of previous record.

* End of Description *

PROPOSED CONVEYANCE FROM THE CITY OF GAHANNA, OHIO

TO

SHEPARD CHURCH OF THE NAZARENE

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at the northwesterly corner of said 12.516 acre tract, being a corner of those lands described in the deed to Shepard Church of the Nazarene, recorded in Deed Book 2381, Page 556;

thence easterly along the northerly line of said 12.516 acre tract, being a southerly line of said lands the Shepard Church of the Nazarene, South 85°45'00" East, 1113.41 feet to the northeasterly corner of said 12.516 acre tract, said corner being an angle point in the Limited Access right-of-way line of Hamilton Road and Interstate Route 270, as shown on sheet 24 of 28 of the Right-of-Way Plan FRA-270-28.30 N;

thence southerly along said Limited Access right-of-way line, being the easterly line of said 12.516 acre tract, South 10°30'59" West, 128.30 feet;

thence southwesterly, westerly, northerly and westerly through said 12.516 acre tract, the following four (4) courses and distances:

1. South 54°35'56" West, 480.83 feet;
2. North 81°37'09" West, 209.52 feet;
3. North 68°02'25" West, 391.44 feet; And,
4. North 53°08'23" West, 177.02 feet to the westerly line of said 12.516 acre tract;

thence northerly along said westerly line of the 12.516 acre tract, being a line of said lands of Shepard Church of the Nazarene, North 4°45'40" East, 204.80 feet to the 'Point of Beginning,' containing 8.40 acres of land, more or less, as described in September of 2002, from records only, by Carl E. Turner Jr., Registered Land Surveyor No. S-6702.

Subject, however, to all legal rights-of-way of previous record.

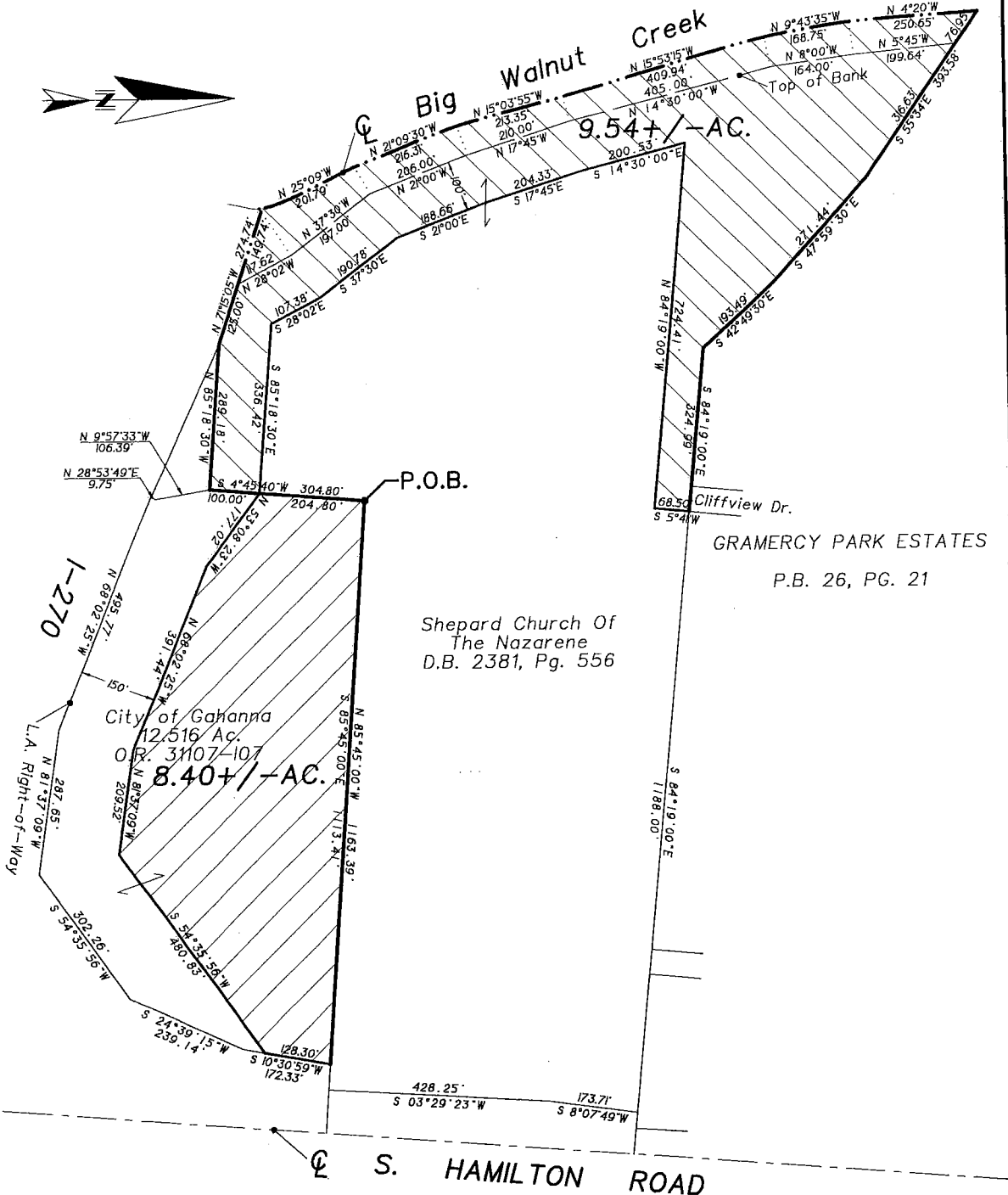
* End of Description *

TITLE: **PLAT OF PROPOSED LOT SPLITS**
 LOCATED IN PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY DISTRICT
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
 SHEPHERD CHURCH OF THE NAZARENE
 CITY OF GAHANNA, OHIO

12 JUNE 2002
 REV. 24 JULY 2002
 REV. 10 SEPT. 2002

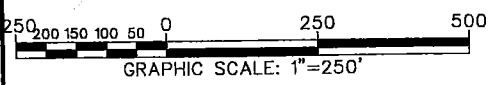
PLAT BOOK 26, PAGE 21
 OFF. REC. 31107, PAGE 1-07
 DEED BOOK 2381, PAGE 556



GRAMERCY PARK ESTATES
 P.B. 26, PG. 21

Shepard Church of
 The Nazarene
 D.B. 2381, Pg. 556

City of Gahanna
 12.516 Ac.
 O.R. 31107-107
 8.40 +/- AC.



The attached plat was prepared from records only, for the purpose of depicting proposed lot splits. It should be understood that a boundary survey will be required to finalize the splits and subsequent dimensional changes made based upon the actual field survey.