

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0013-2025

File Number: ORD-0013-2025

**AN ORDINANCE TO ACCEPT THE DEDICATION OF 0.057 ACRES OF
RIGHT-OF-WAY EXTENSION FROM PARCEL NO. 025-012951 LOCATED OFF OF
CLIFFVIEW DRIVE FOR THE PURPOSE OF FACILITATING A FUTURE LOT SPLIT
FOR THE CONSTRUCTION OF A REGULATOR STATION BY COLUMBIA GAS OF
OHIO, INC**

WHEREAS, Columbia Gas of Ohio, Inc. is proposing a pipeline replacement project known as the North Columbus High Pressure ("NCHP") Pipeline Project, which will involve the installation of approximately 19,000 feet of 24-inch diameter pipeline through the City of Gahanna, with field construction anticipated to begin in 2026; and

WHEREAS, Columbia Gas of Ohio, Inc. is in the process of acquiring a portion of Parcel No. 025-000406 for the construction of a regulator station accessible off of Cliffview Drive; and

WHEREAS, pursuant to City Code, landlocked parcels are prohibited, and in order to facilitate the creation of the lot necessary for the regulator station, an extension of public right-of-way is required along Cliffview Drive to provide the necessary frontage; and

WHEREAS, the Administration has requested that City Council accept a dedication of 0.057 acres of right-of-way from property owned by the City of Gahanna, identified as Parcel No. 025-012951, in order to provide the necessary public street frontage for a future lot split.

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

Section 1. This Council hereby accepts the dedication of 0.057 acres of right-of-way extension from Parcel No. 025-012951, located off of Cliffview Drive, as described and depicted in EXHIBITS A, B, C, and D, attached hereto and incorporated herein, for the purpose of facilitating a future lot split necessary for the construction of a regulator station by Columbia Gas of Ohio, Inc.

Section 2. 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 regular meeting of the City Council on April 21, 2025, a motion was made by Schnetzler, seconded by Renner, that the Ordinance be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzler, yes; Mr. Weaver, yes.

President

Merisa K Bowers
Merisa K. Bowers

Date

4/21/25

Attest by Jeremy A. Van Meter
Jeremy A. VanMeter
Clerk of Council

Date 4/22/2025

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 4.21.2025

Approved as to Form PDT
Priya D. Tamilarasan
City Attorney

Date 4/21/25

EXHIBIT A
CLIFFVIEW DRIVE EXTENSION (0.057 ACRES)

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of an 11.071 acre parcel of land as conveyed to the City of Gahanna in Instrument# 200310140330157, as recorded in Records office, Franklin County, Ohio, and being more particularly described as follows:

Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26 pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, Also being in a Northwesterly corner of a 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, being THE TRUE POINT OF BEGINNING of the herein described parcel THENCE;

1. Leaving said intersection, and in a Westerly line of said Shepard Church, South 04° 41' 38" West, 50.00 feet to an iron rod set in the Southeasterly corner of the said City of Gahanna tract, THENCE;
 2. Leaving said Westerly line and in said Southerly line, North 85° 16' 34" West, passing an iron rod set at 25.03 feet, a total distance of 50.00 feet to a point, THENCE;
 3. Through and across said City of Gahanna's tract, North 04° 41' 38" West, 50.00 feet to a point in the Southeasterly corner of Lot 51 of said Gramercy Park Estates, THENCE;
- In the Southerly Line of said Gramercy Park Estates and the Northerly line of said City of Gahanna's tract, South 85° 16' 34" East, 50.00 feet to THE TRUE POINT OF BEGINNING of the herein described tract, containing 2,500.00 Sq. Ft. or 0.057 Acres of land.

Subject to all legal highways, easements and restrictions of record.

Prior Deeds: Instrument# 200310140330157

All references to "iron rod set" are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped "MCA 03751".

Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the South line of Gramercy Park Estates being South 85° 16' 30" East.

The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 202


01/10/25
Scott R. Lindgren P.S. #7853
slindgren@metroca.net



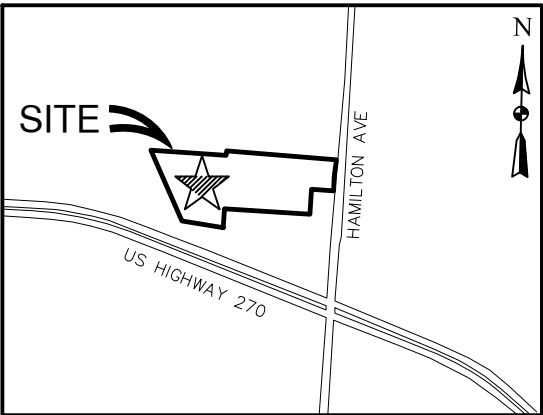
NOTES:

- THE BEARING BASIS FOR THE SITE IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, US SURVEY FEET.
- DATE OF SURVEY: JANUARY 8TH, 2024.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- LINE OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES, EXCEPT WHERE NOTED
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, UTILITIES OF RECORD AND AGREEMENT, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS IN THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- ZONING, WETLAND LOCATIONS, FLOOD PLAIN, AND OTHER SUCH DETERMINATIONS ARE NOT A PART OF THIS SURVEY
- SOURCES INCLUDE:
DEEDS AND PLATS OF RECORD AS SHOWN
- ALL REFERENCES TO "IRON ROD SET" ARE INTENDED TO INDICATE A 5/8" DIAMETER BY 30" LONG REBAR WITH CAP STAMPED "MCA 03751".

PLAT OF SURVEY
UNITED STATES MILITARY DISTRICT
1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

LEGEND

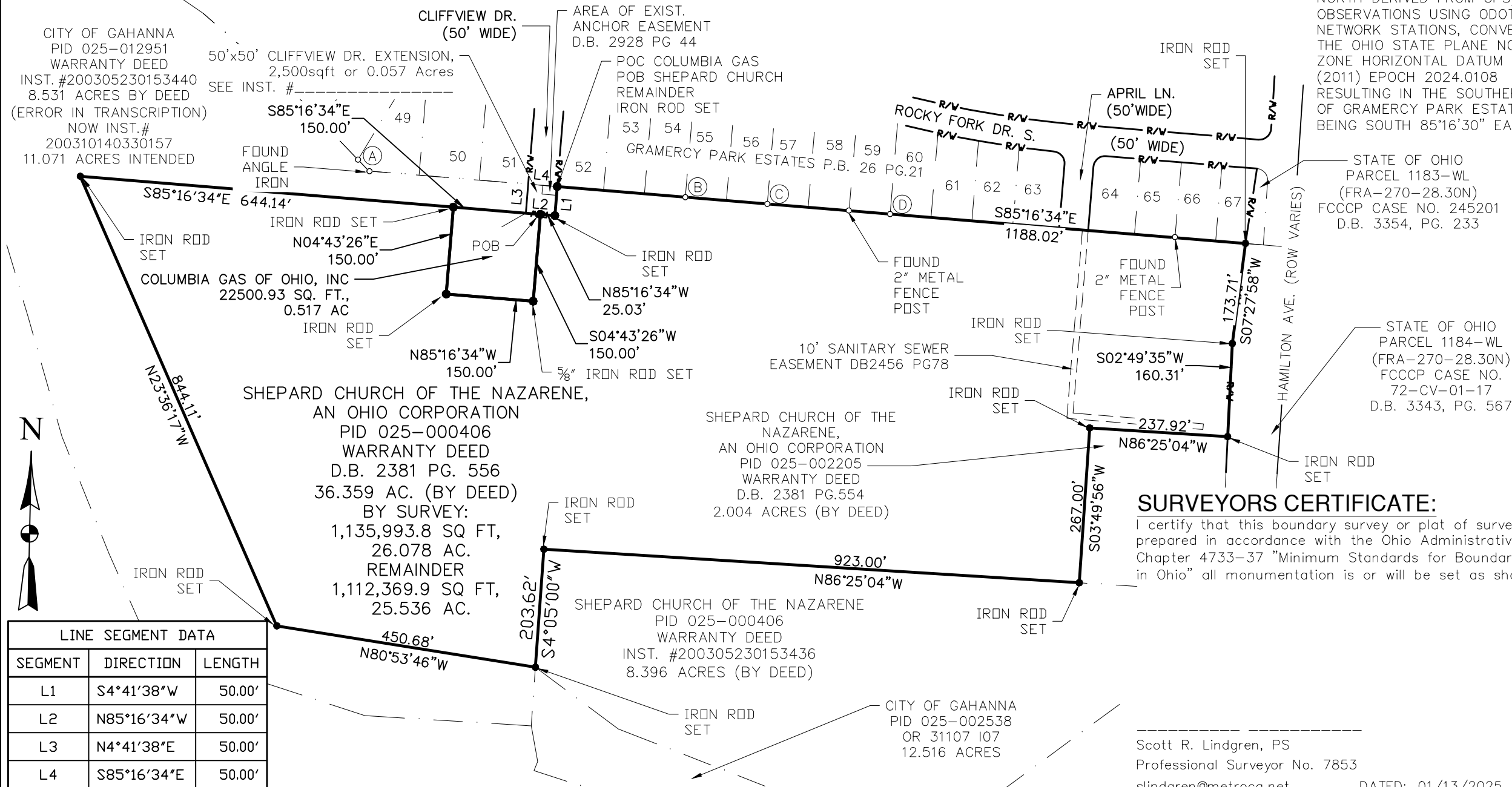
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EX. EASEMENT LINE
- FOUND MONUMENTATION AS NOTED
- SET MONUMENTATION AS NOTED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



VICINITY MAP

NOT TO SCALE

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM GPS/RTN OBSERVATIONS USING ODOT CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE HORIZONTAL DATUM NAD83 (2011) EPOCH 2024.0108 RESULTING IN THE SOUTHERLY LINE OF GRAMERCY PARK ESTATES, BEING SOUTH 85°16'30" EAST.



SURVEYORS CERTIFICATE:

I certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37 "Minimum Standards for Boundary Surveys in Ohio" all monumentation is or will be set as shown.

Scott R. Lindgren, PS
Professional Surveyor No. 7853
slindgren@metroca.net

DATED: 01/13/2025



10170 INTERNATIONAL BLVD
CINCINNATI, OH, 45246

Revisions

- 1 01/10/25 EXTEND ROW OF CLIFFVIEW DR.

Project Number		Date	
1037-23-12182EA		9/19/2024	
P.M.	Checked by	Drawn by	Crew/Book
SRL	SRL	CNS	TM

Client

CAMPOS/NISOURCE/
COLUMBIA GAS

Project

SHEPARD CHURCH

State

OHIO

County

FRANKLIN

Community

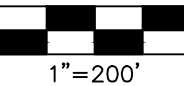
MIFFLIN TWP

1/4 Township	Township	Range
4	1	17/USML

Title

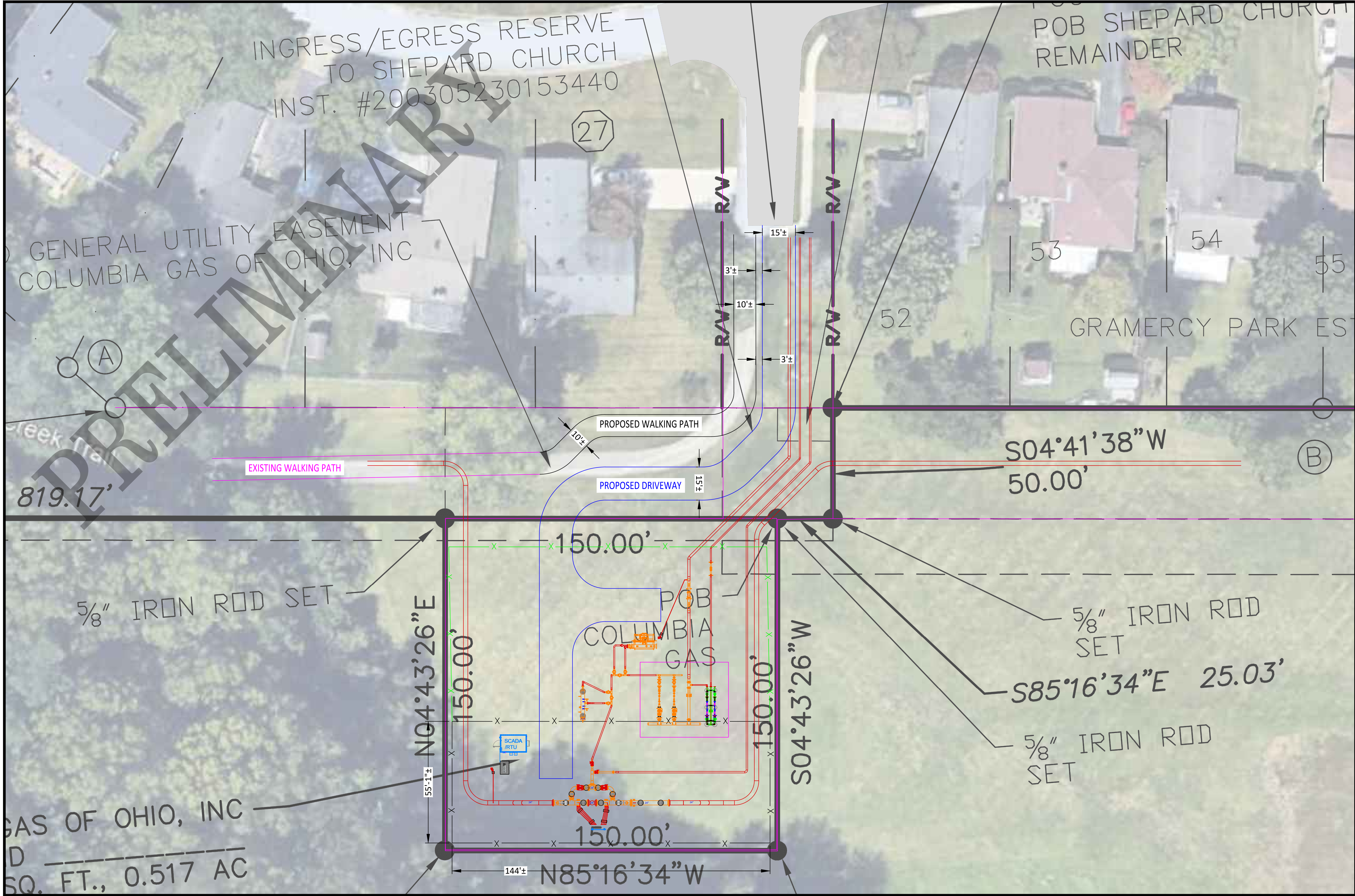
PLAT OF SURVEY/
LOT SPLIT
W/CLIFFVIEW ROW
EXTENSION

Drawing Scale



Sheet Number

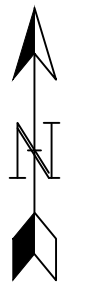
01



NiSource



Ohio Utilities Protection Service



PROPOSED

REVISIONS		
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---	---	---
---	---	---
---	---	---
1	---	---
0	---	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	JCHISLOW	XX/XX/XX-384-140
DRAWN BY	JCHISLOW	XX/XX/XX-384-140
CHECKED BY	---	XX/XX/XX
AS-BUILT BY	---	---
		NAME DATE PHONE #

SITE NAME:
INST# XX-XXXXXXX-00
ABAN# XX-XXXXXXX-00
PROJECT ID# XX-XXXXX
--- / ---, OH

DRAWING TITLE:
LAND DRAWING

DRAWING NO:
