



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-127-2020

File Number: ORD-127-2020

ORDINANCE ACCEPTING RIGHT OF WAY DEED FOR 0.820 +/- ACRES ALONG THE PROPERTY LOCATED AT 870 TAYLOR STATION ROAD.

WHEREAS, the Department of Public Service and Engineering requests acceptance of 0.820+/- acres of right of way dedication from Jefferson Pointe, LLC, along the property located at 870 Taylor Station Road; and

WHEREAS, this dedication relates to an ongoing construction project for Jefferson Pointe, a multi-family development and requires improvements of Taylor Station Road.

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

Section 1. That this Council hereby accepts the Deed for the right of way dedication; said Deed attached to this ordinance as EXHIBIT A, and made a part herein.

Section 2. That this Ordinance shall be in full force and effect upon passage by this Council and 30 days after date of signature approval by the Mayor.

At a meeting of the City Council on 1/2/2021, a motion was made by Stephen A. Renner, seconded by Michael Schnetzer, that this Ordinance be Adopted. The motion passed.

Yes: 7 Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

President Brian D. Larick
Brian D. Larick

Date 1/7/2021

Attest by April Beggerow
April Beggerow, MPA, CMC
Clerk

Date 1/7/21

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

Date 1.5.2021

Approved as to Form Raymond J. Mularski
Raymond J. Mularski

Date 1-7-21

EXHIBIT A

GENERAL WARRANTY DEED

(R.C. §5302.05)

KNOW ALL PERSONS BY THESE PRESENT that JEFFERSON POINTE LLC, an Ohio limited liability company, (the "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the CITY OF GAHANNA, OHIO, a municipal corporation, (the "Grantee"), whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, does forever grant to Grantee, its successors and assigns, all right, title, interest and estate to the following described real property (the "Property") in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06:

Property: 0.820 Acres +/-

[ALL RIGHT, TITLE, INTEREST & ESTATE IN FEE SIMPLE ABSOLUTE WITHOUT LIMITATION OF EXISTING PUBLIC RIGHT-OF-WAY ACCESS RIGHTS]

Property is situated in the State of Ohio, County of Franklin, Township of Jefferson, and further being described in the attached, Exhibit A, which is fully incorporated and made a part hereof.

Franklin County Tax Parcel(s):

Split and R/W drop from 170-000138

Prior Record Reference(s):

IN: 201704130050029

IN: 201703150035602

IN: 201704110048648

IN: 201704130050390

Property Address(es):

870 Taylor Station Road, Gahanna, Ohio 43230

TERMS & CONDITIONS

1. This General Warranty Deed and all of its provisions are covenants forever (i) burdening, benefitting and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective, applicable beneficiaries, heirs, administrators, executors, successors, and assigns.

2. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee. Grantor agrees this section survives the termination of this General Warranty Deed or any reversion of the Property.

3. Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor's execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way contingent upon the passage of appropriate legislation by Gahanna City Council.

GRANTOR'S EXECUTION

In witness whereof, JEFFERSON POINTE LLC, an Ohio limited liability company, by its duly authorized representative Anil Karnati who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

JEFFERSON POINTE LLC,
an Ohio limited liability company

By: Anil Karnati, MEMBER

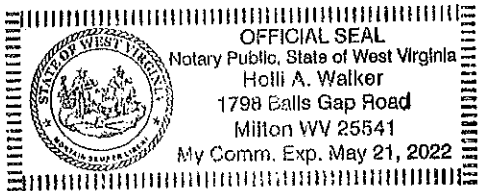
Print Name: ANIL KARNATI

Print Title: MEMBER

State of Ohio)

County of Franklin)

Be it remembered on November 16, 2020, I affixed my seal evidencing this instrument was acknowledged before me by Anil Karnati, the Member, on behalf of Grantor, JEFFERSON POINTE LLC, an Ohio limited liability company.



Holli A. Walker
Notary Public
Commission Expiration Date: May 21, 2022

This Instrument Prepared By:
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054



**Right-of-Way Description
~ 0.820 Acre ~
East of Taylor Station Road
North of Cross Pointe Road**

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Quarter Township 3, Township 1, Range 16, United States Military District and containing 0.820 acres, said 0.820 acres being part of that 0.952 acre tract of land as conveyed to Jefferson Pointe LLC of record in Instrument No. 201704110048648 and Instrument No. 201704130050390, part of that 1.020 acre tract of land also conveyed to Jefferson Pointe LLC of record in Instrument No. 201703150035602 and part of that 1.968 acre tract of land also conveyed to Jefferson Pointe LLC of record in Instrument No. 201704130050029, said 0.820 acres more particularly described as follows;

Beginning, at a monument box found (F.C.G.S. 5343) at the southwesterly corner of said 0.952 acre tract of land, said monument box also being in the easterly line of that 10.16 acre tract of land as conveyed to The United States of America of record in Instrument No. 199902230045494 and in the centerline of Taylor Station Road (R/W Varies) of record in Road Record 15, Page 392;

Thence **N 28° 17' 06" E**, along the westerly lines of said 0.952 acre tract, said 1.020 acre tract, said 1.968 acre tract, partially along the easterly line of said 10.16 acre tract, along the easterly line of a 6.668 acre tract of land described as Parcel One and conveyed to SS Gahanna LLC of record in Instrument No. 201509230133943, the easterly line of that Original 6.419 acre tract of land as conveyed to Kanwal N. Singh & Lynn W. Singh of record in Instrument No. 200407010153261, the easterly lines of the two Original 1 acre tracts as conveyed to GWJ Holdings II, LTD of record in Instrument No. 201002080015515 and partially along the easterly line of that 0.056 acre tract of land described as Parcel 5WD and as conveyed to the Franklin County Commissioners of record in Instrument No. 200012080248238, **944.22 feet** to a monument box found (F.C.G.S. 5319 reset) at the most northerly corner of said 1.968 acre tract, said corner also being an angle point in said Parcel 5WD, being in the westerly line of a 0.381 acre tract of land as conveyed to the City of Gahanna of record in Official Record 12676, Page F01 and also being an angle point in said Taylor Station Road (R/W Varies);

Thence **S 03° 40' 56" W**, across the right-of-way of said Taylor Station Road (R/W Varies), with the easterly line of said 1.968 acre tract and with the westerly line of said 0.381 acre tract, **96.08 feet** to an iron pin set at the most southerly corner of said 0.381 acre tract, said corner also being a northwesterly corner of that 9.710 acre tract of land as conveyed to Warehouse Specialists, LLC of record in Instrument No. 200610310218396;

Thence **S 28° 17' 06" W**, across said 1.968 acre tract, across said 1.020 acre tract and across said 0.952 acre tract, **840.76 feet** to an iron pin found capped "EMH&T" in the southerly line of said 0.952 acre tract and at the northwesterly corner of Lot 2 as it is numbered and delineated upon the record plat "Crosspoint Commerce Center" of record in Plat Book 94, Page 91, said Lot 2 being conveyed to Taylor Pointe, LLC in Instrument No. 201405200062105;

Thence **N 83° 39' 03" W**, with the southerly line of said 0.952 acre tract, the northerly line of said Lot 2 and partially across the right-of-way of said Taylor Station Road, **43.12 feet** to the **True Point of Beginning**. Containing **0.820 acres**, more or less, inclusive of the present road right-of-way which occupies 0.523 acres. Subject to all legal restrictions, easements and/or rights-of-way.

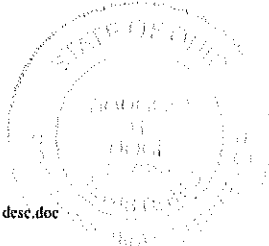
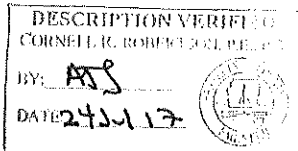
This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in December, 2016. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the bearing of N 28° 17' 06" E for the centerline of Taylor Station Road between Franklin County Geodetic Survey monuments 5343 and 5319 (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) as established using a GPS survey.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

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

0-39-E
SP111
0.820
and
out of
(170)
138



ADVANCED CIVIL DESIGN, INC.

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

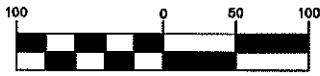
7/19/17

Date:

Right-of-Way Exhibit 0.820 Ac.

Township of Jefferson, Franklin County, Ohio
Quarter Township 3, Township 1, Range 16
United States Military District

GRAPHIC SCALE

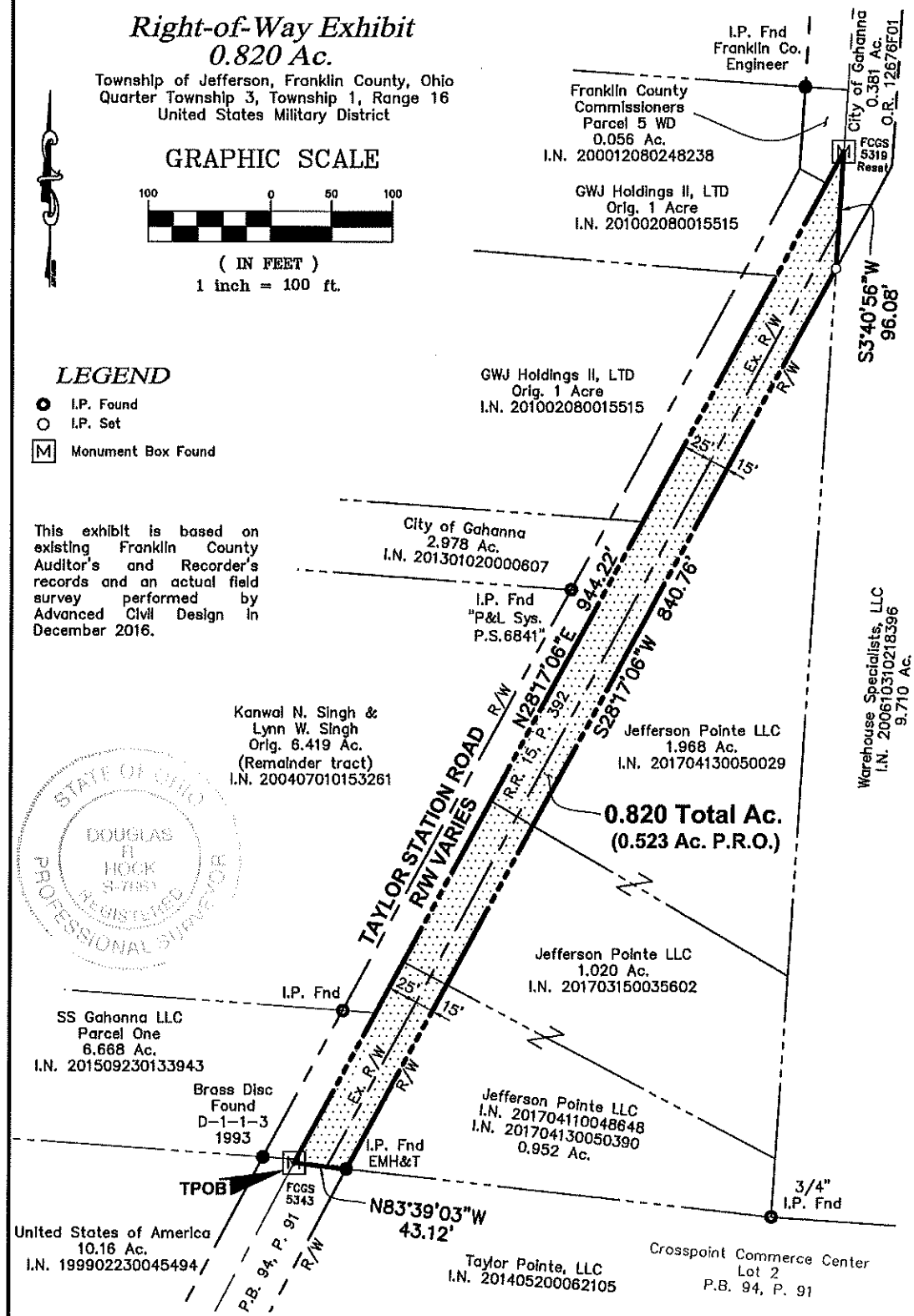
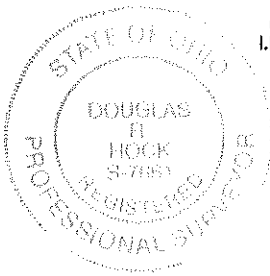


(IN FEET)
1 inch = 100 ft.

LEGEND

- I.P. Found
- I.P. Set
- [M] Monument Box Found

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in December 2016.



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Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Douglas R. Hock 7/19/17
Douglas R. Hock, P.S. 7661 Date:

DRAWN BY: *BCK* JOB NO.: 16-0017-414
DATE: 7/18/2017 CHECKED BY: *DRB*



422 Bascher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755