



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0018-2022

File Number: ORD-0018-2022

AN ORDINANCE TO ACCEPT THE DONATION OF LAND FROM VALUE RECOVERY GROUP II, LLC

WHEREAS, on March 9, 2022, the Planning Commission approved two Subdivision Without Plat Applications for Value Recovery Group II, LLC (also hereinafter referred to as "VRGII"); and

WHEREAS, as part of the application VRGII is donating property to the City of Gahanna as part of the Central Park Reserve; and

WHEREAS, the donation consists of 0.221 acres from property located at 5847 Taylor Road (Parcel ID: 027-000110); and

WHEREAS, this donation will connect two currently disconnected portions of the existing Central Park Reserve, ensuring that the area remains parkland.

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

Section 1. That the Council will accept the donation of 0.221 acres of land from VRGII as described in attached EXHIBITS A & B, and made a part herein.

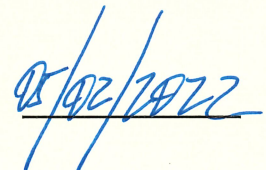
Section 2. That this Ordinance shall be in full force and effect upon passage by this Council and 30 days after signature of approval by the Mayor.

This Ordinance was Adopted on the Consent Agenda.

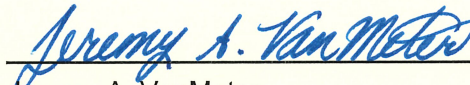
President


Stephen A. Renner

Date


5/2/2022

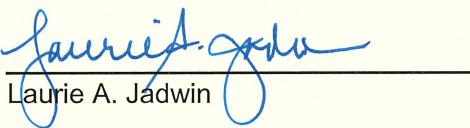
Attest by


Jeremy A. VanMeter
Clerk of Council

Date


5/2/2022

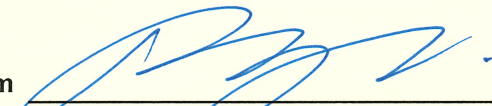
Approved by the Mayor


Laurie A. Jadwin

Date


5.2.2022

Approved as to Form



Raymond J. Mularski
City Attorney

Date 5-3-2022

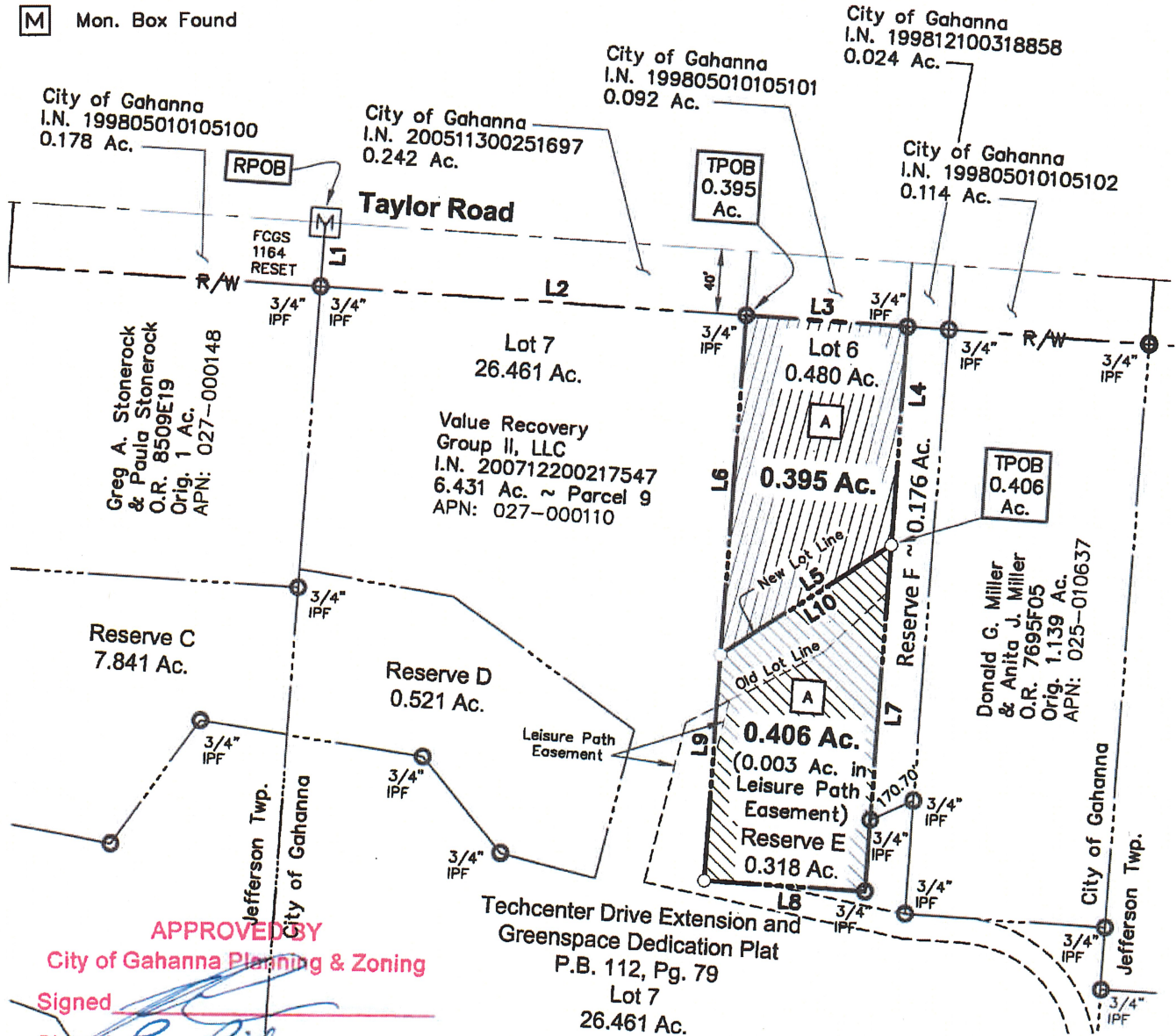
Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

Parcel Exhibit
0.395 Ac. & 0.406 Ac.

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

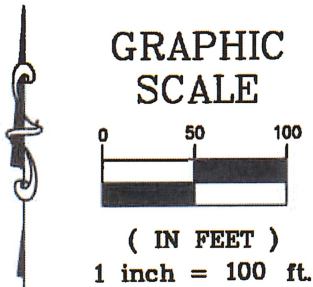
[A] Value Recovery
 Group II, LLC
 I.N. 200712200217547
 0.799 Ac. ~ Parcel 7
 APN: 025-013635



APPROVED BY
 City of Gahanna Planning & Zoning

Signed *[Signature]*
 Signed *[Signature]*

Techcenter Drive Extension and
 Greenspace Dedication Plat
 P.B. 112, Pg. 79
 Lot 7
 26.461 Ac.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	264.38'
L3	S85°52'09"E	100.00'
L4	S04°18'03"W	134.12'
L5	S57°02'15"W	125.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N04°18'03"E	209.91'
L7	S04°18'03"W	214.75'
L8	N85°41'57"W	100.00'
L9	N04°18'03"E	138.67'
L10	N57°02'15"E	125.65'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



Douglas R. Hock, P.S. 7661

Date: 8/30/21

DRAWN BY: DRB JOB NO.: 21-0023-188
 DATE: 08/13/21 CHECKED BY: BCK

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

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

Z:\21-0023-188_DWG_PRODUCTION_DRAWINGS\SURVEY\21-0023-188_lot_line_adj.dwg page 1 Aug 13, 2021 - 9:25:03am dbickham

Parcel Description
0.395 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.395 acre tract of land, said 0.395 acre tract being part of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.480 acre tract being part of a 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.395 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, to the southeasterly corner of said 0.178 acre tract, to the northwesterly corner of Lot 7 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", said northwesterly corner of Lot 7 also being the northwesterly corner of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, to the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.242 acre tract, to the southwesterly corner of a 0.092 acre tract being conveyed to the City of Gahanna of record in Instrument Number 199805010105101, to a northwesterly corner of said Lot 6 and said Parcel 7, the **True Point of Beginning**;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.092 acre tract, along the northerly line of said Lot 6 and said Parcel 7 and along said right-of-way line, **100.00 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.092 acre tract, to the southwesterly corner of a 0.024 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199812100318858 and being in the northwesterly corner of a 0.176 acre tract of land described as Reserve "F" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 6 and said Parcel 7 and along the westerly line of said Reserve "F", **134.12 feet** to an iron pin set;

Thence **S 57° 02' 15" W**, across said Lot 6 and said Parcel 7, **125.65 feet** to an iron pin set in the westerly line thereof and being in the easterly line of said Lot 7 and said Parcel 9;

Thence **N 04° 18' 03" E**, along said common line, **209.91 feet** to the **True Point of Beginning**.

Containing **0.395 acre**, more or less. Subject to all legal easements, rights-of-way and restrictions.

Parcel Description
0.395 Acres
South of Taylor Road
West of Taylor Station Road
-2-

The above description was prepared by Advanced Civil Design, Inc. on August 13, 2021 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

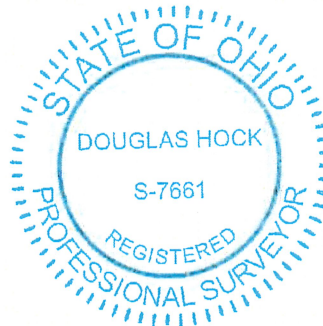
Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

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

ADVANCED CIVIL DESIGN, INC.

D. Hock 8/30/21
Douglas R. Hock, P.S. 7661 Date:

Z:\21-0023-188\survey\21-0023-188 0.395 ac parcel desc.doc



APPROVED BY
City of Gahanna Planning & Zoning
Signed _____
Signed *Pam Ripley*

Parcel Description
0.406 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.406 acre tract of land, said 0.406 acre tract being part of a 0.480 acre tract of land described as Lot 6 and being all of a 0.318 acre tract of land described as Reserve "E", both Lot 6 and Reserve "E" being numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.480 acre tract being part of a 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.406 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, to the southeasterly corner of said 0.178 acre tract, to the northwesterly corner of Lot 7 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", said northwesterly corner of Lot 7 also being the northwesterly corner of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, to the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.242 acre tract, to the southwesterly corner of a 0.092 acre tract being conveyed to the City of Gahanna of record in Instrument Number 199805010105101, to a northwesterly corner of said Lot 6 and said Parcel 7;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.092 acre tract, along the northerly line of said Lot 6 and said Parcel 7 and along said right-of-way line, **100.00 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.092 acre tract, to the southwesterly corner of a 0.024 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199812100318858 and being in the northwesterly corner of a 0.176 acre tract of land described as Reserve "F" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 6 and said Parcel 7 and along the westerly line of said Reserve "F", **134.12 feet** to an iron pin set, the **True Point of Beginning**;

Thence **S 04° 18' 03" W**, continuing along the easterly line of said Lot 6, said Parcel 7 and Reserve "E", along the westerly line of said Reserve "F" and along the westerly line of said Lot 7 and said Parcel 9, **214.75 feet** to a 3/4-inch iron pin found at a southeasterly corner of said Reserve "E" and said 0.799 acre tract, and a northwesterly corner of said Lot 7 and said Parcel 9 (passing a 3/4-inch iron pin found at 170.70°);

**Parcel Description
0.406 Acres
South of Taylor Road
West of Taylor Station Road**

-2-

Thence along the common lines of said Reserve "E" and said 0.799 acre tract and said Lot 7 and said Parcel 9, the following two (2) courses;

N 85° 41' 57" W, 100.00 feet to an iron pin set at a common corner thereof;

N 04° 18' 03" E, 138.67 feet to an iron pin set at a point;

Thence **N 57° 02' 15" E**, across said Lot 6 and said 0.799 acre tract, **125.65 feet** to the **True Point of Beginning**.

Containing **0.406 acre**, more or less, of which 0.003 acre is located in the Leisure Path Easement. Subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on August 13, 2021 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

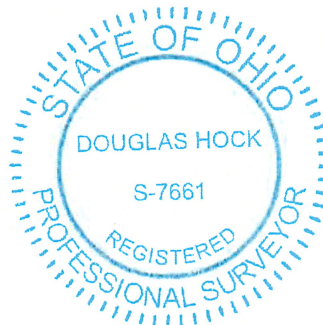
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock 8/30/21

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

Z:\21-0023-188\survey\21-0023-188 0.406 ac parcel desc.doc



APPROVED BY

City of Gahanna Planning & Zoning

Signed *[Signature]*

Signed *Pam Ryeley*

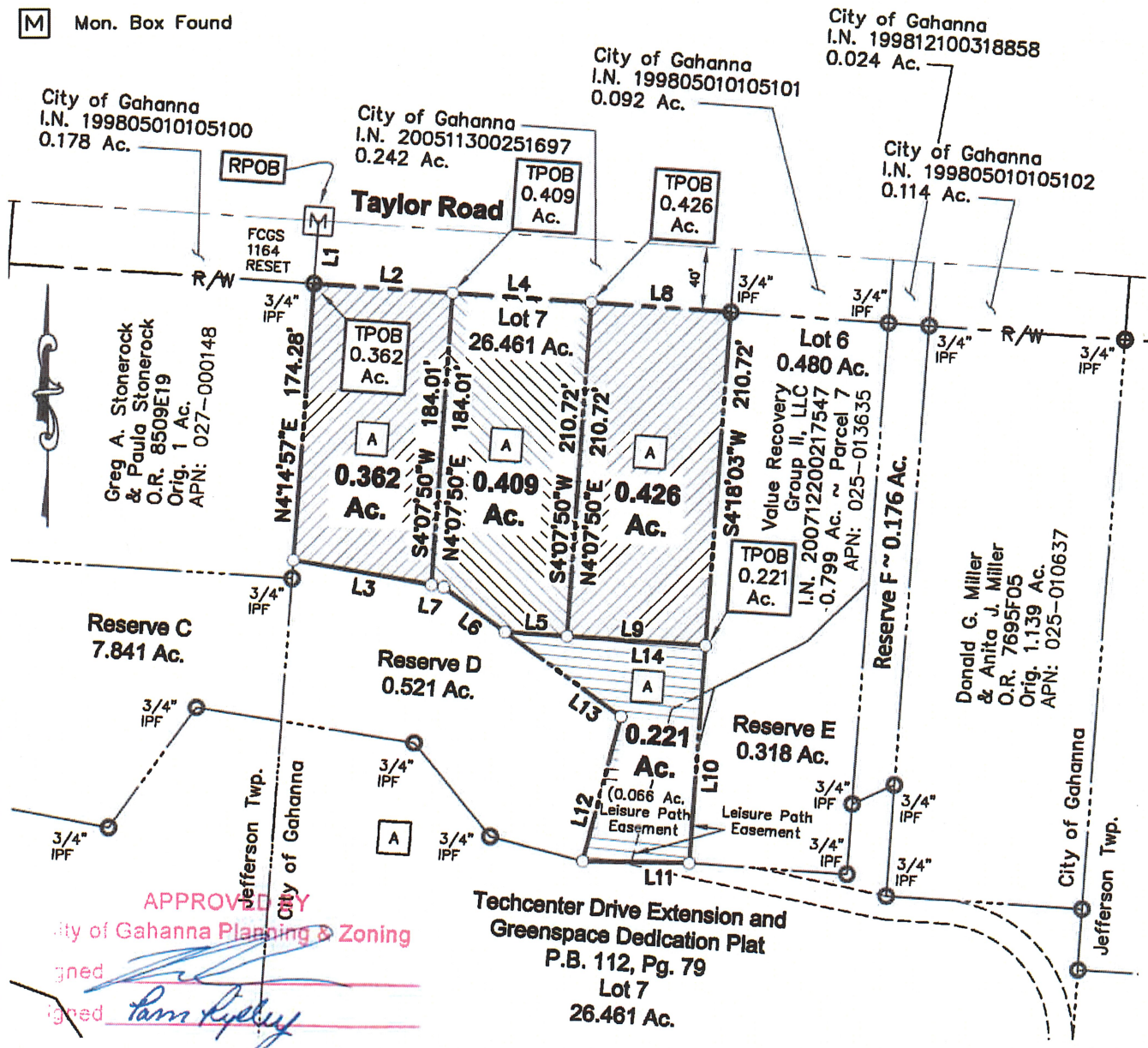
Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

**Parcel Exhibit 0.362 Ac.,
0.409 Ac., 0.426 Ac. & 0.221 Ac.**

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

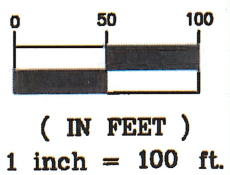
[A] Value Recovery
Group II, LLC
I.N. 200712200217547
6.431 Ac. ~ Parcel 9
APN: 027-000110



APPROVED
City of Gahanna Planning & Zoning
Signed: *[Signature]*

Techcenter Drive Extension and
Greenspace Dedication Plat
P.B. 112, Pg. 79
Lot 7
26.461 Ac.

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	87.91'
L3	N79°34'34"W	88.80'
L4	S85°52'09"E	88.00'
L5	N85°52'10"W	39.38'

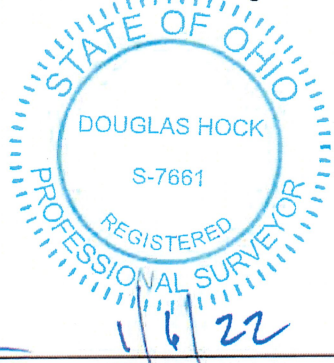
LINE	BEARING	DISTANCE
L6	N53°28'13"W	48.21'
L7	N79°34'34"W	7.96'
L8	S85°52'09"E	88.47'
L9	N85°52'10"W	87.85'
L10	S04°18'03"W	137.86'

LINE	BEARING	DISTANCE
L11	N88°45'12"W	67.39'
L12	N14°56'32"E	93.96'
L13	N53°28'13"W	91.36'
L14	S85°52'10"E	127.23'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



Douglas R. Hock, P.S. 7661

Date: 1/6/22

DRAWN BY: DRB JOB NO.: 21-0023-188
DATE: 08/24/21 CHECKED BY: BCK



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

Z:\21-0023-188\DWG\PRODUCTION DRAWINGS\SURVEY\21-0023-188 lot s.lit exhibit.dwg page 1 Jan 06, 2022 - 8:55:25am dbickham

Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.221 acre tract of land, said 0.221 acre tract being part of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.221 acre tract also being part of a 26.461 acre tract of land described as Lot 7 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.221 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, at the northwesterly corner of said Lot 7, said Parcel 9, at the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, at the southeasterly corner of said 0.178 acre tract and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4 iron pin found at the southeasterly corner of said 0.242 acre tract, being the southwesterly corner of a 0.092 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105101, being the northwesterly corner of 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547 and also being the northwesterly corner of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat" and being the northeasterly corner of said Lot 7 and said Parcel 9;

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 7 and said Parcel 9 and along the westerly line of said Lot 6 and said Parcel 7, **210.72 feet** to an iron pin set, the **True Point of Beginning**;

Thence **S 04° 18' 03" W**, continuing along the easterly line of said Lot 7 and said Parcel 9, along the westerly line of said Lot 6 and said Parcel 7 and along a 0.318 acre tract of land described as Reserve "E" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", **137.86 feet** to an iron pin set at the southwesterly corner of said Reserve "E";

Thence **N 88° 45' 12" W**, across said Lot 7 and said Parcel 9, **67.39 feet** to an iron pin set at a southeasterly corner of a 0.521 acre tract of land described as Reserve "D" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence along the common line of said Lot 7 and said Parcel 9 and said Reserve "D", the following two (2) courses;

N 14° 56' 32" E, 93.96 feet to an iron pin set at a point at an angle point;

N 53° 28' 13" W, 91.36 feet to an iron pin set at a point at an angle point;

**Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road**

-2-

Thence **S 85° 52' 10" E**, across said Lot 7 and said Parcel 9, **127.23 feet** to the **True Point of Beginning**.

Containing **0.221 acre**, more or less. Subject to all legal easements, rights-of-way and restrictions.

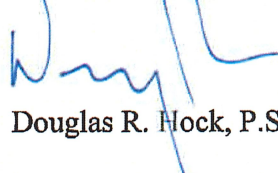
The above description was prepared by Advanced Civil Design, Inc. on January 3 2022 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

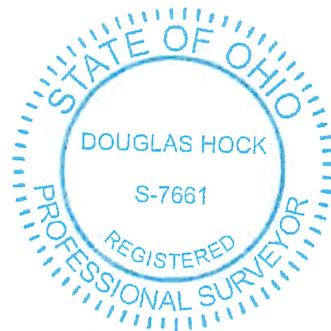
Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

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

ADVANCED CIVIL DESIGN, INC.

 1/6/22
Douglas R. Hock, P.S. 7661 Date:

Z:\21-0023-188\survey\21-0023-188 0.221 ac parcel desc.doc



APPROVED BY
City of Gahanna Planning & Zoning
Signed 
Signed 