Canal Winchester

Town Hall
10 North High Street
Canal Winchester, OH 43110

Meeting Agenda

April 15, 2019

6:00 PM

Council Work Session

Mike Walker – Chair
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Bruce Jarvis
Patrick Lynch
A. Call To Order

B. Roll Call

C. Also In Attendance

    Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Shawn Starcher, Rick Brown, Joe Taylor, Sargent Cassel, Shane Spencer

D. Reports

    Bill Sims -
    Dick Miller -
    Steve Smith -
    Shawn Starcher -
    Rick Brown -
    Joe Taylor -
    Sargent Cassel -
    Shane Spencer -

E. Request for Council Action

    ORD-19-025 An Ordinance To Accept The Dedication Of Real Property From Phele Development Investment Properties, LLC (Ordinance_Exhibits A_B)

    - Request to move to full Council

F. Items for Discussion

    19-030 2019 Pool Rates

G. Old/New Business

H. Adjournment
ORDINANCE NO. 19-025

AN ORDINANCE TO ACCEPT THE DEDICATION OF REAL PROPERTY FROM PHELE INVESTMENT PROPERTIES, LLC.

WHEREAS, Phele Investment Properties, LLC, is the owner of property located at O Winchester Boulevard identified as part of Parcel Number 184-000996 and which will be intended for public use as right–of-way; and,

WHEREAS, Phele Investment Properties, LLC desires to dedicate the 0.455-acre parcel of land to the City of Canal Winchester pursuant to a Tax Increment Financing Agreement that was approved as ordinance 19-024 that provides for the extension of Winchester Boulevard, with the parcel being used for right-of-way, water, and storm water purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

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

Section 1. That Council does hereby accept the 0.455-acre parcel of land described in Exhibit A and depicted in Exhibit B for potential right-of-way purposes.

Section 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Phele Investment Properties, LLC, evidencing the acceptance of the parcel and the right-of-way dedication as authorized herein.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED ____________________________

________________________________________
PRESIDENT OF COUNCIL

ATTEST ____________________________

________________________________________
CLERK OF COUNCIL

________________________________________
MAYOR

DATE APPROVED ____________________________

APPROVED AS TO FORM:__________________________

________________________________________
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

________________________________________
Finance Director/Clerk of Council
LEGAL DESCRIPTION

0.455 Acres

Situated in the State of Ohio, county of Franklin, City of Columbus, Township 11, Range 21, Congress Lands and being a part of the 11.280 acre tract as conveyed to klucke investments of Property of record in Instrument Number 2013031528491460 (all deed references refer to the records of The Recorder of Franklin County, Ohio) and described as follows:

Beginning for reference of T.G.S. Monument 2270 Reset placed at the intersection of the northerly right of way line of Westchester Boulevard oriented, also being the northerly line of said Section 25, with the centerline of Gender Road;

Thence North 83°45'23" West with said northerly right of way line and said northerly section line a distance of 7246.99 feet to an iron pin set at the northerly corner of the said 11.280 acre tract, at the northerly corner of a 1.180 acre tract as conveyed to Gender; Thirty-three of record in Official Record Volume 31736, page 507, and on the southerly line of a 52,338 acre tract as conveyed to Gender; Thirty-three of record in Official Record Volume 11351, page F13 and Official Record Volume 11351, page 11257, page F13, the said pin being the True Point of Beginning for the description;

Thence South 4°14'32" West with the easterly line of the said 11.280 acre tract and the westerly line of the said 1.180 acre tract a distance of 66.90 feet to an iron pin set at an interior corner of the said 11.280 acre tract and the southerly line of the said 1.180 acre tract;

Thence North 8°30'53" West crossing through the said 11.280 acre tract a distance of 300.21 feet to an iron pin set on the westerly line of the said 11.280 acre tract and on the southerly line of a 78,364 acre tract as conveyed to Baker Land Farms, LLC on record in Instrument Number 20070424087166, also being on the westerly line of section 25 and the easterly line of section 26;

Thence North 4°31'44" East along the westerly line of the said 11.280 acre tract, the northerly line of the said 78,364 acre tract and the said section line a distance of 66.90 feet to a 13/16" pipe with an EMDST cap at the common corner of Sections 23, 24, 25, and 26, also being the northerly corner of the said 11.280 acre tract, the northerly corner of the said 78,364 acre tract, the southerly corner of a 134,981 acre tract as conveyed in Baker Land Farms, LLC on record in Instrument Number 20070424087166, and the southerly corner of the said 52,338 acre tract;

Thence South 83°45'23" East with the northerly line of the said 11.280 acre tract and southerly line of the said 52,338 acre tract a distance of 300.00 feet to the True Point of Beginning and containing 0.455 acres of land more or less, but of PID 184-080999.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow Cap stamped "CESO".

The basis of bearing is based on a bearing of North 83°15'23" West for the southerly line of Section 24 as determined by GPS observation, based on NAD 83 (2011), Ohio State Plane South zone and post processed using an OPUS Solution.

CESO, Inc.

PROJECT/PROJECT NUMBER/25961-01 Westchester Blvd AT-A
Topo/04 SURVEY\Documents\35069\KH Legal description 0.455 Acres.docx
2/28/2019