

ORDINANCE NO. 20-016

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT A 0.51 ACRE PARCEL OF LAND FROM ROCKFORD HOMES, INC. AND DEDICATING SUCH LAND AS RIGHT OF WAY FOR PUBLIC USE AND ACCEPTING SUCH IMPROVEMENTS TO BE KNOWN AS CORMORANT WAY.

WHEREAS, Council approved Ordinance 18-049 which was a settlement agreement of claims between Rockford Homes, Inc. and the City of Canal Winchester; and

WHEREAS, a condition of the settlement agreement was that Rockford Homes, Inc. would dedicate the existing improvements of Cormorant Way and the City would accept the dedication of these improvements in their current condition;

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

Section 1. That Council does hereby accept a 0.51 acre parcel of land described in Exhibit A and depicted in Exhibit B as right of way for public use and accept such as improvements to be known as Cormorant Way.

Section 2. That Council hereby authorizes and directs the Law Director to record and appropriate General Warranty Deed from Rockford Homes, Inc., evidencing the acceptance of the parcel and the right-of-way dedicated 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 5-4-2020


PRESIDENT OF COUNCIL

ATTEST 
CLERK OF COUNCIL


MAYOR

DATE APPROVED 5-5-2020

APPROVED AS TO FORM:


LEGAL COUNCIL

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.


CLERK OF COUNCIL

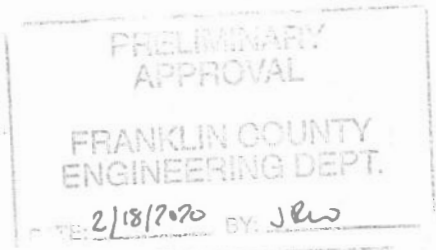


Exhibit A

PENDING DEED

0.510 ACRE

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 25, Township 11, Range 21, Congress Lands, being all of the remainder of that 19.150 acre tract of land conveyed to Rockford Homes, Inc. by deed of record in Instrument Number 200210090253068 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of that 8.603 acre tract conveyed to Three Fountains CW LLC by deed of record in Instrument Number 201912300174635, the southwesterly corner of Lot 727 of the subdivision entitled "The Villages at Westchester Section 10 Part 2", of record in Plat Book 125, Page 8, at the northwesterly terminus of the right of way of Cormorant Way (variable width, Plat Book 125, Page 8);

Thence with the boundary of said subdivision the following courses and distances:

South 00° 05' 12" East, a distance of 47.50 feet to an iron pin set;

South 88° 17' 46" East, a distance of 52.99 feet to an iron pin set; and

South 00° 05' 12" East, a distance of 12.53 feet to an iron pin set at the northwesterly corner of that 25.455 acre tract conveyed to Grand Communities, Ltd. by deed of record in Instrument Number 201706280088119, the northeasterly corner of the condominium entitled "Eagle Ridge Condominium Second Amendment", of record in Condominium Plat Book 146, Page 66 and Instrument Number 200504070064972;

Thence North 88° 17' 46" West, with the northerly line of said "Eagle Ridge Condominium Second Amendment" and the northerly line of "Eagle Ridge Condominium First Amendment", of record in Condominium Plat Book 127, Page 22 and Instrument Number 200402240039347, a distance of 412.96 feet to an iron pin set at the southeasterly terminus of the right of way of Cormorant Drive (60' wide, Plat Book 90, Page 54);

Thence North 01° 42' 15" East, with the easterly terminus of the right of way of Cormorant Drive, a distance of 60.00 feet to an iron pin set at the southeasterly corner of that 2.117 acre tract conveyed to Canini Properties Ltd. by deed of record in Instrument Number 200509090187284, the southwesterly corner of said 8.603 acre tract;

Thence South 88° 17' 46" East, with the southerly line of said 8.603 acre tract, a distance of 358.09 feet the POINT OF BEGINNING, containing 0.510 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the same meridian as the subdivision entitled "The Villages at Westchester Section 6", of record in Plat Book 90, Page 54, Recorder's Office, Franklin County, Ohio, showing a bearing of South 88° 03' 40" East for the centerline of Groveport Road.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk

14 FEB 20

Matthew A. Kirk
Professional Surveyor No. 7865

Date



Evans, Mechwart, Hambleton & Tillon, Inc.
 Engineers • Surveyors • Planners • Scientists
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 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL

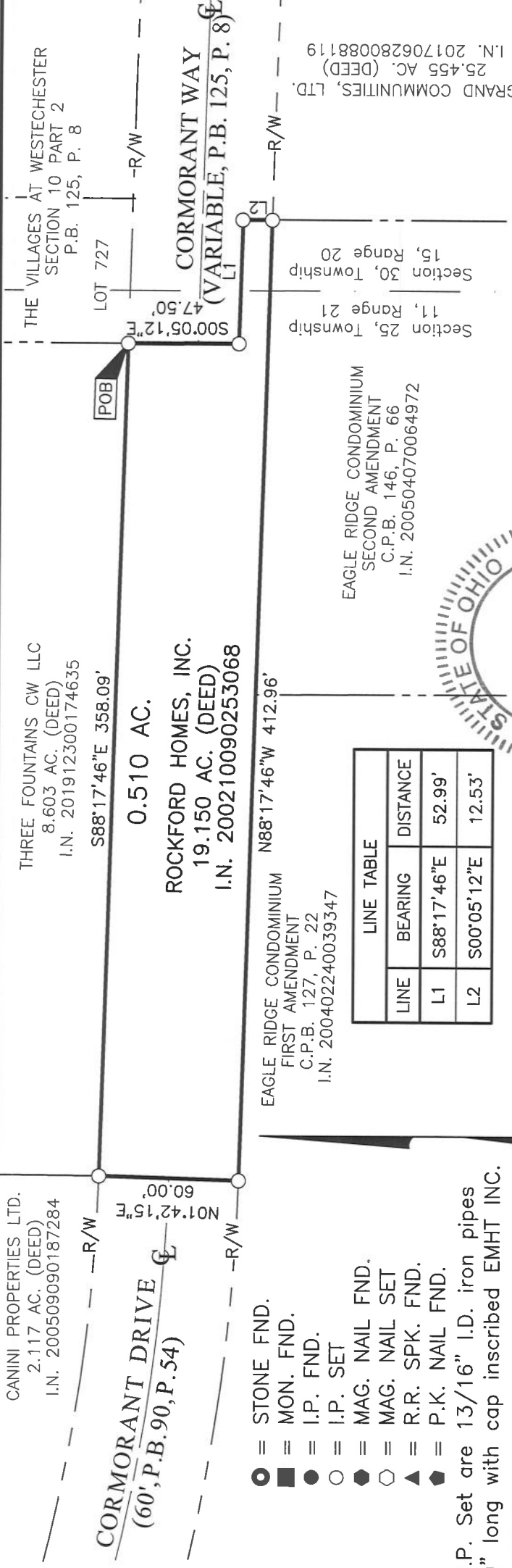
SECTION 25, TOWNSHIP 11, RANGE 21
 CONGRESS LANDS

CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO

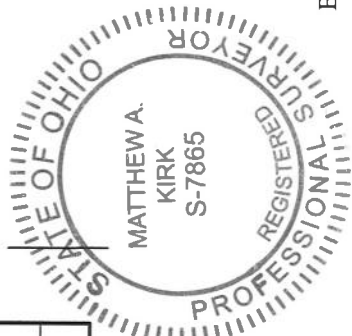
Date: February 14, 2020

Scale: 1" = 60'

Job No: 2019-1289



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°17'46"E	52.99'
L2	S00°05'12"E	12.53'



I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.

BASIS OF BEARINGS:

The bearings shown hereon are based on the same meridian as the subdivision entitled "The Villages at Westchester Section 6", of record in Plat Book 90, Page 54, Recorder's Office, Franklin County, Ohio, showing a bearing of South 88° 03' 40" East for the centerline of Groveport Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

By Matthew A. Kirk 14 Feb 20 Date
 Matthew A. Kirk
 Professional Surveyor No. 7865

J:\20191289\DWG\04SHEETS\BOUNDARY\20191289-VS-BNDY-02.DWG plotted by KIRK, MATTHEW on 2/14/2020 7:06:08 AM last saved by MKIRK on 2/14/2020 7:05:47 AM
 Xrefs: 20191289-VS-BNDY-01.DWG