

ORDINANCE NO. 21-004

AN ORDINANCE TO ACCEPT THE DEDICATION OF REAL PROPERTY FROM WINCHESTER RIDGE THREE, LLC.

WHEREAS, Winchester Ridge Three, LLC, is the owner of property located at 0 Busey Road identified as part of Parcel Number 0420388700 and which will be intended for public use as right-of-way of Greengate Boulevard; and,

WHEREAS, Winchester Ridge Three, LLC desires to dedicate the 1.705-acre parcel of land to the City of Canal Winchester pursuant to a final development plan that was approved as ordinance 17-019 that provides for the guarantee of construction of the future Greengate 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.

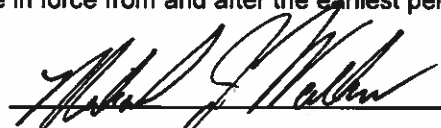
NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Council does hereby accept the 1.705-acre parcel of land described in Exhibit A and depicted in Exhibit B for right-of-way purposes.

Section 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Winchester Ridge Three, LLC, evidencing the acceptance of the parcel 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 3/1/21


PRESIDENT OF COUNCIL

ATTEST 
CLERK OF COUNCIL


MAYOR

DATE APPROVED 3-5-21

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.

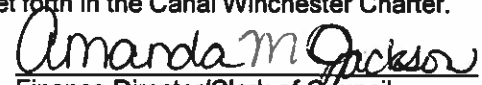

Finance Director/Clerk of Council

Exhibit A

DESCRIPTION OF A 1.705 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester, Violet Township, located in the Southwest Quarter of Section 21, Township 15, Range 20, Congress Lands East of the Scioto River, and being part of that 12.971 acre tract of land described in a deed to **Winchester Ridge Three, LLC**, of record in **Official Record 1754, Page 4034**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, and being more particularly bounded and described as follows:

Commencing for reference at the northwest corner of said Southwest Quarter, being at the intersection of the centerline of right-of-way for Busey Road and the centerline of right-of-way for Diley Road, (reference a disc in a monument box found North 22 degrees 26 minutes 42 seconds East at a distance of 0.42 feet);

Thence **South 85 degrees 35 minutes 41 seconds East**, along the centerline of right-of-way for Busey Road and along the north line of said Southwest Quarter, a distance of **828.36 feet** to the northwest corner of that 0.775 acre right-of-way parcel described in a deed to The City of Canal Winchester, of record in Official Record 1756, Page 2192, being the northeast corner of that 3.478 acre right-of-way parcel described in a deed to The Village of Canal Winchester, Ohio, of record in Official Record 1490, Page 1410;

Thence **South 04 degrees 30 minutes 30 seconds West**, along the west line of said 0.775 acre right-of-way parcel, along the east line of said 3.478 acre right-of-way parcel (passing a 3/4" iron pipe found at a distance of 17.50 feet, offline 0.09 feet to the right, and passing at a distance of 40.00 feet the southwest corner of said 0.775 acre right-of-way parcel, being the southeast corner of said 3.478 acre right-of-way parcel, being the northwest corner of said 12.971 acre tract and being the northeast corner of the remainder of that 39.028 acre (original) tract of land described in a deed to Shrimangeshi, LLC, of record in Official Record 1447, Page 1914, reference a 1" iron pipe found bearing North 55 degrees 16 minutes 37 seconds West at a distance of 0.14 feet), continuing along the west line of said 12.971 acre tract and continuing along the east line of said 39.028 acre (original) tract, a total distance of **945.97 feet** to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence across said 12.971 acre tract along the following three (3) described courses:

1. **South 85 degrees 13 minutes 34 seconds East**, a distance of **146.04 feet** to an iron pin set at a point of curvature;
2. Along the arc of a curve to the right, said curve having a radius of **608.00 feet**, a central angle of **40 degrees 37 minutes 29 seconds**, and an arc length of **422.12 feet** to an iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **South 65 degrees 13 minutes 26 seconds East** and a length of **431.09 feet**;
3. **South 44 degrees 55 minutes 22 seconds East**, a distance of **366.30 feet** (passing at a distance of 108.45 feet a southwest corner of said 12.971 acre tract, being a southwest corner of that 28.457 acre tract of land described in a deed to Board of Trustees of Violet Township, Ohio, of record in Official Record 1486, Page 2462, reference a bent iron pipe found with a "HAINES" cap bearing North 59 degrees 43 minutes 35 seconds East at a distance of 0.40 feet from said corner) to a point of curvature on a northeast line of said 12.971 acre tract, being on a southwest line of said 28.457 acre tract, (reference an iron pin found with a "HAINES" cap bearing North 17 degrees 21 minutes 07 seconds East at a distance of 0.47 feet);

Thence along the arc of a curve to the left, along a northeast line of said 12.971 acre tract and along a southwest line of said 28.457 acre tract, said curve having a radius of **542.00 feet**, a central angle of **12 degrees 34 minutes 55 seconds**, and an arc length of **119.02 feet** to a northeast corner of said 12.971 acre tract, being a northwest corner of that 29.980 acre tract of land described in a deed to Tipani Pifer Hickey, of record in Official Record 1664, Page 2427, (reference an iron pin found with a "HOCKADEN" cap bearing North 59 degrees 36 minutes 30 seconds West at a distance of 0.15 feet), said curve being subtended by a long chord having a bearing of **South 51 degrees 12 minutes 50 seconds East** and a length of **118.78 feet**;

Thence **South 04 degrees 31 minutes 32 seconds West**, along an east line of said 21.270 acre tract and along a west line of said 29.980 acre tract, a distance of **78.02 feet** to an iron pin set at the southeast corner of said 21.270 acre tract, being the northeast corner of that 15.532 acre tract of land described in a deed to Winchester Ridge Two LLC, of record in Official Record 1697, Page 1581;

Thence along the southerly lines of said 12.971 acre tract and along the northerly lines of said 15.532 acre tract along the following four (4) described courses:

1. Along the arc of a curve to the right, said curve having a radius of **612.00 feet**, a central angle of **16 degrees 00 minutes 35 seconds**, and an arc length of **171.01 feet** to an iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **North 52 degrees 55 minutes 39 seconds West** and a length of **170.45 feet**;
2. **North 44 degrees 55 minutes 22 seconds West**, a distance of **366.31 feet** to an iron pin set at a point of curvature;
3. Along the arc of a non-tangent curve to the left, said curve having a radius of **538.00 feet**, a central angle of **40 degrees 38 minutes 42 seconds**, and an arc length of **381.65 feet** to an iron pin set, said curve being subtended by a long chord having a bearing of **North 65 degrees 14 minutes 00 seconds West** and a length of **373.70 feet**;
4. **North 85 degrees 13 minutes 34 seconds West**, a distance of **142.91 feet** to an iron pin set at the southwest corner of said 12.971 acre tract, being the northwest corner of said 15.532 acre tract, said iron pin being on the east line of said original 39.028 acre tract;

Thence **North 04 degrees 30 minutes 30 seconds East**, along the west line of said 12.971 acre tract and along the east line of said original 39.028 acre tract, a distance of **70.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described parcel contains a total area of **1.705 acres** (none of which lies within the present road occupied) within Fairfield County Auditor's parcel number 0420388700.

The bearings described herein are based on the bearing of South 85 degrees 35 minutes 41 seconds East for the centerline of right-of-way for Busey Road, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

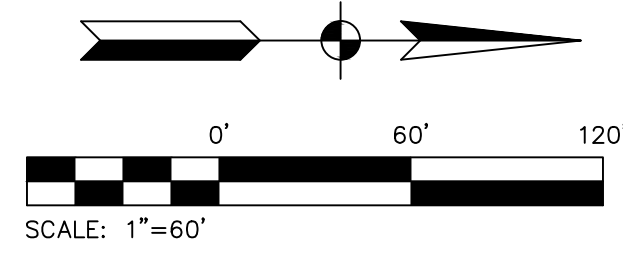
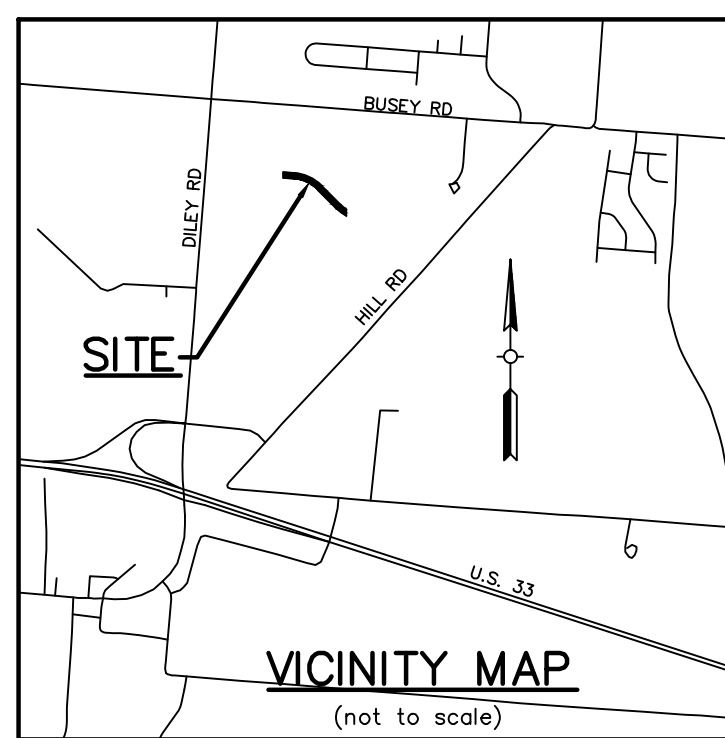
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "ASI PS-8438".

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on January 6, 2021, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham, PS
Registered Professional Surveyor No. 8438

Date



- LEGEND**
- I.P.S. Iron Pin Set (1/2" dia. x 30" long rebar with cap "ASI PS 8438")
 - I.P.F. Iron Pin Found
 - ⊙ P.F. Iron Pipe Found
 - ⊗ Government Control Point Found

BASIS OF BEARINGS

Bearings described hereon are based on South 85 degrees 35 minutes 41 seconds East for the centerline of right-of-way line for Busby Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

FLOOD ZONE STATEMENT

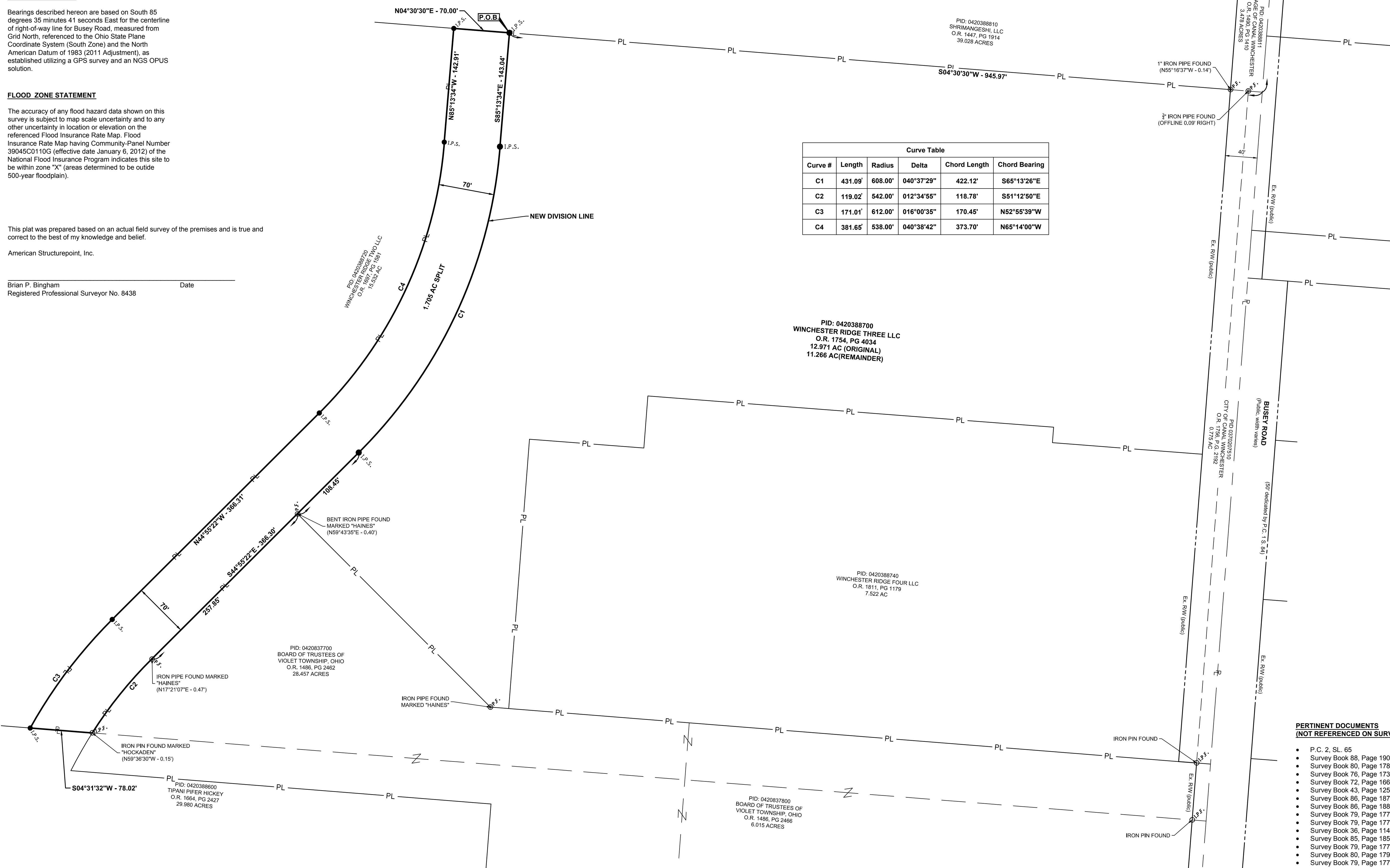
The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39045C0110G (effective date January 6, 2012) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).

This plat was prepared based on an actual field survey of the premises and is true and correct to the best of my knowledge and belief.

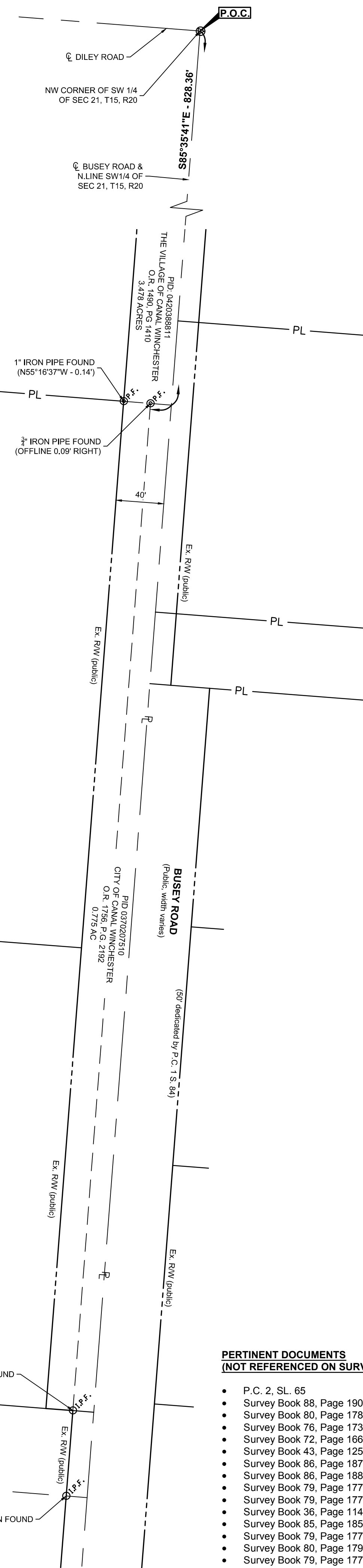
American Structurepoint, Inc.

Brian P. Bingham Date
Registered Professional Surveyor No. 8438

**STATE OF OHIO, COUNTY OF FAIRFIELD,
CITY OF CANAL WINCHESTER, VIOLET TOWNSHIP,
SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 15, RANGE 20,
CONGRESS LANDS EAST OF THE SCIOTO RIVER**



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	431.09'	608.00'	040°37'29"	422.12'	S65°13'26"E
C2	119.02'	542.00'	012°34'55"	118.78'	S51°12'50"E
C3	171.01'	612.00'	016°00'35"	170.45'	N52°55'39"W
C4	381.65'	538.00'	040°38'42"	373.70'	N65°14'00"W



AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

Winchester Ridge

**Busby Rd.
Canal Winchester, OH
43110**

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/06/2021
PROJECT PHASE:	----

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2016.02769

**1.705 ACRE
LOT SPLIT**

1 of 1

- PERTINENT DOCUMENTS
(NOT REFERENCED ON SURVEY)**
- P.C. 2, SL. 65
 - Survey Book 88, Page 19016
 - Survey Book 80, Page 17853
 - Survey Book 76, Page 17370
 - Survey Book 72, Page 16689
 - Survey Book 43, Page 12576
 - Survey Book 86, Page 18764
 - Survey Book 86, Page 18810
 - Survey Book 79, Page 17701
 - Survey Book 79, Page 17702
 - Survey Book 36, Page 11406
 - Survey Book 85, Page 18599
 - Survey Book 79, Page 17720
 - Survey Book 80, Page 17943
 - Survey Book 79, Page 17708

PLOT DATE: 11/22/2021 3:45 PM
PLOT SCALE: 1"=60'
DRAWING FILE: C:\2016\02769\DWG\201602769.SV2020-11-11.RW.DRCP.dwg