

ORDINANCE 12-2016

AN ORDINANCE TO ACCEPT FARVIEW ROAD EXTENSION ROAD IMPROVEMENTS AND DECLARING AN EMERGENCY

WHEREAS, M/I Homes of Central Ohio, LLC, an Ohio limited liability company (“M/I Homes”), is the owner of an approximately 1.130+/- acre parcel located in the Village of Minerva Park, County of Franklin and State of Ohio, identified as part of tax parcel number 113-001889-00 and all of tax parcel number 113-000977-00, upon which M/I Homes constructed a road extension; and,

WHEREAS, M/I Homes desires to dedicate the 1.130+/- acre parcel of land to the Village of Minerva Park for road right-of-way purposes; and,

WHEREAS, the Village Engineer recommends acceptance of the dedication.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MINERVA PARK, STATE OF OHIO:

- Section 1.** That Council does hereby accept and dedicate the 1.130+/- acre parcel of land described in Exhibit A and depicted in Exhibit B for road right-of-way purposes.
- Section 2.** That Council hereby authorizes and directs the Law Director to record an appropriate Limited Warranty Deed from M/I Homes, evidencing the acceptance of the road right-of-way dedication as authorized herein.
- Section 3.** Council declares this to be an emergency measure necessary for the health, safety and welfare of the residents of Minerva Park, such emergency arising out of the immediate need to accept the road improvements. Wherefore, this Ordinance shall take effect and shall be in force immediately upon passage by Council.

/S/ Lynn Eisentrout

Lynn Eisentrout, Mayor

First Reading: September 8, 2016
Second Reading: September 12, 2016
Third Reading: September 26, 2016
Passed: September 26, 2016

ATTEST

/S/ Jeffrey Wilcheck

Jeffrey Wilcheck, Fiscal Officer

APPROVED AS TO FORM

/S/ Eugene Hollins

Solicitor

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 Village of Minerva Park Charter.

/S/ Jeffrey Wilcheck

Jeffrey Wilcheck, Fiscal Officer

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Exhibit A
1.130 ACRES

Situated in the State of Ohio, County of Franklin, Village of Minerva Park, in Quarter Township 3, Township 2, Range 17, United States Military Lands, being comprised of part of that tract of land conveyed to Westerville Exempted Village School District by deed of record in Deed Book 1980, Page 367 and all of those tracts of land conveyed to Westerville Exempted Village School District by deeds of record in Deed Book 2223, Page 39 and Deed Book 2223, Page 41 (all references refer 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 southwesterly corner of Lot 483 of the subdivision entitled "Minerva Park East", of record in Plat Book 18, Page 67, in the northerly right of way line of Minerva Lake Road (P.B. 18, P. 67, 50' wide);

Thence North $86^{\circ} 29' 24''$ West, with said northerly right-of-way line, a distance of 90.00 feet to an iron pin set at the southeasterly corner of Lot 482 of said "Minerva Park East";

Thence with the easterly line of said Lot 482 and with the arc of a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of North $48^{\circ} 30' 36''$ East and a chord length of 28.28 feet to an iron pin set;

Thence North $03^{\circ} 30' 36''$ East, partly with the easterly line of said Lot 482 and partly crossing said School District tract (Deed Book 1980, Page 367), passing an iron pin set at 234.73 feet, a total distance of 795.06 feet to an iron pin set at a point of curvature to the right;

Thence crossing said School District tract (Deed Book 1980, Page 367) and with the arc of said curve, having a central angle of $17^{\circ} 21' 55''$, a radius of 375.00 feet, an arc length of 113.66 feet, a chord bearing of North $12^{\circ} 11' 34''$ East and a chord length of 113.22 feet to an iron pin set;

Thence North $20^{\circ} 52' 31''$ East, crossing said School District tract (Deed Book 1980, Page 367), a distance of 51.86 feet to an iron pin set in the southerly right-of-way line of Dublin-Granville Road (S.R. 161, FRA-161-13.45), the southerly line of that tract conveyed to the State of Ohio as Parcel 42-WD by deed of record in Deed Book 3196, Page 384;

Thence South $86^{\circ} 24' 06''$ East, with said southerly right-of-way line, the southerly line of said parcel 42-WD, and the southerly line of that tract conveyed to the State of Ohio as Parcel 43-WD by deed of record in Deed Book 3203, Page 162, a distance of 52.36 feet to an iron pin set;

Thence South $20^{\circ} 52' 31''$ West, crossing said School District tract (Deed Book 1980, Page 367), a distance of 67.41 feet to an iron pin set at a point of curvature to the left;

Thence crossing said School District tract (Deed Book 1980, Page 367) and with the arc of said curve, having a central angle of $17^{\circ} 21' 55''$, a radius of 325.00 feet, an arc length of 98.50 feet, a chord bearing of South $12^{\circ} 11' 34''$ West and a chord length of 98.12 feet to an iron pin set;

Thence South $03^{\circ} 30' 36''$ West, partly crossing said School District tract (Deed Book 1980, Page 367) and partly with the westerly line of said Lot 483, passing an iron pin set at 560.37 feet, a total distance of 795.06 feet to an iron pin set at a point of curvature to the left;

Thence with the westerly line of said Lot 483 and with the arc of said curve, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of South $41^{\circ} 29' 24''$ East and a chord length of 28.28 feet to the POINT OF BEGINNING, containing 1.130 acres of land more or less, of which 0.834 acre is out of Parcel Number 113-001889 and 0.296 acre is out of Parcel Number 113-000977.

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1.130 ACRES
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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 herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 85 and WEST 17.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

6 April 16

MAK:ip
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Meyer Lynn Eisentraut

Meyer Lynn Eisentraut

* APPROVED JUN - 8 2016

0-3-E, M-197
Split
1.130 ac
out
(113)
1889
+
Allot
(113)
977



07 Jun 16

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