

ORDINANCE NO. 88-19

**AN ORDINANCE TO AUTHORIZE THE BOUNDARY LINE ADJUSTMENT WITH
THE CITY OF COLUMBUS - BRICE ROAD**

WHEREAS, Brice Road and a narrow strip of property along the west side of Brice Road to the north of Interstate 70 is located in the City of Columbus, but is adjacent to a larger tract of land as part of the City of Reynoldsburg; and

WHEREAS, it is the desire of the City of Columbus to transfer the subject area, comprised of Brice Road and three parcels adjacent to Brice Road, to the City of Reynoldsburg which desires to accept said transfer; and

WHEREAS, the proposed transfer does not involve the transfer of territory inhabited by more than five voters.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG

Section 1. That in accordance with Section 709.37 of the Ohio Revised Code, the City of Columbus hereby agrees to transfer to the City of Reynoldsburg the land described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in One-Half Lots 40 and 41, Sections 23 and 24, Township 12, Range 21, Refugee Lands, and being all of that 0.155 acre tract conveyed to the City of Reynoldsburg by deed of record in Deed Book 3208, Page 452, that 1.080 acre tract conveyed to 2440 Brice Road, LLC by deed of record in Instrument Number 201009160121046, that 1.254 acre tract conveyed to 2444 Brice, LLC by deed of record in Instrument Number 201502250023224, all of that 1.080 acre tract conveyed to Shell Oil Company by deed of record in Deed Book 2849, Page 234, part of that 0.230 acre tract conveyed to the City of Columbus by deed of record in Deed Book 2851, Page 5, and that 2.854 acre tract conveyed to the City of Columbus, Ohio by deed of record in Deed Book 2968, Page 603 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the corner common of said 0.230 and 0.155 acre tracts and that 0.533 acre tract conveyed to Ermo Marketing Company by deed of record in Official Record 13866I05, in the right-of-way intersection of the westerly right-of-way line of Brice Road and the southerly right-of-way line of Livingston Avenue;

Thence westerly, with the line common to said 0.230 and 0.533 acre tracts, a distance of 130± feet to a point;

Thence northerly, across said 0.230 acre tract, a distance of 52± feet to a point in the centerline of said Livingston Avenue, on an existing City of Columbus corporation line as established by Ordinance Number 413-60, Case Number COC No. 166 and recorded in Miscellaneous Record 123, Page 228, and an existing City of Reynoldsburg corporation line as established by Ordinance Number 476, Case Number Rey No. 7 and recorded in Miscellaneous Record 98, Page 310;

Thence easterly, with the northerly line of said 0.230 acre tract, the centerline of said Livingston Avenue, said City of Columbus corporation line (Ordinance Number 413-60) and said City of Reynoldsburg corporation line (Ordinance Number 476), a distance of 145± feet to a point;

Thence southerly, across said 0.230 and 2.854 acre tracts, with said City of Columbus corporation line (Ordinance Number 413-60) and that existing City of Reynoldsburg corporation line as established by Case Number Rey No. 11 and recorded in Miscellaneous Record 136, Page 649, a distance of 1935± to a point;

Thence easterly, across said 2.854 acre tract, with the northerly lines of said 1.080 acre tract and Shell Oil Company tract, said City of Reynoldsburg corporation line (Case Number Rey No. 11) and that existing City of Columbus corporation line as established by Ordinance Number 156-69, Case Number COC No. 265 and recorded in Miscellaneous Record 146, Page 613, a distance of 733± to a point;

Thence southerly, with the easterly line of said Shell Oil Company tract, said City of Columbus corporation line (Ordinance Number 156-69) and said City of Reynoldsburg corporation line (Case Number Rey No. 11), a distance of 734± feet to a point;

Thence westerly, with the line common to said Shell Oil Company tract and that 9.687 acre tract conveyed to HD Development of Maryland, Inc. by deed of record in Instrument Number 200007200143969, a distance of 19± feet to a point in that existing City of Reynoldsburg corporation line as established by Ordinance Number 20-98 and Case No. Rey No. BC-01-98;

Thence with the line common to said Shell Oil Company tract and said 9.687 acre tract, said City of Reynoldsburg corporation line (Ordinance Number 20-98), the following courses and distances:

Northerly, a distance of 20± feet to a point;

Easterly, a distance of 9± feet to a point; and

Northerly, a distance of 584± feet to a point;

Thence westerly, with the southerly line of said 1.254 acre tract and said City of Reynoldsburg corporation line (Ordinance Number 20-98), a distance of 448± feet to a point;

Thence southerly, with the easterly line of said 1.080 acre tract and said City of Reynoldsburg corporation line (Ordinance Number 20-98), a distance of 55± feet to a point;

Thence easterly, with the southerly line of said 1.080 acre tract, partially with said City of Reynoldsburg corporation line (Ordinance Number 20-98), across said 2.854 acre tract and Brice Road, a distance of 300± to the westerly right-of-way line of Brice Road, the westerly line of said 2.854 acre tract;

Thence with the westerly right-of-way line of Brice Road and the westerly lines of said 2.854 and 0.155 acre tracts, the following courses and distances:

Northerly, a distance of 288± feet to a point;

Easterly, a distance of 11± feet to a point;

Northerly, a distance of 1640± feet to a point;

Easterly, a distance of 19± feet to a point; and

Northerly, a distance of 146± feet to the POINT OF BEGINNING, containing 3.9± acres, more or less.

This description is for annexation purposes only and is not to be used for transfer.

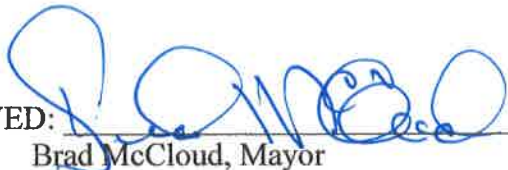
Passed this 9th day of September, 2019.



Doug Joseph, President

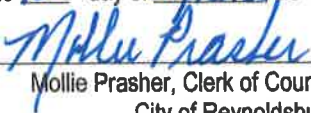
ATTEST: 

Mollie Prasher, Clerk of Council

APPROVED:  DATE 9/10/19
Brad McCloud, Mayor

On behalf of the state of Ohio, Franklin County, City of Reynoldsburg,
I, Mollie Prasher, duly qualified Clerk of Council for the City of Reynoldsburg,
do hereby certify that the foregoing is a copy of the original, now on file,
and has been compared by me with said original document,
and the same is a true and correct copy.

WITNESS by my signature, this 10th day of September 2019.

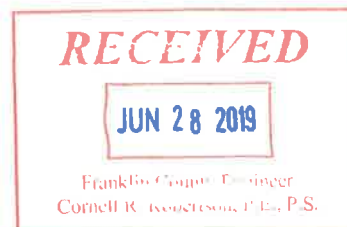


Mollie Prasher, Clerk of Council
City of Reynoldsburg

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By JRF Date 6/28/19

**PROPOSED BOUNDARY ADJUSTMENT
OF 3.9± ACRES**



FROM: CITY OF COLUMBUS

TO: CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in One-Half Lots 40 and 41, Sections 23 and 24, Township 12, Range 21, Refugee Lands, and being all of that 0.155 acre tract conveyed to the City of Reynoldsburg by deed of record in Deed Book 3208, Page 452, that 1.080 acre tract conveyed to 2440 Brice Road, LLC by deed of record in Instrument Number 201009160121046, that 1.254 acre tract conveyed to 2444 Brice, LLC by deed of record in Instrument Number 201502250023224, all of that tract conveyed to Shell Oil Company 99 Year Lease by deed of record in Lease Volume 181, Page 112, part of that 0.230 acre tract conveyed to the City of Columbus by deed of record in Deed Book 2851, Page 5, and that 2.854 acre tract conveyed to The City of Columbus, Ohio by deed of record in Deed Book 2968, Page 603 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the corner common of said 0.230 and 0.155 acre tracts and that 0.533 acre tract conveyed to Ermo Marketing Company by deed of record in Official Record 13866105, in the right-of-way intersection of the westerly right-of-way line of Brice Road and the southerly right-of-way line of Livingston Avenue;

Thence westerly, with the line common to said 0.230 and 0.533 acre tracts, a distance of 130± feet to a point;

Thence northerly, across said 0.230 acre tract, a distance of 52± feet to a point in the centerline of said Livingston Avenue, on an existing City of Columbus corporation line as established by Ordinance Number 413-60, Case Number COC No. 166 and recorded in Miscellaneous Record 123, Page 228, and an existing City of Reynoldsburg corporation line as established by Ordinance Number 476, Case Number Rey No. 7 and recorded in Miscellaneous Record 98, Page 310;

Thence easterly, with the northerly line of said 0.230 acre tract, the centerline of said Livingston Avenue, said City of Columbus corporation line (Ordinance Number 413-60) and said City of Reynoldsburg corporation line (Ordinance Number 476), a distance of 145± feet to a point;

Thence southerly, across said 0.230 and 2.854 acre tracts, with said City of Columbus corporation line (Ordinance Number 413-60) and that existing City of Reynoldsburg corporation line as established by Case Number Rey No. 11 and recorded in Miscellaneous Record 136, Page 649, a distance of 1935± to a point;

Thence easterly, across said 2.854 acre tract, with the northerly lines of said 1.080 acre tract and Shell Oil Company tract, said City of Reynoldsburg corporation line (Case Number Rey No. 11) and that existing City of Columbus corporation line as established by Ordinance Number 156-69, Case Number COC No. 265 and recorded in Miscellaneous Record 146, Page 613, a distance of 733± to a point;

Thence southerly, with the easterly line of said Shell Oil Company tract, said City of Columbus corporation line (Ordinance Number 156-69) and said City of Reynoldsburg corporation line (Case Number Rey No. 11), a distance of 734± feet to a point;

Thence westerly, with the line common to said Shell Oil Company tract and that 9.687 acre tract conveyed to HD Development of Maryland, Inc. by deed of record in Instrument Number 200007200143969, a distance of 19± feet to a point in that existing City of Reynoldsburg corporation line as established by Ordinance Number 20-98 and Case No. Rey No. BC-01-98;

Thence with the line common to said Shell Oil Company tract and said 9.687 acre tract, said City of Reynoldsburg corporation line (Ordinance Number 20-98), the following courses and distances:

- Northerly, a distance of 20± feet to a point;
- Easterly, a distance of 9± feet to a point; and
- Northerly, a distance of 584± feet to a point;

**PROPOSED BOUNDARY ADJUSTMENT
OF 3.9± ACRES**

-2-

FROM: CITY OF COLUMBUS

TO: CITY OF REYNOLDSBURG

Thence westerly, with the southerly line of said 1.254 acre tract and said City of Reynoldsburg corporation line (Ordinance Number 20-98), a distance of 448± feet to a point;

Thence southerly, with the easterly line of said 1.080 acre tract and said City of Reynoldsburg corporation line (Ordinance Number 20-98), a distance of 55± feet to a point;

Thence easterly, with the southerly line of said 1.080 acre tract, partially with said City of Reynoldsburg corporation line (Ordinance Number 20-98), across said 2.854 acre tract and Brice Road, a distance of 300± to the westerly right-of-way line of Brice Road, the westerly line of said 2.854 acre tract;

Thence with the westerly right-of-way line of Brice Road and the westerly lines of said 2.854 and 0.155 acre tracts, the following courses and distances:

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Easterly, a distance of 11± feet to a point;

Northerly, a distance of 1640± feet to a point;

Easterly, a distance of 19± feet to a point; and

Northerly, a distance of 146± feet to the POINT OF BEGINNING, containing 3.9± acres, more or less.

This description is for annexation purposes only and is not to be used for transfer.

Total perimeter of annexation area is 7272 feet, of which 4923 feet is contiguous with the City of Reynoldsburg by Ordinance Numbers 20-98 and 476 and Case No. Rey No. 11, giving 67% perimeter contiguity.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069 C

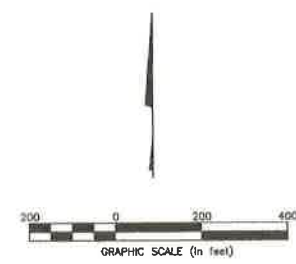
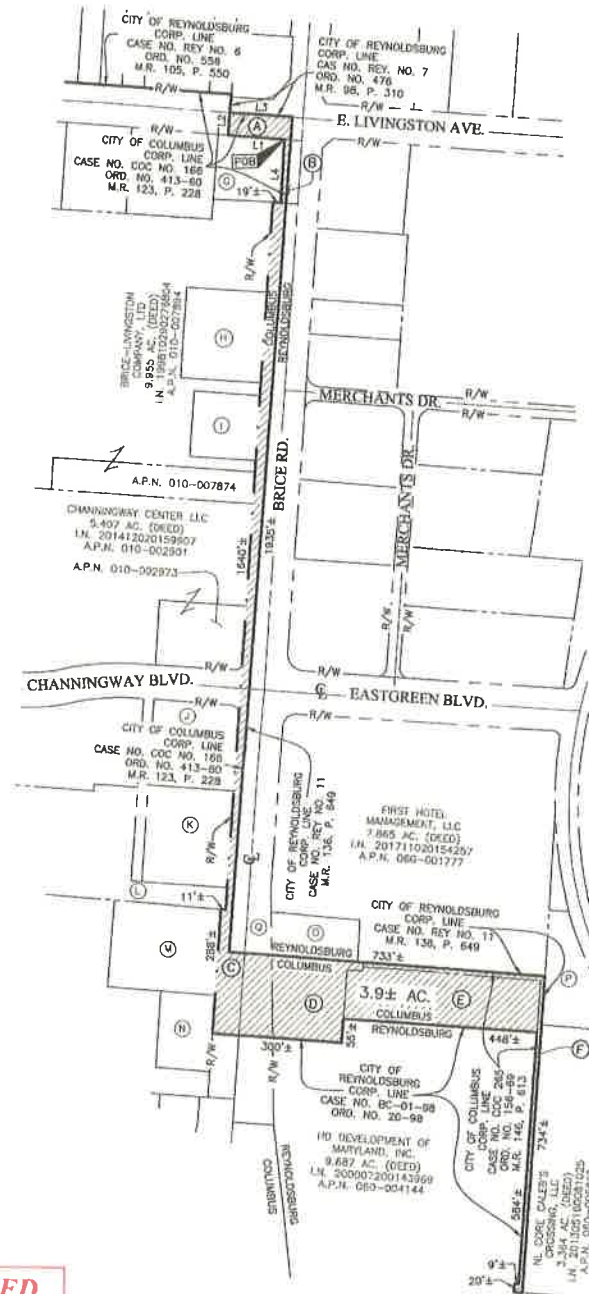


06/24/2009
Date

PROPOSED BOUNDARY ADJUSTMENT OF 3.9± ACRES FROM THE CITY OF COLUMBUS TO THE CITY OF REYNOLDSBURG HALF LOT 40, SECTION 23 & HALF LOT 41, SECTION 24, TOWNSHIP 12, RANGE 21 REFUGEE LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

ANNEXATION
PLAN & DESCRIPTION
ACCEPTABLE
CONNEL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *[Signature]* Date *6/23/19*

- (A) CITY OF COLUMBUS
0.230 AC. (DEED)
D.B. 2851, P. 5
- (B) CITY OF REYNOLDSBURG
0.155 AC. (DEED)
D.B. 3208, P. 452
- (C) THE CITY OF COLUMBUS, OHIO
2.854 AC. (DEED)
D.B. 2968, P. 603
- (D) 2440 BRICE ROAD, LLC
1.080 AC. (DEED)
I.N. 201009160121046
- (E) 2444 BRICE, LLC
1.254 AC. (DEED)
I.N. 201502250023224
- (F) SHELL OIL COMPANY
99-1/4 AC. LEASE
L.V. 181, P. 112
- (G) ERVO MARKETING COMPANY
0.533 AC. (DEED)
O.R. 1386605
A.P.N. 010-123478
- (H) O'REILLY AUTO ENTERPRISES, LLC
PARCEL E
0.900 AC. (DEED)
I.N. 201405140059647
A.P.N. 010-286104
- (I) BURGER KING CORPORATION
0.5165 AC. (DEED)
O.R. 1424709
A.P.N. 010-007495
- (J) THE CITY NATIONAL BANK & TRUST CO.
0.912 AC. (DEED)
D.B. 3193, P. 528
A.P.N. 010-002976
- (K) PHILDO, LLC
TRACT 1 (DEED)
I.N. 201812140169616
A.P.N. 010-011825
- (L) DREAM LAND HOTELS, LLC
1.907 AC. (DEED)
I.N. 200606140115747
A.P.N. 010-199995
- (M) SOK COMPANY LLC
1.148 AC. (DEED)
I.N. 20051900036632
A.P.N. 010-011185
- (N) TIV DONUT U.S. LIMITED INC.
I.N. 19981002251937
010-008289
- (O) WAFFLE HOUSE, INC.
0.466 AC. (DEED)
O.R. 23490006
A.P.N. 060-008060
- (P) KILANA AMPARBENG AND WISSISS SETH AMPARBENG
0.738 AC. (DEED)
I.N. 201803120032580
A.P.N. 060-002393
- (Q) THE CITY OF REYNOLDSBURG, OHIO
1.821 AC. (DEED)
D.B. 3035, P. 694



LINE	DISTANCE
L1	130'±
L2	52'±
L3	145'±
L4	146'±



By *[Signature]* Date *06/24/2019*
John C. Dodgins
Professional Surveyor No. 8069



AREA TO BE ANNEXED
FROM THE CITY OF COLUMBUS TO THE CITY OF REYNOLDSBURG

PROPOSED CITY OF REYNOLDSBURG CORPORATION LINE
EXISTING CITY OF REYNOLDSBURG CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 7272 feet, of which 4923 feet is contiguous with the City of Reynoldsburg by Ordinance Numbers 20-98 and 476 and Case No. Rey No. 11, giving 67% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

<p>Evans, Marchant, Hamblett & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614-775-4500 Fax: 614-775-5448 emht.com</p>		Date: June 14, 2019
		Scale: 1" = 200'
		Job No: 2019-0016
		Sheet: 1 of 1
REVISIONS		
NO.	DATE	DESCRIPTION