

RESOLUTION NO. CR-21-03

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO TAKE ANY AND ALL NECESSARY ACTIONS TO CONVEY CERTAIN REAL PROPERTY TO THE GROVE CITY COMMUNITY IMPROVEMENT CORPORATION

WHEREAS, the City of Grove city currently owns certain real property located at or about the intersection of Stringtown Road and McDowell Road, as more specifically shown in Exhibit "A"; and

WHEREAS, the aforementioned parcel of real property is not required by the City of Grove City for its purposes and that conveyance of the aforementioned parcel of real property to the Grove City Community Improvement Corporation will promote the welfare of the people of the City of Grove City, stabilize the economy, provide employment and assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of the City of Grove City, and to provide additional opportunities for their gainful employment; and

WHEREAS, the City of Grove City is authorized, pursuant to the Ohio Revised Code - Section 1724.10 to enter into an agreement with a properly organized community improvement corporation for the conveyance of such property to promote such purposes.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

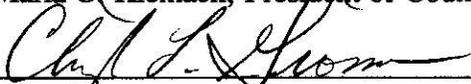
SECTION 1. This Council hereby authorizes the City Administrator to enter into an agreement with the Grove City Community Improvement Corporation, and take all other necessary actions to convey the aforementioned parcel of real property, in fee simple, to the Grove City Improvement Corporation, including any and all terms the City Administrator deems appropriate and so long as the agreement contains reverter clauses which provide that if the third party purchasing the parcel of real property from the Grove City Community Improvement Corporation has not received the approvals from the City of Grove City of a development for the parcel of real property, including approval by this City Council, within twenty-four (24) months from the date of transfer from the Grove City Community Improvement Corporation to such third party, the parcel of real property will revert to the Grove City Community Improvement Corporation.

SECTION 2. If the aforementioned parcel of real property is sold by the Grove City Community Improvement Corporation at a price in excess of the considered received by the City of Grove City from the Grove City Community Improvement Corporation, such excess shall be paid to the City of Grove City after deducting therefrom the costs of acquisition and sale by the Grove City Community Improvement Corporation, taxes assessments, costs of maintenance, costs of improvements, and a reasonable service fee as determined by the Grove City Community Improvement Corporation.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.



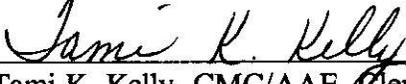
Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor

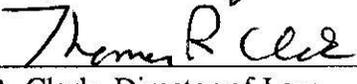
Passed: 4-7-03
Effective: 4-7-03

Attest:



Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this
resolution is correct as to form.



Thomas R. Clark, Director of Law

CR-21-03
EXHIBIT "A"

0.209 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 8231, and being a 0.209 acre parcel across the existing right-of-way of McDowell Road conveyed to the City of Grove City of record in Deed Book 3367, Page 445 and dedicated in that plat entitled "Allen E. McDowell's Little Farms, Amended Plat" of record in Plat Book 17, Page 284, and further described as:

Beginning, for reference, at the centerline intersection of Stringtown Road with McDowell Road to the north;

thence South $81^{\circ} 24' 10''$ East, with the centerline of Stringtown Road, a distance of 122.17 feet to a point;

thence North $08^{\circ} 35' 50''$ East, perpendicular to said centerline, a distance of 70.00 feet to an iron pin set in the existing right-of-way line of Stringtown Road and at a southwesterly corner of Lot 2 of that subdivision entitled "Park Square" of record in Plat Book 83, Page 42, and being the True Point of Beginning;

thence across the right-of-way of Stringtown Road and McDowell Road, with the proposed right-of-way, the following courses:

North $81^{\circ} 24' 10''$ West, a distance of 69.09 feet to an iron pin set at a point of curvature of a non-tangent curve to the right;

northwesterly, with said arc to the right (Delta = $51^{\circ} 46' 24''$ and Radius = 63.00 feet) a chord bearing and distance of North $11^{\circ} 06' 18''$ West, 55.01 feet to an iron pin set at a point of tangency;

North $14^{\circ} 46' 53''$ East, a distance of 77.94 feet to an iron pin set at a point of curvature to the left;

northeasterly, with said arc to the left (Delta = $11^{\circ} 16' 55''$ and Radius = 430.00 feet) a chord bearing and distance of North $09^{\circ} 08' 25''$ East, 84.53 feet to an iron pin set in the existing easterly right-of-way of McDowell Road and in a westerly line of said Lot 2;

thence with the existing easterly right-of-way line of McDowell Road and the westerly line of said Lot 2, the following courses:

South $05^{\circ} 14' 48''$ East, a distance of 74.30 feet to an iron pin set;

South $27^{\circ} 15' 32''$ East, a distance of 66.70 feet to an iron pin set;

South $05^{\circ} 14' 48''$ East, a distance of 90.23 feet to the True Point of Beginning, containing 0.209 acre, more or less, subject, however, to any easements, restrictions and rights-of-way, of record.

0.209 ACRE

-2-

The bearings for this description are based on the same meridian as the bearings shown on the Record Plan GC1314 for the McDowell Road intersection, in which a portion of the centerline of McDowell Road has a bearing of North 14° 46' 53" East.

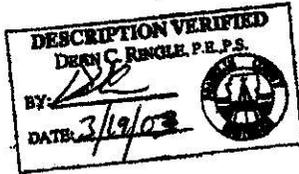
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Jeffrey A. Miller 3-18-03
Jeffrey A. Miller
Professional Surveyor 7211

JAM:ahg 17Mar03 2002-0017



NEW ENT!
ADJ: TO 9217
CORR 040
[Signature]
3/19/03



ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
 EVANS, MICHWAERT, HAMILTON & TILTON, INC.
 170 MILL STREET, GAHANNA, OHIO 43030-0034
 TEL: 614-471-8180 • FAX: 614-471-7284

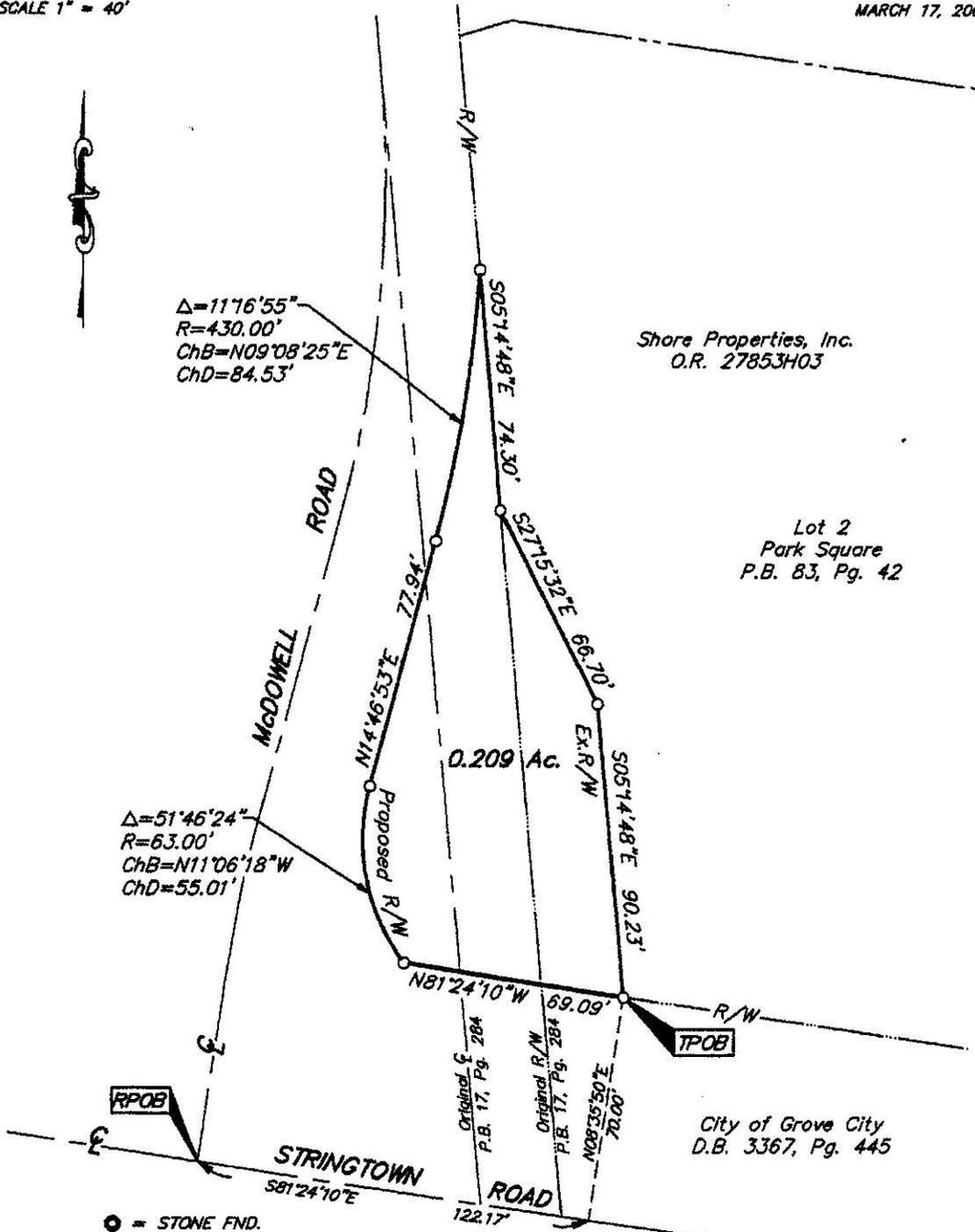
SURVEY OF ACREAGE PARCEL
 LOCATED IN
 VIRGINIA MILITARY SURVEY NO. 8231
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

CR-21-03

SCALE 1" = 40'

MARCH 17, 2003

Q:\PROJECT\20020017\DWG\MCDOWELL ROAD\20017RE.DWG - 0 XREFS - PLOTTED BY MGREEN - March 17, 2003 - 4:47 PM



$\Delta=1176'55''$
 $R=430.00'$
 $ChB=N09'08'25''E$
 $ChD=84.53'$

$\Delta=51'46'24''$
 $R=63.00'$
 $ChB=N11'06'18''W$
 $ChD=55.01'$

Shore Properties, Inc.
 O.R. 27853H03

Lot 2
 Park Square
 P.B. 83, Pg. 42

0.209 Ac.

City of Grove City
 D.B. 3367, Pg. 445

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P.S Set are 13/16" I.D. Iron pipe W/ cap inscribed EMHT INC



GRAPHIC SCALE
 (IN FEET)

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the Record Plan GC1314 for the McDowell Road intersection, in which a portion of the centerline of McDowell Road has a bearing of North 14' 46' 53" East.



Jeffrey A. Miller
 Professional Surveyor No. 7211