

ORDINANCE NO. 15-07

By: Mr. Rohyans

An Ordinance to approve lot splits for acreage along Alum Creek as described in legal descriptions (Exhibits A1-3 and B1-3), attached to and made a part of this ordinance and as further shown on a map of the area, (Exhibit C), which is attached to and made a part of this ordinance and to declare an emergency.

*Whereas*, the City of Bexley has a desire to preserve and protect Alum Creek; and,

*Whereas*, as part of a Clean Ohio Grant, certain properties were identified as important to stream protection; and,

*Whereas*, certain landowners within the stream protection area have agreed to donate and/or sell to the City of Bexley those parts of their parcels that lie within the floodway and/or flood plain of the Alum Creek to foster stream protections; and,

*Whereas*, it is necessary to split off those portions of the parcels that are to be sold and/or donated, from the larger parcels; and,

*Whereas*, the portions being split off are not able to be developed due to their location in the floodway and/or flood plain. **NOW, THEREFORE,**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

Section 1. That the approval of lot splits for acreage along Alum Creek as described in legal descriptions (Exhibits A1-3 and B1-3) attached to and made a part of this ordinance and as further shown on a map of the area, (Exhibit C), which is attached to and made a part of this ordinance should be and hereby are approved.

Section 2. That this ordinance is an emergency ordinance necessary for immediate preservation of the public health, safety and welfare, said emergency being the need to complete the splits to comply with the requirements of the Clean Ohio Grant, and shall go into effect upon its passage and approval by the Mayor.

Passed: 3-27, 2007

Helen Mae Murray  
President of Council

Attest: [Signature]  
Clerk of Council

Approved: 3/27, 2007

[Signature]  
David H. Madison, Mayor

2-27-07 First Reading  
3-13-07 Second Reading  
3-27-07 Third Reading  
Passed

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL

1. This application is submitted for: (please check)

( ) Rezoning (✓) Lot Split ( ) Plat Approval (✓) Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

0 SHERIDAN AVENUE (NO ADDRESS GIVEN)

3. NAME OF APPLICANT: BRUCE LANGNER

CITY OF BEXLEY

ADDRESS: 2242 E. MAIN ST., BEXLEY, OH 43209

TELEPHONE NUMBER (614) 235-8694

4. NAME OF OWNER: WILLIAM FANNIN BUILDERS, INC.

ADDRESS: 424 BECKER ROAD, GAHANNA 43230-1797

TELEPHONE NUMBER: (614) 939-5100

5. Narrative description of project (attached additional sheets, if necessary.)

SPLITS OF LOTS ALONG ALUM CREEK FOR  
DONATION/SALE TO CITY: 0.348A; 0.086A; 0.088A; 0.082A

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

LOTS WILL NOT MEET ZONING CODE  
REQUIREMENTS FOR MINIMUM LOT SIZE  
AND FRONTAGE OF A PUBLIC STREET.

APPLICANT: Bruce A Langner DATE 2-21-07  
(Signature)

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)

# EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4800

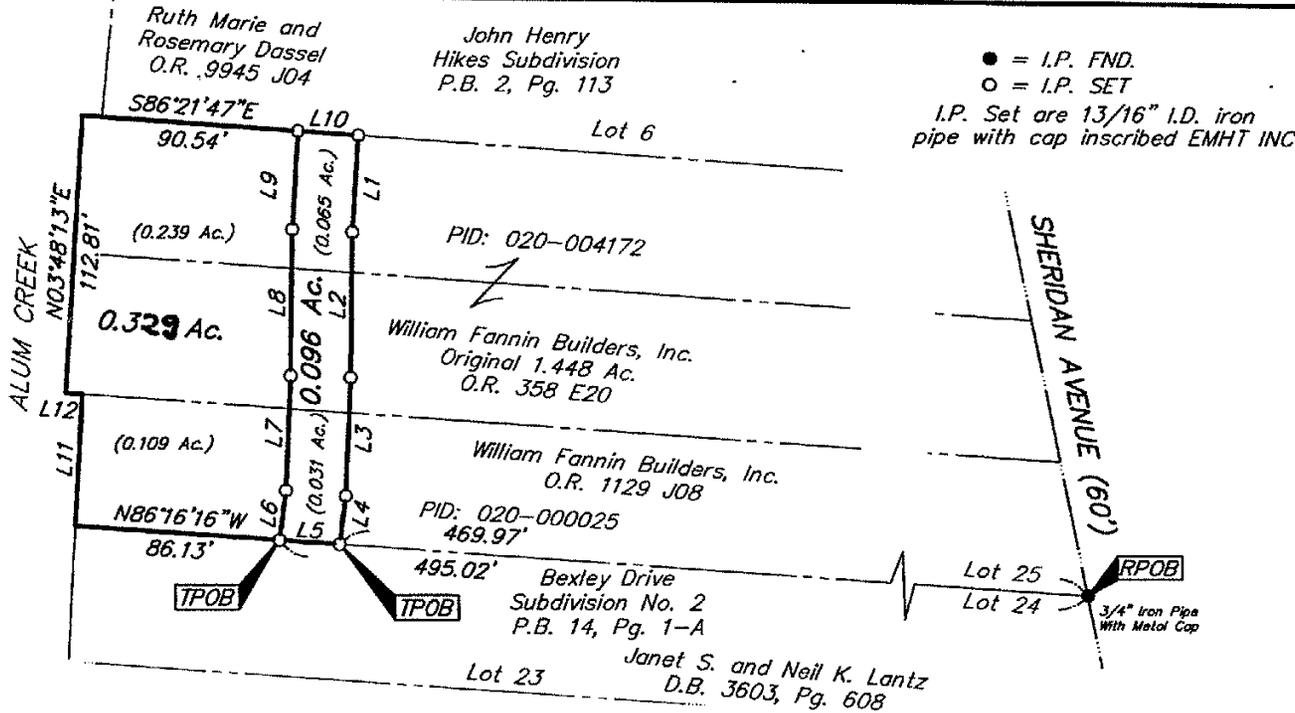
M C M X X V I

## SURVEY OF ACREAGE PARCEL HALF-SECTION 20, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF BEXLEY, FRANKLIN COUNTY, OHIO

Date: January 17, 2007

Scale: 1" = 60'

Job No: 2006-0898



● = I.P. FND.  
 ○ = I.P. SET  
 I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°37'47"W	39.09'
L2	S00°49'11"W	59.49'
L3	S02°25'27"W	48.73'
L4	S07°24'16"W	20.35'
L5	N86°16'16"W	25.05'
L6	N07°24'16"E	20.87'
L7	N02°25'27"E	47.29'
L8	N00°49'11"E	59.75'
L9	N03°26'30"E	39.71'
L10	S86°21'47"E	25.13'
L11	N03°12'34"E	54.54'
L12	N86°18'47"W	7.03'

Basis of Bearing: Bearings are based on the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.



GRAPHIC SCALE (IN FEET)



By: *Heather L. King* 1/18/07  
 Professional Surveyor No. 8307

Exhibit A1

0.096 ACRE

Situate in the State of Ohio, County of Franklin, City of Bexley, lying in Half Section 20, Township 5, Range 22, Refugee Lands, being part of the original 1.448 acre tract conveyed to William Fannin Builders, Inc. by deed of record in Official Record 358 E20, being further described as part of Lots 2 and 3 of "John Hikes Amended Subdivision", a subdivision of record in Plat Book 3, Page 132, and the north half of Lot 23 of "Bexley Drive Subdivision No. 2", a subdivision of record in Plat Book 14, Page 1-A, as conveyed to William Fannin Builders, Inc. by deed of record in Official Record 1129 J08, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at a 3/4 inch iron pipe with a metal cap found in the westerly right-of-way line of Sheridan Avenue (60 feet wide) at the common corner of Lot 24 and Lot 25 of said "Bexley Drive Subdivision No. 2", being the northeasterly corner of the tract conveyed to Janet S. and Neil K. Lantz by deed of record in Deed Book 3603, Page 608;

Thence North 86° 16' 16" West, a distance of 469.97 feet, with the line common to said Lots 24 and 25 and the line common to said William Fannin Builders, Inc. and Lantz tracts, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence North 86° 16' 16" West, a distance of 25.05 feet, with said common line, to an iron pin set;

Thence across said William Fannin Builders, Inc. tracts, the following courses and distances:

North 07° 24' 16" East, a distance of 20.87 feet, to an iron pin set;

North 02° 25' 27" East, a distance of 47.29 feet, to an iron pin set;

North 00° 49' 11" East, a distance of 59.75 feet, to an iron pin set;

North 03° 26' 30" East, a distance of 39.71 feet, to an iron pin set in the southerly line of Lot 6 of "John Henry Hikes Subdivision", a subdivision of record in Plat Book 2, Page 113, as conveyed to Ruth Marie and Rosemary Dassel by deed of record in Official Record 9945 J04;

Thence South 86° 21' 47" East, a distance of 25.13 feet, with the line common to said original 1.448 acre tract and said Lot 6, to an iron pin set;

Thence across said William Fannin Builders, Inc. tracts, the following courses and distances:

South 03° 37' 47" West, a distance of 39.09 feet, to an iron pin set;

South 00° 49' 11" West, a distance of 59.49 feet, to an iron pin set;

South 02° 25' 27" West, a distance of 48.73 feet, to an iron pin set;

South 07° 24' 16" West, a distance of 20.35 feet, to the TRUE POINT OF BEGINNING, containing 0.096 acre, more or less, of which 0.031 acre is part of said William Fannin Builders, Inc. tract (PID: 020-000025) and 0.065 acre is part of said original 1.448 acre tract (PID: 020-004172).

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.

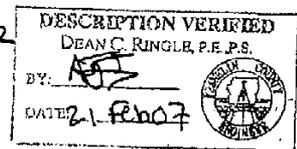
Bearings are based on South 04° 02' East for the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Heather L. King  
Heather L. King  
Registered Surveyor No. 8307  
Date 2/12/07



HLK/5Feb07  
0.096 ac 608928

L-64  
split  
0.031 Acres out of (020) 25  
+  
0.065 Acres out of (020) 4172



0.329 ACRE

Situate in the State of Ohio, County of Franklin, City of Bexley, lying in Half Section 20, Township 5, Range 22, Refugee Lands, being part of the original 1.448 acre tract conveyed to William Fannin Builders, Inc. by deed of record in Official Record 358 E20, being further described as part of Lots 2 and 3 of "John Hikes Amended Subdivision", a subdivision of record in Plat Book 3, Page 132, and the north half of Lot 23 of "Bexley Drive Subdivision No. 2", a subdivision of record in Plat Book 14, Page 1-A, as conveyed to William Fannin Builders, Inc. by deed of record in Official Record 1129 J08, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at a 3/4 inch iron pipe with a metal cap found in the westerly right-of-way line of Sheridan Avenue (60 feet wide) at the common corner of Lot 24 and Lot 25 of said "Bexley Drive Subdivision No. 2", being the northeasterly corner of the tract conveyed to Janet S. and Neil K. Lantz by deed of record in Deed Book 3603, Page 608;

Thence North 86° 16' 16" West, a distance of 495.02 feet, with the line common to said Lots 24 and 25 and the line common to said William Fannin Builders, Inc. and Lantz tracts, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence North 86° 16' 16" West, a distance of 86.13 feet, with said common line, to a point in the center of Alum Creek;

Thence with the center of said Alum Creek, the following courses and distances:

North 03° 12' 34" East, a distance of 111.91 feet, to a point;

North 05° 37' 35" East, a distance of 55.48 feet, to a point;

Thence South 86° 21' 47" East, a distance of 82.34 feet, partially with the line common to said original 1.448 acre tract and Lot 6 of "John Henry Hikes Subdivision", a subdivision of record in Plat Book 2, Page 113, as conveyed to Ruth Marie and Rosemary Dassel by deed of record in Official Record 9945 J04, to an iron pin set;

Thence across said William Fannin Builders, Inc. tracts, the following courses and distances:

South 03° 26' 30" West, a distance of 39.71 feet, to an iron pin set;

South 00° 49' 11" West, a distance of 59.75 feet, to an iron pin set;

South 02° 25' 27" West, a distance of 47.29 feet, to an iron pin set;

South 07° 24' 16" West, a distance of 20.87 feet, to the TRUE POINT OF BEGINNING, containing 0.329 acre, more or less, of which 0.109 acre is part of said William Fannin Builders tract (PID: 020-000025) and 0.220 acre is part of said original 1.448 acre tract (PID: 020-004172).

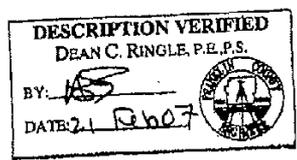
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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.

Bearings are based on South 04° 02' East for the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
HEATHER L. KING  
Heather L. King  
Registered Surveyor No. 8307  
Date 2/16/07  
L-64  
split  
0.109 Acres out of (020) 25  
+  
0.220 Acres out of (020) 4172

HLK/SFeb07  
0.329 ac 608788



# EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.4800

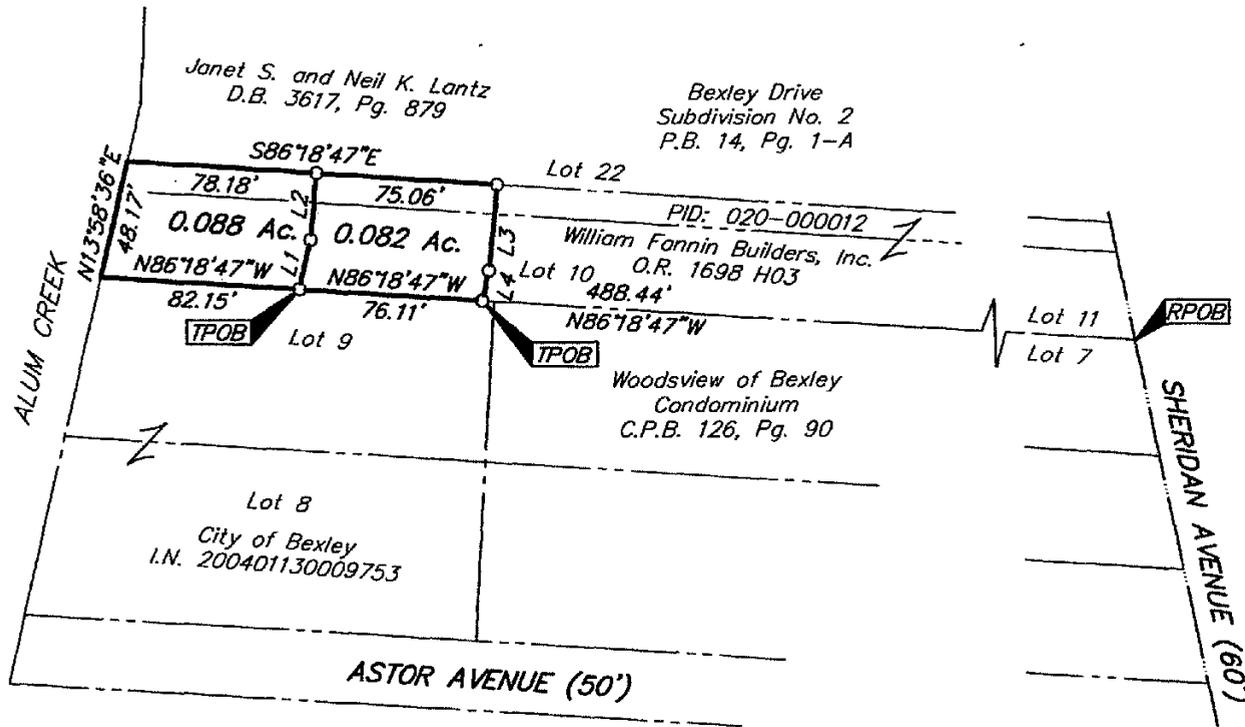
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## SURVEY OF ACREAGE PARCEL HALF-SECTION 20, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF BEXLEY, FRANKLIN COUNTY, OHIO

Date: January 17, 2007

Scale: 1" = 60'

Job No: 2006-0898



● = I.P. FND.  
○ = I.P. SET  
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°27'52"E	20.72'
L2	N06°03'52"E	27.00'
L3	S06°03'52"W	34.96'
L4	S13°27'52"W	12.65'



By Heather L. King 1/18/07  
Professional Surveyor No. 8307

Basis of Bearing: Bearings are based on the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.



GRAPHIC SCALE  
(IN FEET)

Exhibit B.1

0.088 ACRE

Situate in the State of Ohio, County of Franklin, City of Bexley, lying Half-Section 20, Township 5, Range 22, Refugee Lands, being part of all of Lot 10 and part of Lot 22 of "Bexley Drive Subdivision No. 2", a subdivision of record in Plat Book 14, Page 1-A, as conveyed to William Fannin Builders, Inc. by deed of record in Official Record 1698 H03, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, in the westerly right-of-way line of Sheridan Avenue (60 feet wide) at the common corner of Lot 7 and Lot 11 of said "Bexley Drive Subdivision No. 2";

Thence North 86° 18' 47" West, a distance of 564.55 feet, with the southerly line of said Lots 11 and 10 and the northerly line of said Lot 7 and Lot 9 of said "Bexley Drive Subdivision No. 2", being partially the tract conveyed to City of Columbus by deed of record in Instrument Number 200401130009753, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence North 86° 18' 47" West, a distance of 82.15 feet, with the line common to said Lots 10 and 9, to a point in the center of Alum Creek;

Thence North 13° 58' 36" East, a distance of 48.17 feet, with the center of said Alum Creek, to a point in the southerly line of the tract conveyed to Janet S. and Neil K. Lantz by deed of record in Deed Book 3617, Page 879;

Thence South 86° 18' 47" East, a distance of 78.18 feet, with the line common to said William Fannin Builders, Inc. and Lantz tracts, to an iron pin set;

Thence South 06° 03' 52" West, a distance of 27.00 feet, across said William Fannin Builders, Inc. tract, to an iron pin set;

Thence South 13° 27' 52" West, a distance of 20.72 feet, continuing across said William Fannin Builders, Inc. tract, to the TRUE POINT OF BEGINNING, containing 0.088 acre, 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.

Bearings are based on South 04° 02' East for the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.

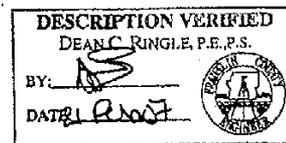


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King  
Registered Surveyor No. 8307

2/16/07  
Date

L-64  
split irregular  
section  
78.18' Northline  
82.15' Southline  
off of westline  
(0.088 acres)  
out of  
(020)  
12



0.082 ACRE

Situate in the State of Ohio, County of Franklin, City of Bexley, lying Half-Section 20, Township 5, Range 22, Refugee Lands, being part of all of Lot 10 and part of Lot 22 of "Bexley Drive Subdivision No. 2", a subdivision of record in Plat Book 14, Page 1-A, as conveyed to William Fannin Builders, Inc. by deed of record in Official Record 1698 H03, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, in the westerly right-of-way line of Sheridan Avenue (60 feet wide) at the common corner of Lot 7 and Lot 11 of said "Bexley Drive Subdivision No. 2";

Thence North 86° 18' 47" West, a distance of 488.44 feet, with the southerly line of said Lots 11 and 10 and the northerly line of said Lot 7 and Lot 9 of said "Bexley Drive Subdivision No. 2", being partially the tract conveyed to City of Columbus by deed of record in Instrument Number 200401130009753, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence North 86° 18' 47" West, a distance of 76.11 feet, with the line common to said Lots 10 and 9, to an iron pin set;

Thence North 13° 27' 52" East, a distance of 20.72 feet, to an iron pin set;

Thence North 06° 03' 52" East, a distance of 27.00 feet, to an iron pin set in the southerly line of the tract conveyed to Janet S. and Neil K. Lantz by deed of record in Deed Book 3617, Page 879;

Thence South 86° 18' 47" East, a distance of 75.06 feet, with the line common to said William Fannin Builders, Inc. and Lantz tracts, to an iron pin set;

Thence South 06° 03' 52" West, a distance of 34.96 feet, across said William Fannin Builders, Inc. tract, to an iron pin set;

Thence South 13° 27' 52" West, a distance of 12.65 feet, continuing across said William Fannin Builders, Inc. tract, to the TRUE POINT OF BEGINNING, containing 0.082 acre, 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.

Bearings are based on South 04° 02' East for the easterly line of Park Drive Addition, a subdivision of record in Plat Book 20, Page 36, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
HEATHER L. KING  
Heather L. King  
Registered Surveyor No. 8307  
2/16/07  
Date  
HLK/16Jan07  
0\_082 ac 608548

L-64  
Split irregular  
section  
75.06' Northline  
76.11' Southline  
(0.082 Acres)  
out of  
(020)  
12

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: [Signature]  
DATE: 2 Feb 07



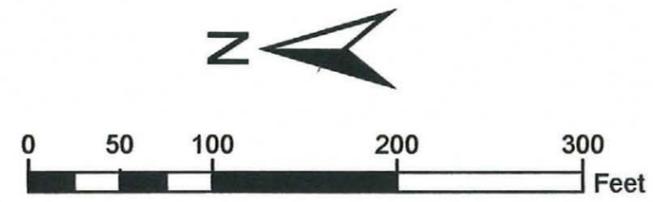
Proposed Ballfield Area As Per Campus Master Plan

100 Year Floodplain

Floodway

**Legend**

- Floodway
- Floodplain 100 Year
- Parcel
- Ballfield Area Per Capital Campus Master Plan
- Park Boundary
- Baseball/Softball Fields
- Owner Not Participating
- Property Under Existing Grant
- Proposed Additions



CITY OF BEXLEY, OHIO  
**ALUM CREEK GREENWAY AND PARK  
 OPEN SPACE PROJECT**  
 REACH FROM MAIN STREET TO LIVINGSTON AVENUE  
 FLOODPLAIN/BALLFIELD EXHIBIT

**EMH&T**  
 Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers, Surveyors, Planners, Scientists

Date:	February, 2007
Scale:	1" = 100'
Job No:	2006-0898
Sheet:	1 of 1



Proposed Ballfield Area As Per Campus Master Plan

100 Year Floodplain

Floodway

**Legend**

- Floodway
- Floodplain 100 Year
- Parcel
- Ballfield Area Per Capital Campus Master Plan
- Park Boundary
- Baseball/Softball Fields
- Owner Not Participating
- Property Under Existing Grant
- Proposed Additions



CITY OF BEXLEY, OHIO  
**ALUM CREEK GREENWAY AND PARK  
 OPEN SPACE PROJECT**  
 REACH FROM MAIN STREET TO LIVINGSTON AVENUE  
 FLOODPLAIN/BALLFIELD EXHIBIT



Date:	February, 2007
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