



RESOLUTION R-14-2023

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO REQUEST AND ACCEPT THE SUM OF FIVE MILLION TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$5,250,000.00) FROM THE NEW ALBANY COMMUNITY AUTHORITY ECONOMIC DEVELOPMENT FUND FOR ECONOMIC DEVELOPMENT PROJECTS AND INCENTIVES

WHEREAS, council of the City of New Albany ("the City") was empowered by virtue of the laws of the State, including Article VIII, Section 13 of the Ohio Constitution, and Chapters 165 and 349 of the Ohio Revised Code to establish an Economic Development Fund by Resolution 52-2004; and

WHEREAS, the Economic Development Fund was established to promote the continued construction, improvement, furnishing and equipping of economic development activities; and

WHEREAS, the New Albany Community Authority ("the Authority") is permitted to disburse funds from the Economic Development Fund solely for the purpose of paying expenditures directly related to economic development initiatives that are approved by both the City and the Authority; and

WHEREAS, council has determined that economic incentives have been earned by various companies located in the New Albany International Business Park; and

WHEREAS, council has determined that various economic development initiatives are necessary in support of, and within, the New Albany International Business Park.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio that:

Section 1: The city manager is authorized and hereby directed to request that the New Albany Community Authority disburse the sum of five million two hundred and fifty thousand dollars (\$5,250,000.00) from the Authority's Economic Development Fund to the City for payment of expenditures listed in the recitals above and as listed in Exhibit A.

Section 2: The appropriated funds shall be disbursed by the Authority in accordance with a schedule established by the City and the Authority.

Section 3: The city Manager and director of finance are further authorized to enter into any agreements as may be necessary and appropriate for facilitating the request and acceptance.

Section 4. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this ordinance were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5: This resolution is passed and shall take effect and be in force at the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director



RESOLUTION R-15-2023

A RESOLUTION TO APPROVE THE REVISED APPLICATION TO PLACE FARMLAND LOCATED IN THE CITY OF NEW ALBANY, JERSEY TOWNSHIP, AND LICKING COUNTY IN AN AGRICULTURAL DISTRICT FOR REAL ESTATE TAXATION PURPOSES PURSUANT TO OHIO REVISED CODE 929, AND TO REPEAL RESOLUTION R-01-2023

WHEREAS, the city has received a revised renewal application from MJB Holdings LLC to place 127.540 acres of farmland property in located in the City of New Albany, Licking County, and Jersey Township, Ohio, into an Agricultural District; and

WHEREAS, the property in the City of New Albany consists of three (3) real estate parcels, 094-107388-00.000 (8.89 acres), 94-106404-00.000 (48.63 acres), and 095-111864-00.000 (53.99 acres), totaling approximately 111.51 acres, which land is presently being taxed at an agricultural use valuation pursuant to Ohio Revised Code 5713.31; and

WHEREAS, due to the fact that these parcels are located in the city, legislation is required to approve, modify, or reject such an application; and

WHEREAS, council adopted Resolution R-01-2023 on January 3, 2023 based on a previous version of the application that has since been modified.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby repeals Resolution R-01-2023 adopted January 3, 2023, which legislation is being replaced by this resolution.

Section 2. Council finds that, since the subject 3 parcels are currently devoted exclusively to agriculture use or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government, that the revised renewal application is well taken and hereby approved.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/23/2022

Introduced: 03/07/2023

Revised:

Adopted:

Effective:



RESOLUTION R-16-2023

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL CONTRACTS RELATED TO THE CONSTRUCTION OF A PICKLEBALL FACILITY AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, Council desires to make infrastructure improvements that enhance the wellness and quality of life for our residents through the construction of a pickleball facility; and

WHEREAS, the subject pickleball facility will be located at the northeast corner of Walnut Street and Bevelhymer Road subject to the approval of a land lease by the City and Parks District; and

WHEREAS, the planned improvements include the construction of 16 pickleball courts and appurtenances, an adjacent parking lot and landscape enhancements; and

WHEREAS, the current environment for hiring contractors is extremely competitive and contractor availability and capacity is limited for a project of this type and scale; and

WHEREAS, the city has solicited quotes from 3 contractors for this work; and

WHEREAS, the quotes received from the contractors are consistent with the engineer's estimate of \$1.8 million; and

WHEREAS, the city desires to waive competitive bidding in order to take advantage of the contractor's limited availability in order to have the pickleball facility completed by June and maximize its utilization during the upcoming summer season.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio that:

Section 1. The city manager is hereby authorized and directed to execute all contracts related to the construction of the subject pickleball facility.

Section 2. Council hereby waives competitive bidding pursuant to Section 9.04 of the City Charter, for the reasons set forth in the "Whereas" clauses set forth above.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 4. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:



RESOLUTION R-17-2023

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN ODOT CONSENT LEGISLATION FOR A WIDENING OF SR 161 FROM I-270 TO US 62, A PORTION OF WHICH IS LOCATED WITHIN THE CITY OF NEW ALBANY

The following constitutes the final resolution enacted by the City of New Albany, Ohio, in the matter of the stated described project.

WHEREAS, the Ohio Department of Transportation has identified the need for the described project to increase the capacity of SR 161 in support of the continued growth east of I-270, specifically, add a thru lane in both directions along SR 161 from I-270 to US 62 and widen structures to accommodate the added lane, also including widening the ramp from SR 161 WB to I-270 NB, along with other associated work within the New Albany city limits.

WHEREAS, the city agrees with the need for the project and requests that ODOT proceed with the project.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: Consent Statement: Being in the public interest, the City of New Albany gives consent to the Director of Transportation to complete the above described project.

Section 2: Cooperation Statement: The City of New Albany shall cooperate with the Director of Transportation in the above described project as follows:

The city hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

ODOT agrees to assume and bear the costs of preliminary engineering, right-of-way, and construction by administering Federal and State funds for this project.

The city agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the city which are not necessary for the improvement as determined by the State and Federal Highway Administration.

Section 3. Utilities and Right-of-Way Statement: The City of New Albany agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs. ODOT agrees to be responsible for all utility accommodation, relocation and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

Section 4. Maintenance: Upon completion of the project and unless otherwise agreed, the City of New Albany shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

Section 5. Authority to Sign: The city manager is hereby empowered on behalf of the City of New Albany to enter into contracts with the Director of Transportation necessary to complete the above described project.

Section 6. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 7. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/27/2023
Introduced: 03/07/2023
Revised:
Adopted:
Effective:

CERTIFICATE OF COPY
STATE OF OHIO

City of New Albany, Franklin County, Ohio

I, Jennifer H. Mason, as Clerk of the City of New Albany, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution R-17-2023 adopted by Council and signed by the Mayor on the _____ day of _____, 2023, that the publication of such Resolution has been made according to law; that no proceedings looking to a referendum upon such Resolution have been taken; and that such Resolution is of record in the City of New Albany 2023 Resolutions binder.

IN WITNESS WHEREOF, I have hereunto subscribed my name this _____ day of _____, 2023 .

Clerk
City of New Albany, Ohio.

The foregoing is accepted as a basis for proceeding with the project herein described.

For the City of New Albany, Ohio

Attest: _____, Date _____
Contractual Officer

For the State of Ohio

Attest: _____, Date _____
Director, Ohio Department of Transportation



ORDINANCE O-14-2023

AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION TOTALING 0.077 ACRES FOR THE DUNKIN DONUTS, EXPRESS OIL AND ALDI DEVELOPMENT SITES ALONG JOHNSTOWN ROAD AS REQUESTED BY ALDI INC. (OHIO), GOC REALCO LLC, AND JNBG LAND HOLDINGS

WHEREAS, in accordance with the zoning for the properties that requires an additional five feet of right-of-way be dedicated along Johnstown Road in order to accommodate a future right turn lane onto Walton Parkway, property owners request to dedicate land to the city; and

WHEREAS, the city will be the recipient (grantee) of a total right-of-way dedication of 0.077 acres; and

WHEREAS, the city engineer has reviewed the right-of-way dedication and has commented this dedication is appropriate; and

WHEREAS, the city will benefit from this dedication of right-of-way.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The city manager is hereby authorized to accept a right-of-way dedication of 0.041 acres as described and depicted on Exhibit A.

Section 2. The city manager is hereby authorized to accept a right-of-way dedication of 0.020 acres as described and depicted on Exhibit B.

Section 3. The city manager is hereby authorized to accept a right-of-way dedication of 0.016 acres as described and depicted on Exhibit C.

Section 4. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 5. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/23/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

LIMITED WARRANTY DEED
(O.R.C. 5302.07 - 5302.08)

KNOW ALL MEN BY THESE PRESENTS that ALDI INC. (OHIO) an Ohio Corporation (the "Grantor"), for good and valuable consideration paid, grants, with limited warranty covenants, to THE CITY OF NEW ALBANY, OHIO, an Ohio municipal corporation (the "Grantee"), whose tax-mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: That certain 0.041± acre tract situated in the City of New Albany, County of Franklin, and State of Ohio and being more particularly described on Exhibit A (the "Property") and depicted on Exhibit B, each of which are attached hereto and made a part hereof.

Tax Parcel Numbers: Portion of 222-005177-00.

Prior Instrument References: Instrument Number 202203150040876, Recorder's Office, Franklin County, Ohio.

THE PROPERTY IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.

The conveyance made hereunder is subject to all covenants, conditions, easements, restrictions, reservations, and other matters of record in the Office of the Recorder, Franklin County, Ohio.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized signatory to be effective as of the 7th day of April, 2022.

GRANTOR:

Aldi Inc. (Ohio),
an Ohio Corporation

By: [Signature]

Printed Name: Sarah A. Brown

Title: Divisional VP

STATE OF OHIO)
 Clark) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 7th day of April, 2022, by Sarah A. Brown, the Divisional Vice President of Aldi Inc (Ohio) an Ohio corporation limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer with regard to the notarial act.

[SEAL]



JULIE ANN BURR
Notary Public
State of Ohio
My Comm. Expires
July 6, 2026

Julie Ann Burr
NOTARY PUBLIC

My Commission Expires: July 6, 2026

This instrument prepared by
and after recording return to:

**DESCRIPTION OF A
0.041 ACRE RIGHT-OF-WAY DEDICATION
CITY OF NEW ALBANY
FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, Franklin County, City of New Albany, lying in Lot 23, Quarter Township 1, Township 2, Range 16, United States Military Lands, being a part of Reserve A, Lot 29 and Lot 30 of Plain View Farms No. 2 a subdivision of record in Plat Book 34, Page 22, part of a 2.574 acre tract as conveyed to Aldi Inc. (Ohio), an Ohio Corporation, by deed of record in Instrument Number 202203150040876, Franklin County Auditor Parcel Number 222-005177-00 (all documents herein are from the Franklin County Recorder's Office), and more particularly described as follows:

Commencing at an iron pin found stamped "PARTRIDGE 8124" on the northerly right-of-way line of Johnstown Road (U.S. 62) as shown in Plat Book 34, Page 22 (right-of-way width varies);

Thence North 58° 15' 56" East a distance of 193.96 feet, along the northerly right-of-way line of Johnstown Road (U.S. 62) to a 5/8 inch rebar set on the northerly right-of-way line and at the southwesterly corner of said 2.574 acre tract and the TRUE POINT OF BEGINNING of the right-of-way dedication herein described:

Thence North 31° 44' 04" West a distance of 5.00 feet along the westerly line of the 2.574 acre tract to a 5/8 inch rebar set;

Thence the following courses and distances across the 2.574 acre tract;

North 58° 15' 56" East a distance of 256.22 feet to a 5/8 inch rebar set at a point of curvature;

Along a curve to the right, with a delta angle of 00° 57' 35", a radius of 5947.80 feet, an arc length of 99.63 feet, a chord bearing North 58° 44' 43" East with a chord distance of 99.63 feet to a 5/8 inch rebar set on the line common to said 2.574 acre tract and that 0.063 acre tract as conveyed to The Village of New Albany by deed of record in Instrument Number 200711130196073 and being on the right-of-way line of Johnstown Road (U.S. 62);

Thence South 30° 44' 52" East a distance of 5.00 feet along the right-of-way line of Johnstown Road (U.S. 62) to a 13/16-inch iron pipe found with cap stamped "EMH&T";

Thence the following courses and distances along the northerly right-of-way line of Johnstown Road (U.S. 62);

Along a curve to the left, with a delta angle of 00° 57' 35", a radius of 5942.80 feet, an arc length of 99.55 feet, a chord bearing South 58° 44' 43" West with a chord distance of 99.54 feet to a 13/16-inch iron pipe found with cap stamped "EMH&T";

South 58° 15' 56" West a distance of 256.22 feet to the TRUE POINT OF BEGINNING, containing 0.041 acre, more or less, subject to all easements, restrictions, and rights-of-way of record.

Bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011) in which the bearing of the centerline of Johnstown Road (U.S. 62) bears North 58° 12' 31" East.

All 5/8 inch rebar set are 30 inches in length with a yellow cap stamped "DLZ OHIO INC".

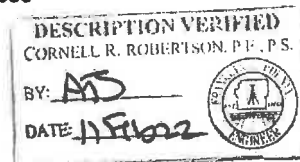
This description is based on a survey performed in August, 2021 under my direct supervision.

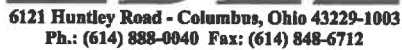


DLZ Ohio, Inc.

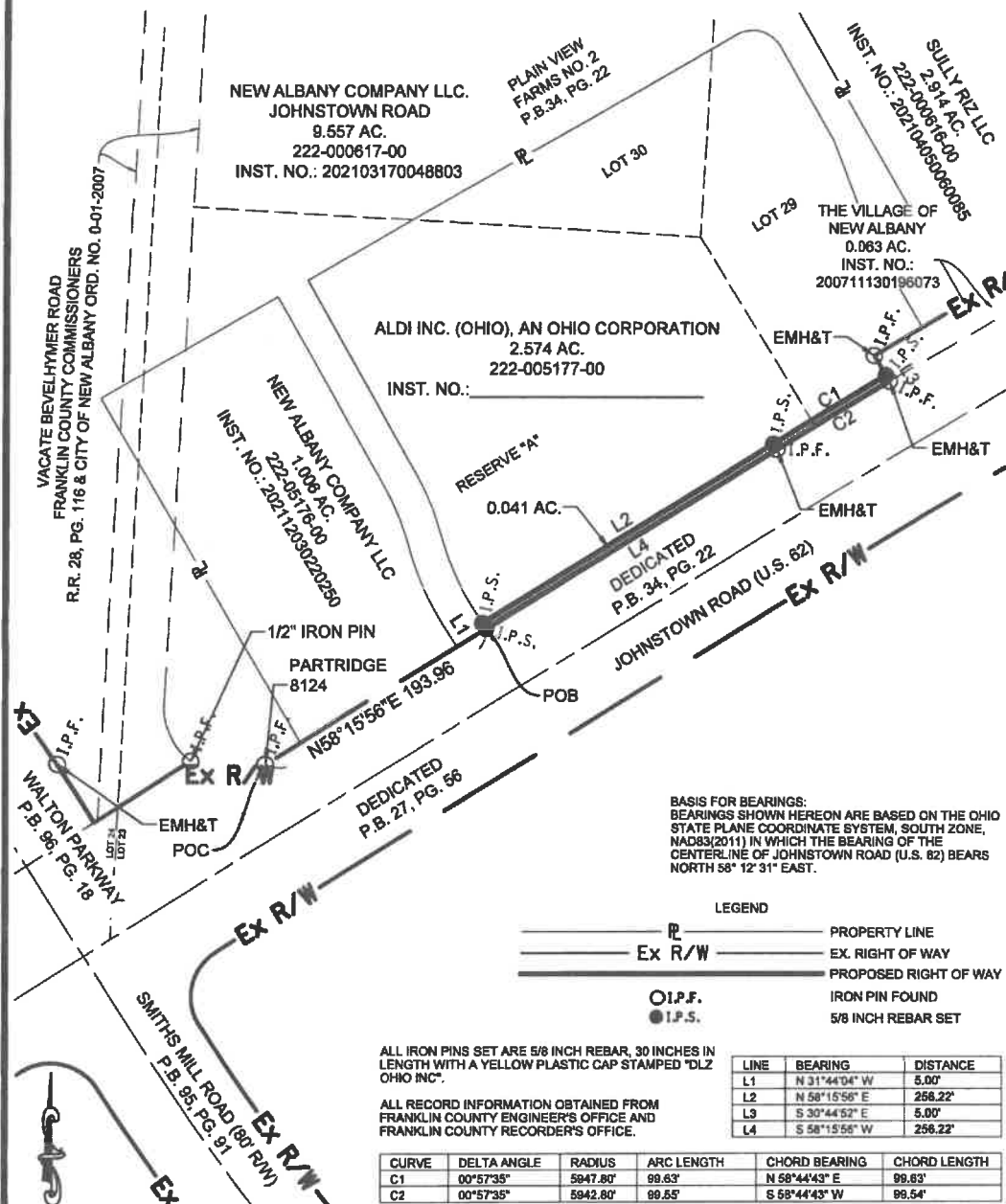
Robert J. Sands 02/10/22
Robert J. Sands Date
Professional Surveyor No. S-8053

Split
0.041
acre
out of
(222)
5177

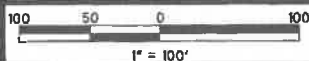




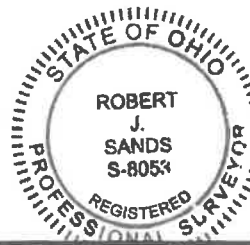
THE CITY OF NEW ALBANY,
FRANKLIN COUNTY, OHIO
LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
PART OF RESERVE A, LOT 29 AND LOT 30 OF
PLAIN VIEW FARMS NO. 2
P.B. 34, PG. 22



CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE
ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND
SURVEY IN AUGUST, 2021 UNDER MY DIRECT SUPERVISION
AND THAT IT AND THE INFORMATION, COURSES AND
DISTANCES ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT J. SANDS, PROFESSIONAL SURVEYOR NO. S-8053



02/10/22
DATE

DRAWN
 J.K.
 REVIEWED
 RJS

Exhibit B - O-14-2023

LIMITED WARRANTY DEED

(O.R.C. 5302.07 – 5302.08)

KNOW ALL MEN BY THESE PRESENTS that GOC REALCO LLC (the "Grantor") for good and valuable consideration paid, grants, with limited warranty covenants, to the CITY OF NEW ALBANY, OHIO, an Ohio municipal corporation (the "Grantee"), whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: That certain 0.020 acre tract situated in the City of New Albany, County of Franklin, and State of Ohio and being more particularly described in and depicted on Exhibit A, which is attached hereto and made a part hereof.

Parcel Number(s): 222-005174

Instrument Reference(s): 202110070180966; Recorder's Office, Franklin County, Ohio

The grant of the Property is subject to all easements, conditions, covenants, restrictions, reservations and other matters of record in the Office of the Recorder, Franklin County, Ohio.

THE PROPERTY DESCRIBED IN EXHIBIT "A" IS INTENDED BY GRANTEE TO BE HELD FOR USE AS A PUBLIC RIGHT-OF-WAY.

IN WITNESS WHEREOF, Grantor voluntarily caused this instrument's execution on this 30th day of January, 2023.

GRANTOR

GOC REALCO LLC

Robert Gierhart Robert Gierhart
Name

Director of Construction
Title

STATE OF OHIO)

COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED that on this 30th day of January, 2022 before me, the subscriber, a Notary Public in and for said County, personally came the above named Robert Gierhart, Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing of the same to his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.



DYLAN JAMES MURPHY
Notary Public, State of Ohio
My Commission Expires:
May 27, 2027

[Signature]
Notary Public

My commission expires: 5/27/27

This Instrument Prepared By:
Benjamin S. Albrecht
City of New Albany Law Director
7775 Walton Parkway, Suite 200
New Albany, Ohio 43054

Exhibit 'A'

Situated in the State of Ohio, County of Franklin, City of New Albany, located in the Lots 23 and 24, Section 12, Quarter Township 1, Township 2, Range 16 of the United States Military District, being a portion of Reserve A of the plat of Plain View farms No. 2 as delineated in Plat Book 34, page 22 and the original alignment of Bevelhymer Road as vacated by the Franklin County Commissioners in road record 28, page 116 and the City of New Albany in Ord. No. O-01-2007 and being part of 1.145 acre tract as described in a deed to GOC Realco LLC in Instrument Number 202110070180966, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

Beginning at a 1 inch iron pipe found at the intersection of the northerly line of Johnstown Road, U.S. 62, (R/W varies) conveyed to the State of Ohio in O.R. 25998 B11 as parcel 18-WD-8 and shown in R/W Plans FRA-161-16375/LIC-161-0.00 and the easterly line of Walton Parkway (R/W varies) as shown in Bevelhymer Road and Walton Parkway Dedication and Easements on Plat Book 96 page 17, and said pipe also being the southwesterly corner of said 1.145 acre tract;

Thence North 31° 54' 38" West, following the easterly line of Walton Parkway and the westerly line of said 1.145 acre tract, for a distance of 5.00 feet to an iron pin set;

Thence passing through said 1.145 acre tract for the following three (3) courses and distances;

1. North 57° 24' 57" East, for a distance of 88.84 feet to an iron pin set;
2. Along the arc of a curve to the left, having a radius of 45.00 feet, a delta of 73° 05' 42", a chord bearing of South 85° 04' 34" East, a chord distance of 53.59 feet, for an arc length of 57.41 feet to an iron pin set;
3. North 58° 20' 45" East, for a distance of 31.41 feet to an iron pin set on the easterly line of said 1.145 acre tract and the westerly line of a 1.006 acre tract as described in a deed to JNBG Holdings, LLC in Instrument Number 202202220029010;

Thence South 29° 55' 27" East, following the easterly line of said 1.145 acre tract and the westerly line of said 1.006 acre tract, for a distance of 5.00 feet to a 1 inch iron pipe found at the southeasterly corner of said 1.145 acre tract and being on the northerly line of Johnstown Road, dedicated in said Plain View Farms No. 2;

Thence following the northerly line of Johnstown Road and the southerly line of said 1.145 acre tract for the following three (3) courses and distances;

1. South 58° 20' 45" West, for a distance of 31.26 feet to a 1 inch iron pipe found;
2. Along the arc of a curve to the right, having a radius of 50.00 feet, a delta of 68° 43' 17", a chord bearing of North 87° 15' 47" West, a chord distance of 56.44 feet, for an arc length of 59.97 feet to a 1 inch iron pipe found;



ms consultants, inc.

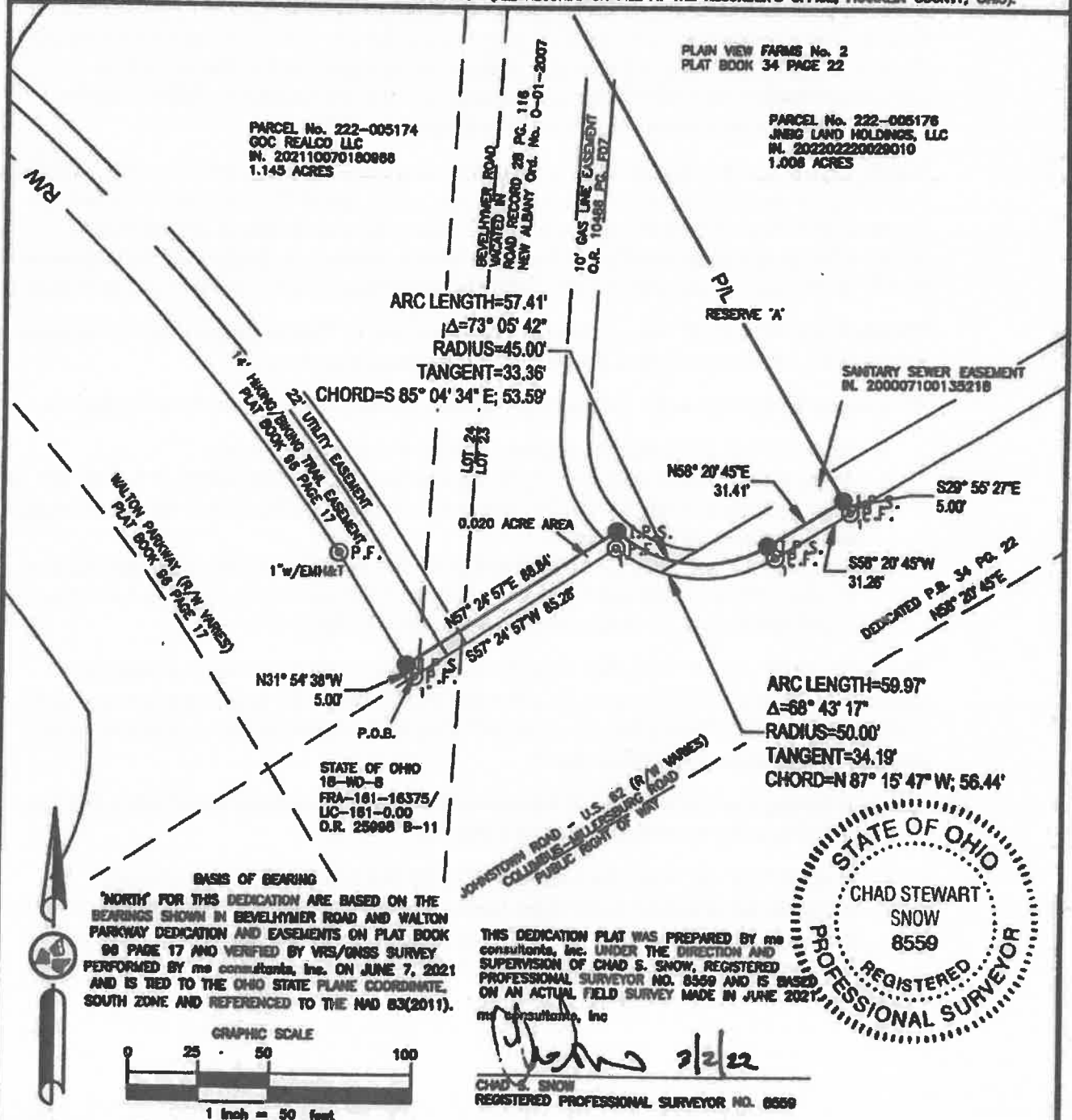
PHONE (614) 898-7100

5821 SCHROCK ROAD, COLUMBUS, OHIO 43229

FAX (614) 898-7870

RIGHT-OF-WAY DEDICATION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY LOCATED IN LOTS 23 & 24, SECTION 12, THE QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 OF THE UNITED STATES MILITARY DISTRICT, BEING A PORTION OF RESERVE A OF THE PLAT OF PLAIN VIEW FARMS No. 2 AS DELINEATED IN PLAT BOOK 34, PAGE 22, AND THE ORIGINAL ALIGNMENT OF BEVELHYMER ROAD AS VACATED BY FRANKLIN COUNTY COMMISSIONERS IN ROAD RECORD 28, PAGE 118, AND THE CITY OF NEW ALBANY IN Ord. No. 0-01-2007 AND BEING PART OF A 1.145 ACRE TRACT AS DESCRIBED IN A DEED TO GOC REALCO LLC IN INSTRUMENT NUMBER 202110070180888 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO).



3. South $57^{\circ} 24' 57''$ West, for a distance of 85.28 feet to the **Beginning**, and containing within said bounds 885 square feet or 0.020 acres of land within Franklin County Auditor Parcel No. 222-005174, more or less, of which 0.000 acres are in present road occupied.

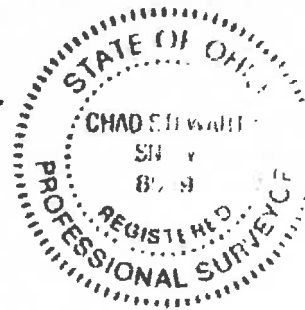
All iron pipe set are a $5/8'' \times 30''$ rebar with a 'MS CONS. INC.' identifying cap.

North for the above description is based on the bearings shown in Bevelhymer Road and Walton Parkway Dedication and Easements on Plat Book 96 page 17 and verified by a VRS/GNSS survey and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

The above description was prepared by Chad S. Snow, Registered Professional Surveyor No. 8559 in March 2022 and is based on a survey made by ms consultants, inc. in June 2021.



3/2/22



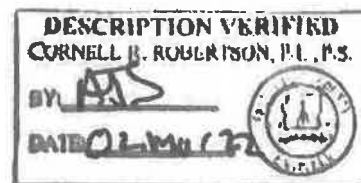
Split

0.020 ac

out of

(222)

5174



LIMITED WARRANTY DEED
(O.R.C. 5302.07 - 5302.08)

KNOW ALL MEN BY THESE PRESENTS that JNBG LAND HOLDINGS a Limited Liability Company (the "Grantor"), for good and valuable consideration paid, grants, with limited warranty covenants, to THE CITY OF NEW ALBANY, OHIO, an Ohio municipal corporation (the "Grantee"), whose tax-mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: That certain 0.016± acre tract situated in the City of New Albany, County of Franklin, and State of Ohio and being more particularly described on Exhibit A (the "Property") and depicted on Exhibit B, each of which are attached hereto and made a part hereof.

Tax Parcel Numbers: Portion of 222-005176-00.

Prior Instrument References: Instrument Number 202202220029010, Recorder's Office, Franklin County, Ohio.

THE PROPERTY IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.

The conveyance made hereunder is subject to all covenants, conditions, easements, restrictions, reservations, and other matters of record in the Office of the Recorder, Franklin County, Ohio.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized signatory to be effective as of the 10 day of JUNE, 2022.

GRANTOR:

JNBG Land Holdings, LLC

By: [Signature]

Printed Name: BECKETT GUE

Title: OPERATING PARTNER

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 10 day of JUNE, 2022, by Beckett Gue, the OPERATING PARTNER of JNBG LLC, a limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer with regard to the notarial act.

[SEAL]

[Signature]
NOTARY PUBLIC

My Commission Expires: 08 31 2024

This instrument prepared by
and after recording return to:



BOBBY RAINES
Notary Public
State of Ohio
My Comm. Expires
October 31, 2024

**DESCRIPTION OF A
0.016 ACRE RIGHT-OF-WAY DEDICATION
CITY OF NEW ALBANY
FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, Franklin County, City of New Albany, lying in Lot 23, Quarter Township 1, Township 2, Range 16, United States Military Lands, being a part of Reserve A of Plain View Farms No. 2, a subdivision of record in Plat Book 34, Page 22, part of a 1.006 acre tract as conveyed to JNBG Land Holdings, LLC, by deed of record in Instrument Number 202202230029010, Franklin County Auditor Parcel Number 222-005176-00 (all documents herein are from the Franklin County Recorder's Office), and more particularly described as follows:

Commencing at an iron pin found stamped "PARTRIDGE 8124" on the northerly right-of-way line of Johnstown Road (U.S. 62) as shown in Plat Book 34, Page 22 (right-of-way width varies);

Thence North 58° 15' 56" East a distance of 30.61 feet, along the northerly right-of-way line of Johnstown Road (U.S. 62) to a 5/8 inch rebar set on the northerly right-of-way line and at the southwesterly corner of said 1.006 acre tract and the TRUE POINT OF BEGINNING of the right-of-way dedication herein described:

Thence North 30° 00' 24" West a distance of 5.00 feet along the westerly line of the 1.006 acre tract to a 5/8 inch rebar set;

Thence North 58° 15' 56" East a distance of 137.54' across the 1.006 acre tract to a 5/8 inch rebar set on the easterly line of the 1.006 acre tract and a westerly line of a 9.557 acre tract conveyed to New Albany Company LLC. by deed of record in Instrument Number 202103170048803;

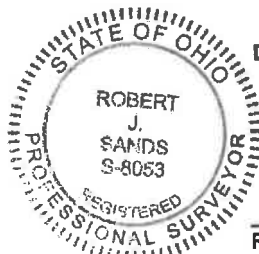
Thence South 31° 44' 12" East a distance of 5.00 feet along the line common to the 1.006 and 9.557 acre tracts to a 5/8 inch rebar set on the northerly right-of-way line of Johnstown Road (U.S. 62);

Thence South 58° 15' 56" West a distance of 137.69 feet to the TRUE POINT OF BEGINNING, containing 0.016 acre, more or less, subject to all easements, restrictions, and rights-of-way of record.

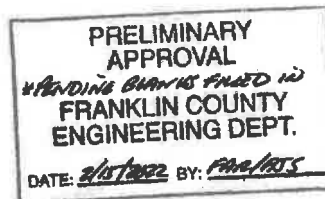
Bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011) in which the bearing of the centerline of Johnstown Road (U.S. 62) bears North 58° 12' 31" East.

All 5/8 inch rebar set are 30 inches in length with a yellow cap stamped "DLZ OHIO INC".

This description is based on a survey performed in August, 2021 under my direct supervision.



DLZ Ohio, Inc.



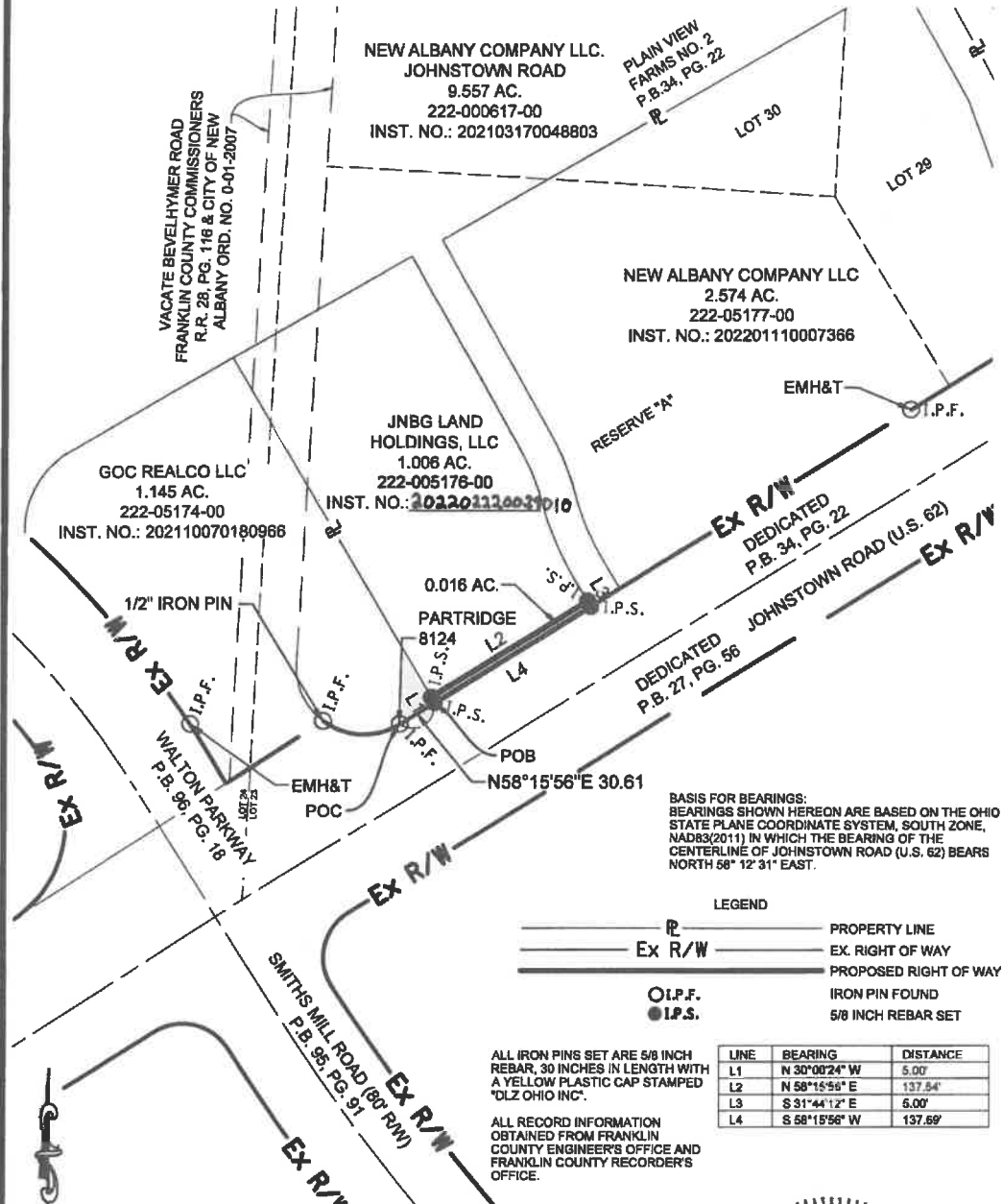
Robert J. Sands
Professional Surveyor No. S-8053

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

RIGHT-OF-WAY DEDICATION
THE CITY OF NEW ALBANY,
FRANKLIN COUNTY, OHIO
LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
PART OF RESERVE A OF
PLAIN VIEW FARMS NO. 2
P.B. 34, PG. 22



BASIS FOR BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,
NAD83(2011) IN WHICH THE BEARING OF THE
CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) BEARS
NORTH 58° 12' 31" EAST.

LEGEND

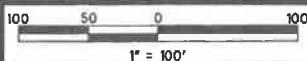
	PROPERTY LINE
	EX. RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	IRON PIN FOUND
	5/8 INCH REBAR SET

ALL IRON PINS SET ARE 5/8 INCH
REBAR, 30 INCHES IN LENGTH WITH
A YELLOW PLASTIC CAP STAMPED
"DLZ OHIO INC".

ALL RECORD INFORMATION
OBTAINED FROM FRANKLIN
COUNTY ENGINEER'S OFFICE AND
FRANKLIN COUNTY RECORDER'S
OFFICE.

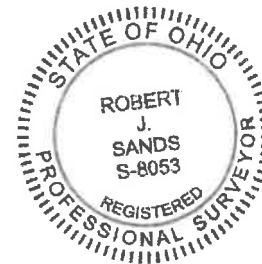
LINE	BEARING	DISTANCE
L1	N 30°02'24" W	5.00'
L2	N 58°15'56" E	137.54'
L3	S 31°44'12" E	5.00'
L4	S 58°15'56" W	137.69'

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE
ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND
SURVEY IN AUGUST, 2021 UNDER MY DIRECT SUPERVISION
AND THAT IT AND THE INFORMATION, COURSES AND
DISTANCES ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT J. SANDS, PROFESSIONAL SURVEYOR NO. S-8053

02/15/22
DATE:



DATE:
RJS



ORDINANCE O-15-2023

AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 195.98+/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY

WHEREAS, pursuant to the petition filed by Underhill & Hodge, LLC, agents for petitioner, with the Licking County Development and Planning Department, on December 15, 2022, and

WHEREAS, the foregoing Resolution #117-84 of the Licking County Commissioners granting the petition was delivered to the City of New Albany on December 30, 2022, and more than sixty (60) days have elapsed since the foregoing resolution and transcript was transmitted to the City of New Albany, and

WHEREAS, pursuant to Resolution R-48-2018 of the City of New Albany adopted December 10, 2018, the New Albany City Manager was authorized to enter a Roadway Maintenance Agreement with the Licking County Board of Commissioners and/or Jersey Township Trustees for the maintenance of sections of roadways impacted by this annexation, and

WHEREAS, pursuant to New Albany Codified Ordinance 1125.05, all newly annexed areas shall immediately be zoned into the Agricultural District and shall be subject to the regulations and restrictions pertaining thereto, and

WHEREAS, the real estate is located in Licking County and is subject to the "New Albany East Community Authority" and subject to a special property assessment in compliance therewith, and

WHEREAS, The New Albany City Council has determined that annexation of the real estate is in the best interests of the residents of the City of New Albany.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin, and Licking, State of Ohio, that:

Section 1: The application of property owners set forth in Licking County requesting the annexation of 195.98+/- acres, which is contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully written.

Section 2: An accurate map of the territory attached as Exhibit B, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking County Board of Commissioners regarding the annexation proceedings have been on file with the

Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

Section 3: Council of the City of New Albany hereby accepts the annexation of a 195.98+/- acre tract, situated in Jersey Township, Licking County, Ohio, the same being land of the owners set forth above, for annexation to the City of New Albany.

Section 4: The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.

Section 5: It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 6: Pursuant to Article VI, Section 6.07(B) of the Charter of the City of New Albany, this ordinance shall be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

**CERTIFICATION BY CLERK OF COUNCIL
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-15-2023** were posted in accordance with Article VI, Section 6.12 of the Charter of the City of New Albany, for 30 days starting on _____, 2023.

Jennifer Mason, Clerk of Council


Date

Exhibit A - O-15-2023

EXHIBIT "A" PROPOSED ANNEXATION OF 195.98± ACRES

FROM: JERSEY TOWNSHIP

TO: CITY OF NEW ALBANY

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: 	
DATE: 12-12-22	

Situated in the State of Ohio, County of Licking, Township of Jersey, being all of Lot 36 and part of Lot 37, Quarter Township 2, Township 2, Range 15, United States Military District, and being all of that 100.00 acre tract conveyed to Kenton L. Suver and Mary P. Suver by deed of record in Official Record Book 576, Page 319, that 3.581 acre tract conveyed to Ryan J. Gruenwald and Erin M. Gruenwald by deed of record in Instrument Number 201504230007533, that 16.716 acre tract conveyed to Ruth Ann Booher and Charles F. Booher by deed of record in Instrument Number 200007200023076, that 5.989 acre tract conveyed to Ruth Ann Booher and Charles F. Booher by deed of record in Instrument Number 200007200023077, that 3.011 acre tract conveyed to Scott E. Shilling and Melissa M. Shilling by deed of record in Instrument Number 200201020000178, that 24.473 acre tract conveyed to Ruth Ann Booher and Charles F. Booher by deed of record in Instrument Number 200007240023424, that 16 acre tract conveyed to Charles F. Booher and Ruth Ann Booher by deed of record in Instrument Number 201901160006997 and that 18 acre tract conveyed to Charles F. Booher and Ruth Ann Booher by deed of record in Instrument Number 200003160008239 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING in the centerline of Beech Road NW (Right-Of-Way varies), the southeasterly corner of said 100.00 acre tract, the northeasterly corner of that subdivision entitled "Saveson Acres" as recorded in Plat Book 16, Page 137, being in the westerly line of that 4.932 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 201910240023349 and being the common corner of Lots 29, 30, 35 and 36;

Thence North 86° 20' 55" West, with the line common to said 100.00 acre tract and said "Saveson Acres", a distance of 2754.33 feet to a point in the line common to Licking County and Franklin County, the easterly line of that 5.263 acre tract conveyed to John E. Saveson, Trustee by deed of record in Instrument Number 2000012070248115 (Franklin County Recorder's Office),

Thence North 03° 18' 25" East, with said county line, the westerly line of said 100.00 acre tract, the easterly line of said 5.263 acre tract and the easterly line of that 13.405 acre tract conveyed to John E. Saveson, Trustee by deed of record in Instrument Number 200503290057414 (Franklin County Recorder's Office), a distance of 1236.35 feet to a corner common to said 13.405 acre tract and that 30.054 acre tract conveyed to James E. Ziminski, Trustee by deed of record in Instrument Number 201808230113495 (Franklin County Recorder's Office).

Thence North 03° 15' 11" East, continuing with said county line, the westerly line of said 100.00, 16.716, 24.473, and 18 acre tracts, the easterly line of said 30.054 acre tract, the easterly line of that 57.87 acre tract conveyed to Olde Albany, LLC by deed of record in Instrument Number 200209130228211 (Franklin County Recorder's Office), a distance of 1713.77 feet to a corner common to said 57.87 acre tract and that 30.126 acre tract conveyed to Sridhar Reddy Thumma by deed of record in Instrument Numbers 202204130057131 and 202204130057132 (Franklin County Recorder's Office).

Thence North 03° 06' 55" East, continuing with said county line, the line common to said 18 and 30.126 acre tracts, a distance of 196.83 feet to a corner common to said 18 acre tract and that 69.970 acre tract conveyed to M3J Holdings, LLC by deed of record in Instrument Number 202211210027642;

Thence South 86° 09' 11" East, leaving said county line, with the northerly line of said 18 and 16 acre tracts, the southerly line of said 69.970 acre tract, a distance of 2220.67 feet to a corner common to said 16 acre tract and that 2.86 acre tract conveyed to Marie Carolyn Browning by deed of record in Instrument Number 202204150009447;

Thence South 03° 30' 21" West, with the line common to said 2.86 and 16 acre tracts, a distance of 230.00 feet to a point;

**PROPOSED ANNEXATION OF
195.98± ACRES**

-2-

Thence South 86° 09' 11" East, continuing with said common line, a distance of 541.60 feet to a point in the centerline of said Beech Road NW, the westerly line of that 53.990 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202211210027642;

Thence South 03° 30' 21" West, with the said centerline, the easterly line of said 16, 24.473, 3.011, 5.989 and 3.581 acre tracts, the westerly line of said 53.990 acre and 4.932 acre tracts, a distance of 1213.27 feet to a common corner of said 3.581 and 100.00 acre tracts and the common corner of Lots 28, 29, 36 and 37;

Thence South 03° 19' 37" West, continuing with the said centerline, the line common to said 100.00 acre and 4.932 acre tracts, a distance of 1694.21 feet to the POINT OF BEGINNING, containing 195.98 acres, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Joshua M. Kleemeyer".

12/9/22

Joshua M. Kleemeyer
Professional Surveyor No. 8790



ORDINANCE O-16-2023

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 195.98+/- ACRES OF LAND LOCATED ON THE WEST SIDE OF BEECH ROAD, FROM AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS "NORTHEAST BUSINESS PARK ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the City of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the Planning Commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described site:

- A. A 195.98+/- acre site within Licking County, located on the west side of Beech Road, from its current zoning of Agricultural (AG) to Limited General Employment (L-GE).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/23/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

NORTHEAST BUSINESS PARK ZONING DISTRICT

LIMITATION (L-GE) TEXT

FEBRUARY 6, 2023

The Northeast Business Park Zoning District (hereinafter, the “Zoning District”) consists of 195.98+/- acres located to the west of and adjacent to Beech Road NW, generally to the north of Jug Street Road NW and to the south of Miller Road NW, and to the east of and adjacent to the Franklin County-Licking County boundary line. This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently apply to much of the developed and undeveloped land in its general vicinity.

I. Zoning Designation: L-GE, Limited General Employment District

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));
- C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification,
this prohibition only applies to such facilities that are made available for rental to the general public;
- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

- 1. Beech Road: There shall be a minimum pavement and building setback of 185 feet from the centerline of Beech Road.

2. Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.

3. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to this Zoning District.

IV. Architectural Standards:

A. Building Height: The maximum building height for structures in this Zoning District shall be 65 feet, subject to Section 1165.03 of the Codified Ordinances.

B. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other. 6. Use of elements such as shutters, cupolas, dormers, and roof balustrades

shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not

occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

3. Generally, the quantity of materials selected for a building shall be minimized.

4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

V. Access, Parking, Site Circulation, and Traffic Commitments:

A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

C. Rights-of-Way: The total right-of-way for Beech Road shall be 100 feet. The developer shall dedicate right-of-way for Beech Road to the City at a distance of 50 feet as measured from the existing centerline of Beech Road.

D. Private Roads: Any creation of private roads is subject to staff approval.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. Landscaping Required Adjacent to Residential Uses: For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Existing trees may be utilized to meet this opacity requirement.

C. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

D. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

E. Street Trees: A street tree row shall be established along Beech Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.

F. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

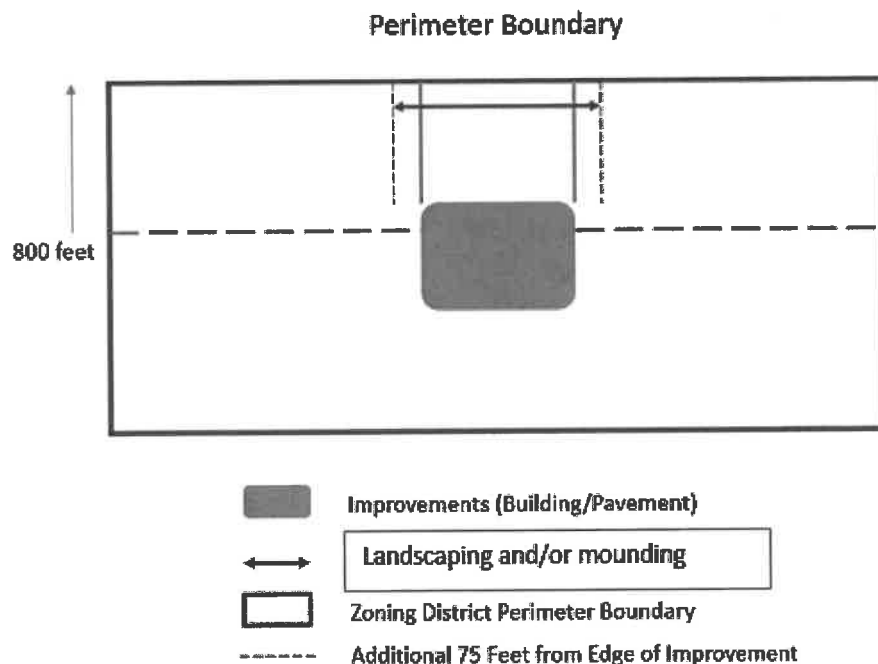
G. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the Beach Street frontage of the site.

H. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for

ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

I. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

J. Phasing of Screening: In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within this Zoning District, for all portions of the Zoning District where there is required landscaping and/or mounding as contemplated in Section VI.B above, it may be installed in phases. For each phase of development in the Zoning District, such required landscaping and/or mounding shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or aboveground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this landscaping and/or mounding shall be installed along the portion of the relevant perimeter boundary line of the Zoning District between two points which are determined by extending two straight lines from the perimeter boundary line of the Zoning District to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



K. Master Landscape Standards Plan: Unless a landscape and signage standards plan is developed for this specific area and approved by the Planning Commission, the City of New Albany Business Campus South – Beech Road South Landscape Standards

Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Beech Road frontage in this Zoning District. New landscaping and mounding installed within the pavement setback along Beech Road shall be coordinated and consistent throughout the length of the Zoning District's frontage and surrounding areas on that street.

L. Beech Road: Landscaping and mounding within the minimum required pavement setback along Beech Road shall be coordinated and consistent throughout this Zoning District and surrounding areas and shall be designed/maintained as contemplated in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

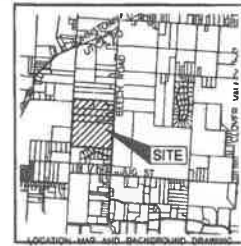
F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

G. Solar Panels may be incorporate and installed as appropriate.

VIII. Signage: All signage shall conform to the standards set forth in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City and Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground. High voltage distribution lines (i.e., 138kV and greater) to electrical substations shall be exempted from this requirement.

REZONING OF 195.98± ACRES



- ① MARK E. BROWN
3.86 AC. (DEED)
L.N. 202204150009447
- ② SCOTT E. SHILLING
MOLLY H. SHILLING
3.211 AC. (DEED)
L.N. 200001600001078
P.N. 037-111788-00.000
- ③ RUTH ANN BOEKER
CHARLES F. BOEKER
9.889 AC. (DEED)
L.N. 2000077500023077
P.N. 037-111788-00.001
- ④ RONN J. BRUDENWALD
TERRY M. BRUDENWALD
3.881 AC. (DEED)
L.N. 201604150000983
P.N. 037-111788-00.003

The whole map marked with "H" and made a part of the petition of introduction filed with the Board of Commissioners of Licking County, Ohio, on 10/1/13, under Chapter 769 of the Ohio Revised Code, is submitted as an annex map of the territory to said petition described under the implementation of said Chapter 769 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the rezoning of the City of New Albany, Ohio, of the territory above shown and having given due consideration to the petition, do hereby grant the same.

EMHT		Date: 12/9/13	
Name: [Blank]		Address: [Blank]	
City: [Blank]		State: [Blank]	
Zip: [Blank]		Phone: [Blank]	
Fax: [Blank]		Email: [Blank]	
Name: [Blank]		Address: [Blank]	
City: [Blank]		State: [Blank]	
Zip: [Blank]		Phone: [Blank]	
Fax: [Blank]		Email: [Blank]	
Name: [Blank]		Address: [Blank]	
City: [Blank]		State: [Blank]	
Zip: [Blank]		Phone: [Blank]	
Fax: [Blank]		Email: [Blank]	



By: [Signature]
John M. Kline
Municipal Director No. 478
Date: 12/9/13



ORDINANCE O-17-2023

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 26.2+/- ACRES OF LAND LOCATED ON A PORTION OF 13312 JUG STREET ROAD, ADJACENT TO HARRISON ROAD NW AND GENERALLY TO THE NORTH OF JUG STREET, FROM LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS "HARRISON ROAD TRIANGLE ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the City of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the Planning Commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described site:

- A. A 26.2+/- acre site within Licking County, located on a portion of 13312 Jug Street Road, adjacent to Harrison Road NW and generally to the north of Jug Street, from its current zoning of Limited General Employment (L-GE) to Limited General Employment (L-GE).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/23/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

HARRISON ROAD TRIANGLE ZONING DISTRICT

LIMITATION (L-GE) TEXT

February 27, 2023

The Harrison Road Triangle Zoning District (hereinafter, the “Zoning District”) consists of 26.2+/- acres located to the west of and adjacent to Harrison Road NW and generally to the north of Jug Street. At the time of this application, the subject property is located in the Jug Street North Zoning District, which consists of 484.8+/- acres. Development is occurring (or in the near future will be occurring) on most of the property that will remain subject to that zoning district. The development pattern within the Jug Street North Zoning District, when combined with the applicant’s acquisition of a number of homes and parcels which abut the northern and eastern boundaries of this Zoning District, have created new circumstances where additional uses are appropriate within portions of the site.

This text sets forth standards for uses and development, with the objective that development standards that are in place with the Jug Street North Zoning District largely remaining in place in this Zoning District. To the extent that a standard in this text conflicts with a standard that is provided in the City of New Albany’s Codified Ordinances, the standard contained in this text shall govern. This Zoning District shall be governed by the relevant provisions of the City’s Codified Ordinances to the extent that this text is silent on any particular matter.

A. Zoning Designation: L-GE, Limited General Employment District

B. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

1. Industrial service (See Section 1153.03(a)(2));
2. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition applies only to such facilities that are made available for rental to the general public.
3. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
4. Vehicle services (See Section 1153.03(b)(4));
5. Radio/television broadcast facilities (See Section 1153.03(c)(1)); and
6. Sexually-oriented businesses (See Section 1153.03(c)(3)).
7. Off-premise signs

Distribution and manufacturing uses shall be prohibited within a distance of 695 feet from the northern boundary line of this Zoning District, but shall be allowed elsewhere. In addition, such uses shall be located to the south of the new public street that is anticipated to run generally

east-west through the southern portion of this Zoning District as later contemplated herein. Notwithstanding the foregoing, warehousing, distribution, and similar uses shall be permitted within this 695-foot wide zone if they are ancillary or accessory to another permitted use (other than warehousing or distribution) that is located within this Zoning District. Warehousing and/or distribution uses that do not meet the requirements of the preceding sentence shall not be permitted within 695 feet of the northern boundary line of this Zoning District.

C. Access, Parking, Site Circulation, and Traffic Commitments:

1. Street Improvements: To the extent street improvements are required, the developer shall work with the City Manager or his designee to determine the appropriate timing and phasing.

2. Vehicular Access Points – Generally: Subject to other provisions in this text, on public rights-of-way which exist on the date of this text, the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager or his designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

3. Parking and Loading: Parking and loading spaces shall be provided for each use per Section 1167 of the Codified Ordinances of the City of New Albany.

4. Traffic Analyses: No traffic studies or analyses shall be required to be submitted to the City relating to this Zoning District given that improvements to Beech Road and Jug Street are being (or will be) constructed by the City and further given that Harrison Road NW has been constructed. All such improvements are adequate to serve this Zoning District.

5. Dedication of Right-of-Way: A new public street generally running east-west through the southern portion of the Zoning District is anticipated to be constructed by the City at some time in the future. The developer shall dedicate a maximum of 60 feet of right-of-way to the City to accommodate this public street, together with, to the extent necessary, adjacent streetscape and utility easements not to exceed 25 feet in width on either side, in a location which shall be substantially consistent with that which is generally illustrated an exhibit which accompanies this text. The actual location and other specifications for the new public street shall be determined by and through the review and approval of a final plat prepared by the City. Prior to the approval of the final plat, the developer shall locate uses and improvements within the Zoning District in a manner that does not encroach upon the anticipated future right-of-way as illustrated in the exhibit.

D. Lot and Setback Commitments:

1. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

2. Setbacks:

a. Harrison Road NW: There shall be a minimum building setback of 50 feet and a minimum pavement setback of 25 feet as measured from the edge of right-of-way of Harrison Road NW.

b. New Public Street: There shall be a minimum building setback of 50 feet and a minimum pavement setback of 25 feet from the right-of-way of the new east-west public street.

c. Perimeter Boundaries: The following minimum setbacks shall apply from perimeter boundaries of this Zoning District which do not abut a public right-of-way, provided, however, that should a stream corridor protection zone as required by the Codified Ordinances overlap with one of these minimum setback areas, then the greater setback as between the stream corridor protection zone and the minimum required setback shall apply:

i. Northern Boundary: 100 feet for pavement and buildings from the northern boundary line of this Zoning District.

ii. Eastern Boundary: 100 feet for buildings and pavement from those portions of the eastern perimeter boundary line of this Zoning District which are located to the north of the anticipated future right-of-way for the planned new east-west public street. 50 feet for buildings and 25 feet for pavement from all other portions of the eastern boundary line of this Zoning District.

iii. Western Boundary: 25 feet for buildings and pavement.

d. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

E. Architectural Standards:

1. Building Height: The maximum building height in this Zoning District shall be 65 feet, except that the maximum building height shall be 45 feet for any structure located within 500 feet of the northern boundary line of this Zoning District.

2. Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site.

3. Building Design:

a. Building designs shall not mix architectural elements or ornamentation from different styles.

b. Buildings shall be required to employ a comparable use of materials on all

elevations.

c. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.

d. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

e. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

f. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

g. Except as contemplated in Section E.5.b below, accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

4. Building Form:

a. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

b. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

5. Materials:

- a. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
- b. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- c. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall and accents is permitted (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).
- d. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- e. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this zoning district.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are

meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, and subject to Section J of this text, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

- i. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.
- ii. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
- iii. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- iv. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- v. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- vi. HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

3. Roof-Mounted Equipment: Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided not only in order to screen the equipment from off-site view but also to buffer sound generated by such equipment. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view outside of the Zoning District by a building located within this Zoning District, City staff may waive or reduce these screening requirements provided that the developer demonstrates adequate buffering of sound from off-site.

F. Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this Zoning District:

1. Buffering: Buffering of uses and improvements from adjacent rights-of-way located outside of the Zoning District and from other property that is adjacent to this Zoning District shall be provided by means of tree preservation as well as mounding and plantings as detailed in this subsection.

a. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

b. Perimeter Preservation Area: A "Perimeter Preservation Area" shall apply to the eastern boundary of this Zoning District and the extreme eastern portion of the northern boundary line of this Zoning District to include the minimum pavement setbacks, as illustrated in accompanying "Setback Plan". Within the Perimeter Preservation Area, the developer shall preserve existing healthy and mature trees and vegetation but shall be permitted to allow utilities to cross through these areas, provided, however, that the developer shall use good faith efforts to place utilities in a manner that minimizes the impact on healthy and mature trees. Trees that are in good health and that are at least four (4) caliper inches in diameter at a height of three (3) feet above the ground shall be preserved where reasonably practical. Trees within Perimeter Preservation Area may be removed if they present a danger to persons or property.

c. Stream Corridor Protection: There shall be a minimum 100-foot wide stream corridor protection zone covering the stream which is located within the eastern portion of this Zoning District. The amount of the stream corridor protection zone which is located on each side of the centerline of the stream may vary, provided that no less than 50 feet of this protection zone shall be located on either side of the stream.

2. Screening: Screening by way of mounding and plantings shall be provided along the northern perimeter boundary of this Zoning District. Mounding shall be required at a minimum height of ten (10) feet with a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of fourteen (14) feet above the top of the mound. Mounding

installed pursuant to this paragraph shall be installed within the minimum pavement setback area as required by this zoning text. Utilities may cross through the area where mounding is required. The plan for this area must be reviewed and approved by the City's Landscape Architect.

If there are existing trees within any perimeter area described in the immediately preceding paragraph, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens or bushes) shall be planted along those perimeter boundary areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved by the City's Landscape Architect.

Required mounding and landscaping shall be installed along the northern boundary line of this Zoning District when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or above-ground equipment or utility infrastructure will be located within 800 feet of the relevant perimeter boundary line.

3. Street Trees: A street tree row shall be established along all publicly dedicated rights-of-way within or adjacent to this Zoning District and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs, subject to approval of the City Landscape Architect. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

4. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

5. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

6. Pedestrian Circulation: Unless they are part of a campus which for safety or security reasons requires access by the public to be restricted, for buildings whose primary use is office, research and production, warehousing, or distribution, an internal pedestrian circulation system shall be created so that a pedestrian using a public sidewalk along a public street can access the adjacent buildings through their parking lots as delineated with markings, crosswalks, and/or different materials, directing foot traffic, where possible, away from primary access drives. The requirement in the preceding sentence shall apply only when one or more of these uses are the primary use(s) of a development parcel. Pedestrian connections shall be provided between parking lots and the front of buildings. A building shall be considered to have offices as its primary use when greater than 50% of its total square footage is occupied by office uses. The requirements of

this paragraph shall not apply to any building with a main entrance which is located 500 feet or more from a public right-of-way.

7. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

8. All project landscape plans are subject to review and approval by the City Landscape Architect.

G. Lighting:

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.

3. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.

4. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

5. No permanent colored lights or neon lights shall be used on the exterior of any building.

6. All other lighting on the site shall be in accordance with City Code.

7. Street lighting must meet the City Standards and Specifications.

8. No light spillage onto properties which are adjacent to this Zoning District shall be permitted from lighting sources within this Zoning District.

H. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

I. Utilities: All utility lines in this Zoning District shall be installed underground.



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

ZONING EXHIBIT

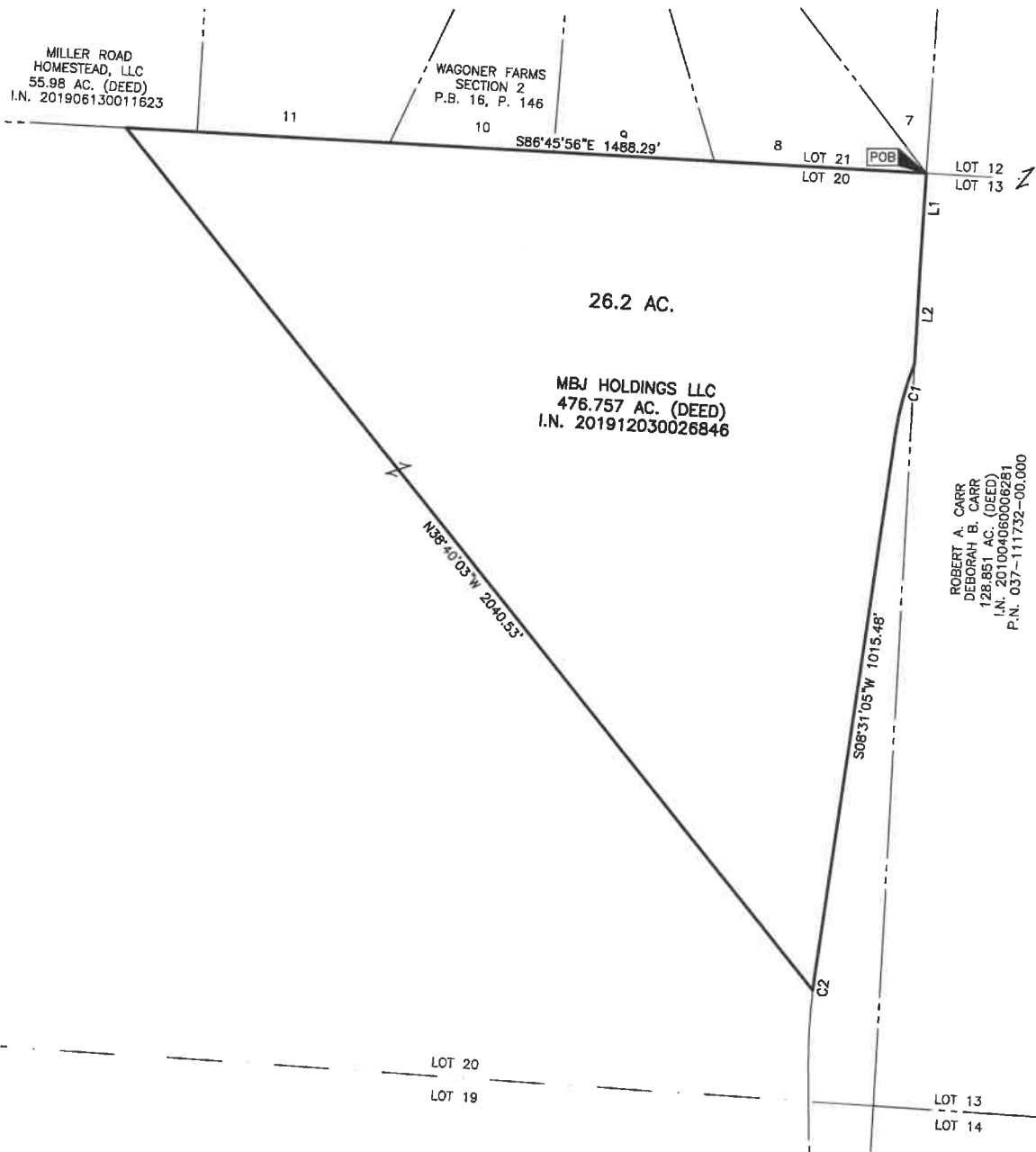
FARM LOT 20, QUARTER TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date: September 13, 2022

Scale: 1" = 200'

Job No: 2022-0007

Sheet No: 1 of 1

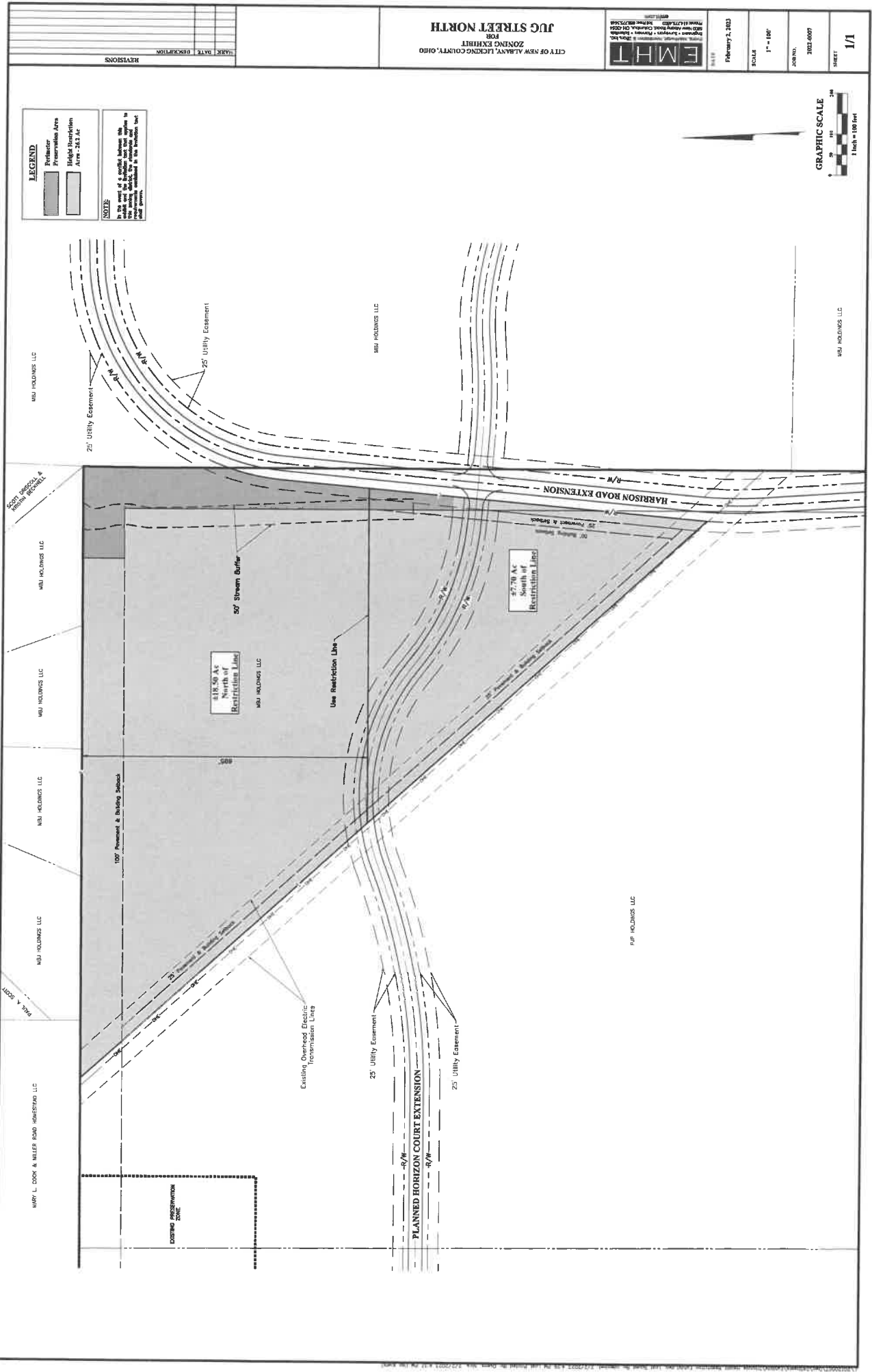


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°57'28"W	162.98'
L2	S03°12'17"W	189.68'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	13°58'19"	540.00'	131.68'	S15°30'15"W	131.36'
C2	1°27'07"	1052.00'	26.66'	S07°47'31"W	26.66'



J:\2022\0007\DWG\04\SHEDS\DWG\20220007-VS-EXHB-ZONE-03.DWG plotted by DEBRA, THERESA on 9/13/2022 9:47:59 AM last saved by TDRUMA on 9/13/2022 9:41:51 AM



LEGEND

Prohibited Preservation Area

Right-of-Way Area - 25.3 Ac

NOTE:

In the event of a conflict between the information on this map and the information on the zoning ordinance, the zoning ordinance shall prevail.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

JUC STREET NORTH

ZONING EXHIBIT

FOR

CITY OF NEW ALBANY, LICKING COUNTY, OHIO

EMH1

Project: 11/17/2023
Date: 11/17/2023
Author: [illegible]
Reviewer: [illegible]
Status: [illegible]

February 2, 2023

SCALE

1" = 100'

1/1

SHEET



ORDINANCE O-18-2023

AN ORDINANCE TO ALLOW TRUCKS UNRESTRICTED USE AND FULL ACCESS TO HARRISON ROAD, NORTH OF INNOVATION CAMPUS WAY AND SOUTH OF JUG STREET, AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, in 2014, the New Albany city council placed a restriction on a portion of Harrison Road, between Jug Street and Innovation Campus Way, restricting left turns by trucks onto Harrison Road from Innovation Campus Way and prohibiting trucks to travel on this section of Harrison Road; and

WHEREAS, the remaining residential parcels on this section of Harrison Road have been sold to a commercial developer and removing these truck access prohibitions accommodates future commercial redevelopment of the parcels; and

WHEREAS, removing these truck access prohibitions implements the Engage New Albany strategic plan objectives to maximize connectivity and provide multiple connections to distribute traffic throughout the public street network; and

WHEREAS, the New Albany Planning Commission and city council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby authorizes trucks unrestricted use and full access to Harrison Road.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/23/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:



ORDINANCE O-19-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, ROBERT MYERS, OF THE PROPERTY LOCATED AT 3082 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Robert Myers, for the property located at 3082 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M61-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M61-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Thirty-six Thousand Two Hundred Sixty-two Dollars (\$36,262.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the second reading and 30-day referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and

that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

PARCEL M61-WD

0.335 ACRE

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 12 and 13, Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 5.180 acre tract conveyed to Robert Myers by deed of record in Official 220, Page 802 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), in the line common to Lot 15 of the Middle Division of the Marsh Section and Lot 14 of the Southerly Division of the Marsh Section;

Thence with the centerline of said Mink Street NW, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 08' 54", a radius of 8606.28 feet, an arc length of 773.31 feet, a chord bearing of North 25° 13' 25" East and chord distance of 773.05 feet to a magnetic nail set at a point of tangency;

North 27° 47' 52" East, a distance of 436.95 feet to a magnetic nail set at the southwesterly corner of said 5.180 acre tract, the northwesterly corner of that 5.574 acre tract conveyed to Kitty I. Guinsler by deed of record in Instrument Number 201012160025965, in the easterly line of that 11.865 acre tract conveyed to Louis R. Powell and Linda S. Powell, trustees of the Powell Family Trust dated June 20, 2016, by deed of record in Instrument Number 201706200012941, the TRUE POINT OF BEGINNING; and

North 27° 47' 52" East, with the centerline of said Mink Street NW, with the westerly line of said 5.180 acre tract, and the easterly lines of said 11.865 acre tract and that 1.663 acre tract conveyed to Anthony Verdone and Wendy Verdone by deed of record in Instrument Number 200503100007065, a distance of 209.25 feet to a magnetic nail set at the westerly common corner of said 5.180 acre tract and that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official Record 110, Page 531;

Thence South 86° 43' 19" East, with the line common to said 5.180 acre tract, and partly across the right of way of said Mink Street, (passing a bent 5/8 inch Iron Rebar found at a distance of 31.58 feet) a total distance of 74.67 feet to an iron pin set;

Thence across said 5.180 acre tract, the following courses and distances:

with the arc of a curve to the right, having a central angle of 03° 27' 56", a radius of 1062.00 feet, an arc length of 64.24 feet, a chord bearing of South 26° 00' 31" West and chord distance of 64.23 feet to an iron pin set at a point of tangency;

South 27° 44' 29" West, a distance of 125.66 feet to an iron pin set at a point of curvature; and

EXHIBIT A

**PARCEL M61-WD
0.335 ACRE**

-2-

with the arc of a curve to the right, having a central angle of $00^{\circ} 59' 51''$, a radius of 1062.00 feet, an arc length of 18.49 feet, a chord bearing of South $28^{\circ} 14' 25''$ West and chord distance of 18.49 feet to an iron pin set in the line common to said 5.180 and 5.574 acre tracts;

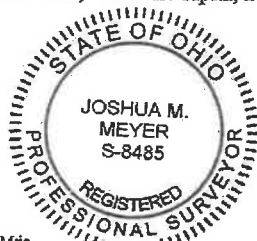
Thence North $86^{\circ} 43' 12''$ West, with said common line, a distance of 76.85 feet to the TRUE POINT OF BEGINNING, containing 0.335 acre, more or less, all of which is within Auditor's Parcel Number 037-112152-00.006 and 0.144 acre of which is located within the present roadway occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North $27^{\circ} 47' 52''$ East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021 and April, 2022.



JMM:jo
M61-WD_0_335 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-17-2022

Date

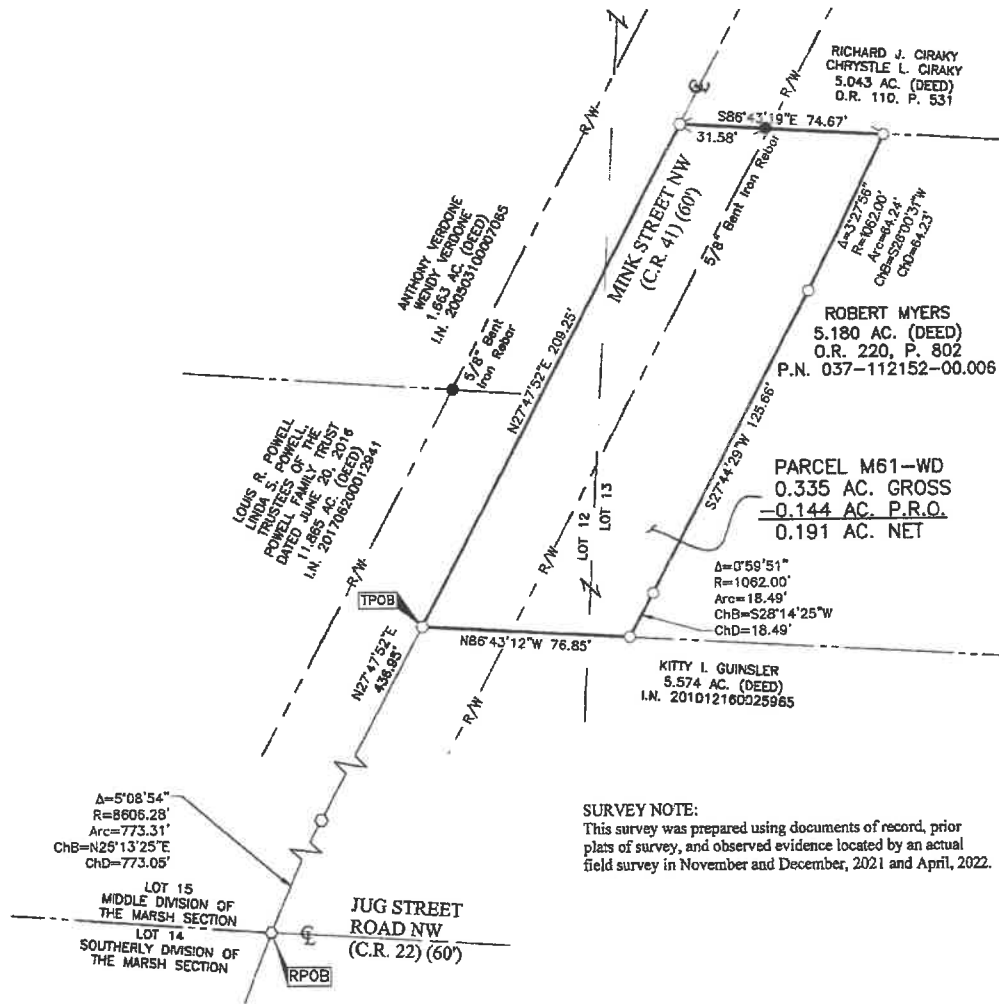
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/25/22



Evans, Mechwart, Hamilton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3548
emht.com

SURVEY OF ACREAGE PARCEL
LOTS 12 & 13, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 17, 2022 Scale: 1" = 40' Job No: 20220233 Sheet No: 1 of 1



SURVEY NOTE:

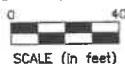
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-17-2022
Date

Mink Street (Beaver Run-Green Chapel) / M61-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M61-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112152-00.006

Prior Instrument Reference: Volume 220, Page 802, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M61-T
0.081 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 13 of the middle division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 5.180 acre tract conveyed to Robert Myers by deed of record in Official 220, Page 802 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southwesterly corner of said 5.180 acre tract, the northwesterly corner of that 5.574 acre tract conveyed to Kitty I. Guinsler by deed of record in Instrument Number 201012160025965;

Thence South 86° 43' 12" East, across said Mink Street and with the northerly line of said 5.574 acre tract, a distance of 76.85 feet to the TRUE POINT OF BEGINNING;

Thence across said 5.180 acre tract, the following courses and distances:

With the arc of a curve to the left, having a central angle of 00° 59' 51", a radius of 1062.00 feet, an arc length of 18.49 feet, a chord bearing of North 28° 14' 25" East and chord distance of 18.49 feet to a point of tangency;

North 27° 44' 29" East, a distance of 125.66 feet to a point of curvature; and

With the arc of a curve to the left, having a central angle of 03° 27' 56", a radius of 1062.00 feet, an arc length of 64.24 feet, a chord bearing of North 26° 00' 31" East and chord distance of 64.23 feet to a point in the southerly line of that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official 110, Page 531;

Thence across said 5.180 acre tract, the following courses and distances:

South 12° 57' 27" West, a distance of 66.39 feet to a point;

South 27° 44' 29" West, a distance of 66.16 feet to a point;

South 87° 35' 39" East, a distance of 43.53 feet to a point;

South 03° 28' 04" West, a distance of 17.75 feet to a point;

North 87° 35' 39" West, a distance of 49.40 feet to a point;

South 27° 44' 29" West, a distance of 40.81 feet to a point of curvature; and

With the arc of a curve to the right, having a central angle of 00° 34' 07", a radius of 1079.00 feet, an arc length of 10.71 feet, a chord bearing of South 28° 01' 33" West and chord distance of 10.71 feet to a point in the northerly line of said 5.574 acre tract;

EXHIBIT A

**PARCEL M61-T
0.081 ACRE**

-2-

Thence North 86° 43' 12" West, with the said northerly line, a distance of 18.79 feet to the TRUE POINT OF BEGINNING, containing 0.081 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

18 OCT 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:jo
M61-T_0_081 ac 20220233-VS-ESMT-TEMP.docx

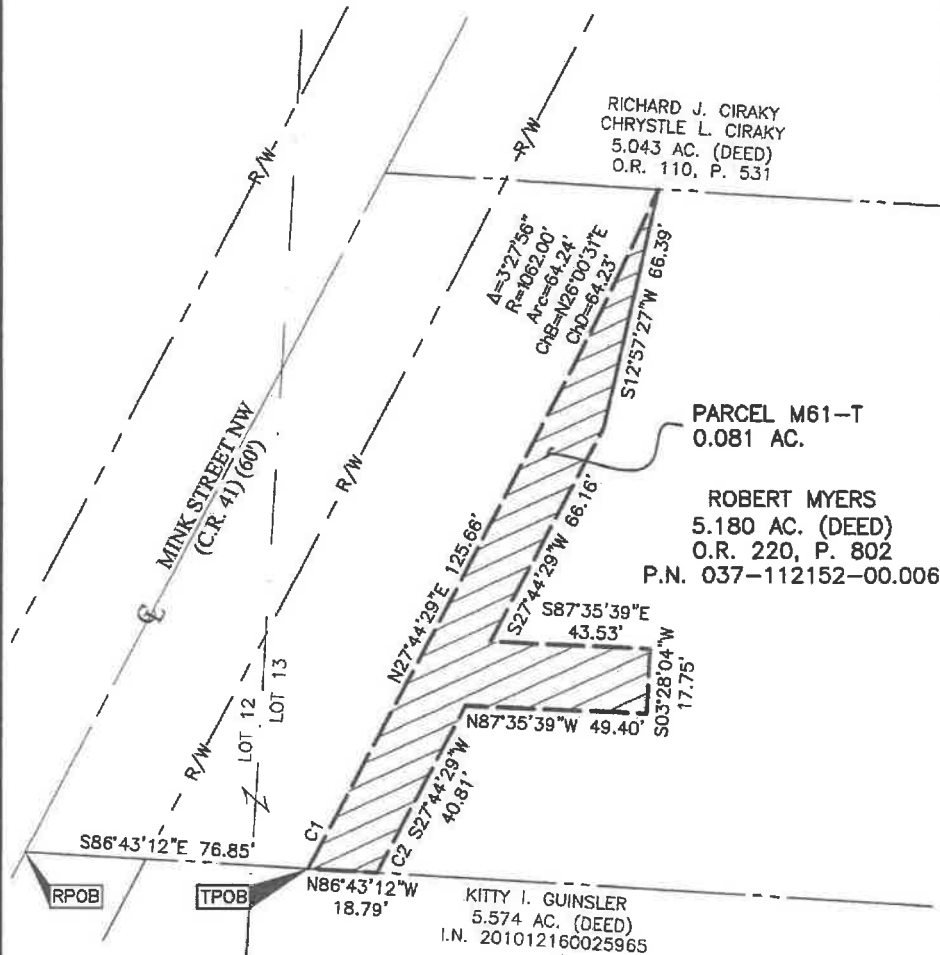




Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT
LOT 13, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 18, 2022 Scale: 1" = 40' Job No: 20220233 Sheet No: 1 of 1



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°59'51"	1062.00'	18.49'	N28°14'25"E	18.49'
C2	0°34'07"	1079.00'	10.71'	S28°01'33"W	10.71'



0 40
SCALE (in feet)



Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

18 Oct 22
Date



ORDINANCE O-20-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, NICKOLAS J. COTTON AND DARA M. MYSER, OF THE PROPERTY LOCATED AT 2856 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Nickolas J. Cotton and Dara M. Myser, for the property located at 2856 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M69-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M69-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Sixty-three Thousand Nine Hundred Forty-seven Dollars (\$63,947.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the second reading and 30-day referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>JP</i>	
DATE: <i>10/10/2022</i>	

EXHIBIT A

**PARCEL M69-WD
0.634 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 6 acre tract conveyed to Nickolas J. Cotton, and Dara M. Myser by deed of record in Instrument Number 202008060019783 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jug Street Road NW (County Road 22) (60 feet) and Mink Street NW (County Road 41) (60 feet), in the line common to said Lot 14 and Lot 15 of the Middle Division of the Marsh Section;

Thence South 20° 54' 35" West, with the centerline of said Mink Street NW, a distance of 228.51 feet to a magnetic nail set at the westerly common corner of said 6 acre tract and that 1 acre tract conveyed to Thomas O. Bell and Winnona E. Bell by deed of record in Deed Book 756, Page 71, in the easterly line of that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541, the TRUE POINT OF BEGINNING;

Thence South 86° 32' 27" East, with the line common to said 6 and 1 acre tracts, a distance of 73.38 feet to an iron pin set;

Thence South 20° 54' 35" West, across said 6 acre tract, a distance of 394.76 feet to an iron pin set in the line common to said 6 acre tract and that 6.326 acre tract conveyed to Harry N. Green by deed of record in Instrument Number 201512080026386;

Thence North 86° 32' 38" West, with the line common to said 6 and 6.326 acre tracts, (passing a 5/8 inch bent iron rebar found at a distance of 48.82 feet), a total distance of 73.38 feet to a magnetic nail set in the centerline of said Mink Street NW at a common corner of said 6 and 6.326 acre tracts, in the easterly line of that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387;

Thence North 20° 54' 35" East, with the centerline of said Mink Street NW, the westerly line of said 6 acre tract, the easterly line of said 5.042 acre tract, the easterly line of that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 200712070031301 and the easterly line of said 2.199 acre tract, a distance of 394.77 feet to the TRUE POINT OF BEGINNING, containing 0.634 acre, all of which is within Auditor's Parcel Number 037-112254-00.000 and 0.272 acre of which is within the present roadway occupied.

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.

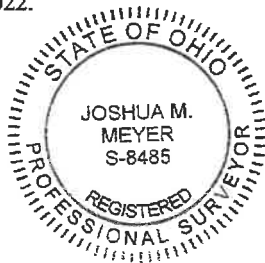
EXHIBIT A

**PARCEL M69-WD
0.634 ACRE**

-2-

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 20° 54' 35" West, is designated the "basis of bearing" for this description.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Josh M. Meyer".

10-19-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:td
M69-WD 0_634 ac 20220233-VS-BNDY.docx



Evans, Heschler, Hombler & Hiron, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3645
emht.com

SURVEY OF ACREAGE PARCEL

LOT 14 SOUTHERLY DIVISION OF THE MARSH SECTION

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

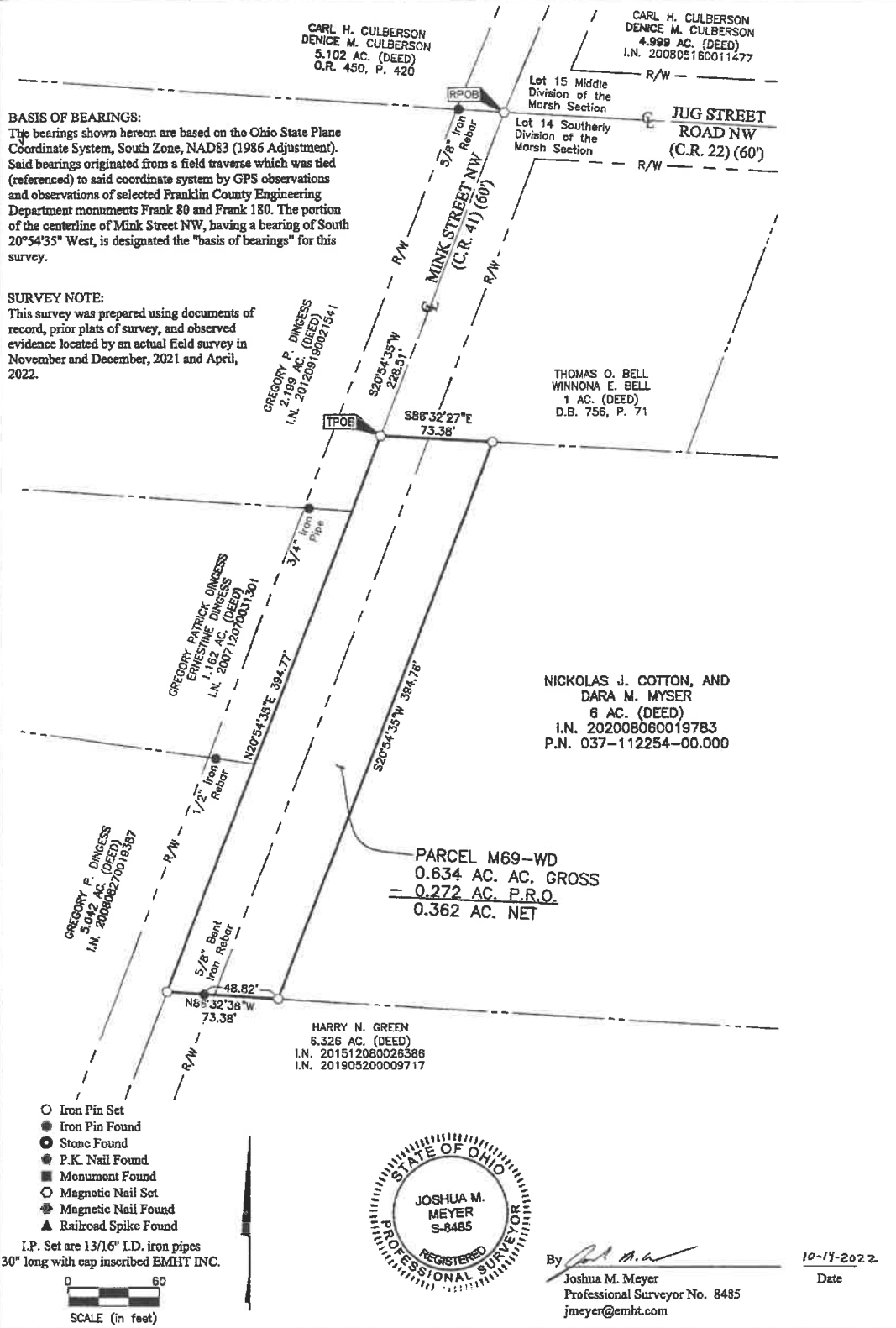
Date: October 14, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 20°54'35" West, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.



Mink Street (Beaver Run-Green Chapel) / M69-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M69-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112254-00.000

Prior Instrument Reference: Instrument No. 202008060019783, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M69-T
0.017 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 6 acre tract conveyed to Nickolas J. Cotton and Dara M. Myser by deed of record in Instrument Number 202008060019783 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at a corner common to said 6 acre tract and that 6.326 acre tract conveyed to Harry N. Green by deeds of record in Instrument Numbers 201512080026386 and 201905200009717;

Thence North 20° 54' 35" East, with the centerline of said Mink Street NW and with the westerly line of said 6 acre tract, a distance of 57.31 feet to a point;

Thence South 69° 05' 25" East, across the right-of-way of said Mink Street NW and across said 6 acre tract, a distance of 70.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 6 acre tract, the following courses and distances:

North 20° 54' 35" East, a distance of 53.49 feet to a point;

South 69° 05' 25" East, a distance of 14.00 feet to a point;

South 20° 54' 35" West, a distance of 53.49 feet to a point; and

North 69° 05' 25" West, a distance of 14.00 feet to the TRUE POINT OF BEGINNING, containing 0.017 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

19 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:td
M69-T_0_017c 20220233-VS-ESMT-TEMP.docx

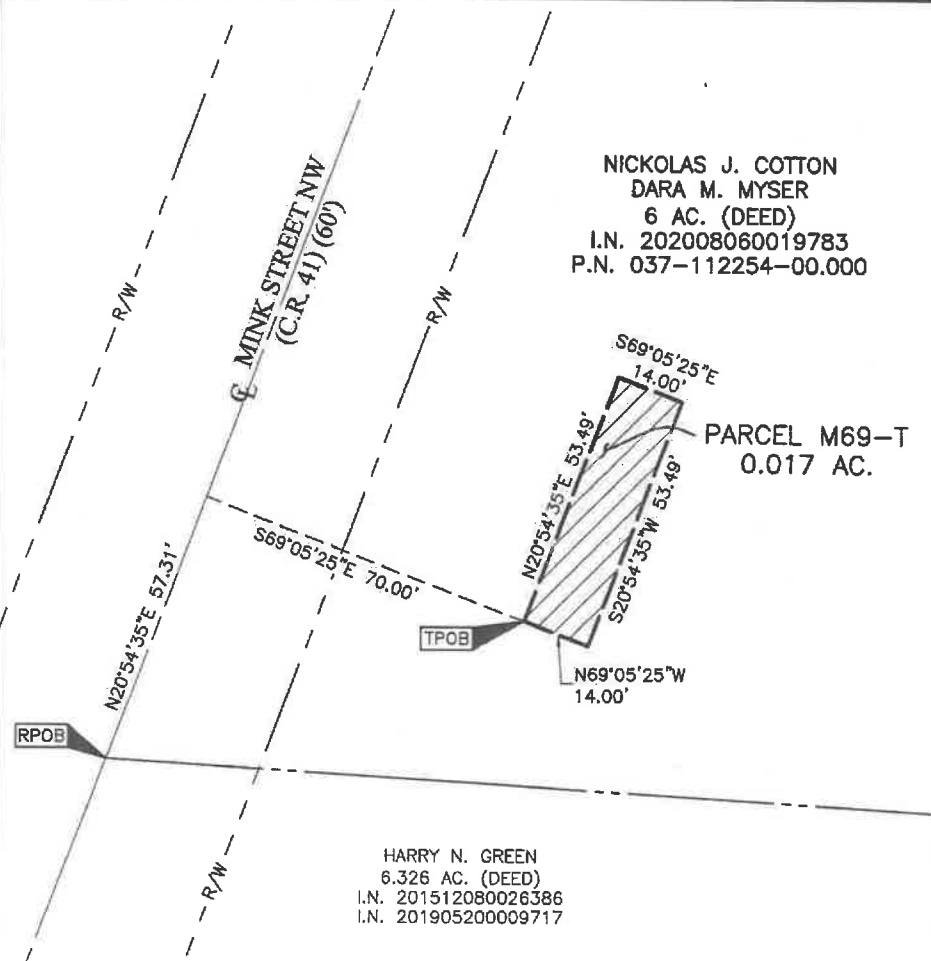




Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

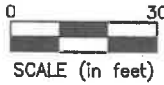
TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 30' Job No: 2022-0233 Sheet No: 1 of 1



RPOB

TPOB



By Matthew A. Kirk 19 Oct 22
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date

\\s0202023\DWG\CAD\DWG\ASSEMBLY\M69-T1_20220233-UG-ESMT-TEMP.DWG plotted by DROMA, THERESA on 10/19/2022 6:56:20 AM last saved by TDRDMA on 10/18/2022 6:55:48 AM



ORDINANCE O-21-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, HARRY N. GREEN, OF THE PROPERTY LOCATED AT 2810 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Harry N. Green, for the property located at 2810 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M70-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M70-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Thirty-nine Thousand Two Hundred Two Dollars (\$39,202.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the second reading and 30-day referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M70-WD
0.470 ACRE**

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 6.326 acre tract conveyed to Harry N. Green by deed of record in Instrument Numbers 201512080026386 and 201905200009717 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference at a magnetic nail set, in the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), at the southeasterly corner that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78;

Thence North 21° 06' 23" East, with the centerline of said Mink Street NW, with the easterly line of said 2.0 acre tract and partly with the westerly line of that 3 acre tract conveyed to Dustin A. Barkhurst and Lindsay Barkhurst by deed of record in Instrument Number 201810170021818, a distance of 167.12 feet to a magnetic nail set at a common corner of said 6.326 and 3 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 21° 06' 23" East, with the centerline of said Mink Street NW, with the westerly line of said 6.326 acre tract, the easterly lines of said 2 acre tract, that 3.597 acre tract conveyed to Paul Allen Gabrenya and Cara Rae Gabrenya by deed of record in Instrument Number 201906180011973 and that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387, a distance of 359.59 feet to a magnetic nail set at a common corner of said 6.326 acre tract and that 6 acre tract conveyed to Nickolas J. Cotton and Dara M. Myser by deed of record in Instrument Number 202008060019783;

Thence South 86° 32' 38" East, with the line common to said 6.326 and 6 acre tracts, and partly across the right of way of said Mink Street NW, (passing a 5/8 inch bent Iron Rebar found at a distance of 24.52 feet) a total distance of 73.38 feet to an iron pin set;

Thence across said 6.326 acre tract, the following courses and distances:

South 20° 54' 35" West, a distance of 22.13 feet to an iron pin set;

South 21° 06' 23" West, a distance of 19.01 feet to an iron pin set at a point of curvature;

with the arc of a curve to the right, having a central angle of 08° 54' 24", a radius of 1062.00 feet, an arc length of 165.09 feet, a chord bearing of South 25° 33' 36" West and chord distance of 164.92 feet to an iron pin set at a point of tangency;

South 30° 00' 48" West, a distance of 100.72 feet to an iron pin set at a point of curvature; and

EXHIBIT A

**PARCEL M70-WD
0.470 ACRE**

-2-

with the arc of a curve to the left, having a central angle of $03^{\circ} 57' 57''$, a radius of 962.00 feet, an arc length of 66.59 feet, a chord bearing of South $28^{\circ} 01' 49''$ West and chord distance of 66.58 feet to an iron pin set in the line common to said 6.326 and 3 acre tracts;

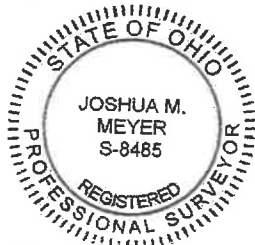
Thence North $86^{\circ} 32' 38''$ West, with the line common to said 6.326 and 3 acre tracts, (passing a 5/8 inch Iron Rebar found at a distance of 10.15 feet) a total distance of 35.23 feet to the TRUE POINT OF BEGINNING, containing 0.470 acre, more or less, all of which is within Auditors Parcel Number 037-111786-00.000, and 0.248 acre of which is in the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North $21^{\circ} 06' 23''$ East, is designated the "basis of bearing" for this description.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in November and December 2021 and April 2022.



JMM:jo
M70-WD 0.470 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-17-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/25/22



Evans, Mechwart, Hamilton & Tarr, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Toll Free: 888.775.3468
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SURVEY OF ACREAGE PARCEL

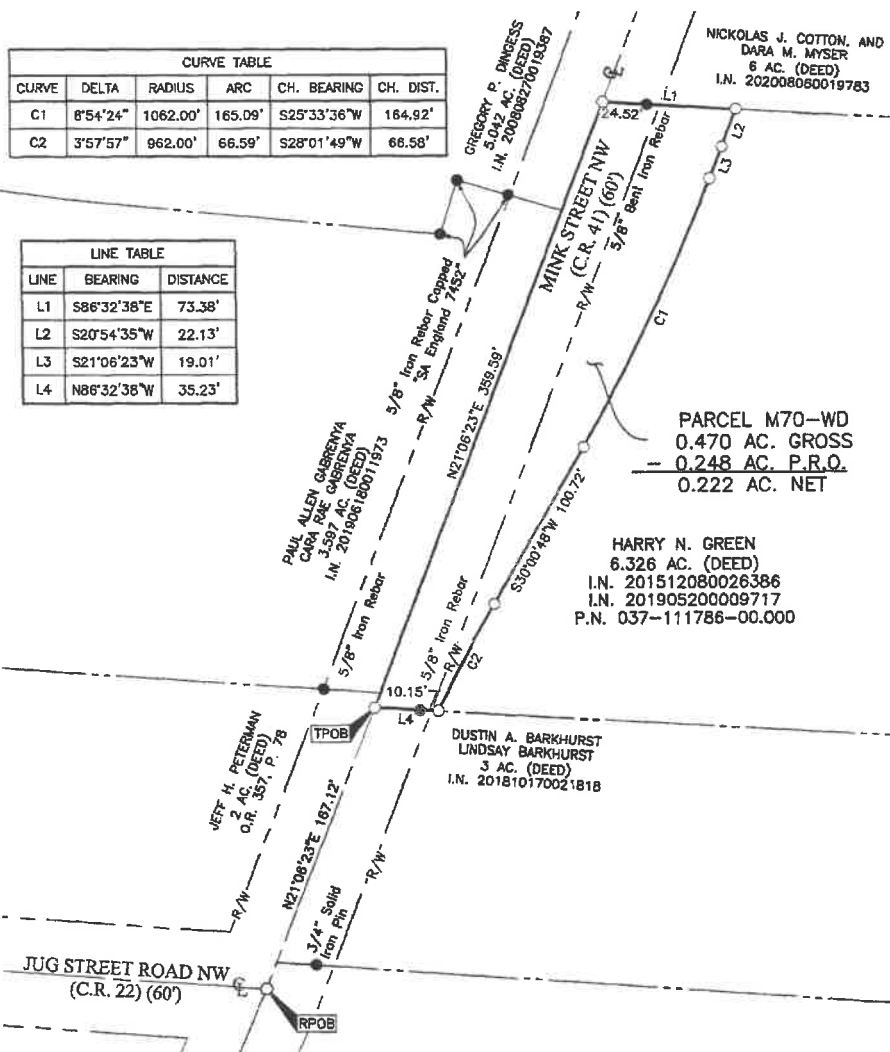
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 17, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	8°54'24"	1062.00'	165.09'	S25°33'36"W
C2	3°57'57"	962.00'	66.59'	S28°01'49"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°32'38"E	73.38'
L2	S20°54'35"W	22.13'
L3	S21°06'23"W	19.01'
L4	N86°32'38"W	35.23'



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 21°06'23" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

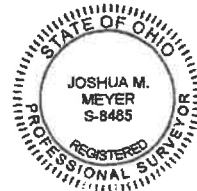
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SCALE (in feet)



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmyer@emht.com

10-17-2022
Date

Mink Street (Beaver Run-Green Chapel) / M70-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M70-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111786-00.000

Prior Instrument References: Instrument Numbers 201512080026386 and 201905200009717, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M70-T
0.010 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 6.326 acre tract conveyed to Harry N. Green by deeds of record in Instrument Numbers 201512080026386 and 201905200009717 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at the northwesterly corner of that 3 acre tract conveyed to Dustin A. Barkhurst and Lindsay Barkhurst by deed of record in Instrument Number 201810170021818;

Thence North 21° 06' 23" East, with the centerline of said Mink Street NW, a distance of 178.20 feet to a point;

Thence South 68° 53' 37" East, across the right of way of said Mink Street NW and 6.326 acre tract, a distance of 57.49 feet to the TRUE POINT OF BEGINNING;

Thence across said 6.326 acre tract, the following courses and distances:

With the arc of a curve to the left, having a central angle of 01° 04' 34", a radius of 1062.00 feet, an arc length of 19.94 feet, a chord bearing of North 29° 22' 13" East and chord distance of 19.94 feet to a point;

South 59° 59' 12" East, a distance of 21.50 feet to a point;

South 29° 51' 19" West, a distance of 19.88 feet to a point; and

North 60° 08' 41" West, a distance of 21.33 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

19 OCT 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:jo
M70-T_0_010 ac 20220233-VS-ESMT-TEMP.docx





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

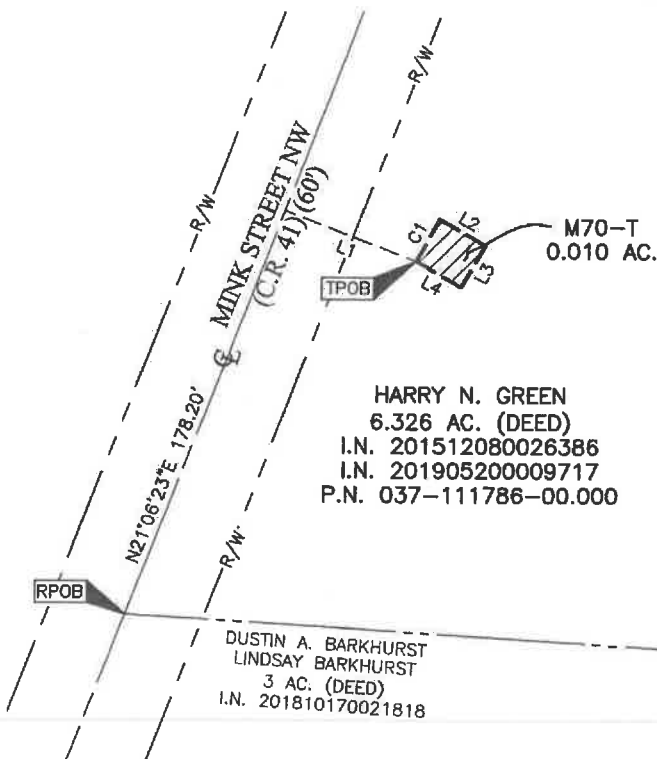
TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022

Scale: 1" = 60'

Job No: 20220233

Sheet No: 1 of 1



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	1°04'34"	1062.00'	19.94'	N29°22'13"E	19.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°53'37"E	57.49'
L2	S59°59'12"E	21.50'
L3	S29°51'19"W	19.88'
L4	N60°08'41"W	21.33'

0 60
SCALE (in feet)



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

19 Oct 22
Date



ORDINANCE O-22-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, BRIAN T. EDWARDS AND JUDY M. EDWARDS, OF THE PROPERTY LOCATED AT 4983 CLOVER VALLEY ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-3-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Brian T. Edwards and Judy M. Edwards, for the property located at 4983 Clover Valley Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel C109-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel C109-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Eighteen Thousand Eighty-two Dollars (\$18,082.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the second reading and 30-day referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL C109-WD
0.178 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 24, Township 3, Range 15, United States Military District, being out of that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record in Instrument Number 200209130034351 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 24 and Section 23 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 24 and 23, a distance of 955.35 feet to a magnetic nail set at the southeasterly corner of said 8.856 acre tract, the northeasterly corner of that 2.469 acre tract conveyed to William J. Abner and Mary F. Abner by deed of record in Instrument Number 200509120028500, in the westerly line of that 14.424 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751, the TRUE POINT OF BEGINNING;

Thence North 86° 46' 38" West, across said Clover Valley Road NW, with the line common to said 8.856 and 2.469 acre tracts, a distance of 20.00 feet to an iron pin set;

Thence across said 8.856 acre tract, the following courses and distances:

North 03° 31' 03" East, a distance of 308.86 feet to an iron pin set;

North 86° 28' 57" West, a distance of 25.00 feet to an iron pin set;

North 03° 31' 03" East, a distance of 30.00 feet to an iron pin set;

South 86° 28' 57" East, a distance of 25.00 feet to an iron pin set; and

North 03° 31' 03" East, a distance of 12.00 feet to an iron pin set in the northerly line of said 8.856 acre tract, the southerly line of that 5.0 acre tract conveyed to Martha L. James by deed of record in Instrument Number 202001130000962;

EXHIBIT A

**PARCEL C109-WD
0.178 ACRE**

-2-

Thence South 86° 44' 05" East, across said Clover Valley Road NW and with the line common to said 8.856 and 5.0 acre tracts, a distance of 20.00 feet to a magnetic nail set at the easterly common corner thereof in the centerline of said Clover Valley Road NW, said common Section line, in the westerly line of said 14.424 acre tract;

Thence South 03° 31' 03" West, with said Clover Valley Road NW centerline, said common Section line, the line common to said 8.856 and 14.424 acre tracts, a distance of 350.85 feet to the TRUE POINT OF BEGINNING, containing 0.178 acre, more or less, all of which is within Auditor's Parcel Number 052-173712-00.000 and 0.078 acre of which is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
C109-WD_0_178 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

11-15-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/16/22

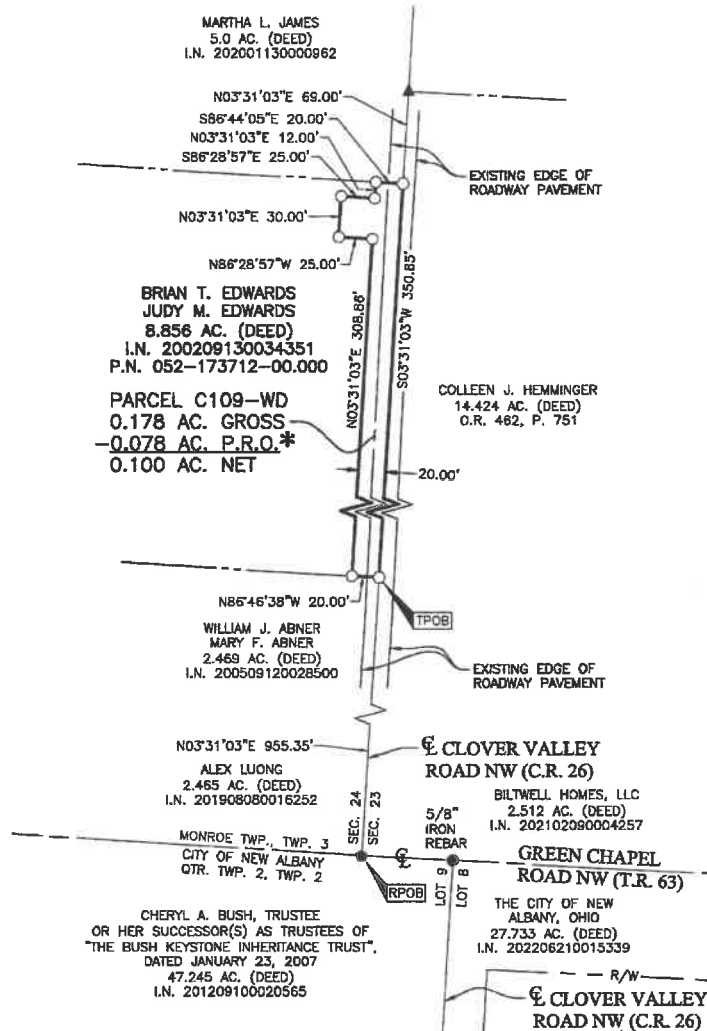


Evans, Mechwart, Humberston & Tron, Inc.
 Engineers - Surveyors - Planners - Scientists
 2850 New Albany Road, Columbus, OH 43264
 Phone: 614.778.4323 Toll Free: 800.775.3446
 emht.com

SURVEY OF ACREAGE PARCEL

SECTION 24, TOWNSHIP 3, RANGE 15
 UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: November 15, 2022 Scale: 1" = 80' Job No: 2022-0307 Sheet No: 1 of 1



* ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Clover Valley Road has not been specified. A Commissioner Road Folder was found for Clover Valley Road and it contained a "Public Road Petition" but neither a Resolution from the County Commissioners nor a Road Record for this portion of Clover Valley Road could be found in the Licking County Engineer's Office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.



SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



By Joshua M. Meyer
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

11-15-2022
 Date

Clover Valley Road from Green Chapel Road to US-62 / C109-WD_20220307-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL C109-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-173712-00.000

Prior Instrument References: Instrument Numbers 200209130034351, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL C109-T
0.065 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 24, Township 3, Range 15, United States Military District, being on, over and across that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record in Instrument Number 200209130034351 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Clover Valley Road NW (County Road 26), the line common to said Section 24 and Section 23 of said Township 3, at the northeasterly corner of said 8.856 acre tract, the southeasterly corner of that 5.0 acre tract conveyed to Martha L. James by deed of record in Instrument Number 202001130000962, in the westerly line of that 14.424 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751;

Thence North 86° 44' 05" West, with the line common to said 8.856 and 5.0 acre tracts, a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 8.856 acre tract, the following courses and distances:

South 03° 31' 03" West, a distance of 12.00 feet to a point;

North 86° 28' 57" West, a distance of 25.00 feet to a point;

South 03° 31' 03" West, a distance of 30.00 feet to a point;

South 86° 28' 57" East, a distance of 25.00 feet to a point;

South 03° 31' 03" West, a distance of 29.83 feet to a point;

North 86° 28' 57" West, a distance of 50.00 feet to a point; and

North 03° 31' 03" East, a distance of 71.61 feet to a point in said common line;

Thence South 86° 44' 05" East, with said common line, a distance of 50.00 feet to the TRUE POINT OF BEGINNING, containing 0.065 acre, more or less.



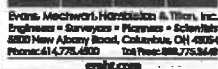
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 12/8/22

Heather L. King
Professional Surveyor No. 8307

Date

HLK:djf
C109-T_0_065 ac 20220307-VS-ESMT-TEMP.docx



**SECTION 24, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT**

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: November 29, 2022

Scale: 1" = 60'

Job No: 2022-0307

Sheet No: 1 of 1

MARTHA L. JAMES
5.0 AC. (DEED)
I.N. 202001130000962

PARCEL C109-T
0.065 AC.

BRIAN T. EDWARDS
JUDY M. EDWARDS
8.856 AC. (DEED)
I.N. 200209130034351
P.N. 052-173712-00.000

COLLEEN J. HEMMINGER
14.424 AC. (DEED)
O.R. 462, P. 751

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°44'05"W	20.00'
L2	S03°31'03"W	12.00'
L3	N86°28'57"W	25.00'
L4	S03°31'03"W	30.00'
L5	S86°28'57"E	25.00'
L6	S03°31'03"W	29.83'
L7	N86°28'57"W	50.00'
L8	N03°31'03"E	71.61'
L9	S86°44'05"E	50.00'

SEC. 24 — ~~C CLOVER VALLEY~~
SEC. 23 — ~~ROAD NW (C.R. 26)~~



By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

12/8/22
Date





ORDINANCE O-23-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, COLLEEN J. HEMMINGER, OF THE PROPERTY LOCATED AT 4834 CLOVER VALLEY ROAD AND THE CONTIGUOUS PARCEL ON CLOVER VALLEY ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-3-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and

the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Colleen J. Hemminger, for her property located at 4834 Clover Valley Road (Licking County Auditor's Parcel Number 052-173706-00.000) and her contiguous parcel located on Clover Valley Road (Licking County Auditor's Parcel Number 052-172890-00.000), for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel C110-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel C110-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Eight Thousand Six Hundred Fifty-two Dollars (\$8,652.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the second reading and 30-day referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL C110-WD
0.258 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being part of those 9.248 and 14.424 acre tracts conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 23 and Section 24 of said Township 3, in the northerly line of Township 2 of said Range 15;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 23 and 24, a distance of 522.51 feet to a magnetic nail set at the southwesterly corner of said 9.248 acre tract, the northwesterly corner of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525, in the easterly line of that 5.004 acre tract conveyed to Kris E. Votaw by deed of record in Instrument Number 201506260013120, the TRUE POINT OF BEGINNING;

Thence North 03° 31' 03" East, with said centerline, said common Section line, the westerly line of said 9.248 and 14.424 acre tracts, the easterly line of said 5.004 acre tract, the easterly line of that 2.469 acre tract conveyed to William J. Abner and Mary F. Abner by deed of record in Instrument Number 200509120028500, the easterly line of that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record in Instrument Number 200209130034351 and the easterly line of that 5.0 acre tract conveyed to Martha L. James by deed of record in Instrument Number 202001130000962, a distance of 852.69 feet to a railroad spike found at the northwesterly corner of said 14.424 acre tract, the southwesterly corner of that 50.000 acre tract conveyed to Thomas E. Dague, II, trustee of the Thomas Dague, II Trust dated April 2, 2009, as to an undivided 48.7% interest and Dawn C. Dague, trustee of the Dawn Dague Trust dated April 2, 2009, as to an undivided 51.3% interest, as tenants in common by deed of record in Instrument Number 201102180003453;

Thence South 86° 48' 11" East, across said Clover Valley Road and with the line common to said 14.424 and 50.000 acre tracts, a distance of 12.00 feet to an iron pin set;

Thence across said 14.424 and 9.248 acre tracts the following courses and distances:

South 03° 31' 03" West, a distance of 90.07 feet to an iron pin set;

South 86° 28' 57" East, a distance of 33.00 feet to an iron pin set;

South 03° 31' 03" West, a distance of 30.00 feet to an iron pin set;

North 86° 28' 57" West, a distance of 33.00 feet to an iron pin set; and

EXHIBIT A

**PARCEL C110-WD
0.258 ACRE**

-2-

South 03° 31' 03" West, a distance of 732.88 feet to an iron pin set in the southerly line of said 9.248 acre tract, the northerly line of said 8.112 acre tract;

Thence North 85° 35' 07" West, with the line common to said 9.248 and 8.112 acre tracts, a distance of 12.00 feet to the TRUE POINT OF BEGINNING, containing 0.258 acre, more or less, of which 0.204 acre is within the present road occupied. Of said 0.258 acre, 0.095 acre is within Auditor's Parcel Number 052-173706-00.000, of which 0.089 acre is within the present road occupied and 0.163 acre is within Auditor's Parcel Number 052-172890-00.000, of which 0.115 acre is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
C110-WD_0_258 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

11-21-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/> BS
APPROVED BY:	
DATE:	11/24/22



EMHT
ENGINEERS, MECHANICAL, ELECTRICAL & THERMAL, INC.
Engineers • Surveyors • Planners • Scientists
8800 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Toll Free: 800.775.3848
emht.com

SURVEY OF ACREAGE PARCEL

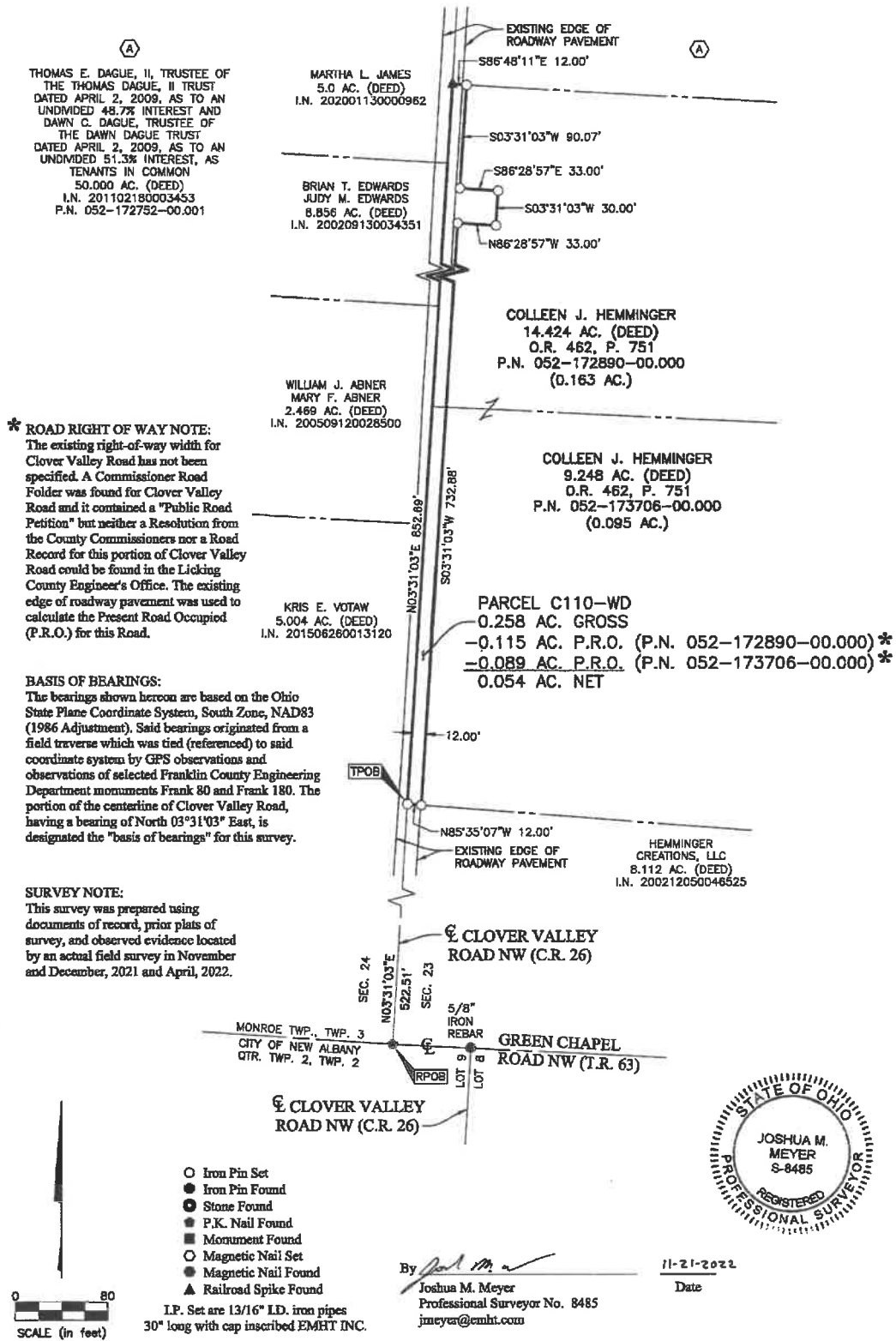
SECTION 23, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: November 21, 2022

Scale: 1" = 80'

Job No: 2022-0307

Sheet No: 1 of 1



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL C110-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-172890-00.000

Prior Instrument References: Official Record 462, Page 751, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL C110-T
0.076 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 14.424 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Clover Valley Road NW (County Road 26) at the northwesterly corner of said 14.424 acre tract, the southwesterly corner of that 50.000 acre tract conveyed to Thomas E. Dague, II, Trustee of the Thomas Dague, II Trust dated April 2, 2009, as to an undivided 48.7% interest and Dawn C. Dague, Trustee of the Dawn Dague Trust dated April 2, 2009, as to an undivided 51.3% interest, as tenants in common by deed of record in Instrument Number 201102180003453, in the easterly line of that 5.0 acre tract conveyed to Martha L. James by deed of record in Instrument Number 202001130000962;

Thence South 03° 31' 03" West, with said Clover Valley Road NW centerline and with the line common to said 14.424 and 5.0 acre tracts, a distance of 65.00 feet to a point;

Thence South 86° 28' 57" East across said 14.424 acre tract, a distance of 12.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 14.424 acre tract, the following courses and distances:

South 86° 28' 57" East, a distance of 43.00 feet to a point;

South 03° 31' 03" West, a distance of 100.00 feet to a point;

North 86° 28' 57" West, a distance of 43.00 feet to a point;

North 03° 31' 03" East, a distance of 45.00 feet to a point;

South 86° 28' 57" East, a distance of 33.00 feet to a point;

North 03° 31' 03" East, a distance of 30.00 feet to a point;

North 86° 28' 57" West, a distance of 33.00 feet to a point; and

North 03° 31' 03" East, a distance of 25.00 feet to the TRUE POINT OF BEGINNING, containing 0.076 acre, more or less.



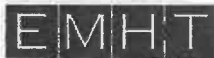
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

12/8/22

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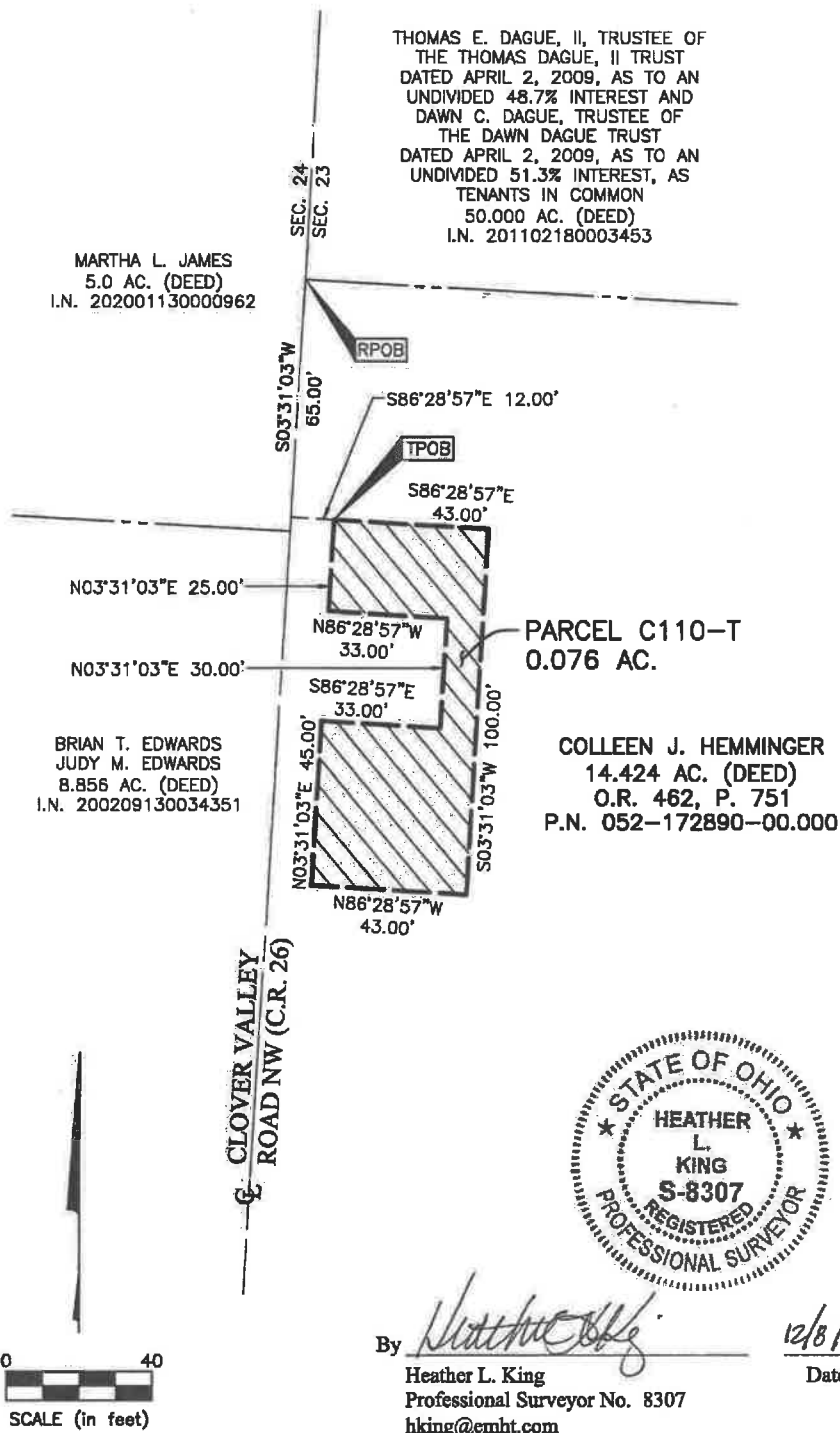


Evans, Mechwart, Hamblison & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
3800 New Albany Road, Columbus, OH 43204
Phone: 614.776.4300 Fax: 614.776.3448
www.emht.com

TEMPORARY EASEMENT

SECTION 23, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: November 28, 2022 Scale: 1" = 40' Job No: 2022-0307 Sheet No: 1 of 1





ORDINANCE O-24-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, JOSEPH W. FAGERSTROM, OF THE PROPERTY LOCATED AT 2721 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Joseph W. Fagerstrom, for the property located at 2721 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M14-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M14-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M14-T2).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at One Hundred Fifty-nine Thousand Five Hundred Forty-seven Dollars (\$159,547.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent

of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023
Introduced: 03/07/2023
Revised:
Adopted:
Effective:

EXHIBIT A

**PARCEL M14-WD
1.527 ACRES**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that tract conveyed to Betty M. Fagerstrom by deeds of record in Deed Book 495, Page 295 and Deed Book 826, Page 989 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), the northeasterly corner of said Fagerstrom tract, the southeasterly corner of that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78, in the westerly line of that 4.016 acre tract conveyed to Branden Kern by deed of record in Instrument Number 201811200024727;

Thence South 22° 48' 23" West, with the centerline of said Mink Street NW, the easterly line of said Fagerstrom tract, the westerly line of said 4.016 acre tract, the westerly line of that 6 acre tract conveyed to Mojica Properties, LLC by deed of record in Instrument Number 201808100016539, and the westerly line of that 6 acre tract conveyed to Charles R. Salisbury by deed of record in Instrument Number 199808200031982, a distance of 691.92 feet to a magnetic nail set at the southeasterly corner of said Fagerstrom tract, the northeasterly corner of that 3.202 acre tract conveyed to The City Of New Albany, Ohio by deed of record in Instrument Number 202208250020865;

Thence North 86° 27' 03" West, with the line common to said Fagerstrom tract and said 3.202 acre tract, across said Mink Street NW, a distance of 74.15 feet to an iron pin set at an angel point in the westerly right-of-way line of said Mink Street, the northwesterly corner of said 3.202 acre tract and a northeasterly corner of that 93.790 acre tract conveyed to DBT-Data Jug & Mink LLC by deed of record in Instrument Number 202208250020881;

Thence crossing said Fagerstrom tract, the following courses and distances:

North 22° 48' 23" East, a distance of 584.07 feet to an iron pin set;

North 22° 14' 00" West, a distance of 37.42 feet to an iron pin set;

North 67° 11' 37" West, a distance of 27.48 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 18° 47' 49", a radius of 464.50 feet, an arc length of 152.39 feet, a chord bearing of North 76° 35' 31" West and chord distance of 151.71 feet to an iron pin set at a point of tangency; and

North 85° 59' 26" West, a distance of 186.50 feet to an iron pin set in the line common to said Fagerstrom tract and that 93.790 acre tract conveyed to DBT-Data Jug & Mink LLC by

EXHIBIT A

**PARCEL M14-WD
1.527 ACRES**

-2-

deed of record in Instrument Number 202208250020881, the line common to said Lot 14 and Lot 2, Quarter Township 2 of said Range 15;

Thence North 03° 49' 56" East, with said common lines and across said Jug Street Road NW, a distance of 35.50 feet to a magnetic nail set in the centerline of said Jug Street NW at the northwesterly corner of said Fagerstrom tract, the northeasterly corner of said 93.790 acre tract, the southeasterly corner of that 2.7258 acre tract conveyed to Larry E. Thompson by deed of record in Instrument Number 202203080005919, the southwesterly corner of said 2 acre tract;

Thence South 85° 59' 26" East, with said centerline, the line common to said Fagerstrom tract and said 2 acre tract, a distance of 487.73 feet to the POINT OF BEGINNING, containing 1.527 acres, more or less, all of which is within Auditor's Parcel Number 037-111690-00.000, 0.466 acre is within the present road occupied by said Mink Street NW and 0.321 acre is within the present road occupied by said Jug Street Road NW.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 22°48'23" West, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
M14-WD_1_527 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

11-3-2022

Date

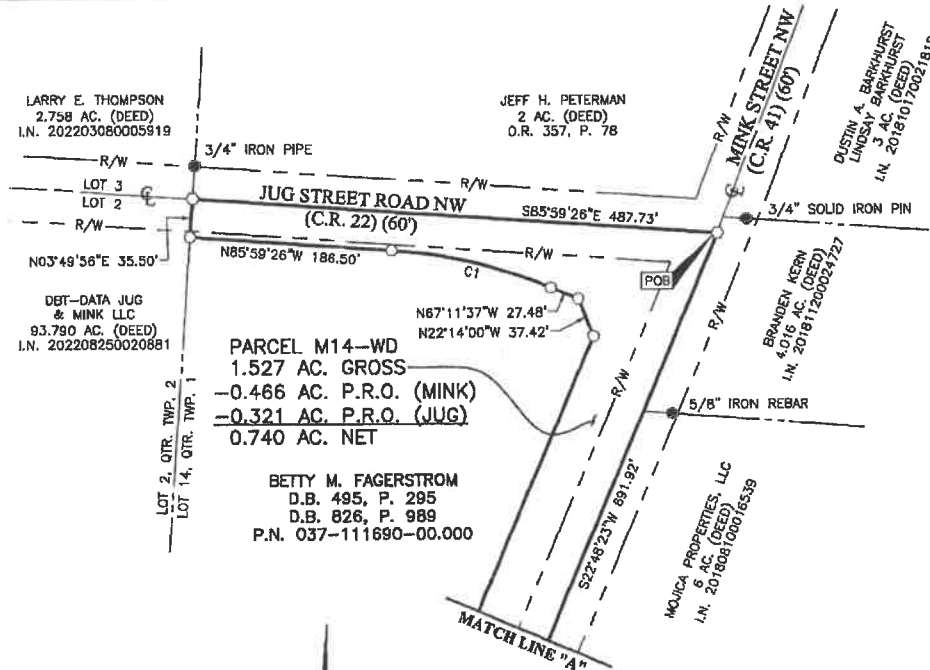
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
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APPROVED BY:	BS
DATE:	11/7/22



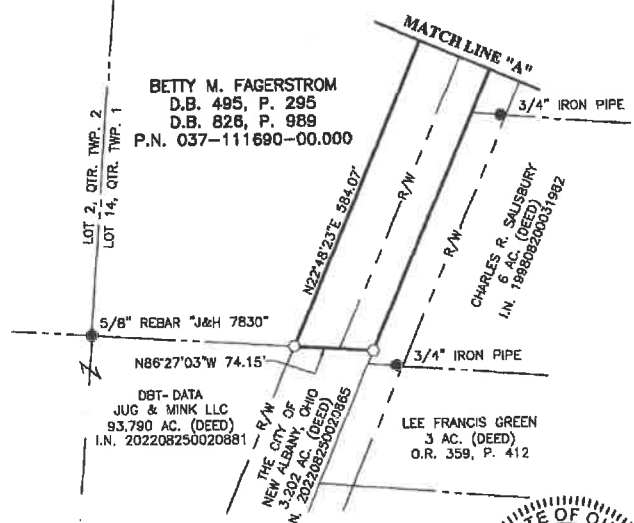
Evans, Machwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43264
Phone 614.776.4300 Fax 614.776.3548
emht.com

SURVEY OF ACREAGE PARCEL **LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION,** **QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15** **UNITED STATES MILITARY DISTRICT** **TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO**

Date: October 13, 2022
Scale: 1" = 100'
Job No: 2022-0233
Sheet No: 1 of 1
Revised: November 3, 2022

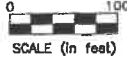


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	18°47'49"	464.50'	152.39'	N76°35'31"W	151.71'



- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

LP. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

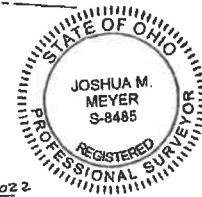


BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 22°48'23" West, is designated the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-3-2022
Date



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M14-T1, T2

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111690-00.000

Prior Instrument Reference: Deed Book 495, Page 295 and Deed Book 826, Page 989, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M14-T1
0.045 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that tract conveyed to Betty M. Fagerstrom by deeds of record in Deed Book 495, Page 295 and Deed Book 826, Page 989 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southeasterly corner of said Fagerstrom tract, the northeasterly corner of that 3.202 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202208250020865;

Thence North 86° 27' 03" West, across said Mink Street NW and with the line common to said Fagerstrom and 3.202 acre tracts, a distance of 74.15 feet to an angle point in the westerly right-of-way line of said Mink Street NW, the northwesterly corner of said 3.202 acre tract and a northeasterly corner of that 93.790 acre tract conveyed to DBT-Data Jug & Mink LLC by deed of record in Instrument Number 202208250020881, the TRUE POINT OF BEGINNING;

Thence North 86° 27' 03" West, with the line common to said Fagerstrom and 93.790 acre tracts, a distance of 6.36 feet to a point;

Thence across said Fagerstrom tract, the following courses and distances:

North 22° 48' 23" East, a distance of 327.93 feet to a point;

South 67° 11' 37" East, a distance of 6.00 feet to a point; and

South 22° 48' 23" West, a distance of 325.84 feet to the TRUE POINT OF BEGINNING, containing 0.045 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

3 Nov 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:djf
M14-T1_0_045 ac 20220233-VS-ESMT-TEMP.docx



EXHIBIT A

**PARCEL M14-T2
0.115 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that tract conveyed to Betty M. Fagerstrom by deeds of record in Deed Book 495, Page 295 and Deed Book 826, Page 989 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Jug Street Road NW (County Road 22) (60 feet) at the northwesterly corner of said Fagerstrom tract, the northeasterly corner of that 93.790 acre tract conveyed to DBT-Data Jug & Mink LLC by deed of record in Instrument Number 202208250020881;

Thence South 03° 49' 56" West, across said Jug Street Road NW and with the line common to said Fagerstrom and 93.790 acre tracts, a distance of 35.50 feet to a point, the TRUE POINT OF BEGINNING;

Thence across said Fagerstrom tract, the following courses and distances:

South 85° 59' 26" East, a distance of 186.50 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 18° 47' 49", a radius of 464.50 feet, an arc length of 152.39 feet, a chord bearing of South 76° 35' 31" East and chord distance of 151.71 feet to a point of tangency;

South 67° 11' 37" East, a distance of 27.48 feet to a point;

South 22° 14' 00" East, a distance of 37.42 feet to a point;

South 22° 48' 23" West, a distance of 108.24 feet to a point;

North 67° 11' 37" West, a distance of 3.00 feet to a point;

North 22° 48' 23" East, a distance of 44.45 feet to a point;

North 24° 44' 20" West, a distance of 35.16 feet to a point;

North 58° 13' 40" East, a distance of 32.69 feet to a point;

North 22° 48' 23" East, a distance of 6.85 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 90° 00' 00", a radius of 23.00 feet, an arc length of 36.13 feet, a chord bearing of North 22° 11' 37" West and chord distance of 32.53 feet to a point of tangency;

EXHIBIT A

PARCEL M14-T2

0.115 ACRE

-2-

North 67° 11' 37" West, a distance of 20.95 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 18° 47' 49", a radius of 454.50 feet, an arc length of 149.11 feet, a chord bearing of North 76° 35' 31" West and chord distance of 148.44 feet to a point of tangency; and

North 85° 59' 26" West, a distance of 186.47 feet to a point in said common line;

Thence North 03° 49' 56" East, with said common line, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.115 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

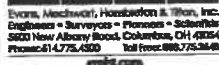
3 NOV 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

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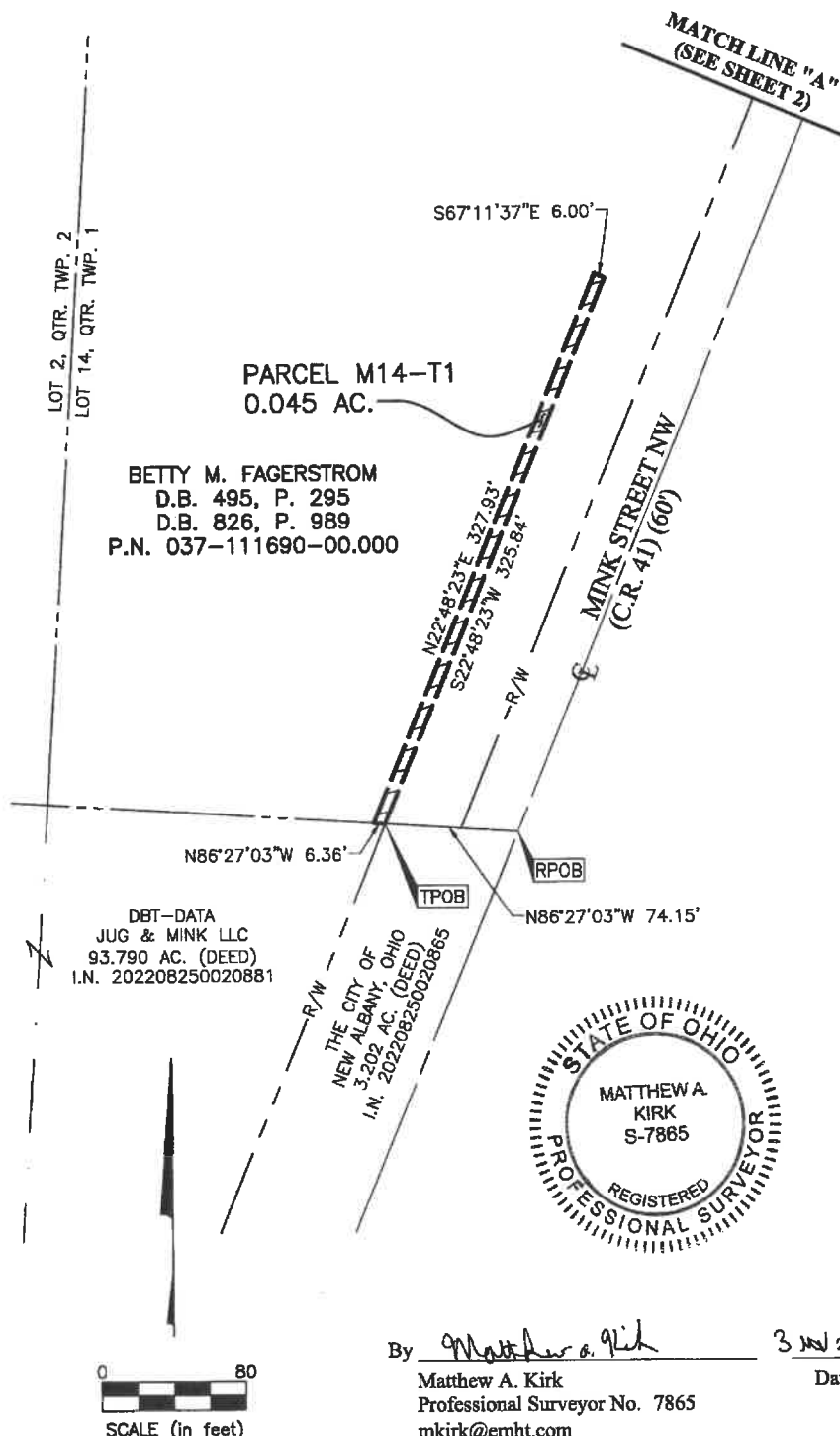


**LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15**

UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date:	October 3, 2022	Scale:	1" = 80'	Job No:	2022-0233	Sheet No:	1 of 2
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Revised: November 3, 2022





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENTS

LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

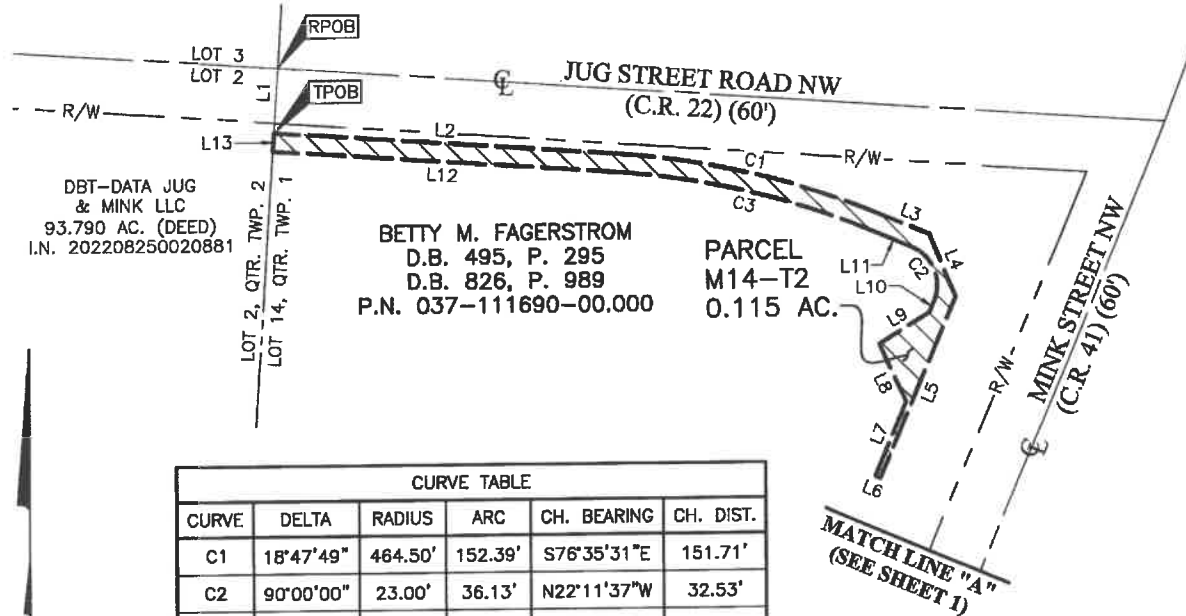
Date: October 3, 2022

Scale: 1" = 80'

Job No: 2022-0233

Sheet No: 2 of 2

Revised: November 3, 2022



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	18°47'49"	464.50'	152.39'	S76°35'31"E	151.71'
C2	90°00'00"	23.00'	36.13'	N22°11'37"W	32.53'
C3	18°47'49"	454.50'	149.11'	N76°35'31"W	148.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°49'56"W	35.50'
L2	S85°59'26"E	186.50'
L3	S67°11'37"E	27.48'
L4	S22°14'00"E	37.42'
L5	S22°48'23"W	108.24'
L6	N67°11'37"W	3.00'
L7	N22°48'23"E	44.45'
L8	N24°44'20"W	35.16'
L9	N58°13'40"E	32.69'
L10	N22°48'23"E	6.85'
L11	N67°11'37"W	20.95'
L12	N85°59'26"W	186.47'
L13	N03°49'56"E	10.00'

JA:20220233\DWG\04SHEETS\EASEMENTS\M14-T_20220233-VS-ESMT-TEMP.DWG plotted by FERGUSON, DAVID on 11/3/2022 7:09:23 AM last saved by DFERGUSON on 11/3/2022 7:09:08 AM



ORDINANCE O-25-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, PAUL ALLEN GABRENYA AND CARA RAE GABRENYA, OF THE PROPERTY LOCATED AT 2813 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Paul Allen Gabrenya and Cara Rae Gabrenya, for the property located at 2813 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M16-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M16-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Twenty-Seven Thousand Nine Hundred Sixty-two Dollars (\$27,962.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

PARCEL M16-WD

0.332 ACRE

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 3.597 acre tract conveyed to Paul Allen Gabrenya and Cara Rae Gabrenya by deed of record in Instrument Number 201906180011973 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet);

Thence North 21° 06' 23" East, with said Mink Street centerline, a distance of 175.91 feet to a magnetic nail set at the southeasterly corner of said 3.597 acre tract, the northeasterly corner of that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78, in the westerly line of that 6.326 acre tract conveyed to Harry N. Green by deeds of record in Instrument Numbers 201512080026386 and 201905200009717, the TRUE POINT OF BEGINNING;

Thence North 86° 04' 58" West, with the line common to said 3.597 and 2 acre tracts, (passing a 5/8 inch rebar found at a distance of 31.30 feet) a total distance of 71.51 feet to an iron pin set on the arc of a curve;

Thence across said 3.597 acre tract, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 40' 38", a radius of 1062.00 feet, an arc length of 105.23 feet, a chord bearing of North 27° 10' 29" East and chord distance of 105.19 feet to an iron pin set at a point of tangency;

North 30° 00' 48" East, a distance of 100.72 feet to an iron pin set at a point of curvature;
and

With the arc of a curve to the left, having a central angle of 06° 02' 22", a radius of 962.00 feet, an arc length of 101.40 feet, a chord bearing of North 26° 59' 37" East and chord distance of 101.35 feet to an iron pin set in the line common to said 3.597 acre tract and that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387;

Thence South 73° 40' 37" East, with said common line (passing a 5/8 inch rebar capped "S.A. England" found at a distance of 0.31 feet), a total distance of 31.31 feet to a magnetic nail set in said Mink Street centerline at the easterly common corner of said 3.597 and 5.042 acre tracts, in the westerly line of said 6.326 acre tract;

Thence South 21° 06' 23" West, with said centerline, the line common to said 3.597 and 6.326 acre tracts, a distance of 286.40 feet to the TRUE POINT OF BEGINNING, containing 0.332 acre, more or less, all of which is within Auditor's Parcel Number 037-112584-00.000 and 0.200 acre is located within the present roadway occupied.

EXHIBIT A

**PARCEL M16-WD
0.332 ACRE**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 21°06'23" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021 and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-12-2022

Date

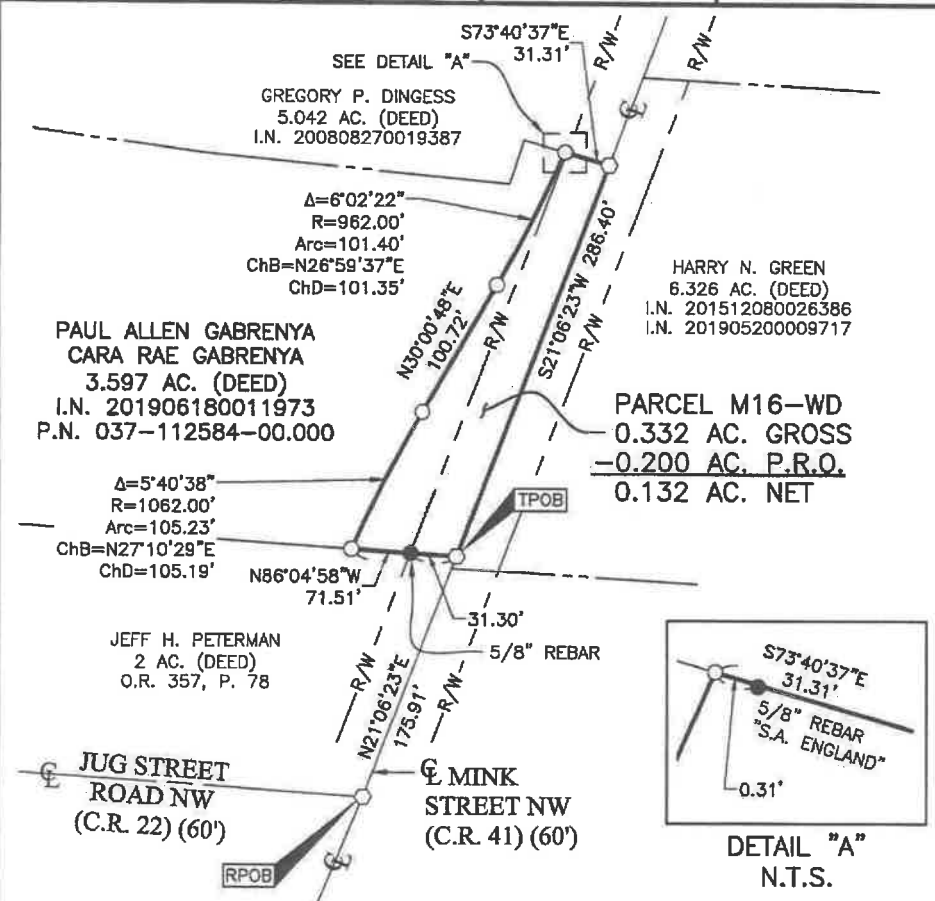
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/17/22



Evans, Mechwart, Henshew & Tison, Inc.
Engineers - Surveyors - Planners - Scientists
5550 New Albany Road, Columbus, OH 43054
Phone 614.775.4400 Fax 614.775.4444
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SURVEY OF ACREAGE PARCEL
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 5, 2022 Scale: 1" = 100' Job No: 2022-0233 Sheet No: 1 of 1



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 21°06'23" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

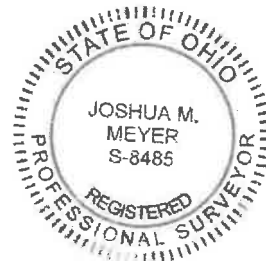
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.



- = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL SET
- I.P. Set are 13/16" I.D.
iron pipes, 30" long with
cap inscribed EMHT INC.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-5-2022
Date



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M16-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112584-00.000

Prior Instrument Reference: Instrument Number 201906180011973, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M16-T
0.039 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 3.597 acre tract conveyed to Paul Allen Gabrenya and Cara Rae Gabrenya by deed of record in Instrument Number 201906180011973 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 3.597 acre tract, the northeasterly corner of that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78, in the centerline of Mink Street NW (County Road 41) (60 feet);

Thence North 86° 04' 58" West, with the line common to said 3.597 and 2 acre tracts, a distance of 71.51 feet to the TRUE POINT OF BEGINNING;

Thence North 86° 04' 58" West, with said common line, a distance of 5.33 feet to a point on the arc of a curve;

Thence across said 3.597 acre tract, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 46' 38", a radius of 1067.00 feet, an arc length of 107.59 feet, a chord bearing of North 27° 07' 29" East and chord distance of 107.54 feet to a point of tangency;

North 30° 00' 48" East, a distance of 45.92 feet to a point;

North 59° 59' 12" West, a distance of 12.00 feet to a point;

North 30° 00' 48" East, a distance of 24.00 feet to a point;

South 59° 59' 12" East, a distance of 13.00 feet to a point;

North 30° 00' 48" East, a distance of 30.80 feet to a point of curvature; and

With the arc of a curve to the left, having a central angle of 06° 00' 26", a radius of 958.00 feet, an arc length of 100.44 feet, a chord bearing of North 27° 00' 35" East and chord distance of 100.40 feet to a point in a northerly line of said 3.597 acre tract and in a southerly line of that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387;

Thence South 73° 40' 37" East, with the line common to said 3.597 and 5.042 acre tracts, a distance of 4.04 feet to a point on the arc of a curve;

Thence across said 3.597 acre tract, the following courses and distances:

EXHIBIT A

**PARCEL M16-T
0.039 ACRE**

-2-

With the arc of a curve to the right, having a central angle of $06^{\circ} 02' 22''$, a radius of 962.00 feet, an arc length of 101.40 feet, a chord bearing of South $26^{\circ} 59' 37''$ West and chord distance of 101.35 feet to a point of tangency;

South $30^{\circ} 00' 48''$ West, a distance of 100.72 feet to a point of curvature; and

With the arc of a curve to the left, having a central angle of $05^{\circ} 40' 38''$, a radius of 1062.00 feet, an arc length of 105.23 feet, a chord bearing of South $27^{\circ} 10' 29''$ West and chord distance of 105.19 feet to the TRUE POINT OF BEGINNING, containing 0.039 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

5 OCT 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:djf
M16-T_0_039 ac 20220233-VS-ESMT-TEMP.docx

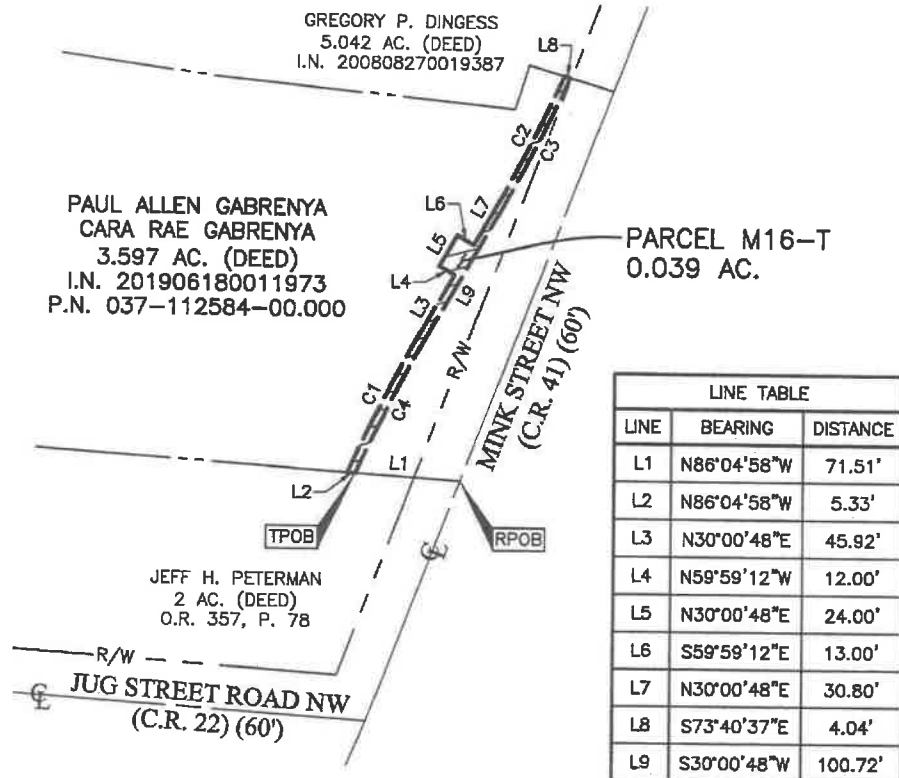




Evans, Mechwart, Hambleton & Tison, Inc.
Engineers - Surveyors - Planners - Scientists
3800 New Albany Road, Columbus, OH 43264
Phone: 614.770.4500 Fax: 614.770.3446
emht.com

TEMPORARY EASEMENT **LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION,** **QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15** **UNITED STATES MILITARY DISTRICT** **TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO**

Date: October 5, 2022 Scale: 1" = 100' Job No: 2022-0233 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°04'58"W	71.51'
L2	N86°04'58"W	5.33'
L3	N30°00'48"E	45.92'
L4	N59°59'12"W	12.00'
L5	N30°00'48"E	24.00'
L6	S59°59'12"E	13.00'
L7	N30°00'48"E	30.80'
L8	S73°40'37"E	4.04'
L9	S30°00'48"W	100.72'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	5°46'38"	1067.00'	107.59'	N27°07'29"E	107.54'
C2	6°00'26"	958.00'	100.44'	N27°00'35"E	100.40'
C3	6°02'22"	962.00'	101.40'	S26°59'37"W	101.35'
C4	5°40'38"	1062.00'	105.23'	S27°10'29"W	105.19'



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

5 Oct 22
Date



ORDINANCE O-26-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNER, GREGORY P. DINGESS, OF THE PROPERTY LOCATED AT 2855 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibit, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owner, Gregory P. Dingess, for the property located at 2855 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M17-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M17-WD
0.154 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet);

Thence North 21° 06' 23" East, with said Mink Street centerline, a distance of 462.31 feet to a magnetic nail set at a southeasterly corner of said 5.042 acre tract, a northeasterly corner of that 3.597 acre tract conveyed to Paul Allen Gabrenya and Cara Rae Gabrenya by deed of record in Instrument Number 201906180011973, in the westerly line of that 6.326 acre tract conveyed to Harry N. Green by deeds of record in Instrument Numbers 201512080026386 and 201905200009717, the TRUE POINT OF BEGINNING;

Thence North 73° 40' 37" West, with the line common to said 5.042 and 3.597 acre tracts, a distance of 30.10 feet to an iron pin set in the existing westerly right-of-way line of said Mink Street NW;

Thence with said right-of-way line, across said 5.042 acre tract, the following courses and distances:

North 21° 06' 23" East, a distance of 66.86 feet to an iron pin set; and

North 20° 54' 35" East, a distance of 154.97 feet to an iron pin set in the line common to said 5.042 acre tract and that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 200712070031301;

Thence South 82° 03' 48" East, with a line common to said 5.042 and 1.162 acre tracts (passing a 5/8 inch rebar found at a distance of 5.05 feet), a total distance of 30.79 feet to a magnetic nail set in said centerline at a common corner of said 5.042 and 1.162 acre tracts, in the westerly line of that 6 acre tract conveyed to Nickolas J. Cotton and Dara M. Myser by deed of record in Instrument Number 202008060019783;

Thence South 20° 54' 35" West, continuing with said centerline, the line common to said 5.042 and 6 acre tracts, a distance of 161.93 feet to a magnetic nail set at the westerly common corner of said 6 and 6.326 acre tracts;

Thence South 21° 06' 23" West, continuing with said centerline, the line common to said 5.042 and 6 acre tracts, a distance of 64.40 feet to the TRUE POINT OF BEGINNING, containing 0.154 acre, more or less, all of which is within Auditor's Parcel Number 037-111600-00.001 and within the present roadway occupied.

EXHIBIT A

**PARCEL M17-WD
0.154 ACRE**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 21°06'23" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

11-15-2022

Date

JMM:djf
M17-WD_0_154 ac 20220223-VS-BNDY.docx

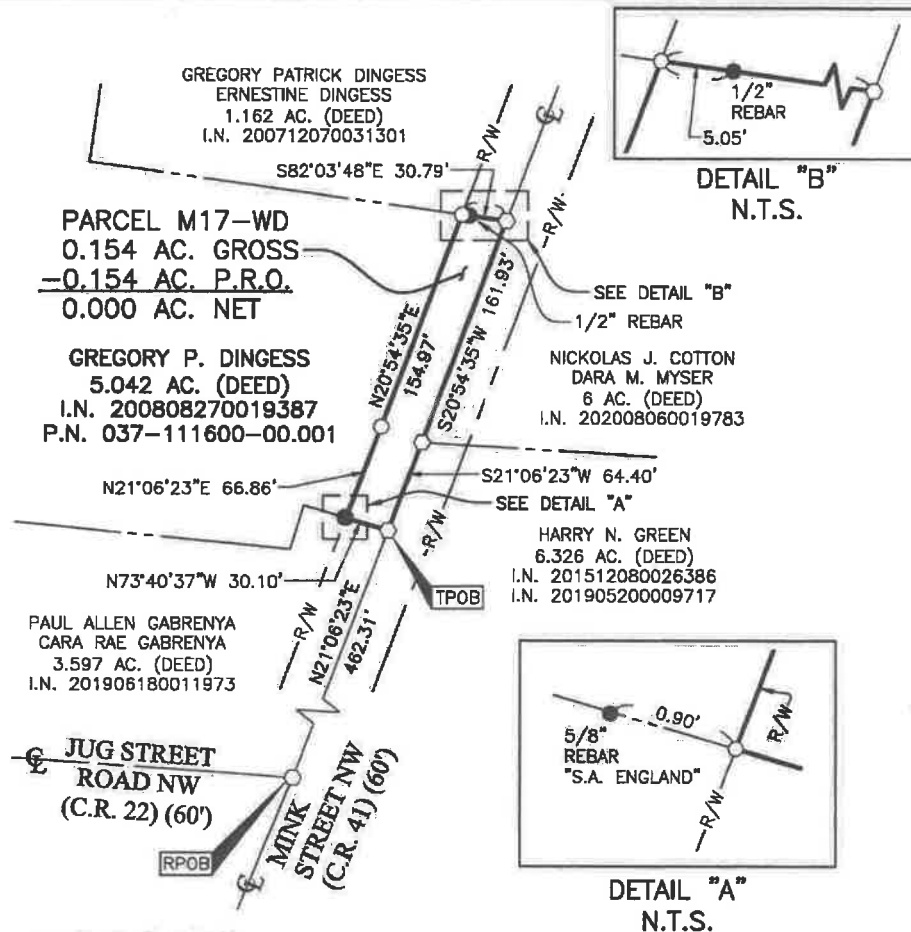
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>BS</i>
DATE:	<i>11/16/22</i>



Ernst, Meacham, Houshield & Tany, Inc.
Engineers - Surveyors - Planners - Architects
3000 New Albany Road, Columbus, OH 43264
Phone: 614.776.4850 Fax: 614.776.4849
emht.com

SURVEY OF ACREAGE PARCEL
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 15, 2022 Scale: 1" = 100' Job No: 2022-0233 Sheet No: 1 of 1



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 21°06'23" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.



- = I.P. FND.
- = I.P. SET
- = MAG. NAIL SET
- I.P. Set are 13/16" I.D.
- iron pipes, 30" long with
- cap inscribed EMHT INC.

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-15-2022
Date





ORDINANCE O-27-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, GREGORY P. DINGESS, OF THE PROPERTY LOCATED AT 2877 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Gregory P. Dingess, for the property located at 2877 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M18-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M18-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at One Thousand Three Hundred Fifty-one Dollars (\$1,351.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M18-WD
0.123 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, located in Lot 14 of the South Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 200712070031301 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set marking the centerline intersection of Mink Street NW (County Road 41)(60 feet) and Jug Street Road NW (County Road 22) (60 feet) in the line common to said Lot 14 and Lot 15 of the Middle Division of the Marsh Section, at a common corner of that 5.102 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Official Record 450, Page 420, that 4.999 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Instrument Number 200805160011477, that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541 and that 1 acre tract conveyed to Thomas O. Bell and Winnona E. Bell by deed of record in Deed Book 756, Page 71;

Thence South 20° 54' 35" West, with the centerline of said Mink Street NW, the easterly line of said 2.199 acre tract, the westerly lines of said 1 acre tract and that 6 acre tract conveyed to Nickolas J. Cotton and Dara M. Myser by deed of record in Instrument Number 202008060019783, a distance of 281.70 feet to a magnetic nail set at the common corner of said 1.162 and 2.199 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 20° 54' 35" West, continuing with said centerline, and with the line common to said 1.162 and 6 acre tracts, a distance of 179.64 feet to a magnetic nail set at the common corner of said 1.162 acre tract and that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387;

Thence North 82° 03' 48" West, with the line common to said 1.162 and 5.042 acre tracts, and across said Mink Street NW, (passing a 1/2 inch iron rebar found at a distance of 25.74 feet) a total distance of 30.79 feet to an iron pin set in the westerly right-of-way line of said Mink Street NW;

Thence North 20° 54' 35" East, with said westerly right-of-way line and across said 1.162 acre tract, a distance of 177.44 feet to an iron pin set in the line common to said 1.162 and 2.199 acre tracts;

Thence South 85° 59' 00" East, with said common line and across said Mink Street NW, (passing a 3/4 inch iron pipe found at a distance of 3.16 feet) a total distance of 31.35 feet to the TRUE POINT OF BEGINNING, containing 0.123 acre, more or less, all of which is within Auditors Parcel Number 037-111600-00.000 and 0.123 acre is located within the present roadway occupied.

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

EXHIBIT A

**PARCEL M18-WD
0.123 ACRE**

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of South 20° 54' 35" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-11-2022

Joshua M. Meyer
Professional Surveyor No. 8485

JMM: ap
M18-WD-0.123 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/15/22

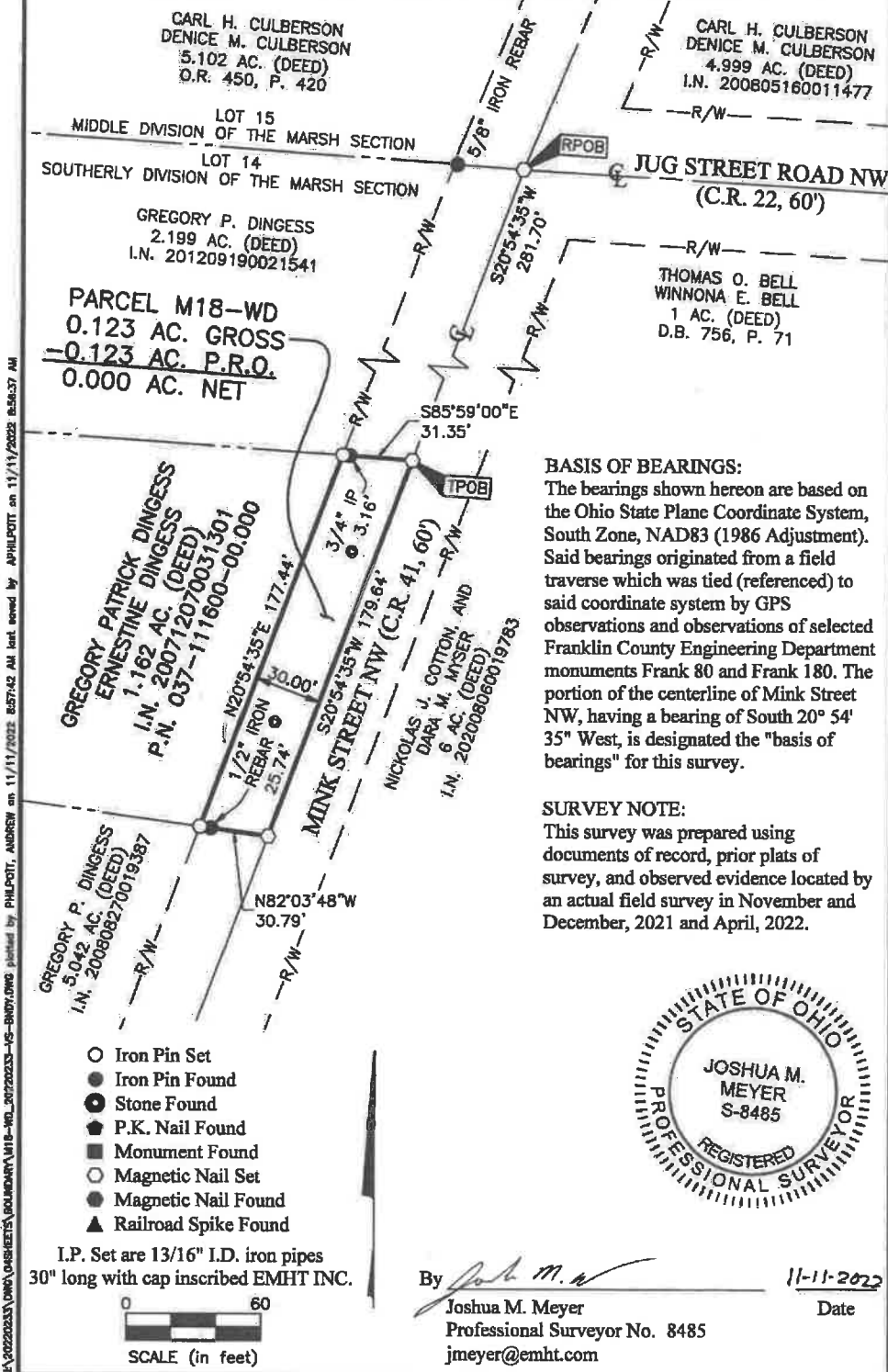


Evans, Mechwart, Hambleton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43264
Phone: 614.775.4880 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 11, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M18-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111600-00.000

Prior Instrument Reference: Instrument No. 201209190021541, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M18-T
0.018 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 201209190021541 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of said 1.162 acre tract, the northeasterly corner of that 5.042 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 200808270019387, in the centerline of Mink Street NW (County Road 41) (60 feet);

Thence North 82° 03' 48" West, across said Mink Street NW and with the line common to said 1.162 and 5.042 acre tracts, a distance of 30.79 feet to a point in the westerly right-of-way line of said Mink Street NW, the TRUE POINT OF BEGINNING;

Thence North 82° 03' 48" West, with said common line, a distance of 2.01 feet to a point;

Thence across said 1.162 acre tract, the following courses and distances:

North 09° 26' 20" West, a distance of 11.95 feet to a point;

North 20° 54' 35" East, a distance of 17.43 feet to a point;

South 69° 05' 25" East, a distance of 4.00 feet to a point; and

North 20° 54' 35" East, a distance of 148.94 feet to a point in the northerly line of said 1.162 acre tract, in the southerly line of that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541;

Thence South 85° 59' 00" East, with the line common to said 1.162 and 2.199 acre tracts, a distance of 4.18 feet to a point in said westerly-right-of-way line;

Thence South 20° 54' 35" West, across said 1.162 acre tract and with said westerly right-of-way line, a distance of 177.44 feet to the TRUE POINT OF BEGINNING, containing 0.018 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

13 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date



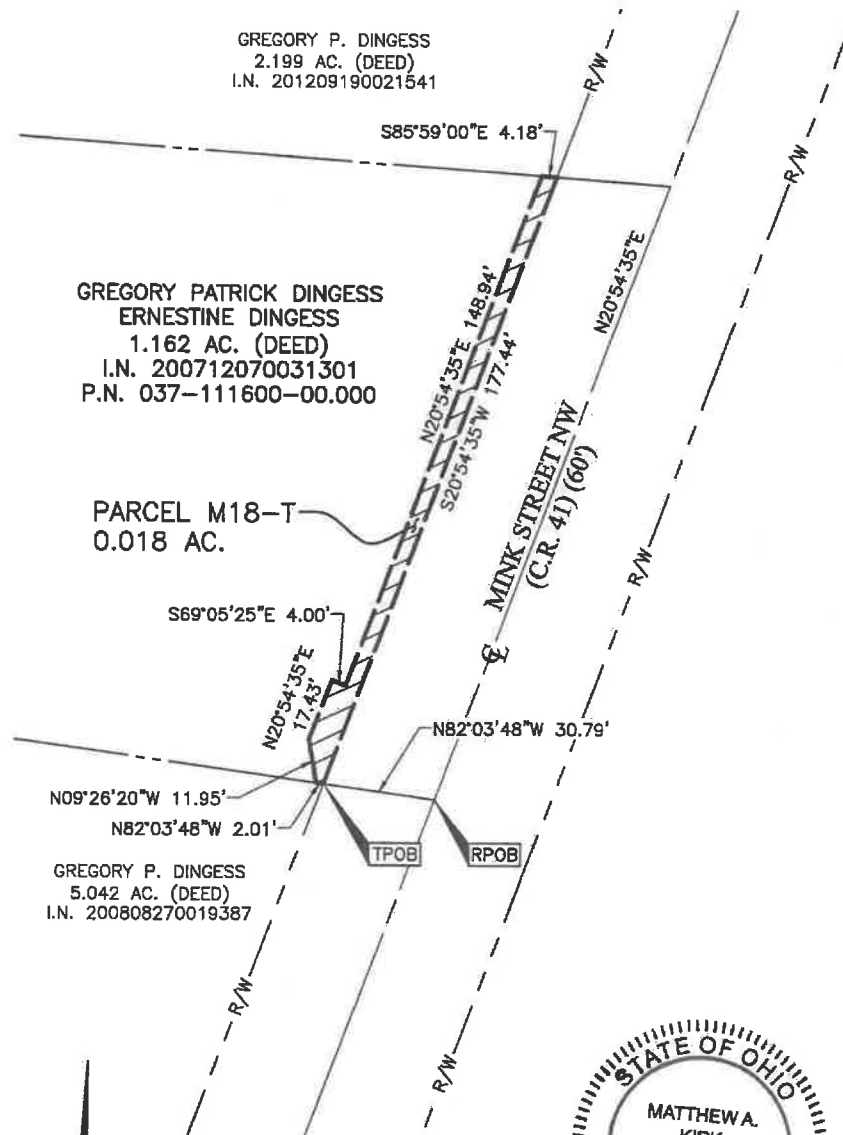
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Evans, Mechwart, Hombertson & Thon, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4800 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



By Matthew A. Kirk 13 Oct 22
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

J:\2022\0233\DWG\04SHEETS\EASEMENTS\M18-T_20220233-VS-ESMT-TEMP.DWG plotted by FERGLUSON, DMD on 10/12/2022 8:23:40 PM last saved by FERGLUSON on 10/12/2022 8:23:40 PM



ORDINANCE O-28-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, GREGORY P. DINGESS, OF THE PROPERTY LOCATED AT 2921 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Gregory P. Dingess, for the property located at 2921 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M19-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M19-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 3 (Project Parcel M19-T2).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Five Hundred Twenty-six Dollars (\$526.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M19-WD
0.194 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, located in Lot 14 of the South Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set marking the centerline intersection of Mink Street NW (County Road 41)(60 feet) and Jug Street Road NW (County Road 22) (60 feet) in the line common to said Lot 14 and Lot 15 of the Middle Division of the Marsh Section, at a common corner of said 2.199 acre tract, that 5.102 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Official Record 450, Page 420, that 4.999 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Instrument Number 200805160011477 and that 1 acre tract conveyed to Thomas O. Bell and Winnona E. Bell by deed of record in Deed Book 756, Page 71;

Thence South 20° 54' 35" West, with the centerline of said Mink Street NW, the easterly line of said 2.199 acre tract, the westerly lines of said 1 acre tract and that 6 acre tract conveyed to Nickolas J. Cotton and Dara M. Myser by deed of record in Instrument Number 202008060019783, a distance of 281.70 feet to a magnetic nail set at the common corner of said 2.199 acre tract and that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 200712070031301;

Thence North 85° 59' 00" West, with the line common to said 2.199 and 1.162 acre tracts, and across said Mink Street NW, (passing a 3/4 inch iron pipe found at a distance of 28.20 feet) a total distance of 31.35 feet to an iron pin set in the westerly right-of-way line of said Mink Street NW;

Thence North 20° 54' 35" East, with said westerly right-of-way line and across said 2.199 acre tract, a distance of 281.72 feet to an iron pin set in the line common to said 2.199 and 5.102 acre tracts and said Lots 14 & 15;

Thence South 85° 57' 11" East, with said common lines and across said Mink Street NW, (passing a 5/8 inch iron rebar found at a distance of 1.53 feet) a total distance of 31.35 feet to the POINT OF BEGINNING, containing 0.194 acre, more or less, all of which is within Auditors Parcel Number 037-111990-00.000 and 0.194 acre is located within the present roadway occupied.

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.

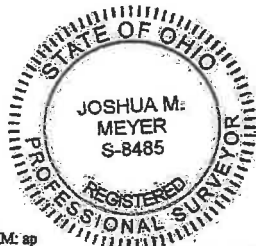
EXHIBIT A

**PARCEL M19-WD
0.194 ACRE**

-2-

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of South 20° 54' 35" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December 2021 and April 2022.



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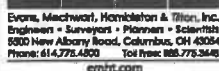
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-11-2022

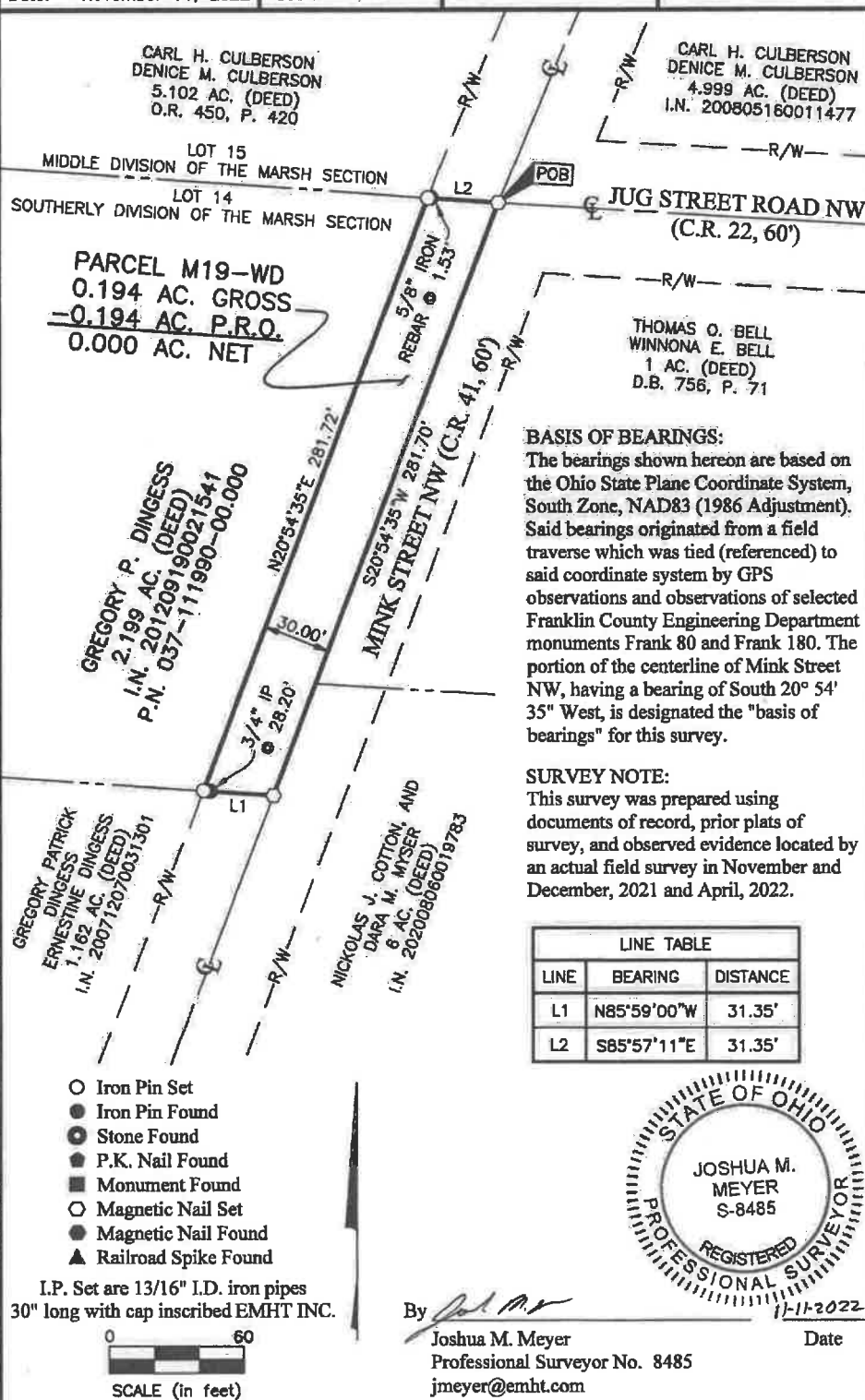
Joshua M. Meyer
Professional Surveyor No. 8485

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/16/22



LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 11, 2022	Scale: 1" = 60'	Job No: 2022-0233	Sheet No: 1 of 1
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**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M19-T1

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111990-00.000

Prior Instrument Reference: Instrument No. 201209190021541, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M19-T1
0.002 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), the northeasterly corner of said 2.199 acre tract and the southeasterly corner of that 5.102 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Official Record 450, Page 420, in the line common to said Lot 14 and Lot 15 of the middle division of the Marsh Section;

Thence North 85° 57' 11" West, across said Mink Street NW and with the line common to said 2.199 and 5.102 acre tracts, a distance of 31.35 feet to a point in the westerly right-of-way line of said Mink Street NW;

Thence South 20° 54' 35" West, across said 2.199 acre tract and with said westerly right-of-way line, a distance of 243.65 feet to the TRUE POINT OF BEGINNING;

Thence South 20° 54' 35" West, across said 2.199 acre tract and with said westerly right-of-way line, a distance of 38.07 feet to a point in the southerly line of said 2.199 acre tract and the northerly line of that 1.162 acre tract conveyed to Gregory Patrick Dingess and Ernestine Dingess by deed of record in Instrument Number 200712070031301;

Thence North 85° 59' 00" West, with the line common to said 2.199 and 1.162 acre tracts, a distance of 4.18 feet to a point;

Thence North 26° 43' 23" East, across said 2.199 acre tract, a distance of 39.49 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

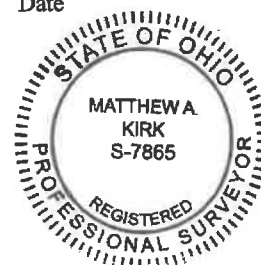
Matthew A. Kirk

13 OCT 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

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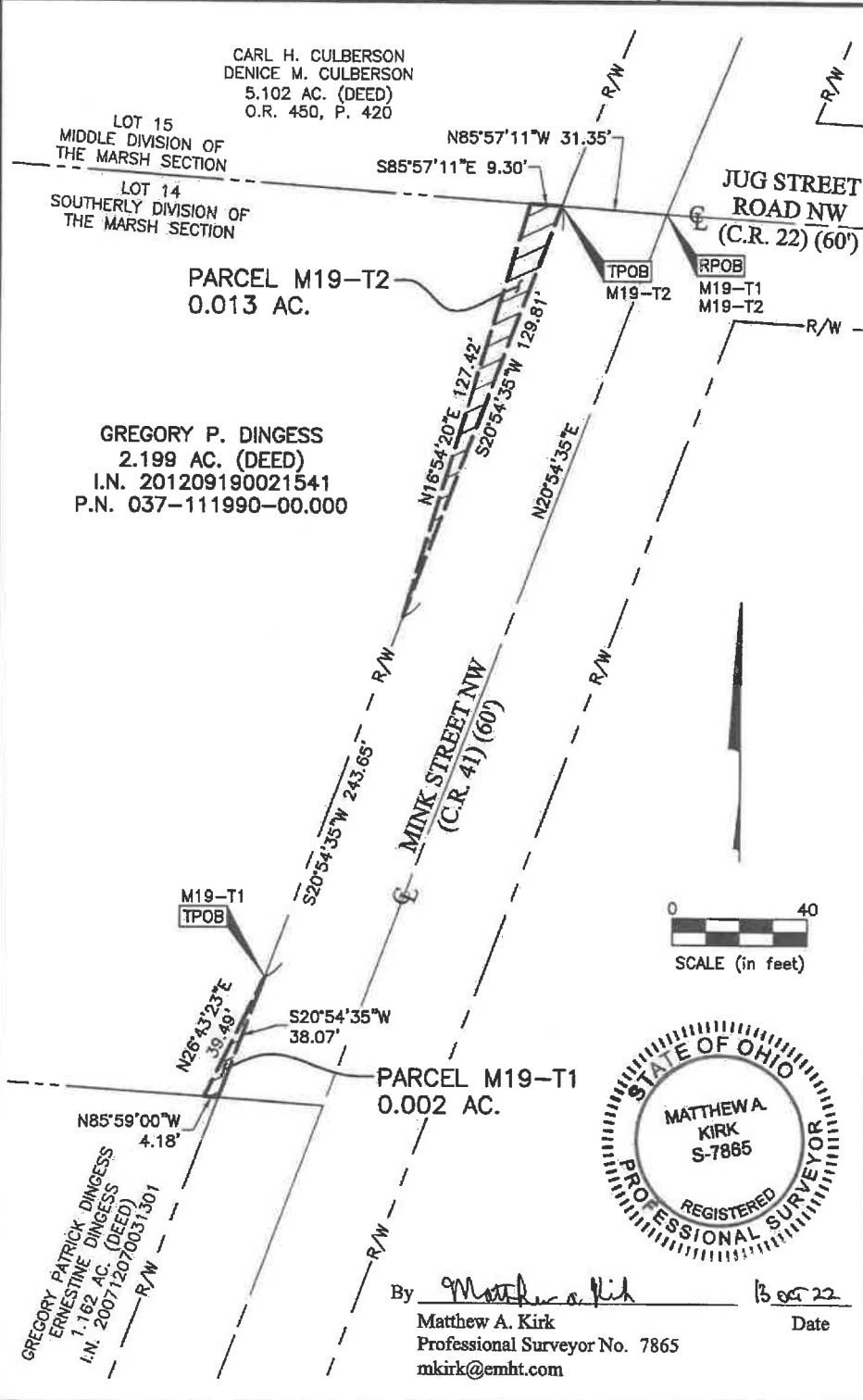




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TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M19-T2

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111990-00.000

Prior Instrument Reference: Instrument No. 201209190021541, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M19-T2
0.013 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the southerly division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), the northeasterly corner of said 2.199 acre tract and the southeasterly corner of that 5.102 acre tract conveyed to Carl H. Culberson and Denice M. Culberson by deed of record in Official Record 450, Page 420, in the line common to said Lot 14 and Lot 15 of the middle division of the Marsh Section;

Thence North 85° 57' 11" West, across said Mink Street NW and with the line common to said 2.199 and 5.102 acre tracts, a distance of 31.35 feet to a point in the westerly right-of-way line of said Mink Street NW, the TRUE POINT OF BEGINNING;

Thence South 20° 54' 35" West, across said 2.199 acre tract and with said westerly right-of-way line, a distance of 129.81 feet to a point;

Thence North 16° 54' 20" East, across said 2.199 acre tract, a distance of 127.42 feet to a point in the line common to said 2.199 and 5.102 acre tracts;

Thence South 85° 57' 11" East, with said common line, a distance of 9.30 feet to the TRUE POINT OF BEGINNING, containing 0.013 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

13 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

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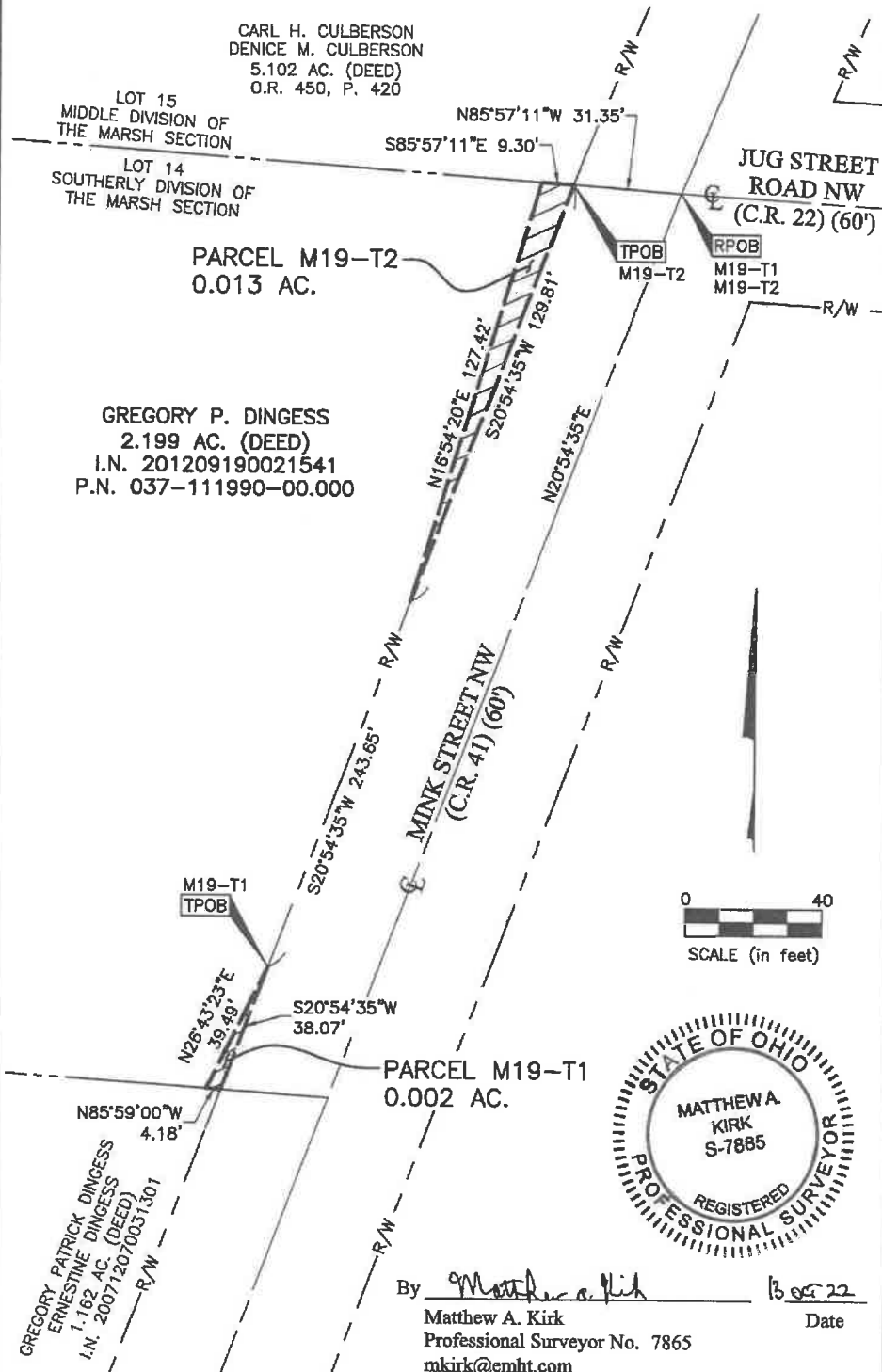




Evans, Mechwart, Hamilton & Titus, Inc.
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TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



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ORDINANCE O-29-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, GERALDINE M. CAMPBELL, OF THE PROPERTY LOCATED AT 2983 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Geraldine M. Campbell, for the property located at 2983 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M21-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M21-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Forty Thousand Nine Hundred Seventeen Dollars (\$40,917.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M21-WD
0.354 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, located in Lot 15 in the Middle Division of Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 5.179 acre tract conveyed to Geraldine M. Campbell by deed of record in Official Record 706, Page 82 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set marking the centerline intersection of Mink Street NW (County Road 41)(60 feet) and Jug Street Road NW (County Road 22)(60 feet) in the line common to said Lot 15 and Lot 14 of the Southerly Division of Marsh Section, at a corner common to that 5.102 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Official Record 450, Page 420 and that 4.999 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Instrument Number 200805160011477;

Thence with the centerline of said Mink Street NW, with the common line of said 5.102 and 4.999 acre tracts, with the arc of a curve to the right, having a central angle of $01^{\circ} 47' 44''$, a radius of 8606.28 feet, an arc length of 269.70 feet, a chord bearing of North $23^{\circ} 32' 50''$ East and a chord distance of 269.69 feet to a magnetic nail set at a southeasterly corner of said 5.179 acre tract, at a northeasterly corner of said 5.102 acre tract, being the TRUE POINT OF BEGINNING;

Thence North $86^{\circ} 03' 43''$ West, with the line common to said 5.179 and 5.102 acre tracts, (passing a 5/8 inch iron rebar found at 32.06 feet) a total distance of 49.88 feet to an iron pin set;

Thence North $15^{\circ} 38' 03''$ East, across said 5.179 acre tract, a distance of 53.35 feet to an iron pin set at a point of curvature;

Thence continuing across said 5.179 acre tract, with the arc of a curve to the right, having a central angle of $10^{\circ} 11' 29''$, a radius of 1062.00 feet, an arc length of 188.90 feet, a chord bearing of North $20^{\circ} 43' 48''$ East and chord distance of 188.65 feet to an iron pin set in the common line of said 5.179 acre tract and that 13.912 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201109230017882;

Thence South $86^{\circ} 03' 51''$ East, with the line common to said 5.179 and 13.912 acre tracts, (passing a 5/8 inch iron rebar found bent at 43.49 feet), a total distance of 75.54 feet to a magnetic nail set on the arc of a curve in the centerline of said Mink Street NW and in the line common to said 5.179 acre tract and that 4.035 acre tract conveyed to William N. Slader and Sharon A. Slader by deed of record in Official Record 507, Page 126;

Thence with the centerline of said Mink Street NW, with the easterly line of said 5.179 acre tract and with the westerly lines of said 4.035 and 4.999 acre tracts, with the arc of a curve to the left, having a central angle of $01^{\circ} 39' 52''$, a radius of 8606.28 feet, an arc length of 250.00 feet, a chord bearing of South $25^{\circ} 16' 38''$ West and chord distance of 249.99 feet to the TRUE POINT OF BEGINNING, containing 0.354 acre, more or less, all of which is within Auditor's

EXHIBIT A

**PARCEL M21-WD
0.354 ACRE**

-2-

Parcel Number 037-112026-00.001 and of which 0.172 acre is located within the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of South 27°47'52" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "J. Meyer".

10-12-2022

Joshua M. Meyer
Professional Surveyor No. 8485

JMM:td
M21-WD_0_354 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/17/22



Evans, Mechwart, Hamilton & Wilson, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4800 Fax: 614.775.3648
emht.com

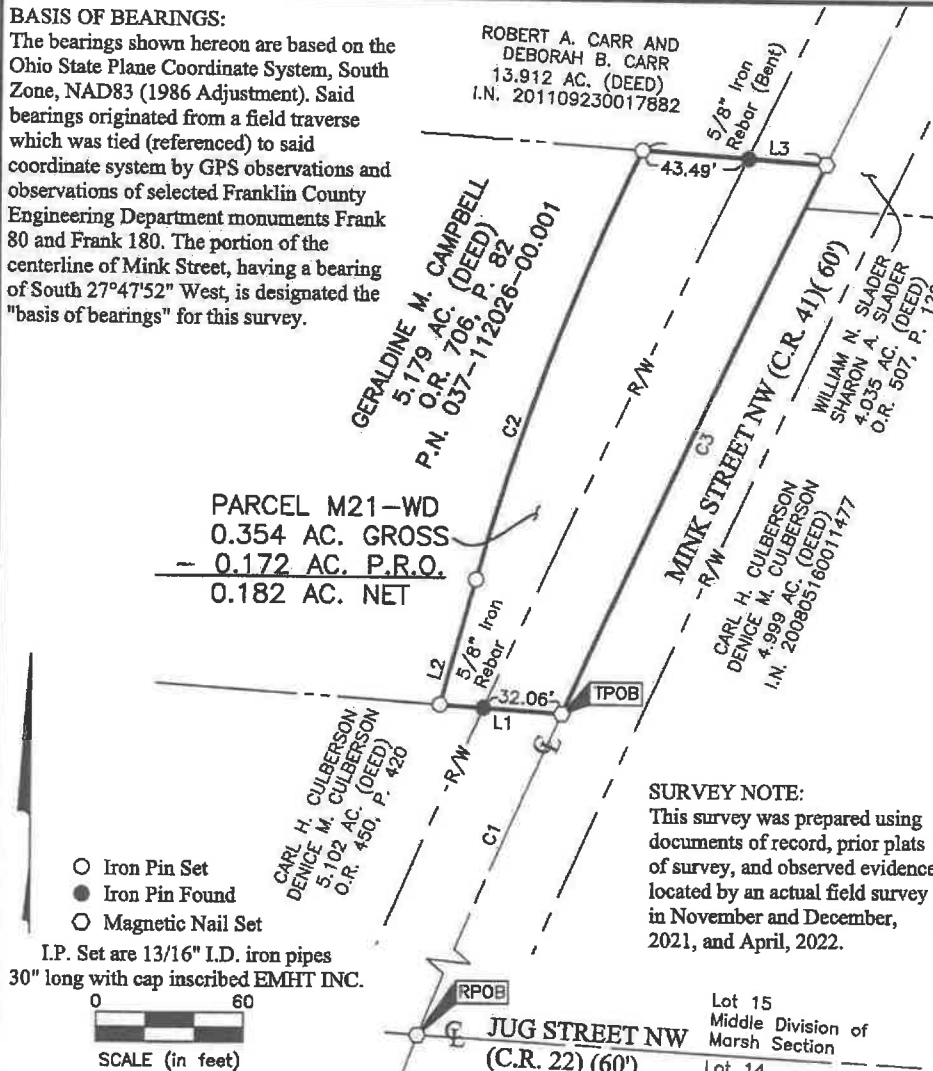
SURVEY OF ACREAGE PARCEL

LOT 15, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 5, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1

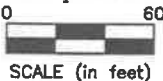
BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of South 27°47'52" West, is designated the "basis of bearings" for this survey.



- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.

CURVE TABLE

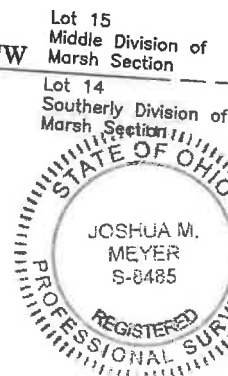
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	1°47'44"	8606.28'	269.70'	N23°32'50"E	269.69'
C2	10°11'29"	1062.00'	188.90'	N20°43'48"E	188.65'
C3	1°39'52"	8606.28'	250.00'	S25°16'38"W	249.99'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N86°03'43"W	49.88'
L2	N15°38'03"E	53.35'
L3	S86°03'51"E	75.54'

By Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-5-2022
Date



U:\2022\0233\JMG\04515151\BOUNDARY\M21-WD_20220233-15-BNDY.DWG plotted by FERRELLSON, DMD on 10/5/2022 8:43:59 AM last saved by FERRELLSON on 10/5/2022 8:43:57 AM

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M21-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112026-00.001

Prior Instrument Reference: Official Record 706, Page 82, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M21-T
0.103 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 15 of the Middle Division of Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 5.179 acre tract conveyed to Geraldine M. Campbell by deed of record in Official Record 706, Page 82 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60'), at a corner common to said 5.179 acre tract and that 5.102 acre tract conveyed to Carl H. Culberson and Denise M. Culberson by deed of record in Official Record 450, Page 420;

Thence North 86° 03' 43" West, with the common line of said 5.179 and 5.102 acre tracts and across the right-of-way of said Mink Street NW, a distance of 49.88 feet to the TRUE POINT OF BEGINNING;

Thence North 86° 03' 43" West, continuing with said common line, a distance of 12.76 feet to a point;

Thence across said 5.179 acre tract, the following courses and distances:

North 04° 19' 27" East, a distance of 23.49 feet to a point;

North 82° 22' 38" West, a distance of 14.35 feet to a point;

North 07° 09' 24" East, a distance of 13.13 feet to a point;

South 82° 22' 38" East, a distance of 15.40 feet to a point;

North 15° 38' 03" East, a distance of 19.77 feet to a point; and

With the arc of a curve to the right, having a central angle of 09° 48' 32", a radius of 1080.00 feet, an arc length of 184.89 feet, a chord bearing of North 20° 32' 17" East and chord distance of 184.67 feet to the common line of said 5.179 acre tract and that 13.912 acre tract as conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201109230017882;

Thence South 86° 03' 51" East, with said common line, a distance of 19.37 feet to a point on the arc of a curve;

Thence across said 5.179 acre tract, with the arc of a curve to the left, having a central angle of 10° 11' 29", a radius of 1062.00 feet, an arc length of 188.90 feet, a chord bearing of South 20° 43' 48" West and chord distance of 188.65 feet to a point;

Thence South 15° 38' 03" West, continuing across said 5.179 acre tract, a distance of 53.35 feet to the TRUE POINT OF BEGINNING, containing 0.103 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



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

19 Oct 22
Date



Evans, Mechwart, Hambleton & Villan, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43054
Phone: 614.775.4800 Toll Free: 866.775.5648
emht.com

TEMPORARY EASEMENT
LOT 15, MIDDLE DIVISION OF MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°03'43"W	12.76'
L2	N04°19'27"E	23.49'
L3	N82°22'38"W	14.35'
L4	N07°09'24"E	13.13'
L5	S82°22'38"E	15.40'
L6	N15°38'03"E	19.77'
L7	S86°03'51"E	19.37'
L8	S15°38'03"W	53.35'

ROBERT A. CARR
DEBORAH B. CARR
13.912 AC. (DEED)
I.N. 201109230017882

GERALDINE M. CAMPBELL
5.179 AC. (DEED)
O.R. 706, P. 82
P.N. 037-112026-00.001

M21-T
0.103 AC.

CARL H. CULBERSON
DENICE M. CULBERSON
5.102 AC. (DEED)
O.R. 450, P. 420

TPOB

N86°03'43"W
49.88'

RPOB

$\Delta=9^{\circ}48'32''$
 $R=1000.00'$
 $ChB=184.89'$
 $ChD=184.87'$

$\Delta=10^{\circ}17'29''$
 $R=1002.00'$
 $ChB=188.90'$
 $ChD=188.65'$

MINK STREET NW (C.R. 41) (60')



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

19 OCT 22
Date



J:\2022\0233\DWG\04SHEETS\EASEMENTS\M21-T_20220233-VS-ESMT-TEMP.DWG plotted by DROMA, THERESA on 10/20/2022 7:17:41 AM last saved by TROMA on 10/19/2022 8:37:20 AM



ORDINANCE O-30-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, ANTHONY VERDONE AND WENDY VERDONE, OF THE PROPERTY LOCATED AT 3103 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Anthony Verdone and Wendy Verdone, for the property located at 3103 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M24-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M24-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Four Thousand Two Hundred Fifty Dollars (\$4,250.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M24-WD
0.115 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 12 and 13 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 1.663 acre tract conveyed to Anthony Verdone and Wendy Verdone by deed of record in Instrument Number 200503100007065 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), in the line common to Lot 15 of the Middle Division of the Marsh Section and Lot 14 of the Southerly Division of the Marsh Section;

Thence with the centerline of said Mink Street NW, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 08' 54", a radius of 8606.28 feet, an arc length of 773.31 feet, a chord bearing of North 25° 13' 25" East and chord distance of 773.05 feet to a magnetic nail set at a point of tangency; and

North 27° 47' 52" East, a distance of 533.27 feet to a magnetic nail set at the southeasterly corner of said 1.663 acre tract, the northeasterly corner of that 11.865 acre tract conveyed to Louis R. Powell and Linda S. Powell, trustees of the Powell Family Trust dated June 20, 2016, by deed of record in Instrument Number 201706200012941, in the westerly line of that 5.180 acre tract conveyed to Robert Myers by deed of record in Official Record 220, Page 802, the TRUE POINT OF BEGINNING;

Thence North 86° 02' 58" West, with the line common to said 1.663 and 11.865 acre tracts (passing a 5/8 inch iron rebar found at a distance of 32.60 feet), a total distance of 32.80 feet to an iron pin set in the westerly right-of-way line of said Mink Street NW;

Thence across said 1.663 acre tract, the following courses and distances:

North 27° 47' 52" East, with said westerly right-of-way line, a distance of 33.19 feet to an iron pin set;

North 27° 44' 29" East, a distance of 59.70 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the left, having a central angle of 04° 10' 06", a radius of 962.00 feet, an arc length of 69.99 feet, a chord bearing of North 25° 39' 27" East and chord distance of 69.97 feet to an iron pin set in the northerly line of said 1.663 acre tract, the southerly line of that 1.952 acre tract conveyed to Michael D. Sadilek and Christina K. Sadilek by deed of record in Instrument Number 201709150019732;

EXHIBIT A

**PARCEL M24-WD
0.115 ACRE**

-2-

Thence South 86° 02' 55" East, with the line common to said 1.663 and 1.952 acre tracts, (passing a 5/8 inch iron rebar found at a distance of 3.40 feet), a total distance of 35.72 feet to a magnetic nail set at the easterly common corner thereof, in the centerline of said Mink Street NW, in the westerly line of that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official Record 110, Page 531;

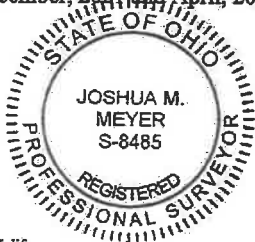
Thence South 27° 47' 52" West, with the centerline of said Mink Street NW, the easterly line of said 1.663 tract and the westerly lines of said 5.043 and 5.180 acre tracts, a distance of 163.99 feet to the TRUE POINT OF BEGINNING, containing 0.115 acre, more or less, all of which is within Auditor's Parcel Number 037-111936-00.002 and 0.113 acre is located within the present roadway occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-13-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

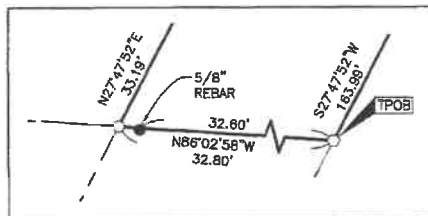
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M24-WD_0_115 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/17/22



LOTS 12 AND 13, MIDDLE DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date:	October 13, 2022	Scale:	1" = 40'	Job No:	2022-0233	Sheet No:	1 of 1
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This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.



- ☐ Iron Pin Set
- ☒ Iron Pin Found
- ☐ Magnetic Nail Set
- ☒ Railroad Spike Found

LP. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@cmht.com

10-13-2022
Date

Mink Street (Beaver Run - Green Chapel) / M24-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M24-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111936-00.002

Prior Instrument Reference: Instrument No. 200503100007065, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M24-T
0.049 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 12 and 13 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 1.663 acre tract conveyed to Anthony Verdone and Wendy Verdone by deed of record in Instrument Number 200503100007065 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the northeasterly corner of said 1.663 acre tract, the southeasterly corner of that 1.952 acre tract conveyed to Michael D. Sadilek and Christina K. Sadilek by deed of record in Instrument Number 201709150019732;

Thence North 86° 02' 55" West, across said Mink Street NW and with the line common to said 1.663 and 1.952 acre tracts, a distance of 35.72 feet to the TRUE POINT OF BEGINNING;

Thence across said 1.663 acre tract, the following courses and distances:

With the arc of a curve to the right, having a central angle of 04° 10' 06", a radius of 962.00 feet, an arc length of 69.99 feet, a chord bearing of South 25° 39' 27" West and chord distance of 69.97 feet to a point of tangency;

South 27° 44' 29" West, a distance of 59.70 feet to a point in the westerly right-of-way line of said Mink Street NW; and

South 27° 47' 52" West, a distance of 33.19 feet to a point in the southerly line of said 1.663 acre tract, the northerly line of that 11.865 acre tract conveyed to Louis R. Powell and Linda S. Powell, Trustees of The Powell Family Trust dated June 20, 2016 by deed of record in Instrument Number 201706200012941;

Thence North 86° 02' 58" West, with the line common to said 1.663 and 11.865 acre tracts, a distance of 6.52 feet to a point;

Thence across said 1.663 acre tract, the following courses and distances:

North 23° 47' 43" East, a distance of 75.58 feet to a point;

North 62° 15' 31" West, a distance of 17.83 feet to a point;

North 27° 54' 55" East, a distance of 33.48 feet to a point;

South 62° 15' 31" East, a distance of 18.83 feet to a point on the arc of a curve; and

EXHIBIT A

**PARCEL M24-T
0.049 ACRE**

-2-

With the arc of a curve to the left, having a central angle of $03^{\circ} 08' 57''$, a radius of 952.00 feet, an arc length of 52.32 feet, a chord bearing of North $25^{\circ} 21' 45''$ East and chord distance of 52.32 feet to a point in the line common to said 1.663 and 1.952 acre tracts;

Thence South $86^{\circ} 02' 55''$ East, with said common line, a distance of 10.62 feet to the TRUE POINT OF BEGINNING, containing 0.049 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

19 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:djf
M24-T_0_049 ac 20220233-VS-ESMT-TEMP.docx

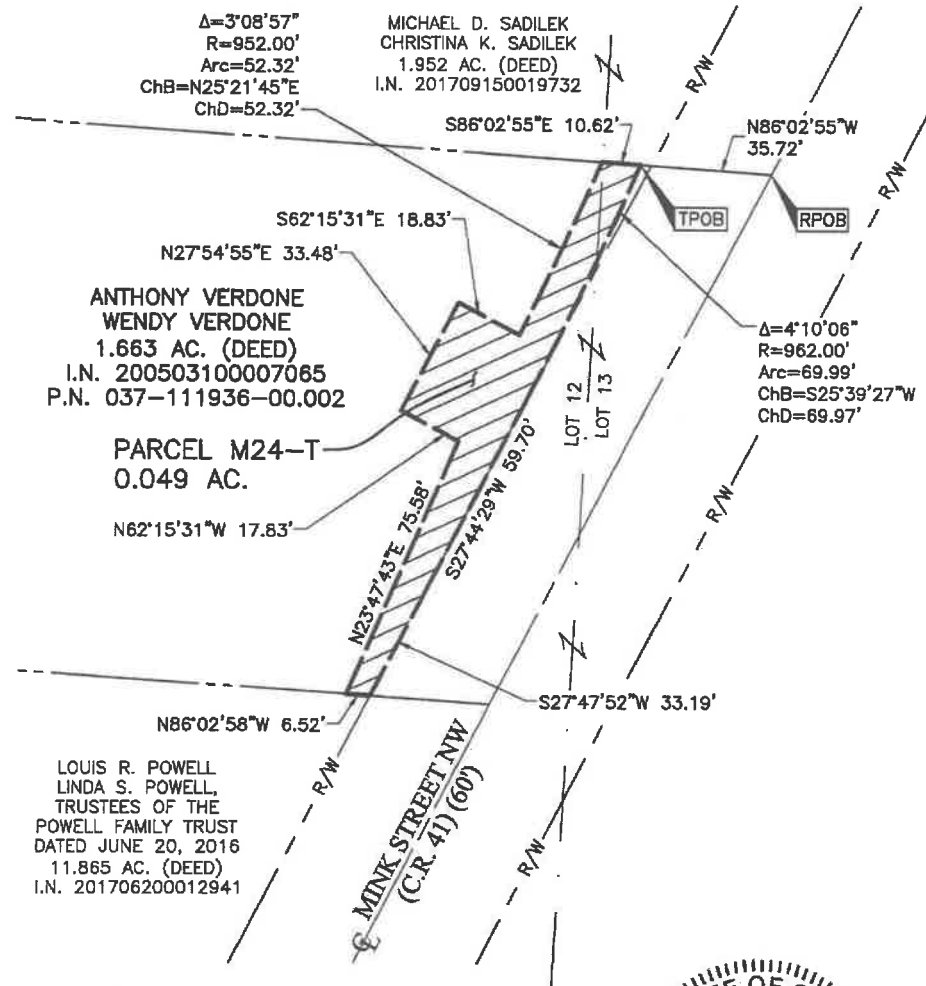




Evans, Meschery, Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Architects
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 800.775.3648
www.emht.com

TEMPORARY EASEMENT
LOTS 12 AND 13, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



SCALE (in feet)

By Matthew A. Kirk 19 Oct 22
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date



ORDINANCE O-31-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, MICHAEL D. SADILEK AND CHRISTINA K. SADILEK, OF THE PROPERTY LOCATED AT 3801 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Michael D. Sadilek and Christina K. Sadilek, for the property located at 3801 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M25-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M25-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Twenty Thousand Six Hundred and Sixty-six Dollars (\$20,666.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M25-WD
0.166 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 13, Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 1.952 acre tract conveyed to Michael D. Sadilek and Christina K. Sadilek by deed of record in Instrument Number 201709150019732 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), in the line common to Lot 15 of the Middle Division of the Marsh Section and Lot 14 of the Southerly Division of the Marsh Section;

Thence with the centerline of said Mink Street, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 08' 54", a radius of 8606.28 feet, an arc length of 773.31 feet, a chord bearing of North 25° 13' 25" East and chord distance of 773.05 feet to a magnetic nail set at a point of tangency; and

North 27° 47' 52" East, a distance of 697.26 feet to a magnetic nail set at the southeasterly corner of said 1.952 acre tract, the northeasterly corner of that 1.663 acre tract conveyed to Anthony Verdone and Wendy Verdone by deed of record in Instrument Number 200503100007065, in the westerly line of that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official Record 110, Page 531, the TRUE POINT OF BEGINNING;

Thence North 86° 02' 55" West, with the line common to said 1.952 and 1.663 acre tracts (passing a 5/8 inch iron rebar found at a distance of 32.32 feet), a total distance of 35.72 feet to an iron pin set on the arc of a curve;

Thence across said 1.952 acre tract, the following courses and distances:

With the arc of a curve to the left, having a central angle of 05° 27' 27", a radius of 962.00 feet, an arc length of 91.63 feet, a chord bearing of North 20° 50' 40" East and chord distance of 91.59 feet to an iron pin set at point of tangency; and

North 18° 06' 57" East, a distance of 68.97 feet to an iron in set in the northerly line of said 1.952 acre tract, the southerly line of that 35.745 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202207200017782, in the line common to said Lot 13 and Lot 10 of said Quarter Township 1;

Thence South 86° 02' 58" East, with the line common to said 1.952 and 35.745 acre tracts, and said common lot line (passing a 5/8 inch iron rebar found at a distance of 33.96 feet), a total distance of 60.53 feet to a railroad spike found in the centerline of said Mink Street NW at

EXHIBIT A

**PARCEL M25-WD
0.166 ACRE**

-2-

the easterly common corner of said 1.952 and 35.745 acre tracts, the southwesterly corner of that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656 and the northwesterly corner of said 5.043 acre tract;

Thence South 27° 47' 52" West, with the centerline of said Mink Street NW, the line common to said 1.952 and 5.043 acre tracts, a distance of 168.94 feet to the TRUE POINT OF BEGINNING, containing 0.166 acre, more or less, all of which is within Auditor's Parcel Number 037-111936-00.001 and 0.116 acre is located within the present roadway occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December 2021 and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

10-13-2022

Date

JMM:djf
M25-WD_0_166 ac 20220233-VS-BNDY.docx

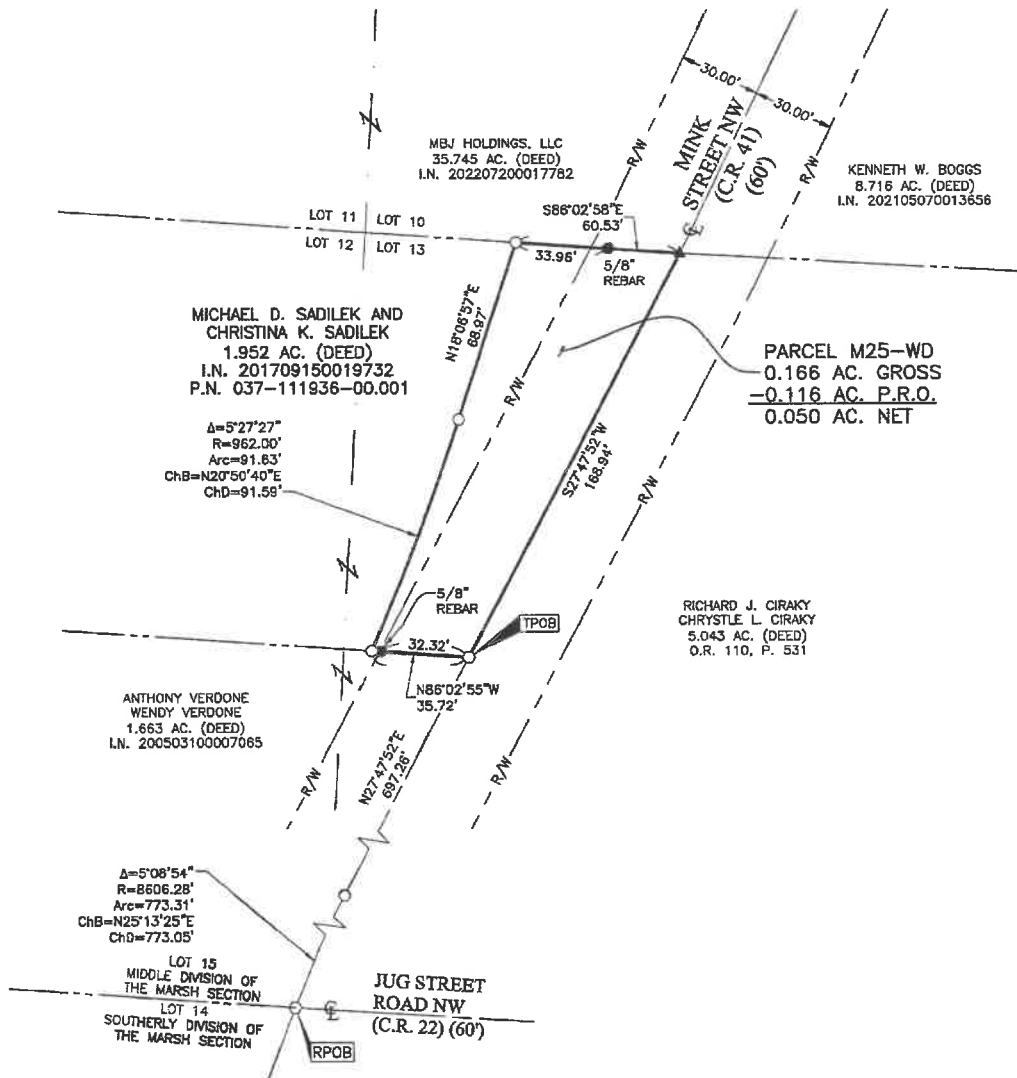
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/17/22



Evans, Mechwart, Hambleton & Stone, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3640
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SURVEY OF ACREAGE PARCEL
LOTS 13, MIDDLE DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



SURVEY NOTE:

This survey was prepared using documents of record, prior
plats of survey, and observed evidence located by an actual
field survey in November and December, 2021 and April, 2022.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South
Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which
was tied (referenced) to said coordinate system by GPS observations and observations
of selected Franklin County Engineering Department monuments Frank 80 and Frank
180. The portion of the centerline of Mink Street, having a bearing of North 27°47'52"
East, is designated the "basis of bearings" for this survey.

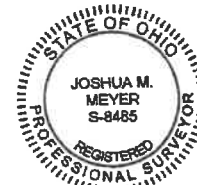
0 40
SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-13-2022
Date



Mink Street (Beaver Run - Green Chapel) / M25-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M25-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111936-00.001

Prior Instrument Reference: Instrument No. 201709150019732, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M25-T
0.037 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 12 and 13 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 1.952 acre tract conveyed to Michael D. Sadilek and Christina K. Sadilek by deed of record in Instrument Number 201709150019732 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southeasterly corner of said 1.952 acre tract, the northeasterly corner of that 1.663 acre tract conveyed to Anthony Verdone and Wendy Verdone by deed of record in Instrument Number 200503100007065;

Thence North 86° 02' 55" West, across said Mink Street NW and with the line common to said 1.952 and 1.663 acre tracts, a distance of 35.72 feet to the TRUE POINT OF BEGINNING;

Thence North 86° 02' 55" West, with said common line, a distance of 21.65 feet to a point;

Thence across said 1.952 acre tract, the following courses and distances:

North 02° 52' 53" East, a distance of 25.26 feet to a point;

South 87° 07' 07" East, a distance of 23.52 feet to a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of 03° 58' 38", a radius of 955.00 feet, an arc length of 66.29 feet, a chord bearing of North 20° 06' 16" East and chord distance of 66.28 feet to a point of tangency; and

North 18° 06' 57" East, a distance of 67.21 feet to a point in the northerly line of said 1.952 acre tract and the southerly line of that 35.745 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202207200017782;

Thence South 86° 02' 58" East, with the line common to said 1.952 and 35.745 acre tracts, a distance of 7.22 feet to a point;

Thence across said 1.952 acre tract, the following courses and distances:

South 18° 06' 57" West, a distance of 68.97 feet to a point of curvature; and

With the arc of a curve to the right, having a central angle of 05° 27' 27", a radius of 962.00 feet, an arc length of 91.63 feet, a chord bearing of South 20° 50' 40" West and chord distance of 91.59 feet to the TRUE POINT OF BEGINNING, containing 0.037 acre, more or less.

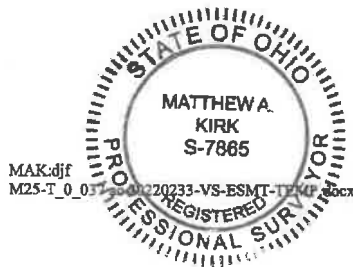
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

19 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date



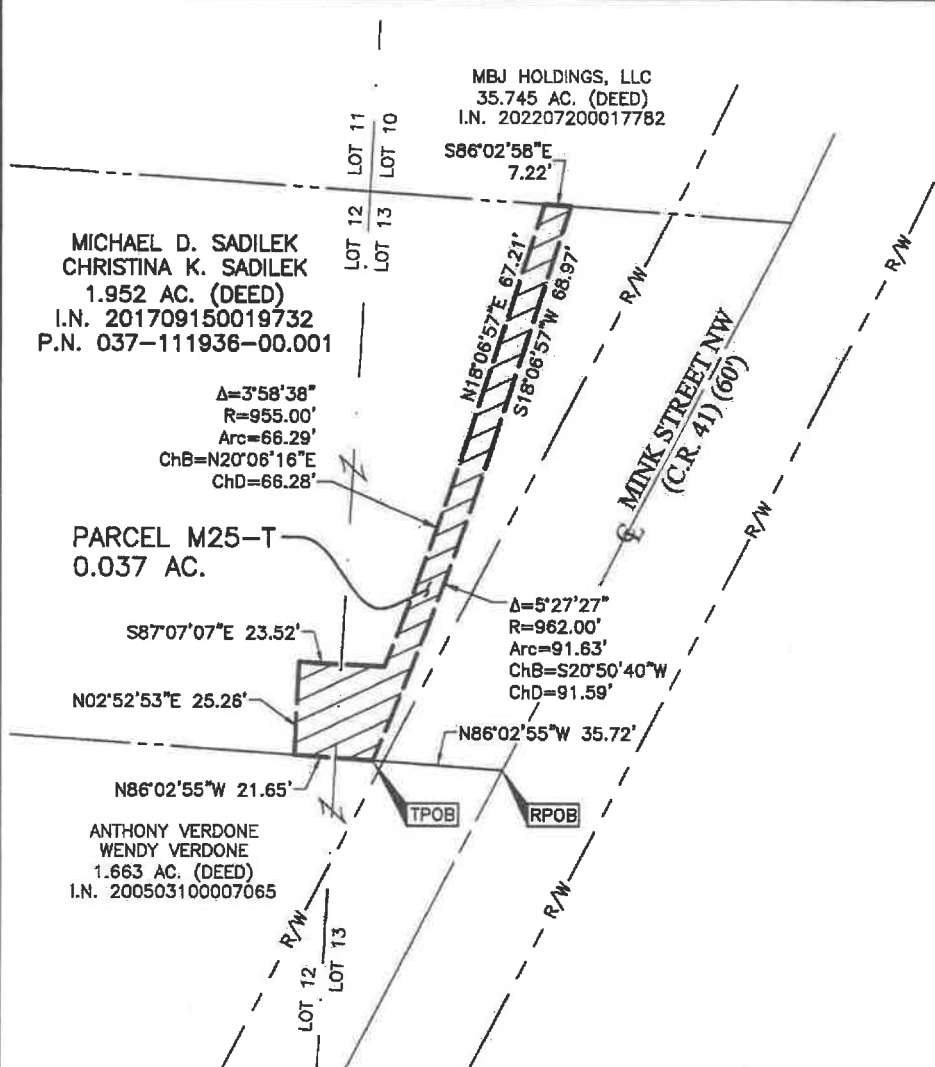


Evans, Mechwart, Hambleton & Tillis, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4300 Fax: 614.775.5444
emht.com

TEMPORARY EASEMENT

LOTS 12 AND 13, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1



By Matthew A. Kirk Date 19 Oct 22
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

J:\2022\2023\DWG\04SHEETS\EASEMENTS\M25-T_20220233-V8-ESMT-TEMP.DWG plotted by FERGLSON, DAVID on 10/19/2022 12:08:16 PM last saved by DFERGLSON on 10/19/2022 12:08:13 PM



ORDINANCE O-32-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, CHAD B. HARRISON AND AMY L. HARRISON, OF THE PROPERTY LOCATED AT 11076 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibit, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owners, Chad B. Harrison and Amy L. Harrison, for the property located at 11076 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M29-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at One Hundred Thirty-six Thousand Two Hundred Fifty-two Dollars (\$136,252.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M29-WD
0.857 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being part of that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 200801080000490 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Green Chapel Road NW (Township Road 63) at a southerly common corner of said Lot 7 and Lot 7 (Second Range of Lots), in the line common to said Township 3 and Township 2 of said Range 15, at a corner common to said 3.322 acre tract, that 2.853 acre tract conveyed to Shelli Writsel aka Shelli S. Writsel by deed of record in Instrument Number 201910020021346, that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339 and that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805;

Thence North 86° 35' 51" West, with the common line of said 3.322 and 27.753 acre tract, said common township line, and with the centerline of said Green Chapel Road NW a distance of 435.95 feet to a magnetic nail set at the southeast corner of that 60.308 acre tract conveyed to The Heimerl Family, LLC by deed of record in Instrument Number 201112120024225;

Thence North 03° 26' 48" East, with the common line of said 3.322 and 60.308 acre tracts and across said Green Chapel Road NW, a distance of 20.00 feet to an iron pin set;

Thence across said 3.322 acre tract, the following courses and distances:

South 86° 35' 51" East, a distance of 115.94 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 22° 10' 44", a radius of 479.00 feet, an arc length of 185.42 feet, a chord bearing of North 82° 18' 48" East and chord distance of 184.26 feet to an iron pin set at a point of compound curvature;

With the arc of a curve to the left, having a central angle of 25° 54' 16", a radius of 79.00 feet, an arc length of 35.72 feet, a chord bearing of North 58° 16' 18" East and chord distance of 35.41 feet to an iron pin set at a point of tangency;

North 45° 19' 09" East, a distance of 17.32 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 04° 40' 47", a radius of 99.00 feet, an arc length of 8.09 feet, a chord bearing of North 42° 58' 46" East and chord distance of 8.08 feet to an iron pin set;

North 15° 43' 40" East, a distance of 108.83 feet to an iron pin set at a point on the arc of a curve;

EXHIBIT A

**PARCEL M29-WD
0.857 ACRE**

-2-

With the arc of a curve to the right, having a central angle of $01^{\circ} 15' 50''$, a radius of 594.00 feet, an arc length of 13.10 feet, a chord bearing of North $10^{\circ} 00' 06''$ East and chord distance of 13.10 feet to an iron pin set at a point of reserve curvature; and

With the arc of a curve to the left, having a central angle of $01^{\circ} 50' 59''$, a radius of 3451.00 feet, an arc length of 111.41 feet, a chord bearing of North $09^{\circ} 42' 31''$ East and chord distance of 111.40 feet to an iron pin set in a southerly line of said 60.308 acre tract;

Thence South $86^{\circ} 28' 18''$ East, with the common line of said 3.322 and 60.308 acre tracts (passing a 5/8 iron rebar found at a distance of 39.86 feet) a total distance of 60.50 feet to a magnetic nail set in the centerline of said Mink Road NW, the line common to said Lot 7 (First Range of Lots) and Lot 7 (Second Range of Lots) in the westerly line of that 0.888 acre tract conveyed to Cheryl L. Botkin Trustee and Kevin P. Johnson by deeds of record in Instrument Numbers 200607060019589 and 202210210025553;

Thence South $04^{\circ} 06' 18''$ West, with said centerline, said common lot line, the easterly line of said 3.332 acre tract and the westerly lines of said 0.888 and 2.853 acre tracts, a distance of 324.90 feet to the POINT OF BEGINNING, containing 0.857 acre, more or less, all of which is within Auditor's Parcel Number 052-173958-00.001 and 0.088 acre is located within the present roadway occupied by Green Chapel Road NW and 0.224 acre is located within the present roadway occupied by Mink Street NW.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of South $04^{\circ} 06' 18''$ West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



JMM:smh
M29-WD_0_857 ac 20220233-VS-BNDY.docx


Joshua M. Meyer
Professional Surveyor No. 8485

11-8-2022

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	85
DATE:	11/10/22



Evans, Michewitz, Hambleton & Titus, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4200 Toll Free: 888.775.5646
emht.com

SURVEY OF ACREAGE PARCEL

LOT 7 (FIRST RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

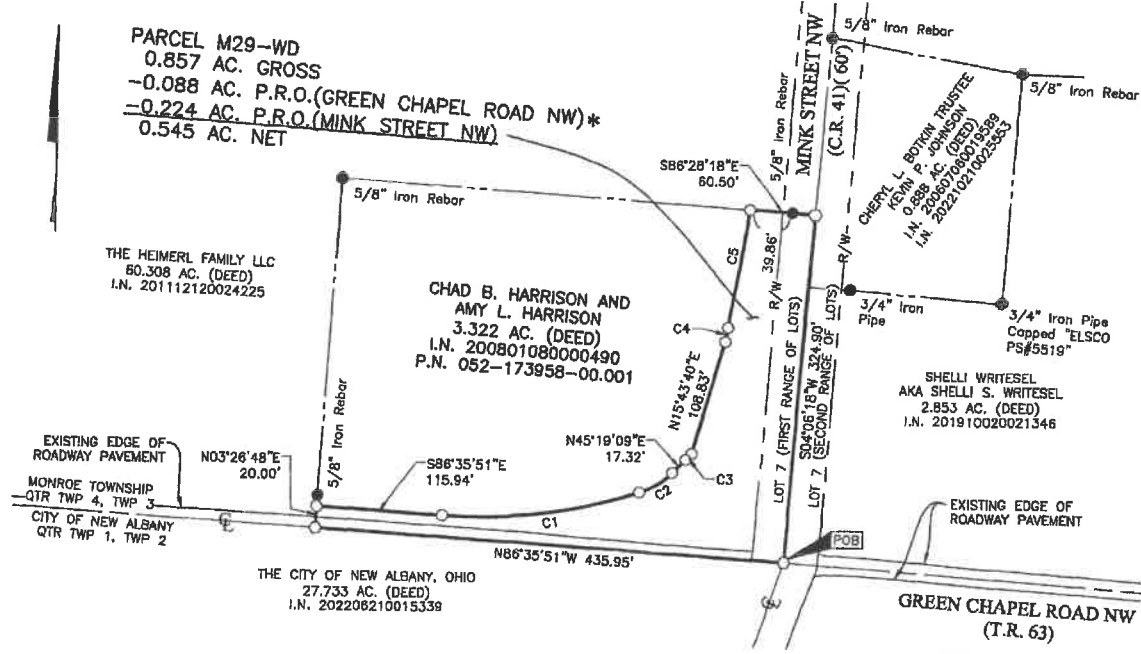
Date: October 13, 2022

Scale: 1" = 100'

Job No: 2022-0233

Sheet No: 1 of 1

Revised: November 8, 2022



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 04° 06' 18" East, is designated the "basis of bearings" for this survey.

* ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

SURVEY NOTE:

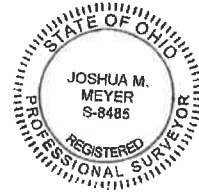
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.



- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	22°10'44"	479.00'	185.42'	N82°18'48"E	184.26'
C2	25°54'18"	79.00'	35.72'	N58°16'18"E	35.41'
C3	4°40'47"	99.00'	8.09'	N42°58'46"E	8.08'
C4	1°15'50"	594.00'	13.10'	N10°00'06"E	13.10'
C5	1°50'59"	3451.00'	111.41'	N09°42'31"E	111.40'



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-8-2022
Date



ORDINANCE O-33-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, SHELLI S. WRITESSEL, OF THE PROPERTY LOCATED AT 10902 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Shelli S. Writesel, for the property located at 10902 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M36-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M36-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Thirty-Seven Thousand Nine Hundred Twenty-two Dollars (\$37,922.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M36-WD
0.371 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being out of that 2.853 acre tract conveyed to Shelli Writesel aka Shelli S. Writesel by deed of record in Instrument Number 201910020021346 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Green Chapel Road NW (Township Road 63) at the southerly common corner of said Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots) in the line common to said Township 3 and Township 2, of said Range 15 and at a corner common to said 2.853 acre tract, that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 20080108000490, that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339, and that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805;

Thence North 04° 06' 18" East, with the common line of said 2.853 and 3.322 acre tracts and said centerline of Mink Street NW and with the line common to said Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots), a distance of 258.00 feet to a magnetic nail set at the common corner of said 2.853 acre tract and that 0.888 acre tract conveyed to Cheryl L. Botkin Trustee and Kevin P. Johnson by deeds of record in Instrument Numbers 200607060019589 and 202210210025553;

Thence South 85° 54' 26" East, across the right-of-way of said Mink Street NW and with the common line of said 2.853 and 0.888 acre tracts, a distance of 30.00 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence across said 2.853 acre tract, the following courses and distances:

South 04° 06' 18" West, with said easterly right-of-way line, a distance of 184.47 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of 03° 15' 25", a radius of 479.00 feet, an arc length of 27.23 feet, a chord bearing of South 07° 01' 37" East and chord distance of 27.22 feet to an iron pin set at a point of compound curvature;

With the arc of a curve to the left, having a central angle of 46° 03' 13", a radius of 19.00 feet, an arc length of 15.27 feet, a chord bearing of South 31° 40' 55" East and chord distance of 14.86 feet to an iron pin set at the point of tangency;

South 54° 42' 32" East, a distance of 8.98 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 12° 03' 30", a radius of 99.00 feet, an arc length of 20.84 feet, a chord bearing of South 60° 44' 17" East and chord distance of 20.80 feet to an iron pin set at a point;

EXHIBIT A

**PARCEL M36-WD
0.371 ACRE**

-2-

South 84° 08' 05" East, a distance of 61.53 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the right, having a central angle of 02° 37' 32", a radius of 594.00 feet, an arc length of 27.22 feet, a chord bearing of North 86° 04' 44" East and chord distance of 27.22 feet to an iron pin set at a point of tangency;

North 87° 23' 30" East, a distance of 69.78 feet to an iron pin set; and

South 86° 13' 54" East, a distance of 116.37 feet to a point in the common line of said 2.853 acre tract and that 2.222 acre tract conveyed to Mavis B. Cole by deeds of record in Official Record 799, Page 382 and Instrument Number 202209150022484 (reference a 5/8" iron rebar found 0.38 feet northerly);

Thence South 03° 58' 47" West, with the common line of said 2.222 and 2.853 acre tracts a distance of 30.00 feet to a common corner thereof in the northerly line of said 73.71 acre tract, in the centerline of Green Chapel Road NW, in the line common to said Township 2 and 3 (reference a railroad spike found 0.33 feet northerly);

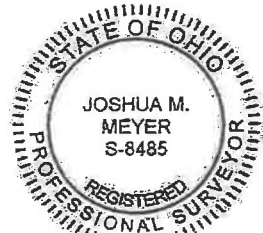
Thence North 86° 13' 54" West, with said centerline, the line common to said 2.853 and 73.71 acre tracts and with said common Township lines, a distance of 344.65 feet to the POINT OF BEGINNING, containing 0.371 acre, more or less, all of which is within Auditor's Parcel Number 052-173880-00.000 and 0.067 acre is located within the present roadway occupied by Green Chapel Road NW and 0.178 acre is located within the present roadway occupied by Mink Street NW.

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.

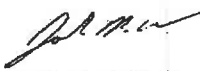
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 04° 06' 18" East, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.




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M36-WD_0_371 ac 202202233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Professional Surveyor No. 8485

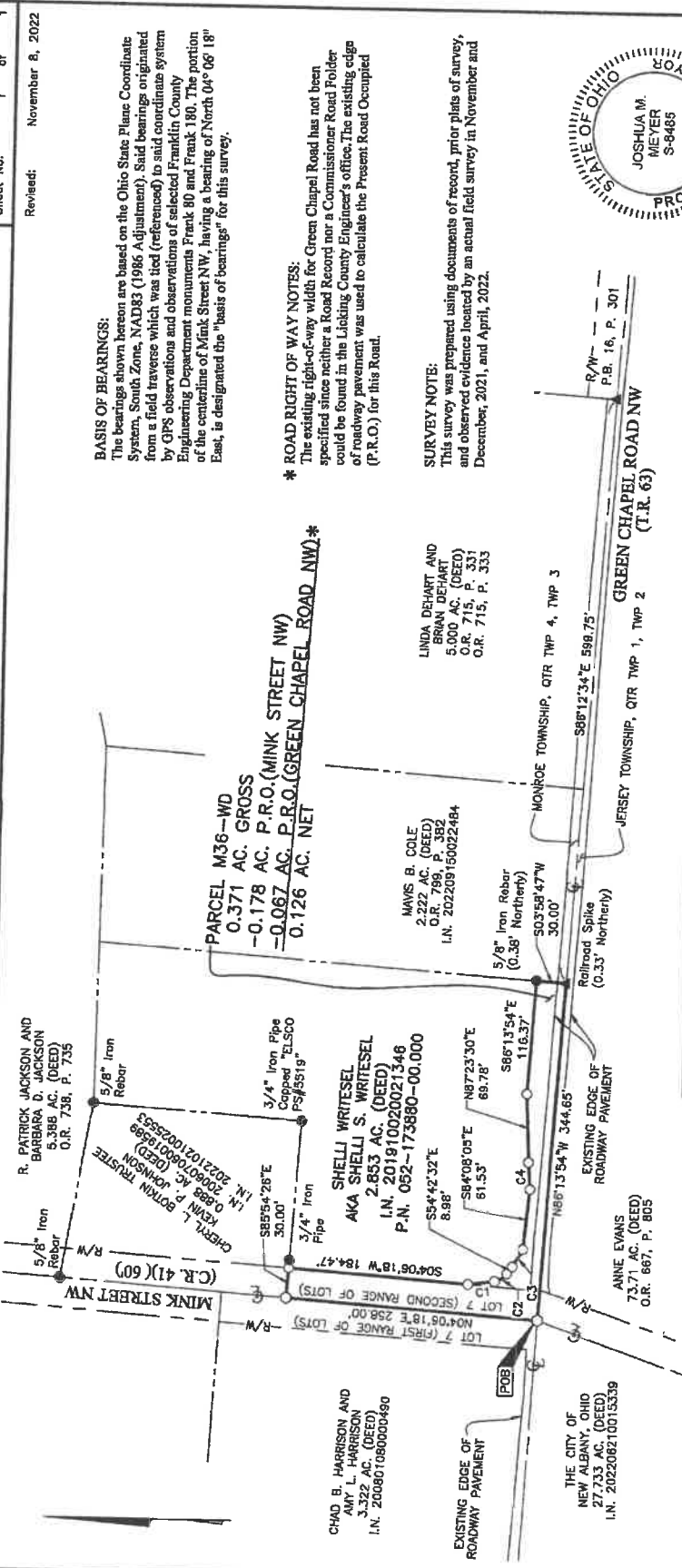
11-8-2022

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	
DATE:	11/10/22

EMHT
 Survey, Mapping, Hydrology & Planning, Inc.
 Engineers • Surveyors • Planners
 8000 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6000 Fax: 614.775.3444
 Email: info@emht.com

SURVEY OF ACREAGE PARCEL
LOT 7 (SECOND RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022
 Scale: 1" = 100'
 Job No: 2022-0233
 Sheet No: 1 of 1
 Revised: November 8, 2022



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	3°15'25"	479.00'	27.23'	S07°01'37"E	27.22'
C2	45°03'13"	19.00'	15.27'	S31°40'55"E	14.88'
C3	12°03'30"	98.00'	20.84'	S60°44'17"E	20.80'
C4	2°37'32"	594.00'	27.22'	N86°04'44"E	27.22'

- Iron Pin Set
 - Iron Pin Found
 - Magnetic Nail Set
 - ▲ Railroad Spike Found
- I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



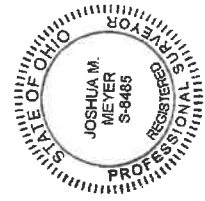
BASIS OF BEARINGS:
 The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 04° 06' 18" East, is designated the "basis of bearings" for this survey.

*** ROAD RIGHT OF WAY NOTES:**

The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.



By *Joshua M. Meyer*
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmyer@emht.com
 Date: 11-8-2022

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M36-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-173880-00.000

Prior Instrument Reference: Instrument No. 201910020021346, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M36-T
0.002 ACRE**

TEMPORARY EASEMENT

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being on, over and across that tract conveyed to Shelli Writesel aka Shelli S. Writesel by deed of record in Instrument Number 201910020021346 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Green Chapel Road NW (Township Road 63) at the southerly common corner of said Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots) in the line common to said Quarter Township 4, Township 3 and Quarter Township 1, Township 2, of said Range 15 and at the southwesterly corner of said 2.853 acre tract;

Thence South 86° 13' 54" East, along the centerline of said Green Chapel Road NW (Township Road 63), the southerly line of said 2.853 acre tract and the line common to said Townships 2 and 3, a distance of 98.43 feet to a point;

Thence North 03° 46' 06" East, leaving the centerline of said Green Chapel Road NW (Township Road 63) and across said 2.853 acre tract, a distance of 19.84 feet to a point, the TRUE POINT OF BEGINNING;

Thence continuing across said 2.853 acre tract, the following courses and distances:

North 06° 53' 14" East, a distance of 5.41 feet to a point;

South 79° 10' 23" East, a distance of 22.78 feet to a point;

South 06° 11' 24" East, a distance of 3.52 feet to a point;

North 84° 08' 05" West, a distance of 23.52 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



JMM:smh
M36-T_0_002 ac 20220233-VS-ESMT-TEMP.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

11-4-2022

Date



Evans, Mochwart, Hamilton & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.778.4500 Toll Free: 888.773.5448
emht.com

TEMPORARY EASEMENT

LOT 7 (SECOND RANGE OF LOTS)
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

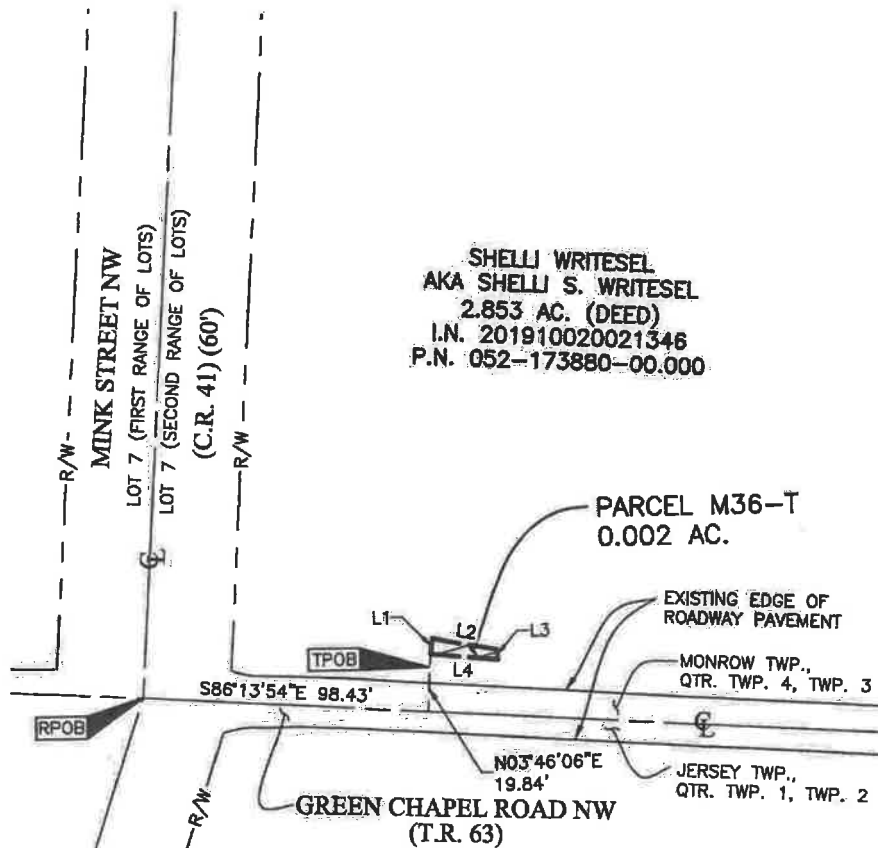
Date: October 20, 2022

Scale: 1" = 50'

Job No: 2022-0233

Sheet No: 1 of 1

Revised: November 4, 2022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°53'14"E	5.41'
L2	S79°10'23"E	22.78'
L3	S06°11'24"E	3.52'
L4	N84°08'05"W	23.52'



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-4-2022

Date



SCALE (in feet)



ORDINANCE O-34-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, ANDREW SPENCER AND ASHLEE SPENCER, OF THE PROPERTY LOCATED AT 10832 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Andrew Spencer and Ashlee Spencer, for the property located at 10832 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M37-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M37-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Twenty-Seven Thousand Three Hundred Thirty-seven Dollars (\$27,337.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M37-WD
0.138 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being out of that 2.222 acre tract conveyed to Andrew Spencer and Ashlee Spencer by deed of record in Instrument Number 202212010028226 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Green Chapel Road NW (Township Road 63) at the southerly common corner of said Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots) in the line common to said Township 3 and Township 2, of said Range 15 and at a corner common to that 2.853 acre tract conveyed to Shelli Writesel aka Shelli S. Writesel by deed of record in Instrument Number 201910020021346, that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 20080108000490, that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339, and that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805;

Thence South 86° 13' 54" East, with the common line of said 2.853 and 73.71 acre tracts and said centerline of Green Chapel Road NW and with the line common to said Township 2 and 3, a distance of 344.65 to the common corner of said 2.222 and 2.853 acre tracts (reference a railroad spike found 0.33 feet northerly), the TRUE POINT OF BEGINNING;

Thence North 03° 58' 47" East, with the common line of said 2.222 and 2.853 acre tracts, a distance of 30.00 feet to a point (reference a 5/8" iron rebar found 0.38 feet northerly);

Thence South 86° 13' 54" East, crossing said 2.222 acre tract, a distance of 199.80 feet to an iron pin set in the common line of said 2.222 acre tract and that 5.000 acre tract conveyed to Priya Vardhan LLC by deed of record in Instrument Number 202210190025341;

Thence South 04° 01' 27" West, with the common line of said 2.222 and 5.000 acre tracts, a distance of 30.00 feet to a common corner thereof in the northerly line of said 73.71 acre tract in the centerline of said Green Chapel Road NW the common line of said Townships 2 and 3 (reference a railroad spike found 0.80 feet northerly);

Thence North 86° 13' 54" West, with said centerline, the common line of said 2.222 and 73.71 acre tracts, and with said common Township line, a distance of 199.78 feet to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, all of which is within Auditor's Parcel Number 052-173880-00.001 and 0.041 acre is located within the present roadway occupied by Green Chapel Road NW.

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

EXHIBIT A

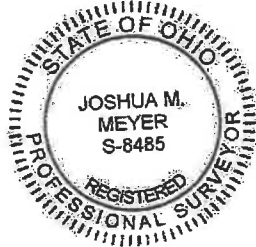
**PARCEL M37-WD
0.138 ACRE**

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.




EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

12-7-2022

JMM: emh
M37-WD_0_138 ac 20220223-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	
DATE:	12/7/22

EMHT

Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Toll Free: 888.775.3448
emht.com

SURVEY OF ACREAGE PARCEL

LOT 7 (SECOND RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: December 7, 2022
Scale: 1" = 100'
Job No: 2022-0233
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this survey.

* ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.

CHAD B. HARRISON AND
AMY L. HARRISON
3.322 AC. (DEED)
I.N. 200801080000490

SHELLI WRITESEL
AKA SHELLI S. WRITESEL
2.853 AC. (DEED)
I.N. 201910020021346

ANDREW SPENCER
ASHLEE SPENCER
2.222 AC. (DEED)
I.N. 202212010028226
P.N. 052-173880-00.001

PARCEL M37-WD
0.138 AC. GROSS
- 0.041 AC. P.R.O.*
0.097 AC. NET

PRIYA VARDHAN LLC
5.000 AC. (DEED)
I.N. 202210190025341

EXISTING EDGE OF
ROADWAY PAVEMENT

GREEN CHAPEL ROAD NW
(T.R. 63)

THE CITY OF NEW ALBANY, OHIO
27.733 AC. (DEED)
I.N. 202208210015339

ANNE EVANS
73.71 AC. (DEED)
O.R. 667, P. 805

EXISTING EDGE OF
ROADWAY PAVEMENT

5/8" Iron Rebar
(0.38' Northerly)

N03°58'47"E
30.00'

Railroad Spike
(0.33' Northerly)

S86°13'54"E
199.80'

N86°13'54"W
199.78'

Railroad Spike
(0.80' Northerly)

S04°01'27"W
30.00'

MONROE TWP, QTR TWP 4,
TWP 3

JERSEY TWP, QTR TWP 1,
TWP 2

3/4" Iron Pipe
P.B. 16, P. 301

- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

12-7-2022
Date



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M37-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-173880-00.001

Prior Instrument Reference: Instrument No. 202212010028226, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M37-T
0.012 ACRE**

TEMPORARY EASEMENT

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being on, over and across that tract conveyed to Andrew Spencer and Ashlee Spencer by deed of record in Instrument Number 202212010028226 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 2.222 acre tract and that 5.000 acre tract conveyed to Priya Vardhan LLC by deed of record in Instrument Number 202210190025341, in the centerline of Green Chapel Road NW (Township Road 63) and the common line of said Township 3 and Township 2 of said Range 15;

Thence North 04° 01' 27" East, leaving the centerline of said Green Chapel Road NW (Township Road 63) and with the common line of said 2.222 and 5.000 acre tracts, a distance of 30.00 feet to a point;

Thence North 86° 13' 54" West, across said 2.222 acre tract, a distance of 23.18 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.222 acre tract, the following courses and distances:

North 86° 13' 54" West, a distance of 19.62 feet to a point;

North 03° 46' 06" East, a distance of 27.00 feet to a point;

South 86° 13' 54" East, a distance of 19.62 feet to a point; and

South 03° 46' 06" West, a distance of 27.00 feet to the TRUE POINT OF BEGINNING, containing 0.012 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485

12-7-2022

Date

JMM:smh
M37-T_0_012 ac 20220233-VS-ESMT-TEMP.docx



EMHT
 Evans, Heschel, Hamilton & Tice, Inc.
 Engineers - Surveyors - Planners - Scientists
 2000 New Albany Road, Columbus, OH 43204
 Phone: 614.278.0920 Fax: 614.278.0920
 emht.com

TEMPORARY EASEMENT

LOT 7 (SECOND RANGE OF LOTS)
 QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

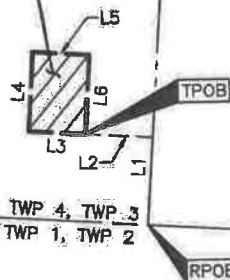
Date: December 7, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1

SHELLY WRITESSEL
 AKA SHELLY S. WRITESSEL
 2.853 AC. (DEED)
 I.N. 201910020021346

ANDREW SPENCER
 ASHLEE SPENCER
 2.222 AC. (DEED)
 I.N. 202212010028226
 P.N. 052-173880-00.001

PRIYA VARDHAN LLC
 5.000 AC. (DEED)
 I.N. 202210190025341

PARCEL M37-T
 0.012 AC.



GREEN CHAPEL ROAD NW
 (T.R. 63)

MONROE TWP, QTR TWP 4, TWP 3
 JERSEY TWP, QTR TWP 1, TWP 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°01'27"E	30.00'
L2	N86°13'54"W	23.18'
L3	N86°13'54"W	19.62'
L4	N03°46'06"E	27.00'
L5	S86°13'54"E	19.82'
L6	S03°46'06"W	27.00'



By Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

12-7-2022
 Date

0 50
 SCALE (in feet)

IN 20220233.DWG (04) SHEETS EASEMENTS M37-T, 20220233-VB-ESMT-TEMP DWG plotted by REGULATION, DMD on 12/7/2022 11:02:08 AM last saved by REGULATION on 12/7/2022 11:02:03 AM



ORDINANCE O-35-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, PRIYA VARDHAN, LLC, OF THE PROPERTY LOCATED AT 10820 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Priya Vardhan, LLC, for the property located at 10820 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M38-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M38-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Thirty-One Thousand Seven Hundred Eighty-two Dollars (\$31,782.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared:	02/24/2023
Introduced:	03/07/2023
Revised:	
Adopted:	
Effective:	

EXHIBIT A

**PARCEL M38-WD
0.275 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being out of that 5.000 acre tract conveyed to Priya Vardhan LLC by deed of record in Instrument Number 202210190025341 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Green Chapel Road NW (Township Road 63) at the southerly common corner of said Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots) in the line common to said Township 3 and Township 2, of said Range 15 and at a corner common to that 2.853 acre tract conveyed to Shelli Writesel aka Shelli S. Writesel by deed of record in Instrument Number 201910020021346, that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 20080108000490, that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339, and that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805;

Thence South 86° 13' 54" East, with the southerly line of said 2.853 acre tract and that 2.222 acre tract conveyed to Mavis B. Cole by deeds of record in Official Record 799, Page 382 and Instrument Number 202209150022484, the northerly line of said 73.71 acre tract, the said centerline of said Green Chapel Road NW and with the line common to said Townships 2 and 3, a distance of 544.43 feet to the common corner of said 5.000 and 2.222 acre tracts, the TRUE POINT OF BEGINNING (reference a railroad spike 0.80 feet northerly);

Thence North 04° 01' 27" East, with the common line of said 5.000 and 2.222 acre tracts, a distance of 30.00 feet to an iron pin set;

Thence South 86° 13' 54" East, crossing said 5.000 acre tract, a distance of 399.96 feet to a 3/4 inch iron pipe found in the common line of said 5.000 acre tract and that subdivision titled "Ravines of Monroe", of record in Plat Book 16, Page 301 and Instrument Number 200408200030188;

Thence South 03° 59' 56" West, with the common line of said 5.000 acre tract and said "Ravines of Monroe" (passing a 5/8 inch iron rebar found at a distance of 9.13 feet), a total distance of 30.00 feet to a railroad spike found at the common corner thereof, in the northerly line of said 73.71 acre tract, in the centerline of Green Chapel Road NW and the common line of said Townships 2 and 3;

Thence North 86° 13' 54" West, with the centerline of said Green Chapel Road NW, the common line of said 5.000 and 73.71 acre tracts and the common line of said Townships 2 and 3, a distance of 399.97 feet to the TRUE POINT OF BEGINNING, containing 0.275 acre, more or less, all of which is within Auditor's Parcel Number 052-173874-00.001 and 0.095 acre is located within the present roadway occupied by Green Chapel Road NW.

EXHIBIT A

**PARCEL M38-WD
0.275 ACRE**

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

10-24-2022

Joshua M. Meyer
Professional Surveyor No. 8485

JMM: smzh
M37-WD_0_138.ec 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/25/22



Date:	October 24, 2022
Scale:	1" = 100'
Job No:	2022--0233
Sheet No:	1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86° 13' 54" East, is designated the "basis of bearings" for this survey.

* ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.

CHAD B. HARRISON AND
AMY L. HARRISON
3.322 AC. (DEED)
LN. 200801080000490

SHELLI WRITESEL
AKA SHELLI S. WRITESEL
2.853 AC. (DEED)
I.N. 201910020021346

MAVIS D. COLE
2.222 AC. (DEED)
O.R. 799, P. 382
I.N. 202209150022484
P.N. 052-173880-00.001

PRIYA VARDHAN LLC
5.000 AC. (DEED)
I.N. 202210190025341
P.N. 052-173874-00.001

RAVINES OF MONROE
P.B. 16, P. 301
I.N. 200408200030188

PARCEL M38-WD
0.275 AC. GROSS
- 0.095 AC. P.R.O.*
0.180 AC. NET

EXISTING EDGE OF
ROADWAY PAVEMENT

GREEN CHAPEL ROAD NW
(T.R. 63)

THE CITY OF NEW ALBANY, OHIO
27.733 AC. (DEED)
P/W. I.N. 202206210015339

- ☐ Iron Pin Set
- ☒ Iron Pin Found
- ☐ Magnetic Nail Set
- ☒ Railroad Spike Found

LP. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

ANNE EVANS
73.71 AC. (DEED)
O.R. 667, P. 805

By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-24-2022
Date



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M38-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-173874-00.001

Prior Instrument Reference: Instrument No. 202210190025341, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M38-T
0.008 ACRE**

TEMPORARY EASEMENT

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (Second Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being on, over and across that 5.000 acre tract conveyed to Priya Vardhan LLC by deed of record in Instrument Number 202210190025341 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 5.000 acre tract and that 2.222 acre tract conveyed to Mavis B. Cole by deeds of record in Official Record 799, Page 382 and Instrument Number 202209150022484, in the common line of said Township 3 and Township 2 of said Range 15 and the centerline of said Green Chapel Road NW;

Thence North 04° 01' 27" East, leaving the centerline of said Green Chapel Road NW (Township Road 63) and with the common line of said 5.000 and 2.222 acre tracts, a distance of 30.00 feet to a point;

Thence South 86° 13' 54" East, crossing said 5.000 acre tract a distance of 22.03 feet to the TRUE POINT OF BEGINNING;

Thence across said 5.000 acre tract, the following courses and distances:

North 03° 46' 06" East, a distance of 17.00 feet to a point;

South 86° 13' 54" East, a distance of 19.56 feet to a point;

South 03° 46' 06" West, a distance of 17.00 feet to a point; and

North 86° 13' 54" West, a distance of 19.56 feet to the TRUE POINT OF BEGINNING, containing 0.008 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-24-2022

Date

JMM:smh
M38-T_0_008 ac 20220233-VS-ESMT-TEMP.docx



Evans, Mechwart, Hensley & Tibbitts, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.778.4500 Toll Free: 888.773.3648
emht.com

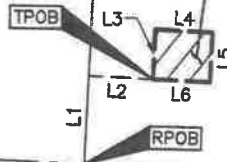
TEMPORARY EASEMENT
LOT 7 (SECOND RANGE OF LOTS)
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: October 24, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1

MAVIS B. COLE
2.222 AC. (DEED)
O.R. 799, P. 382
I.N. 202209150022484

PRIYA VARDHAN LLC
5.000 AC. (DEED)
I.N. 202210190025341
P.N. 052-173874-00.001

PARCEL M38-T
0.008 AC.



GREEN CHAPEL ROAD NW
(T.R. 63)

MONROE TWP, QTR TWP 4, TWP 3
JERSEY TWP, QTR TWP 1, TWP 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°01'27"E	30.00'
L2	S86°13'54"E	22.03'
L3	N03°46'06"E	17.00'
L4	S86°13'54"E	19.56'
L5	S03°46'06"W	17.00'
L6	N86°13'54"W	19.56'



0 50
SCALE (in feet)

By
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-24-2022
Date

J:\2022\0233\DWG\04\SHRETT'S EASEMENTS\MON-T-20220233-VS-EMHT-TEMP.DWG plotted by FERGLISON, DAVID on 10/24/2022 11:23:34 AM last saved by FERGLISON on 10/24/2022 11:23:31 AM



ORDINANCE O-36-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, ANNE EVANS, OF THE PROPERTY LOCATED AT 10745 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Anne Evans, for the property located at 10745 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M39-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M39-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 3 (Project Parcel M39-T2).
- D. Permanent easement as described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 4 (Project Parcel M39-S).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Seventy Thousand Nine Hundred Fifteen Dollars, (\$70,915.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent

of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M39-WD
2.009 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805; (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (width varies) and Green Chapel Road NW (Township Road 63) at the southerly common corner of Lot 7 (Second Range of Lots) and Lot 7 (First Range of Lots) in the line common to said Township 2 and Township 3 of said Range 15 and at the common corner of said 73.71 acre tract, that 2.853 acre tract conveyed to Shelli Writesel aka Shelli S. Writesel by deed of record in Instrument Number 201910020021346, that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 20080108000490, and that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339;

Thence South 86° 13' 54" East, with the centerline of said Green Chapel Road NW, the northerly line of said 73.71 acre tract, the southerly lines of said 2.853 acre tract, that 2.222 acre tract conveyed Mavis B. Cole by deed of record in Instrument Number 202209150022484 and that 5.000 acre tract conveyed to Linda Dehart and Brian Dehart by deed of record in Official Record 715, Page 331, (passing a railroad spike found 0.33 feet north at a distance of 344.65 feet and a railroad spike found 0.80 feet north at a distance of 544.43 feet) a total distance of 944.40 feet to railroad spike found at the common corner of said 5.00 acre tract and that subdivision titled "Ravines of Monroe", of record in Plat book 16, Page 301 and Instrument Number 200408200030188;

Thence across said 73.71 acre tract, the following courses and distances:

South 03° 46' 06" West, a distance of 30.00 feet to an iron pin set;

North 86° 13' 54" West, a distance of 370.53 feet to an iron pin set;

South 87° 23' 30" West, a distance of 412.11 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 18° 42' 51", a radius of 479.00 feet, an arc length of 156.45 feet, a chord bearing of South 78° 02' 04" West and chord distance of 155.76 feet to an iron pin set at a point of compound curvature; and

With the arc of a curve to the left, having a central angle of 16° 42' 00", a radius of 79.00 feet, an arc length of 23.03 feet, a chord bearing of South 60° 19' 39" West and chord distance of 22.94 feet to an iron pin set at a point of non-tangency in the easterly right-of-way line of said Mink Street NW;

Thence with said easterly right-of-way line of said Mink Street NW and across said 73.71 acre tract, the following courses and distances:

South 19° 07' 08" West, a distance of 115.15 feet to an iron pin set;

EXHIBIT A

PARCEL M39-WD
2.009 ACRE

-2-

South 23° 42' 08" West, a distance of 301.12 feet to an iron pin set;

South 23° 24' 08" West, a distance of 199.65 feet to an iron pin set; and

South 24° 28' 38" West, a distance of 610.14 feet to an iron pin set in the line common to said 73.71 acre tract and that 88.622 acre tract conveyed as Parcel VII to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775;

Thence North 86° 11' 43" West, with said common line and across said Mink Street NW, (passing a 5/8 inch iron rebar capped "J&H#7900" found at a distance of 0.75 feet), a total distance of 32.06 feet to a magnetic nail set at the common corner of said 73.71 and 88.622 acre tracts, in the centerline of said Mink Street NW and the easterly line of said 27.733 acre tract;

Thence with said centerline and the line common to said 73.71 and 27.733 acre tracts, the following courses and distances:

North 24° 28' 38" East, a distance of 621.18 feet to a magnetic nail set;

North 23° 24' 08" East, a distance of 199.45 feet to a magnetic nail set;

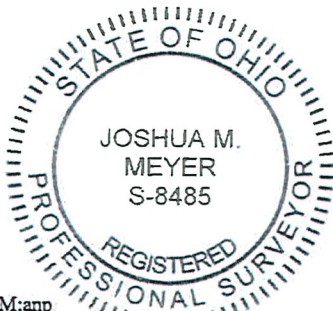
North 23° 42' 08" East, a distance of 300.00 feet to a magnetic nail set; and

North 19° 07' 08" East, a distance of 241.20 feet to the POINT OF BEGINNING, containing 2.009 acres, more or less, all of which is within Auditors Parcel Number 037-111396-00.000, and 0.938 acre is within the present roadway occupied by Mink Street NW and 0.145 acre is within the present roadway occupied by Green Chapel Road NW.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 24° 28' 38" East, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.



JMM:anp
M39-WD_2_009 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-17-2022

Joshua M. Meyer
Professional Surveyor No. 8485

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/25/22

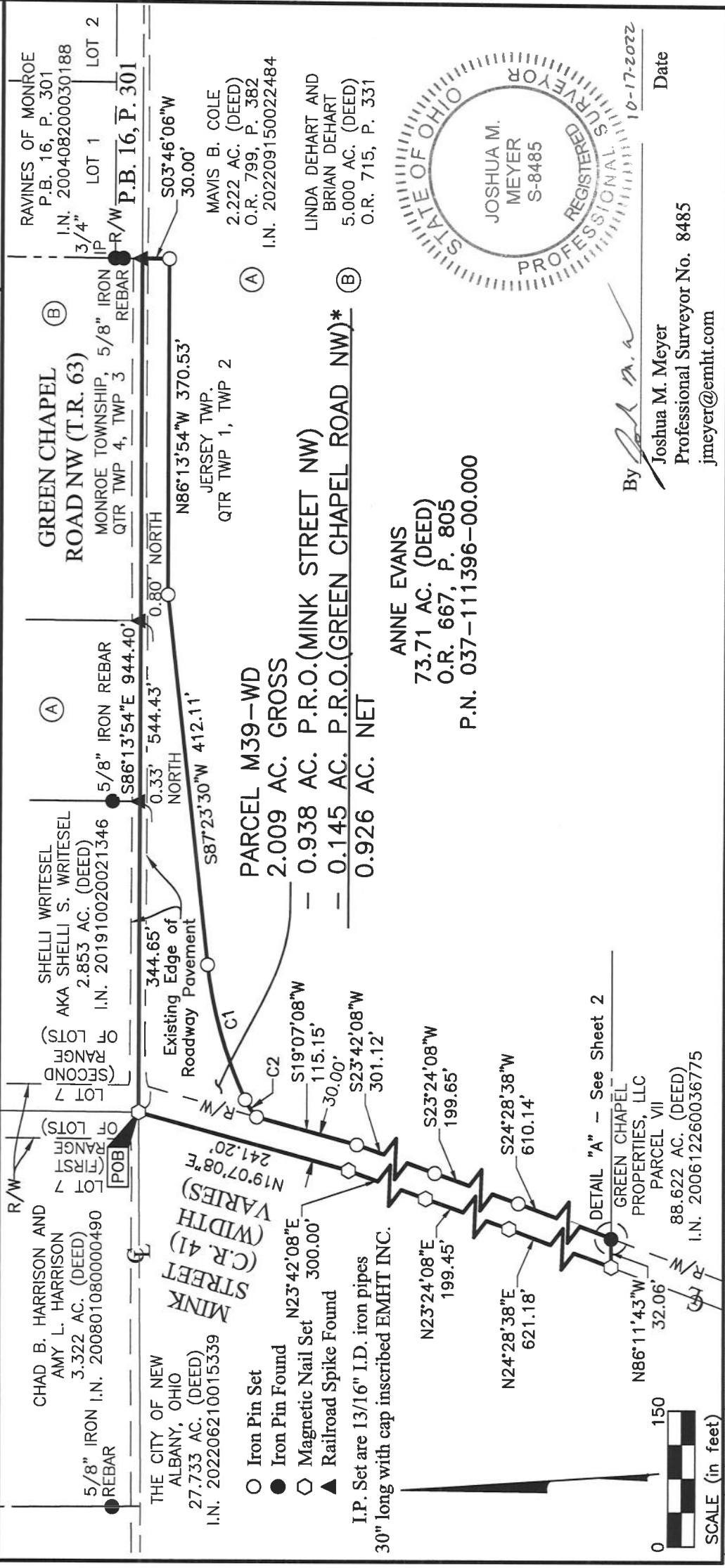


Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 17, 2022
Scale: 1" = 150'
Job No: 2022-0233
Sheet No: 1 of 2





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 17, 2022 Scale: 1" = 150' Job No: 2022-0233 Sheet No: 2 of 2

BASIS OF BEARINGS:

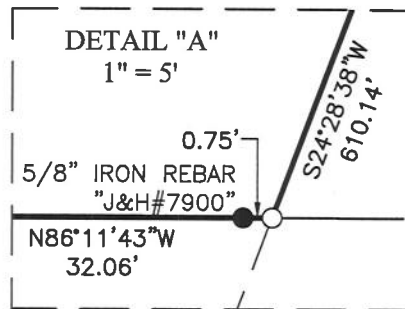
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 24° 28' 38" East, is designated the "basis of bearings" for this survey.

*ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021, and April, 2022.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	18°42'51"	479.00'	156.45'	S78°02'04"W	155.76'
C2	16°42'00"	79.00'	23.03'	S60°19'39"W	22.94'

J:\20220233\DWG\04SHEETS\BOUNDARY\M39-WD_20220233-VS-BNDY.DWG plotted by FERGUSON, DAVID on 10/17/2022 11:23:13 AM last saved by FERGUSON on 10/17/2022 11:23:09 AM

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M39-T1

Temporary easements granted to the City of New Albany (“City”), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the “Project”) the following described real estate (“Easement Area”):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111396-00.000

Prior Instrument Reference: Volume 667, Page 805, Licking County Recorder’s Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner’s adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer’s office (the “Improvements”); (b) ingress and egress to and from Owner’s adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the “Period”) or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City’s temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M39-T1
0.005 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805; (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a common corner of said 73.71 acre tract and that 88.622 acre tract conveyed as Parcel VII to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775, in the easterly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 and the centerline of Mink Street (C.R. 41) (width varies);

Thence South 86° 11' 43" East, with the line common to said 73.71 and 88.622 acre tracts and across said Mink Street, a distance of 32.06 feet to a point in the easterly right-of-way line of said Mink Street, being the TRUE POINT OF BEGINNING;

Thence across said 73.71 acre tract, the following courses and distances:

North 24° 28' 38" East, with said easterly right-of-way line, a distance of 35.24 feet to a point;

North 61° 49' 57" East, a distance of 9.89 feet to a point; and

South 24° 28' 38" West, a distance of 40.83 feet to a point in said common line;

Thence North 86° 11' 43" West, with said common line, a distance of 6.41 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-19-2022

Date

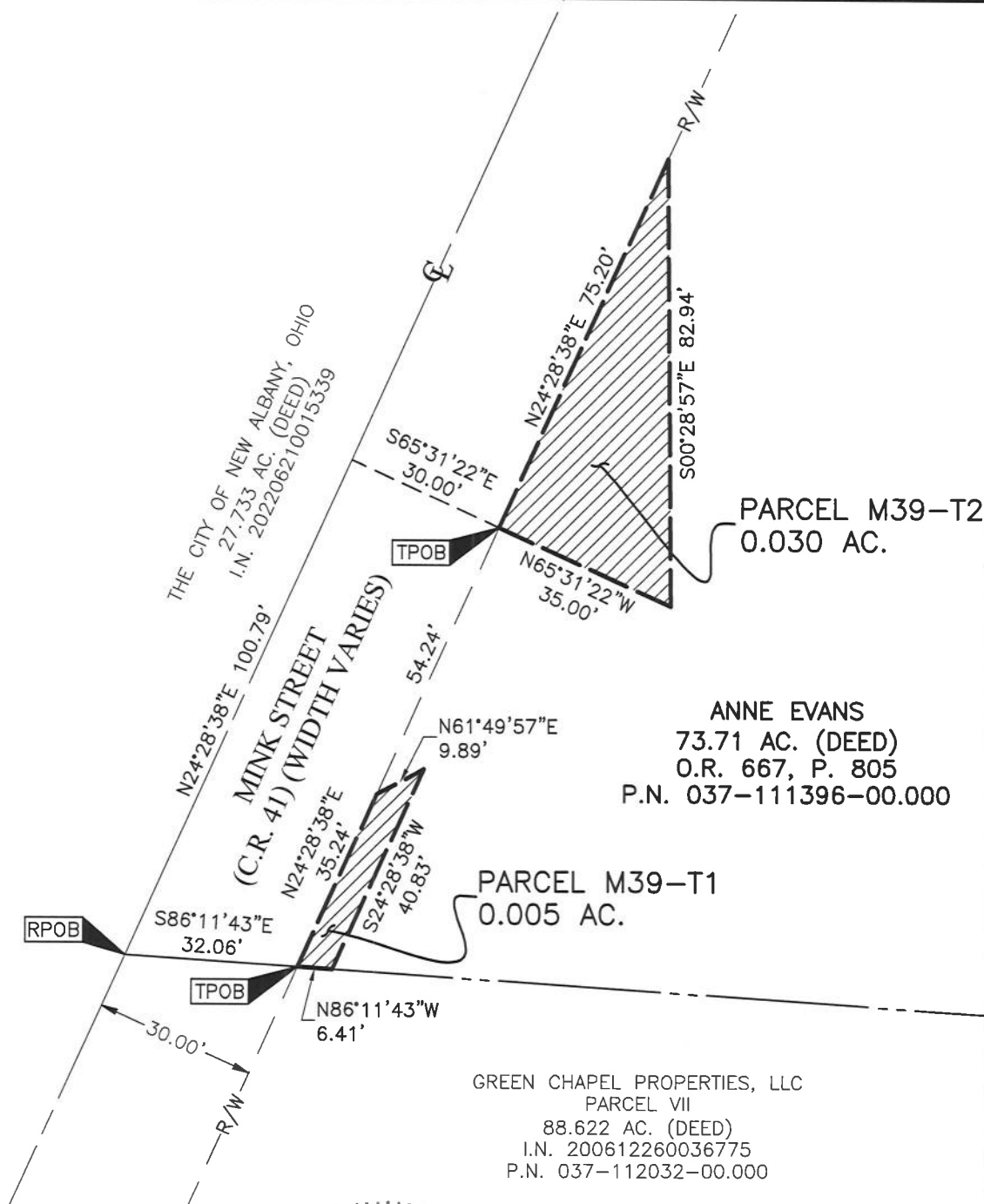
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TEMPORARY EASEMENT
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 30' Job No: 2022-0233 Sheet No: 1 of 1



0 30
SCALE (in feet)

By
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-19-2022
Date

J:\20220233\DWG\04SHEETS\EASEMENTS\M39-T_20220233-VS-ESMT-TEMP.DWG plotted by PHILPOTT, ANDREW on 10/19/2022 1:02:56 PM last saved by PHILPOTT on 10/19/2022 1:02:41 PM

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M39-T2

Temporary easements granted to the City of New Albany (“City”), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the “Project”) the following described real estate (“Easement Area”):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111396-00.000

Prior Instrument Reference: Volume 667, Page 805, Licking County Recorder’s Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner’s adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer’s office (the “Improvements”); (b) ingress and egress to and from Owner’s adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the “Period”) or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City’s temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M39-T2
0.030 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805; (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a common corner of said 73.71 acre tract and that 88.622 acre tract conveyed as Parcel VII to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775, in the easterly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 and the centerline of Mink Street (C.R. 41) (width varies);

Thence North 24° 28' 38" East, with the centerline of said Mink Street and the line common to said 73.71 and 27.733 acre tracts, a distance of 100.79 feet to a point;

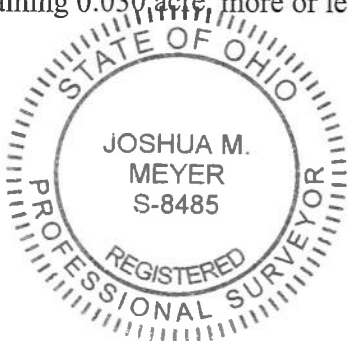
Thence South 65° 31' 22" East, across said Mink Street and said 73.71 acre tract, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street, being the TRUE POINT OF BEGINNING;

Thence continuing across said 73.71 acre tract, the following courses and distances:

North 24° 28' 38" East, with said easterly right-of-way, a distance of 75.20 feet to a point;

South 00° 28' 57" East, a distance of 82.94 feet to a point; and

North 65° 31' 22" West, a distance of 35.00 feet to the TRUE POINT OF BEGINNING, containing 0.030 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

10-19-2022

Date

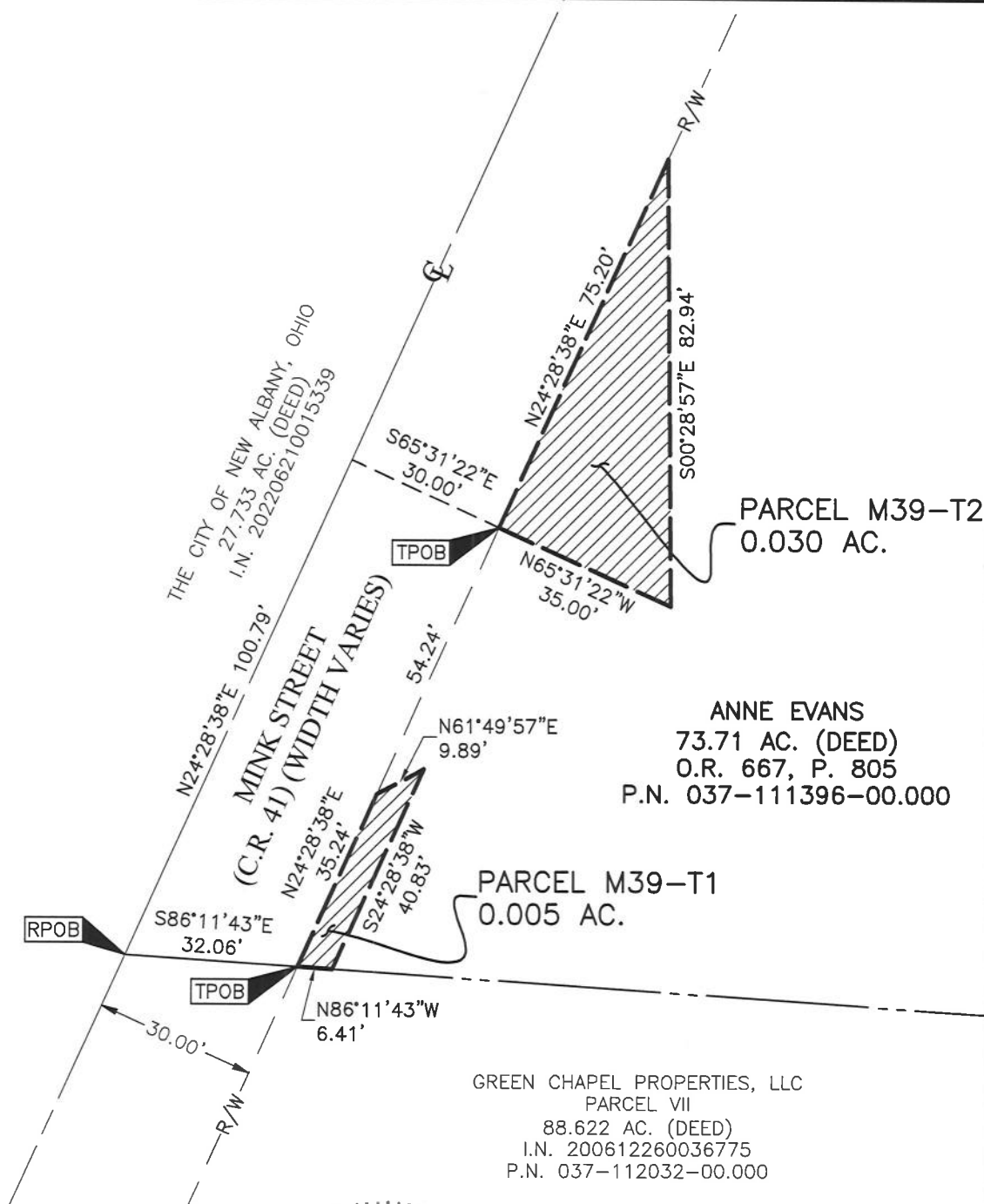
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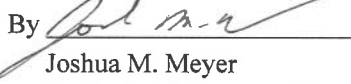
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TEMPORARY EASEMENT
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 30' Job No: 2022-0233 Sheet No: 1 of 1



SCALE (in feet)

By 
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-19-2022
Date

J:\20220233\DWG\04SHEETS\EASEMENTS\M39-T_20220233-VS-ESMT-TEMP.DWG plotted by PHILPOTT, ANDREW on 10/19/2022 1:02:56 PM last saved by PHILPOTT on 10/19/2022 1:02:41 PM

EASEMENT

PARCEL M39-S

A perpetual non-exclusive easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to occupy for drainage, stormwater management, utilities and appurtenances necessary for the establishment, construction, reconstruction, widening, repair or maintenance and use of a public road (the "Project") the following described real estate ("Easement Area") and for other purposes described herein:

SEE EXHIBIT A ATTACHED

Licking County Current Tax Parcel No. 037-111396-00.000

Prior Instrument Reference: V. 667 P. 805, Licking County, Ohio Recorder's Office

The purpose of the easement is for drainage, stormwater management and utilities appurtenant to a public road, together with the right to construct, reconstruct, operate, maintain, repair, replace, and/or remove said drainage, stormwater and utility facilities that may be necessary or convenient for the providing of such drainage, stormwater and utility services, in, upon, across, over, under, and through the Easement Area, together with ingress and egress thereto. The City may assign this Easement to parties who may be responsible for the proper use, operation, and maintenance of the utility and public roadway that required this Easement.

Upon completion of any construction of any drainage, stormwater and utilities in the Easement Area, the Easement Area will be graded, seeded or erosion control measures shall be installed and the Easement Area shall be returned as reasonably practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. The City shall restore the initial construction in the Easement Area in accordance with the roadway improvement plans and specifications on file at the Licking County Engineer's Office.

The Owner shall not unreasonably interfere with the drainage, stormwater or utility easement or its purposes and shall not convey any other easement within the Easement Area; place any additional structures of a temporary or permanent type on, above, or under the Easement Area; add or remove any dirt, stone, fill, trees or other vegetation or materials within the Easement Area; or disturb or alter any slopes, drainage courses or water flows within the Easement Area. However, the Owner may continue to enjoy the use of said property for any purposes which do not interfere with or prevent the use of this Easement by the City including ingress and egress over said Easement not inconsistent with its intended use.

EXHIBIT A

**PARCEL M39-S
0.025 ACRE**

EASEMENT

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 73.71 acre tract conveyed to Anne Evans by deed of record in Official Record 667, Page 805; (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a common corner of said 73.71 acre tract and that 88.622 acre tract conveyed as Parcel VII to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775, in the easterly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 and the centerline of Mink Street (C.R. 41) (width varies);

Thence North 24° 28' 38" East, with the centerline of said Mink Street and the line common to said 73.71 and 27.733 acre tracts, a distance of 100.79 feet to a point;

Thence South 65° 31' 22" East, across said Mink Street and said 73.71 acre tract, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street, being the TRUE POINT OF BEGINNING;

Thence continuing across said 73.71 acre tract, the following courses and distances:

South 65° 31' 22" East, a distance of 35.00 feet to a point;

South 24° 28' 38" West, a distance of 8.38 feet to a point;

South 61° 49' 57" West, a distance of 57.68 feet to a point in said easterly right-of-way line; and

North 24° 28' 38" East, with said easterly right-of-way line, a distance of 54.24 feet to the TRUE POINT OF BEGINNING, containing 0.025 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Josh M. Meyer".

Joshua M. Meyer
Professional Surveyor No. 8485

10-19-2022

Date

JMM:anp
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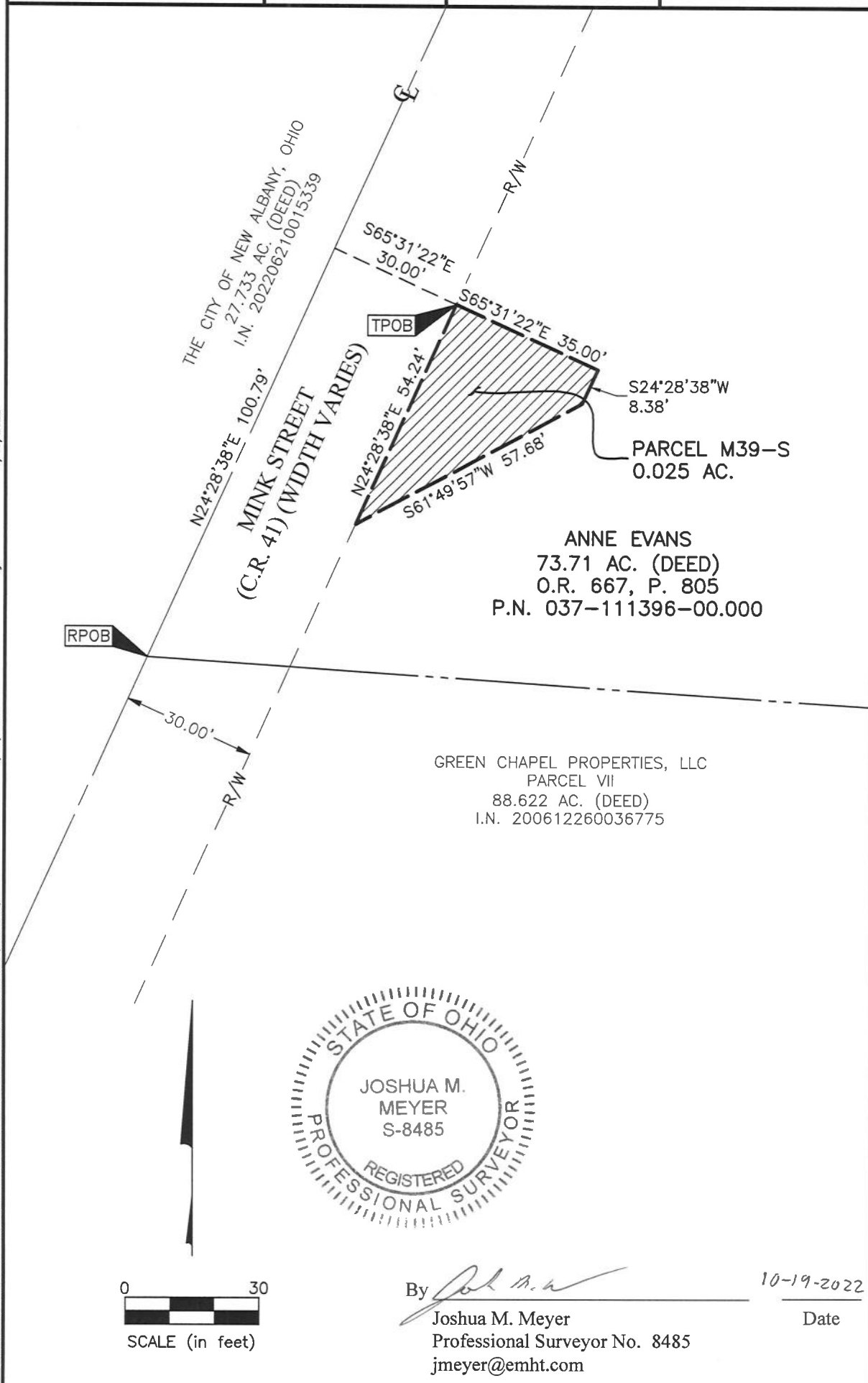


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EASEMENT
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 30' Job No: 2022-0233 Sheet No: 1 of 1

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ORDINANCE O-37-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, NICOLE LAUREN VERBECK AND JEREMY LEE OSTERHOUT, OF THE PROPERTY LOCATED AT 4366 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-2-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Nicole Lauren Verbeck and Jeremy Lee Osterhout, for the property located at 4366 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M41-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M41-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M41-WD
0.273 ACRES**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 4.648 acre tract conveyed to Nicole Lauren Verbeck and Jeremy Lee Osterhout by deed of record in Instrument Number 201108030014236 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Mink Street NW (C.R. 41) (Width Varies) and Miller Road NW (T.R. 89) in the line common to Lot 2 of the Marsh Heirs Lands (Reference Partition Book C-7), and Lot 1 of the Middle Division of the Marsh Section (Reference Partition Book A, P. 124) and at a corner common to that 2.582 acre tract conveyed to Heimerl Farms, Ltd. by deed of record in Instrument Number 201710020021005, those 17.937 and 86.23 acre tracts conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, and that 10.192 acre tract conveyed to Heimerl Farms Ltd by deeds of record in Instrument Numbers 201211060026173 and 201211060026174;

Thence North 23° 19' 29" East, with said Mink Street NW centerline, a distance of 1637.22 feet to a point;

Thence North 23° 36' 42" East, continuing with said centerline, a distance of 1175.21 feet to a magnetic nail set at the common corner of said 4.648 acre tract and that 4.228 acre tract conveyed to Jennifer L. Mischel and Todd Mischel by deed of record in Instrument Number 199909270039835, being in the easterly line of that 27.733 acre tract conveyed to the City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 being the TRUE POINT OF BEGINNING;

Thence North 23° 36' 42" East, continuing with said centerline and the common line of said 4.648 and 27.733 acre tracts, a distance of 87.39 feet to a railroad spike found;

Thence North 24° 28' 38" East, continuing with said centerline and said common line, a distance of 303.85 feet to a magnetic nail set at common corner to said 4.648 acre tract and that 88.622 acre tract conveyed as Parcel VII to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775;

Thence South 86° 39' 59" East, with the line common to said 4.648 and 88.622 acre tracts and crossing said Mink Street NW (passing a 5/8 inch bent iron rebar found 0.60 feet northerly at a distance of 29.62), a total distance of 32.17 to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence South 24° 28' 38" West, with said easterly right-of-way line and crossing said 4.648 acre tract, a distance of 315.23 feet to an iron pin set;

Thence South 23° 36' 42" West, continuing with said easterly right-of-way line and across said 4.648 acre tract, a distance of 85.39 feet to an iron pin set in the line common to said 4.648 and 4.228 acre tracts;

EXHIBIT A

PARCEL M41-WD

0.273 ACRES

-2-

Thence North 69° 46' 14" West, with said common line and crossing said Mink Street NW, a distance of 30.05 feet to the TRUE POINT OF BEGINNING, containing 0.273 acre, more or less, all of which is located in the present roadway occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°36'42" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December, 2021, and April, 2022.



JMM:smh
M41-WD_0.273 ac 20220233-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-15-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/16/22

EMHT

Survey, Mechanical, Foundation & Trench, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43064
Phone: 614.775.4000 Toll Free: 888.775.3446
emht.com

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 15, 2022

Scale: 1" = 100'

Job No: 2022-0233

Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°36'42" East is designated the "basis of bearings" for this survey.

SURVEY NOTE:

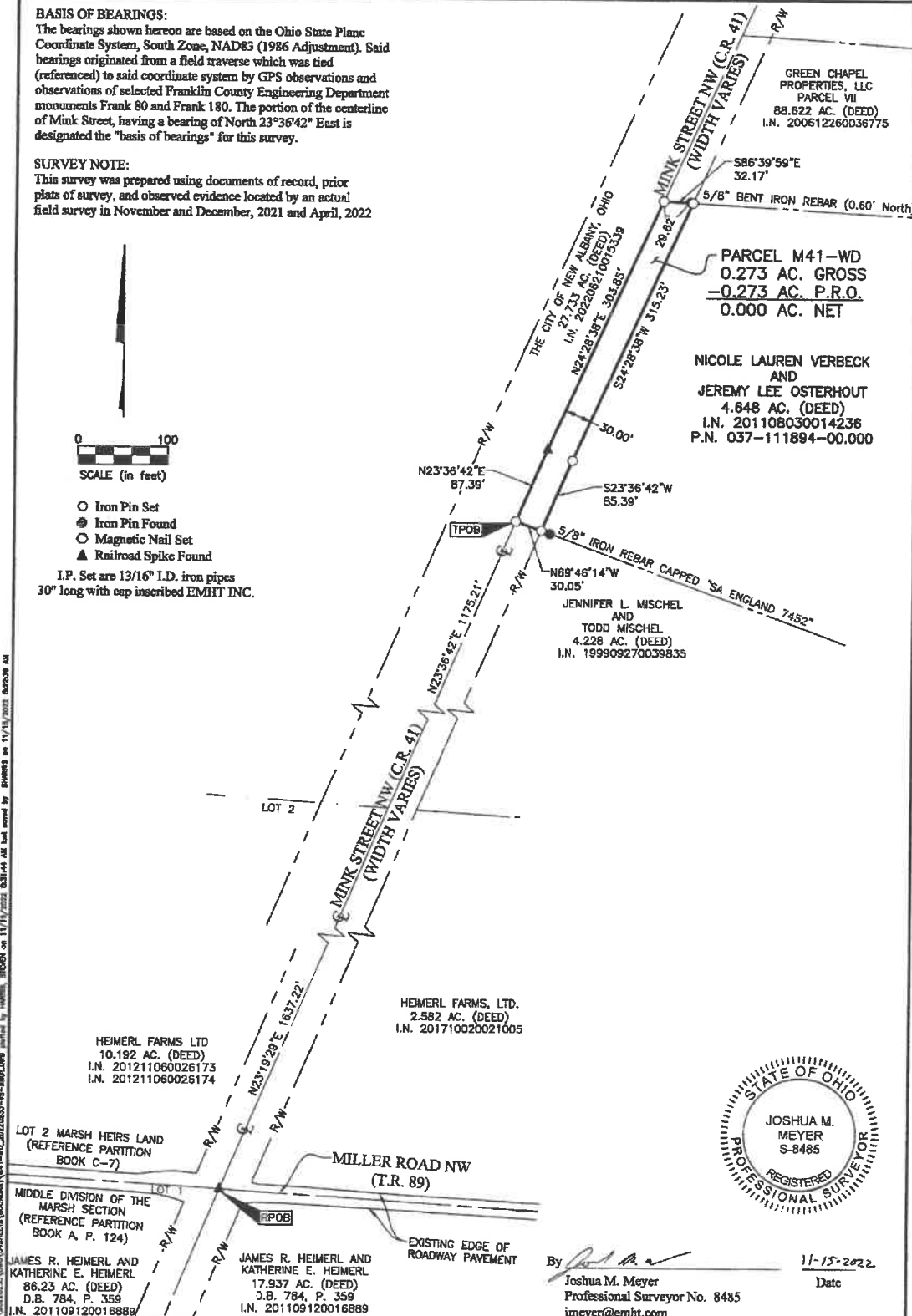
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022

0 100
SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set
- ▲ Railroad Spike Found

I.P. Set are 1 3/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

As shown on 11/15/2022 03:14:44 AM last used by SHAWNS on 11/15/2022 03:28:38 AM



Mink Street (Beaver Run - Green Chapel) / M41-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M41-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111894-00.000

Prior Instrument Reference: Instrument #201108030014236, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M41-T
0.004 ACRE**

TEMPORARY EASEMENT

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 4.648 acre tract conveyed to Nicole Lauren Verbeck and Jeremy Lee Osterhout by deed of record in Instrument Number 201108030014236 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 4.648 acre tract and that 4.228 acre tract conveyed to Jennifer L. Mischel and Todd Mischel by deed of record in Instrument Number 199909270039835, in the easterly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 and in the centerline of Mink Street NW (County Road 41) (width varies);

Thence South 69° 46' 14" East, leaving said centerline and with the common line of said 4.648 and 4.228 acre tracts, a distance of 30.05 feet to a point in the easterly right-of-way line of said Mink Street NW;

Thence North 23° 36' 42" East, across said 4.698 acre tract, with said easterly right-of-way line, a distance of 85.39 feet to a point;

Thence North 24° 28' 38" East, across said 4.698 acre tract, with said easterly right-of-way line, a distance of 74.55 feet to the TRUE POINT OF BEGINNING;

Thence across said 4.648 acre tract, the following courses and distances:

North 24° 28' 38" East, with said easterly right-of-way line, a distance of 23.57 feet to a point;

South 65° 31' 22" East, a distance of 7.00 feet to a point;

South 24° 28' 38" West, a distance of 23.57 feet to a point; and

North 65° 31' 22" West, a distance of 7.00 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

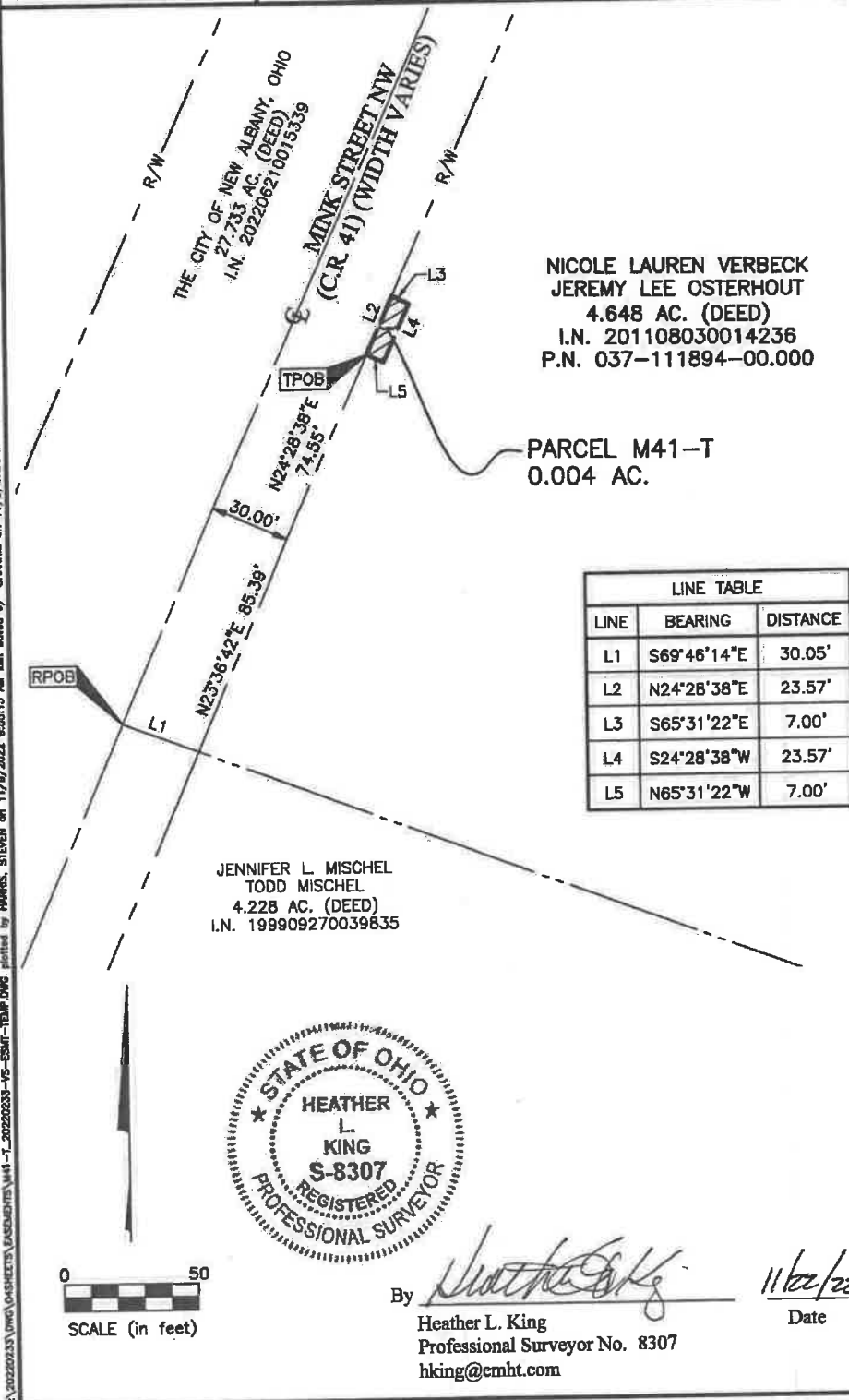
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EMHT

Evans, Machwert, Hordick & Wilson, Inc.
Engineers • Surveyors • Planners • Scientists
6900 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.5148
emht.com

TEMPORARY EASEMENT
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 9, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1





ORDINANCE O-38-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, HAROLD WAYNER PETERMAN AND JULIA LEE PETERMAN, OF THE PROPERTY LOCATED AT 4082 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-02-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Harold Wayner Peterman And Julia Lee Peterman, for the property located at 4082 Mink Street, for the public

purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described as depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M45-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M45-T).

Section 2. That Council hereby fixes the value of all the interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 7. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M45-WD
0.184 ACRES**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 5 acre tract conveyed to Harold Wayne Peterman and Julia Lee Peterman by deed of record in Deed Book 770, Page 299 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Mink Street NW (C.R. 41) (Width Varies) and Miller Road NW (T.R. 89) in the common line of Lot 2 of the Marsh Heirs Lands (Reference Partition Book C-7), and Lot 1 of the Middle Division of the Marsh Section (Reference Partition Book A, P. 124) and at a corner common of that 2.582 acre tract conveyed to Heimerl Farms, Ltd. by deed of record in Instrument Number 201710020021005, those 17.937 and 86.23 acre tracts conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, and that 10.192 acre tract conveyed to Heimerl Farms Ltd by deeds of record in Instrument Numbers 201211060026173 and 201211060026174;

Thence North 23° 19' 29" East, with said Mink Street NW centerline, a distance of 1637.22 feet to a magnetic nail set at the common corner of said 5 acre tract and that 17 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016887, being in the easterly line of that 27.733 acre tract conveyed to the City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 being the TRUE POINT OF BEGINNING;

Thence North 23° 36' 42" East, continuing with said centerline and the common line of said 5 and 27.733 acre tract, a distance of 267.52 feet to a magnetic nail set at a common corner of said 5 acre tract and that 4.204 acre tract conveyed to Larry A. Arnold II by deed of record in Instrument Number 201401020000100;

Thence South 86° 20' 55" East, with the line common to said 5 and 4.204 acre tracts, a distance of 31.92 feet to a 5/8 inch bent iron rebar found in the easterly right-of-way line of said Mink Street NW;

Thence South 23° 36' 42" West, with said easterly right-of- way line and crossing said 5 acre tract, a distance of 267.52 feet to a 5/8 inch iron rebar found in the line common to said 5 and 17 acre tracts;

Thence North 86° 21' 11" West, with said common line (passing a 1/2 inch bent iron pin found at a distance of 4.60 feet), a total distance of 31.92 feet to the TRUE POINT OF BEGINNING, containing 0.184 acre, more or less, all of which is located in the present roadway occupied.

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

EXHIBIT A

**PARCEL M45-WD
0.184 ACRES**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°36'42" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

11-22-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

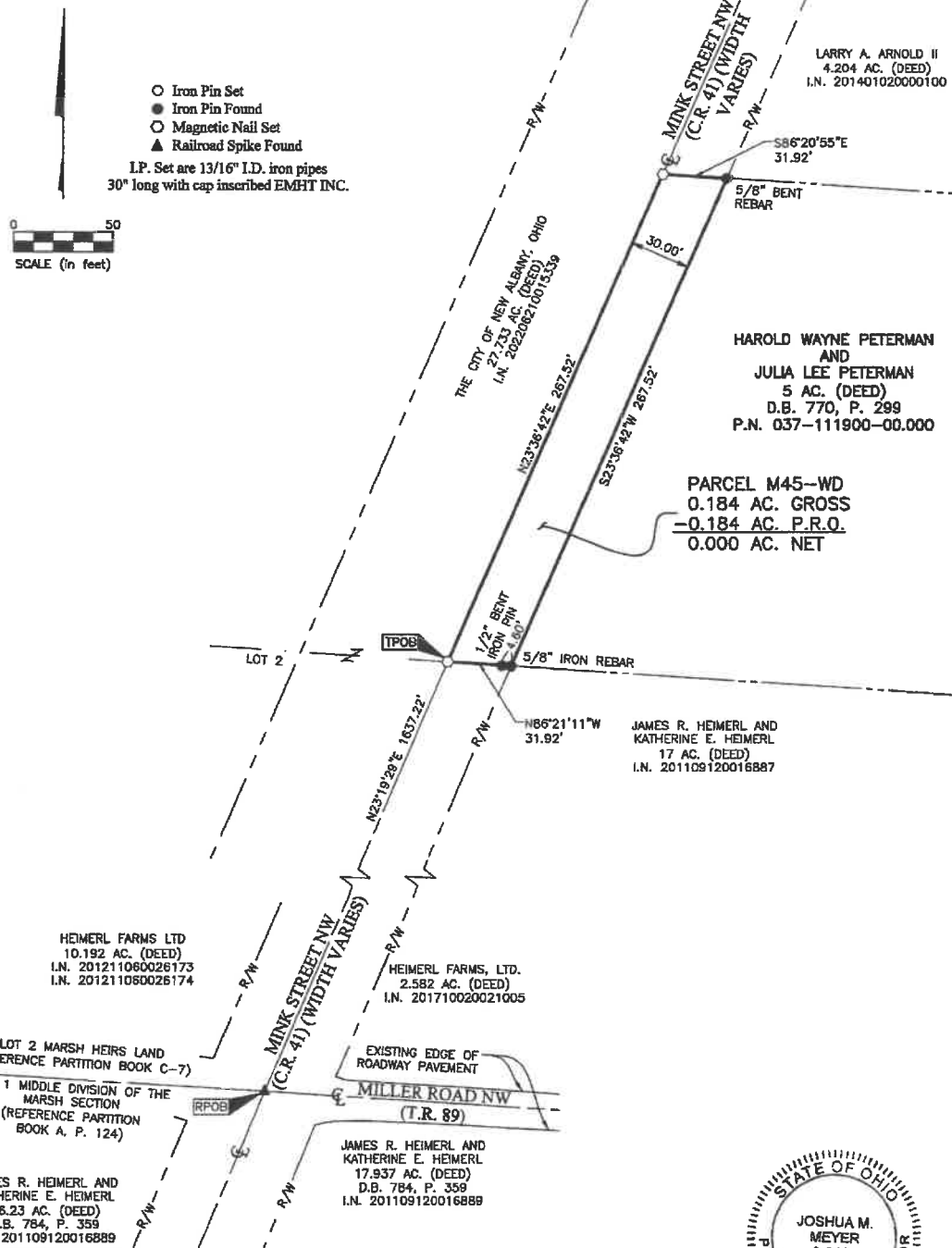
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PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/23/22



TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 22, 2022	Scale: 1" = 50'	Job No: 2022-0233	Sheet No: 1 of 1
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The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°36'42" East, is designated the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-22-2022
Date

Mink Street (Beaver Run - Green Chapel) / M45-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M45-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111900-00.000

Prior Instrument References: Deed Book 770, Page 299, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M45-T
0.006 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 5 acre tract conveyed to Harold Wayne Peterman and Julia Lee Peterman by deed of record in Deed Book 770, Page 299 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 5 acre tract, that 17 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016887, in the easterly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339, in the centerline of Mink Street NW (County Road 41) (width varies);

Thence South 86° 21' 11" East, leaving said centerline and with the common line of said 5 and 17 acre tracts, a distance of 31.92 feet to a point in the easterly right-of-way line of said Mink Street NW;

Thence across said 5 acre tract, the following courses and distances:

North 23° 36' 42" East, with said easterly right-of way line, a distance of 5.85 feet to the TRUE POINT OF BEGINNING;

North 23° 36' 42" East, with said right-of-way line, a distance of 22.67 feet to a point;

South 66° 23' 18" East, a distance of 12.00 feet to a point;

South 23° 36' 42" West, a distance of 22.67 feet to a point; and

North 66° 23' 18" West, a distance of 12.00 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

11/22/22
Date

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M45-T_0_006 ac 20220233-VS-ESMT-TEMP.docx



Evans, Mechwart, Hunsicker & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4900 • Toll Free: 888.775.2648
emht.com

TEMPORARY EASEMENT

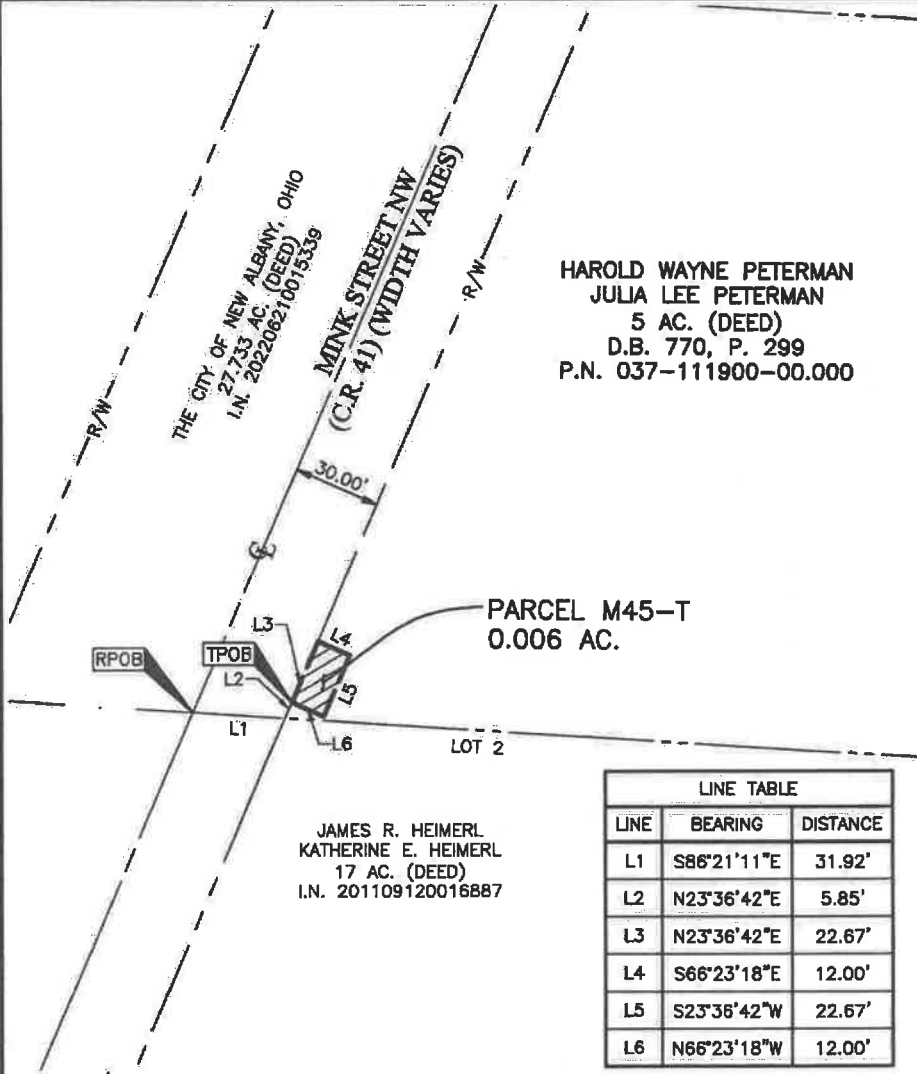
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 22, 2022

Scale: 1" = 50'

Job No: 2022-0233

Sheet No: 1 of 1



0 50
SCALE (in feet)



By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

11/22/22
Date



ORDINANCE O-39-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, JAMES AND KATHERINE HEIMERL, OF THE PROPERTY LOCATED AT 3906 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-2-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and

the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, James and Katherine Heimerl, for the property located at 3906 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M46-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M46-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Fifty-one Dollars (\$351.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023
Introduced: 03/07/2023
Revised:
Adopted:
Effective:

EXHIBIT A

**PARCEL M46-WD
0.877 ACRES**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, Lot 2 of Marsh Heirs Land (Reference Partition Book C-7), Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 17 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016887 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Mink Street NW (C.R. 41) (Width Varies) and Miller Road NW (T.R. 89) in the common line of said Lot 2 and Lot 1 of the Middle Division of the Marsh Section (Reference Partition Book A, P. 124) and at a corner common to that 2.582 acre tract conveyed to Heimerl Farms, Ltd by deed of record in Instrument Number 201710020021005, those 17.937 and 86.23 acre tracts conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, and that 10.192 acre tract conveyed to Heimerl Farms Ltd. by deeds of record in Instrument Numbers 201211060026173 and 201211060026174;

Thence North 23° 19' 29" East, with said Mink Street NW centerline, a distance of 363.75 feet to a magnetic nail set being the at the common corner of said 17 and 2.582 acre tracts, being in the easterly line of said 10.192 acre tract being the TRUE POINT OF BEGINNING;

Thence North 23° 19' 29" East, continuing with said centerline, the westerly line of said 17 acre tract and the easterly lines of said 10.192 acre tract and that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202203210015339, a distance of 1273.47 feet to a magnetic nail set at the corner common to said 17 acre tract and that 5 acre tract conveyed to Harold Wayne Peterman and Julia Lee Peterman by deed of record in Deed Book 770, Page 299;

Thence South 86° 21' 11" East, with the line common to said 17 and 5 acre tract, (passing a 1/2 inch bent iron pin found at a distance of 27.32 feet), a total distance of 31.92 feet to a 5/8 inch iron rebar found in the easterly right-of-way line of said Mink Street NW;

Thence South 23° 36' 42" West, with said easterly right-of-way line and crossing said 17 acre tract, a distance of 10.82 feet to an iron pin set;

Thence South 23° 19' 29" West, continuing with said easterly right-of-way line and across said 17 acre tract, a distance of 1262.60 feet to an iron pin set in the line common to said 17 and 2.582 acre tracts;

Thence North 86° 28' 15" West, with said common line, (passing a 3/4 inch an iron pin found at a distance of 9.29 feet), at a total distance of 31.89 feet to the TRUE POINT OF BEGINNING, containing 0.877 acre, more or less, all of which is within Auditor's Parcel Number 037-111840-00.000 and all of which is in the present roadway occupied.

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

EXHIBIT A

**PARCEL M46-WD
0.877 ACRES**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°19'19" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in November and December, 2021, and April, 2022.



JMM:smh
M46-WD_0_877ac 20220233-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

11-22-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/> BS
APPROVED BY:	11/23/22
DATE:	

EMHT

Evans, Mechwart, Hamilton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
6900 New Albany Road, Columbus, OH 43254
Phone: 614.775.4000 Toll Free: 866.775.3648
emht.com

SURVEY OF ACREAGE PARCEL
LOT 2 MARSH HEIRS LAND, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

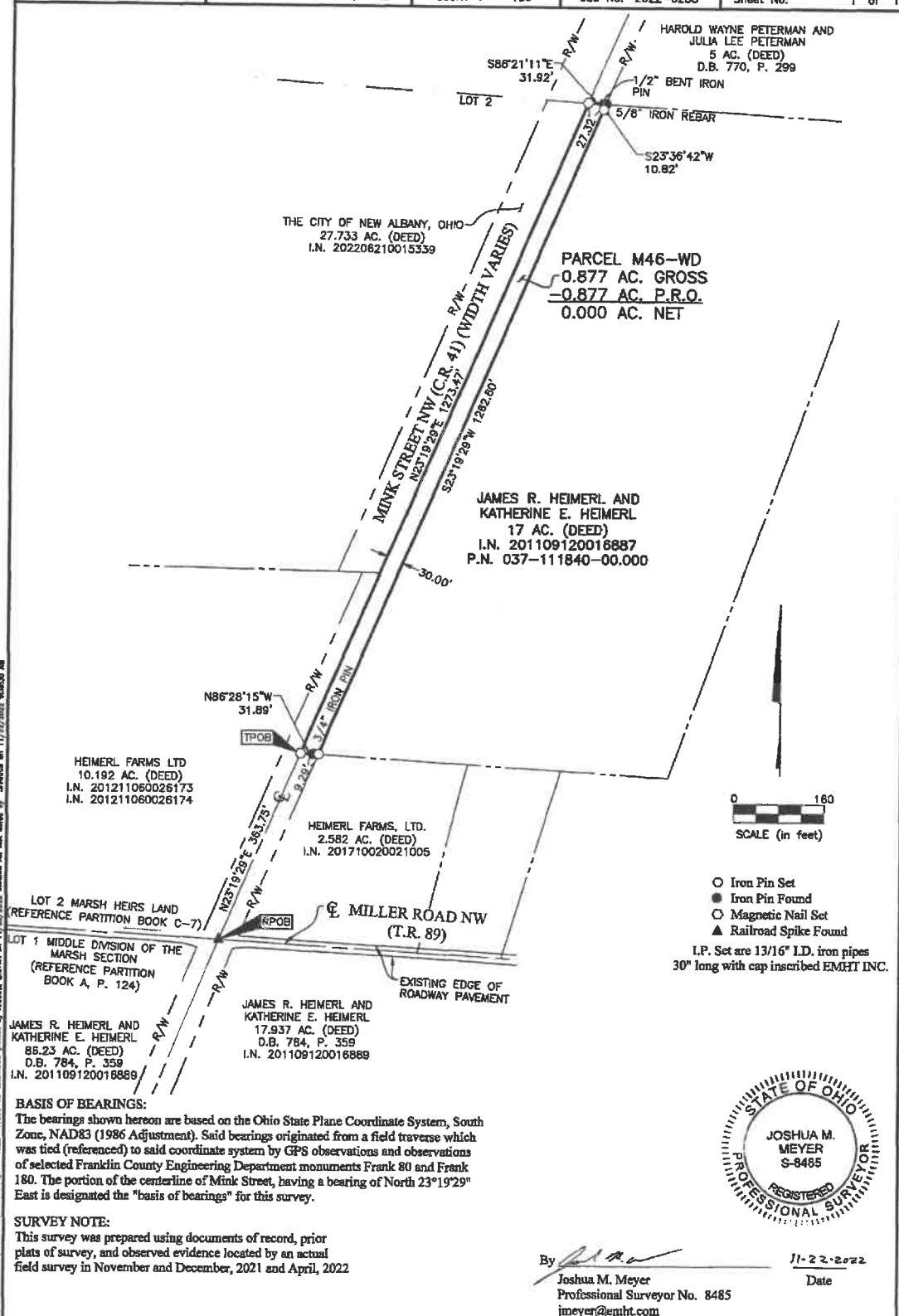
Date: November 22, 2022

Scale: 1" = 160'

Job No: 2022-0233

Sheet No:

1 of 1



Mink Street (Beaver Run - Green Chapel) / M46-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M46-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111840-00.000

Prior Instrument Reference: Instrument #201109120016887, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M46-T
0.014 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 2 Marsh Heirs land (Reference Partition Book C-7), Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 17 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016887 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the common corner of said 17 acre tract and that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005, in the easterly line of that 10.192 acre tract conveyed to Heimerl Farms, LTD. by deeds of record in Instrument Number 201211060026173 and Instrument Number 201211060026174, in the centerline of Mink Street NW (County Road 41) (60 feet);

Thence South 86° 28' 15" East, leaving said centerline and with the common line of said 2.582 and 17 acre tracts, a distance of 31.88 feet to a point in the easterly right-of-way line of said Mink Street NW;

Thence across said 17 acre tract, the following courses and distances:

North 23° 19' 29" East, with said easterly right-of way line, a distance of 24.20 feet to the TRUE POINT OF BEGINNING;

North 23° 19' 29" East, with said easterly right-of-way line, a distance of 24.94 feet to a point;

South 66° 40' 31" East, a distance of 25.00 feet to a point;

South 23° 19' 29" West, a distance of 24.94 feet to a point; and

North 66° 40' 31" West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING, containing 0.014 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

11/22/22
Date

HLK:smh
M46-T_0_014 ac 20220233-VS-ESMT-TEMP.docx



**LOT 2 MARSH HEIRS LAND (REFERENCE PARTITION BOOK C-7),
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO**

Date: November 22, 2022	Scale: 1" = 50'	Job No: 2022-0233	Sheet No: 1 of 1
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HEIMERL FARMS LTD
10.192 AC. (DEED)
I.N. 201211060026173
I.N. 201211060026174

JAMES R. HEIMERL
KATHERINE E. HEIMERL
17 AC. (DEED)
I.N. 201109120016887
P.N. 037-111840-00.000

PARCEL M46-T
0.014 AC.

HEIMERL FARMS, LTD.
2.582 AC. (DEED)
I.N. 201710020021005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°28'15"E	31.88'
L2	N23°19'29"E	24.20'
L3	N23°19'29"E	24.94'
L4	S66°40'31"E	25.00'
L5	S23°19'29"W	24.94'
L6	N66°40'31"W	25.00'



By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

11/22/22
Date

0 50

SCALE (in feet)



ORDINANCE O-40-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, HEIMERL FARMS, LTD., OF THE PROPERTY LOCATED AT 11330 MILLER ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-2-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Heimerl Farms, Ltd., for the property located at 11330 Miller Road, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M47-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M47-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Forty-nine Thousand Six Hundred Twenty-two Dollars (\$49,622.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M47-WD
0.475 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 2 of the March Heirs Land (Reference Partition Book C-7), Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Miller Road NW (Township Road 89) at the common line of said Lot 2 and Lot 1 of the Middle Division of the Marsh Section (Reference Partition Book A, Page 124) and common corner of said 2.582 acre tract, that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, that 10.192 acre tract conveyed to Heimerl Farms, LTD by deed of record in Instrument Number 201211060026173 and Instrument Number 201211060026174 and to that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889;

Thence North 23° 19' 29" East, with the line common to said 2.582 and 10.192 acre tracts and with the centerline of said Mink Street NW, a distance of 363.75 feet to a magnetic nail set in the northerly line of said 2.582 acre tract and the southerly line of that 17 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016887;

Thence South 86° 28' 15" East, leaving the centerline of said Mink Street NW and with the line common to said 2.582 and 17 acre tracts, (passing an 3/4 inch iron pin found at a distance of 22.59 feet) a total distance of 31.88 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence South 23° 19' 29" West, across said 2.582 acre tract, with said easterly right-of-way line, a distance of 315.81 feet to an iron pin set;

Thence South 21° 40' 31" East, across said 2.582 acre tract, a distance of 16.72 feet to an iron pin set;

Thence South 86° 27' 31" East, continuing across said 2.582 acre tract, a distance of 307.59 feet to an iron pin set in the common line of said 2.582 acre tract and that 1.249 acre tract conveyed to Sarah Young and Keith D. Ramey Jr. by deed of record in Instrument Number 201503030003865;

Thence South 14° 19' 35" West, with said common line (passing a 3/4 inch iron pipe found at a distance of 13.78 feet), a total distance of 30.54 feet to a magnetic nail set in the centerline of said Miller Road NW at a common corner to said 2.582 and 1.249 acre tracts, in the

EXHIBIT A

**PARCEL M47-WD
0.475 ACRE**

-2-

line common to said Lot 2 of the Marsh Heirs Land and Lot 2 of said Middle Division of the Marsh Section;

Thence North 86° 27' 31" West, along said centerline, the southerly line of Lot 2 of said Marsh Heirs Land, the northerly line of Lots 2 and 1 of said Middle Division of Marsh Section and the common line to said 2.582 and 17.937 acre tracts, a distance of 357.11 feet to the POINT OF BEGINNING, containing 0.473 acre, more or less, all of which is within Auditor's Parcel Number 037-111360-00.000 and 0.251 acre is located within the present roadway occupied by Mink Street NW and 0.059 acre is located within the present roadway occupied by Miller Road NW.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°19' 29" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-22-2022

Joshua M. Meyer
Professional Surveyor No. 8485

JMM: smh
M47-WD_0_475 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>BS</i>
DATE:	11/22/22



Date:	November 22, 2022
Scale:	1" = 80'
Job No:	2022-0233
Sheet No:	1 of 1

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23°19'29" East, is designated the "basis of bearings" for this survey.

The existing right-of-way width for Miller Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

HEIMERL FARMS LTD
10.192 AC. (DEED)
I.N. 201211060026173
I.N. 201211060026174

JAMES R. HEIMERL AND
KATHERINE E. HEIMERL
88.23 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

MIDDLE DIVISION OF THE MARSH SECTION
(REFERENCE PARTITION BOOK A, P. 124)

JAMES R. HEIMERL AND
KATHERINE E. HEIMERL
17.937 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

HEIMERL FARMS, LTD.
2.582 AC. (DEED)
I.N. 201710020021005
P.N. 037-111360-00.000

JAMES R. HEIMERL AND
KATHERINE E. HEIMERL
17 AC. (DEED)
I.N. 201109120016887

SARAH YOUNG
KEITH D. RAMEY JR.
1.249 AC. (DEED)
I.N. 201503030003865

- PARCEL M47-WD
 0.475 AC. GROSS
 - 0.251 AC. P.R.O.(MINK STREET NW)
 - 0.059 AC. P.R.O.(MILLER ROAD NW) *
 0.165 AC. NET



- ☐ Iron Pin Set
- ☒ Iron Pin Found
- ☐ Magnetic Nail Set
- ☒ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By 
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emhi.com

11-22-2022
Date

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M47-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111360-00.000

Prior Instrument Reference: Instrument #20170020021005, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M47-T
0.002 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 2 of Marsh Heirs Land (Reference Partition Book C-7), Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mink Street NW (County Road 41) (60 feet wide) with Miller Road NW (Township Road 89), in the line common to said Lot 2 and Lot 1 Middle Division of the Marsh Section (Reference Partition Book A, Page 124), being the common corner of said 2.582 acre tract, that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889 and that 10.192 acre tract conveyed to Heimerl Farms LTD by deeds of record in Instrument Numbers 201211060026173 and 201211060026174;

Thence South 86° 27' 31" East, with the centerline of said Miller Road NW, the line common to said 2.582 and 17.937 acre tracts, a distance of 55.23 feet to a point in the centerline of said Miller Road NW;

North 03° 32' 29" East, across said 2.582 acre tract, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 2.582 acre tract, the following courses and distances:

North 21° 40' 31" West, a distance of 2.21 feet to a point;

South 86° 27' 31" East, a distance of 23.31 feet to a point;

South 81° 48' 01" East, a distance of 24.63 feet to a point; and

North 86° 27' 31" West, a distance of 46.91 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

12/18/22
Date

HLK: smh
M47-T_0_002 ac 20220233-VS-ESMT-TEMP.docx



Evans, MacArthur, Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
3000 New Albany Road, Columbus, OH 43264
Phone: 614.775.4800 Fax: 614.775.2646
emht.com

TEMPORARY EASEMENT

LOT 2 MARSH HEIRS LAND
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 23, 2022 Scale: 1" = 40' Job No: 2022-0233 Sheet No: 1 of 1

HEIMERL FARMS LTD
10.192 AC. (DEED)
I.N. 201211060026173
I.N. 201211060026174

HEIMERL FARMS, LTD.
2.582 AC. (DEED)
I.N. 201710020021005
P.N. 037-111360-00.000

PARCEL M47-T
0.002 AC.

LOT 2 MARSH
HEIRS LAND
(REFERENCE
PARTITION BOOK
C-7)

JAMES R. HEIMERL
KATHERINE E. HEIMERL
86.23 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

MIDDLE DIVISION OF THE
MARSH SECTION
(REFERENCE PARTITION
BOOK A, P. 124)

JAMES R. HEIMERL
KATHERINE E. HEIMERL
17.937 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°27'31"E	55.23'
L2	N03°32'29"E	30.00'
L3	N21°40'31"W	2.21'
L4	S86°27'31"E	23.31'
L5	S81°48'01"E	24.63'
L6	N86°27'31"W	46.91'

0 40
SCALE (in feet)



By *Heather L. King*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

12/8/22
Date

J:\20220233\DWG\04\REETS\BASEMENTS\447-T_20220233-V8-ESMT-TEMP.DWG plotted by MEYER, JOSH on 11/23/2022 8:15:00 AM last saved by JMEYER on 11/23/2022 8:14:22 AM



ORDINANCE O-41-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, JAMES R. AND KATHERINE E. HEIMERL, OF THE PROPERTY LOCATED AT MILLER ROAD (PARCEL NO. 037-111420-00.000) IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-2-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owners, James R. and Katherine E. Heimerl, for the property located at Miller Road (Parcel No. 037-111420-00.000), for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M52-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M52-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M52-T2).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Nineteen Thousand Fifty-One Dollars (\$19,051.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M52-WD
0.770 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 1 and 2 of the Middle Division of the Marsh Section (Partition Book A, Page 124), Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Miller Road NW (Township Road 89) in the common line of said Lot 1 and Lot 2 of the Marsh Heirs Land (Reference Partition Book C-7) and common corner of said 17.937 acre tract, that 2.582 acre tract conveyed to Heimerl Farms, Ltd. by deed of record in Instrument Number 201710020021005, that 10.192 acre tract conveyed to Heimerl Farms, LTD by deeds of record in Instrument Number 201211060026173 and Instrument Number 201211060026174, and that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889;

Thence South 86° 27' 31" East, with the line common to said 17.937 and 2.582 acre tracts, with the centerline of said Miller Road NW and with the northerly line of said Lot 1 and Lot 2 of said Middle Division of Marsh Section and with the southerly line of Lot 2 of said Marsh Heirs Land, a distance of 357.11 feet to a magnetic nail set at the corner common to said 2.582 acre tract and that 1.249 acre tract conveyed to Sarah Young and Keith D. Ramey Jr. by deed of record in Instrument Number 201503030003865;

Thence South 14° 19' 35" West, leaving said centerline and crossing said 17.937 acre tract, a distance of 30.54 feet to an iron pin set;

Thence North 86° 27' 31" West, continuing across said 17.937 acre tract, a distance of 308.47 feet to an iron pin set;

Thence South 67° 41' 41" West, continuing across said 17.937 acre tract, a distance of 28.84 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence South 22° 41' 41" West, with said easterly right-of-way line and continuing across said 17.937 acre tract, a distance of 741.43 feet to an iron pin set in the line common to said 17.937 acre tract and that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200109220030552;

Thence North 86° 16' 50" West, crossing said Mink Street NW and with said common line, (passing a 5/8" bent iron rebar found at a distance of 5.22 feet), a total distance of 31.72 feet to a magnetic nail set in the centerline of said Mink Street NW at a common corner of said 17.937 and 1.138 acre tracts, in the easterly line of said 86.23 acre tract;

EXHIBIT A

**PARCEL M52-WD
0.770 ACRE**

-2-

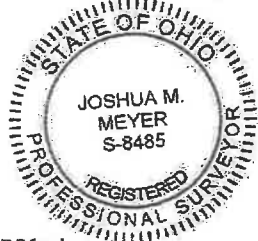
Thence North 22° 41' 41" East, with said centerline and the common line of said 17.937 and 86.23 acre tracts, a distance of 786.39 feet to the POINT OF BEGINNING, containing 0.770 acre, more or less, all of which is within Auditor's Parcel Number 037-111420-00.000 and 0.542 acre is located within the present roadway occupied by Mink Street NW and 0.077 acre is located within the present roadway occupied by Miller Road NW.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 22°41' 41" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December, 2021 and April, 2022.



JMM: smh
M52-WD_0_770 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-18-2022

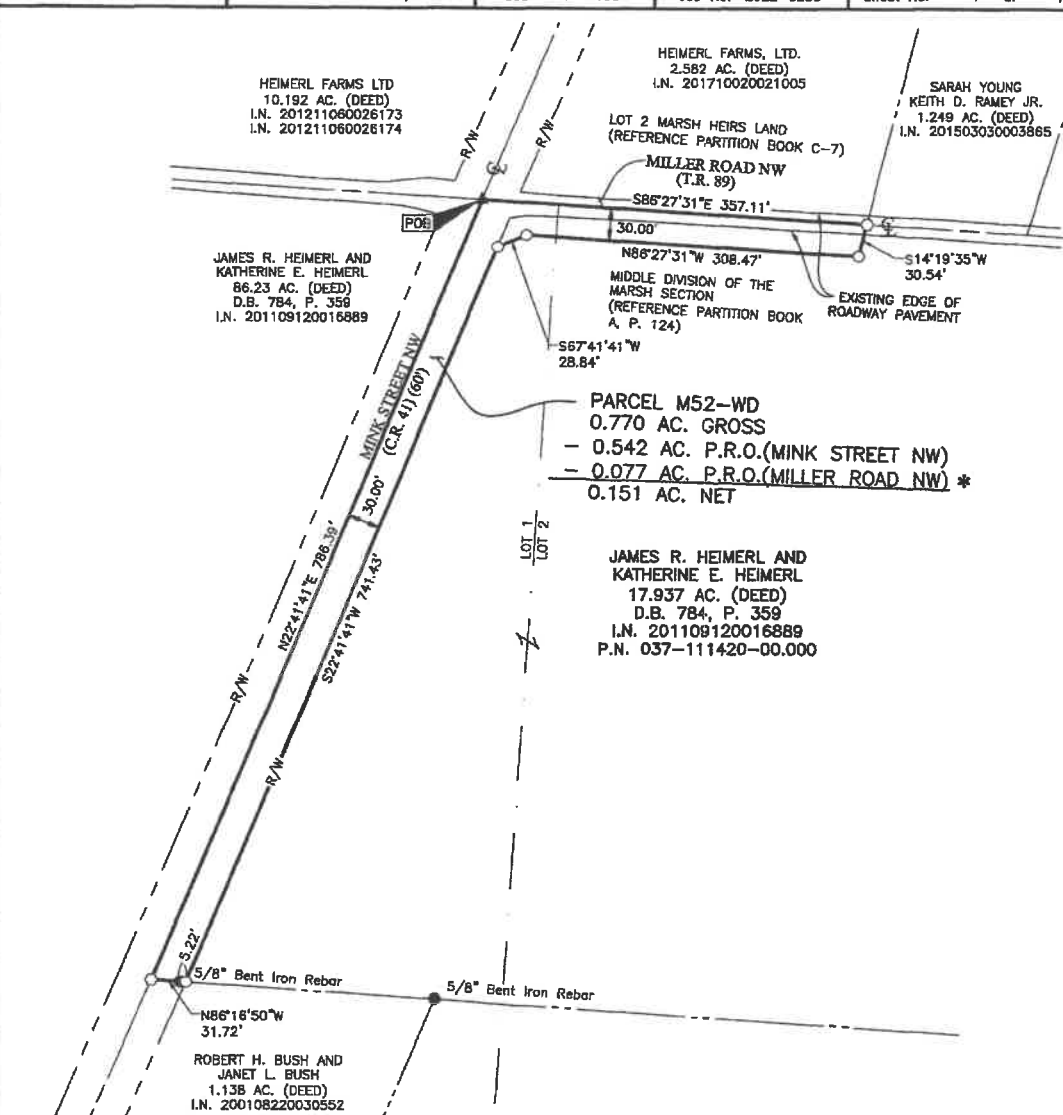
Joshua M. Meyer
Professional Surveyor No. 8485

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/22/21



SURVEY OF ACREAGE PARCEL
LOTS 1 AND 2 MIDDLE DIVISION OF MARSH SECTION, QUARTER TOWNSHIP 1,
TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 18, 2022 Scale: 1" = 100' Job No: 2022-0233 Sheet No: 1 of 1



SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022

***ROAD RIGHT OF WAY NOTE:**

The existing right-of-way width for Miller Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

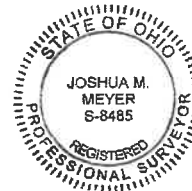
BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 22°41'41" East, is designated the "basis of bearings" for this survey.



- Iron Pin Set
- Iron Pin Found
- Magnetic Nail Set
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-18-2022
Date

Mink Street (Beaver Run-Green Chapel) / M52-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M52-T1

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 03711142000.000

Prior Instrument Reference: Instrument #2011091200165889 and OR Book V.784 P.359, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M52-T1
0.001 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 of the Middle Division of the Marsh Section (Reference Partition Book A, P.124), Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mink Street NW (County Road 41) (60 feet) with Miller Road NW (Township Road 89), in the line common to said Lot 1 and Lot 2 of the Marsh Heirs Land (Reference Partition Book C-7), at the common corner of said 17.937 acre tract, that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005, that 10.192 acre tract conveyed to Heimerl Farms, LTD by deed of records in Instrument Number 201211060026173 and Instrument Number 201211060026174, and that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of records in Deed Book 784, Page 359 and Instrument Number 201109120016889;

Thence South 22° 41' 41" West, with the centerline of said Mink Street NW, the line common to said 17.937 and 86.23 acre tracts, a distance of 34.65 feet to a point;

South 67° 18' 19" West, across said Mink Street NW, a distance of 30.00 feet to the easterly right-of-way line thereof, the TRUE POINT OF BEGINNING;

Thence across said 17.937 acre tract, the following courses and distances:

North 67° 41' 41" East, a distance of 2.83 feet to a point;

South 22° 41' 41" West, a distance of 18.83 feet to a point;

North 67° 18' 19" West, a distance of 2.00 feet to a point in the said easterly right-of-way line;

North 22° 41' 41" East, a distance of 16.83 feet to the TRUE POINT OF BEGINNING, containing 0.001 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 12/8/22
Heather L. King Date
Professional Surveyor No. 8307

HLK:smh
M52-T1_0_001 ac 20220233-VS-ESMT-TEMP.docx



Evans, Mechwart, Houshian & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
3330 New Albany Road, Columbus, OH 43054
Phone: 614.775.4800 Toll Free: 888.778.3448
emht.com

TEMPORARY EASEMENT

LOT 1 MIDDLE DIVISION MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 29, 2022

Scale: 1" = 50'

Job No: 2022-0233

Sheet No: 1 of 1

HEIMERL FARMS LTD
10.192 AC. (DEED)
I.N. 201211060026173
I.N. 201211060026174

HEIMERL FARMS, LTD.
2.582 AC. (DEED)
I.N. 201710020021005

LOT 2 MARSH HEIRS LAND
(REFERENCE PARTITION
BOOK C-7)

EXISTING EDGE OF
ROADWAY PAVEMENT

MILLER ROAD NW
(T.R. 89)

MIDDLE DIVISION OF THE
MARSH SECTION
(REFERENCE PARTITION
BOOK A, P. 124)

PARCEL M52-T1
0.001 AC.

JAMES R. HEIMERL AND
KATHERINE E. HEIMERL
17.937 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889
P.N. 037-111420-00.000

JAMES R. HEIMERL AND
KATHERINE E. HEIMERL
86.23 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

MINK STREET NW
(C.R. 41) (60')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°41'41"W	34.85'
L2	S67°18'19"E	30.00'
L3	N67°41'41"E	2.83'
L4	S22°41'41"W	18.83'
L5	N67°18'19"W	2.00'
L6	N22°41'41"E	16.83'



0 50
SCALE (in feet)

By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

Date

12/8/22

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M52-T2

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 03711142000.000

Prior Instrument Reference: Instrument #2011091200165889 and OR Book V.784 P.359, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M52-T2
0.006 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lots 1 and 2 of the Middle Division of the Marsh Section (Reference Partition Book A, P.124), Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Mink Street NW (County Road 41) (60 feet) with Miller Road NW (Township Road 89), in the line common to said Lot 1 and Lot 2 of the Marsh Heirs Land (Reference Partition Book C-7), at the common corner of said 17.937 acre tract, that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005, that 10.192 acre tract conveyed to Heimerl Farms, LTD by deed of records in Instrument Number 201211060026173 and Instrument Number 201211060026174, and that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of records in Deed Book 784, Page 359 and Instrument Number 201109120016889;

Thence South 86° 27' 31" East, with the centerline of said Miller Road NW, the line common to said 17.937 and 2.582 acre tracts, the line common to said Lot 1 and Lot 2 of said Marsh Heirs, a distance of 42.92 feet to a point;

Thence South 03° 32' 29" West, across said Miller Road NW and said 17.937 acre tract, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 17.937 acre tract, the following courses and distances:

South 86° 27' 31" East, a distance of 65.13 feet to a point;

South 84° 32' 08" West, a distance of 28.75 feet to a point;

North 86° 27' 31" West, a distance of 46.03 feet to a point;

North 67° 41' 41" East, a distance of 10.32 feet to the TRUE POINT OF BEGINNING, containing 0.006 acres, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 12/8/22
Heather L. King Date
Professional Surveyor No. 8307

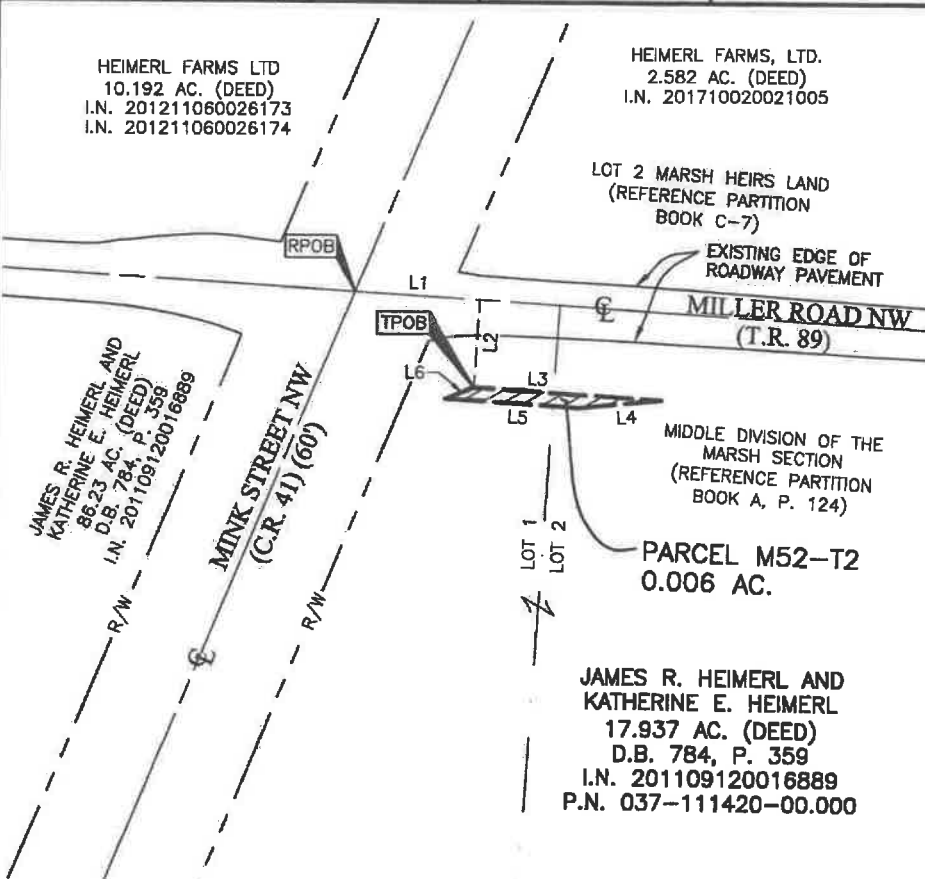
HLK:smh
M52-T_0_006 ac 20220233-VS-ESMT-TEMP.docx



Evans, Mechwart, Harkins & Thon, Inc.
Engineers & Surveyors • Columbus, OH 43264
Phone: 614.775.4800 Toll Free: 888.775.3646
emht.com

TEMPORARY EASEMENT
LOTS 1 AND 2 MIDDLE DIVISION MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: December 2, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°27'31"E	42.92'
L2	S03°32'29"W	30.00'
L3	S86°27'31"E	65.13'
L4	S84°32'08"W	28.75'
L5	N86°27'31"W	46.03'
L6	N67°41'41"E	10.32'



0 50
SCALE (in feet)

By Heather L. King 12/8/22
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

at: 20220233.DWG (SHEETS BASEMENTS) M52-T2_20220233-15-ESMT-TEMP.DWG plotted by KING, HEATHER on 12/8/2022 1:24:27 PM last saved by KING on 12/8/2022 1:24:32 PM



ORDINANCE O-42-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, JANET L. BUSH, OF THE PROPERTY LOCATED AT 3644 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Janet L. Bush, for the property located at 3644 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M53-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M53-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Two Thousand Twenty-six Dollars (\$2,026.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and

that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M53-WD
0.138 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, located in Lot 1 of the Middle Division of the Marsh Section (Partition Book A, Page 124), Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200108220030552 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Mink Street NW (County Road 41)(60 feet wide) and Miller Road NW (Township Road 89), the common corner of that 10.192 acre tract conveyed to Heimerl Farms, LTD by deeds of record in Instrument Numbers 201211060026173 and 201211060026174, that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005, those 17.937 and 86.23 acre tracts conveyed to James R. Heimerl and Katherine E. Heimerl by deeds of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, in the line common to said Lot 1 and Lot 2 of Marsh Heirs Land (Partition Book C-7);

Thence South 22° 41' 41" West, with the centerline of said Mink Street NW and the line common to said 17.937 and 86.23 acre tracts, a distance of 786.39 feet to a magnetic nail set at the common corner of said 1.138 and 17.937 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 86° 16' 50" East, with the line common to said 1.138 and 17.937 acre tracts, and across said Mink Street NW, (passing a 5/8 inch bent iron rebar found at a distance of 26.50 feet), a total distance of 31.72 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence South 22° 41' 41" West, with said easterly right-of-way line and across said 1.138 acre tract, a distance of 10.54 feet to an iron pin set;

Thence South 23° 32' 56" West, continuing with said easterly right-of-way and across said 1.138 acre tract, a distance of 189.76 feet to a 3/4 inch iron pipe capped "#7529" found in the line common to said 1.138 acre tract and that 130.590 acre tract conveyed as Parcel V to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775;

Thence North 86° 17' 47" West, with said common line and across said Mink Street NW, a distance of 31.89 feet to a magnetic nail set at a common corner of said 1.138 and 130.590 acre tracts, in the easterly line of said 86.23 acre tract and the centerline of said Mink Street NW;

Thence North 23° 32' 56" East, with said centerline, and the line common to said 1.138 and 86.23 acre tracts, a distance of 200.36 feet to TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, all of which is within Auditors Parcel Number 037-111462-00.000 and 0.138 acre is located within the present roadway occupied.

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

EXHIBIT A

PARCEL M53-WD

0.138 ACRE

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street, having a bearing of North 23° 32' 56" East, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by and under the direct supervision of Joshua M. Meyer, Professional Survey Number 8485 in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-21-2022

Joshua M. Meyer
Professional Surveyor No. 8485

JMM: ap
M53-WD_0_138 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/29/22

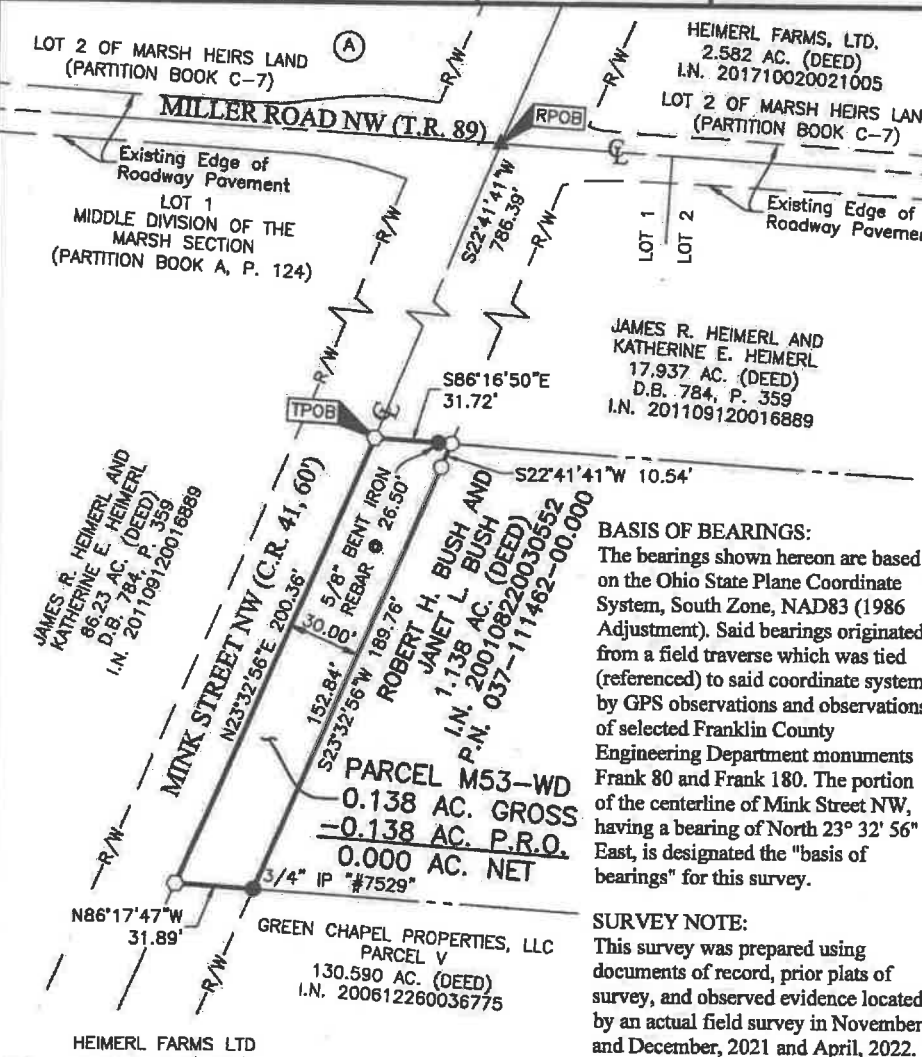


Evans, Machwal, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
6300 New Albany Road, Columbus, OH 43254
Phone: (614) 275-4850 Fax: (614) 275-3446
emht.com

SURVEY OF ACREAGE PARCEL

LOT 1, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 21, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1



BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 23° 32' 56" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

- Iron Pin Set
 - Iron Pin Found
 - Stone Found
 - P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
- I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-21-2022
Date

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M53-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area");

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111462-00.000

Prior Instrument Reference: Instrument #200108220030552, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M53-T
0.027 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200108220030552 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at the common corner of said 1.138 acre tract and that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Instrument Number 201109120016889;

Thence South 86° 16' 50" East, leaving the centerline of said Mink Street NW and with the common line of said 1.138 and 17.937 acre tracts, a distance of 31.72 feet to a point in the easterly right-of-way line of said Mink Street NW;

Thence across said 1.138 acre tract, the following courses and distances:

South 22° 41' 41" West, with said easterly right-of-way line, a distance of 4.71 feet to the TRUE POINT OF BEGINNING;

South 66° 27' 34" East, a distance of 8.87 feet to a point;

South 02° 40' 32" West, a distance of 42.72 feet to a point;

South 23° 32' 56" West, a distance of 22.37 feet to a point;

North 66° 27' 04" West, a distance of 24.00 feet to a point in said easterly right-of-way line;

North 23° 32' 56" East, with said easterly right-of-way line, a distance of 56.45 feet to a point; and

North 22° 41' 41" East, with said easterly right-of-way line, a distance of 5.83 feet to the TRUE POINT OF BEGINNING, containing 0.027 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

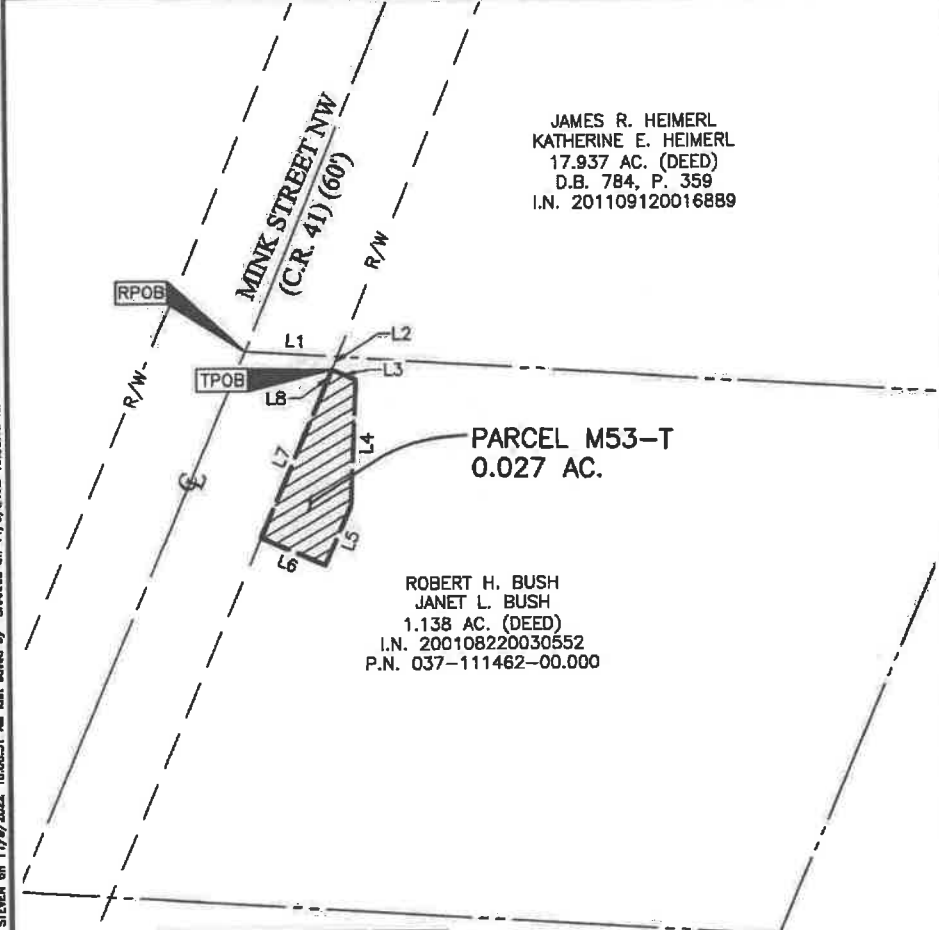
11/22/22
Date

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M53-T_0_027 ac 2022023-NS-ESM1-TEMP.docx



TEMPORARY EASEMENTS
LOT 1 OF MIDDLE DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 9, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1



JAMES R. HEIMERL
KATHERINE E. HEIMERL
17.937 AC. (DEED)
D.B. 784, P. 359
I.N. 201109120016889

ROBERT H. BUSH
JANET L. BUSH
1.138 AC. (DEED)
I.N. 200108220030552
P.N. 037-111462-00.000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°16'50"E	31.72'
L2	S22°41'41"W	4.71'
L3	S66°27'34"E	8.87'
L4	S02°40'32"W	42.72'
L5	S23°32'56"W	22.37'
L6	N66°27'04"W	24.00'
L7	N23°32'56"E	56.45'
L8	N22°41'41"E	5.83'



By Heather L. King 11/02/22
Heather L. King Date
Professional Surveyor No. 8307
hking@emht.com

J:\2022\0233\DWG\04SHEETS\EASEMENTS\M53-T_20220233-15-ESMT-TEMP.DWG plotted by HARRIS, STEVEN on 11/9/2022 10:00:31 AM last saved by HARRIS, STEVEN on 11/9/2022 10:06:13 AM



ORDINANCE O-43-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, GREEN CHAPEL PROPERTIES, LLC, OF THE PROPERTY LOCATED AT 3628 MINK STREET NW IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Green Chapel Properties, LLC, for the property located at 3628 Mink Street NW, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M54-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M54-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 3 (Project Parcel M54-T2).
- D. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 4 (Project Parcel M54-T3).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Five Thousand Five Hundred Ninety-four Dollars (\$5,594.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record

instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M54-WD
0.580 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 in the Middle of the Division of the Marsh Section (Partition Book A, Page 124), in Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 130.590 acre tract conveyed as Parcel V to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Miller Street NW (County Road 89) (Width Varies) and Mink Street NW (County Road 41) (width varies), the southwesterly corner of that 2.582 acre tract conveyed to Heimerl Farms, LTD. by deed of record in Instrument Number 201710020021005, the northwesterly corner of that 17.937 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, the northeasterly corner of that 86.23 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359 and Instrument Number 201109120016889, and the southeasterly corner of that 10.192 acre tract conveyed to Heimerl Farms LTD by deed of record in Instrument Numbers 201211060026173 and 201211060026174, being in the common line of Lot 2 of Marsh Heirs Land (Partition Book C-7) and said Lot 1;

Thence South 22° 41' 41" West, with the centerline of said Mink Street NW, a distance of 786.39 feet to a magnetic nail set at the common corner of said 17.937 acre tract and that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200108220030552;

Thence South 23° 32' 56" West, continuing with said centerline, a distance of 200.36 feet to a magnetic nail set at the corner common to said 130.590 and 1.138 acre tracts, the TRUE POINT OF BEGINNING;

Thence South 86° 17' 47" East, with the line common to said 130.590 and 1.138 acre tracts, across Mink Street NW, a distance of 31.89 feet to a 3/4 inch iron pipe capped "PS#7529" found in the easterly right-of-way line of said Mink Street NW;

Thence South 23° 32' 56" West, across said 130.590 acre tract with said easterly right-of-way line, a distance of 841.48 feet to an iron pin set in the northerly line of that 3.000 acre tract conveyed to Danny T. Disbennett and Rebecca C. Disbennett by deed of record in Instrument Number 201609160020094 (reference a 3/4 inch bent iron pipe found South 73° 31' 10" West, at a distance of 5.65 feet);

Thence North 86° 31' 06" West, with the line common to said 130.590 and 3.000 acre tracts, a distance of 31.94 feet to a magnetic nail set in the centerline of said Mink Street NW at a common corner of said 130.590 and 3.000 acre tracts, in an easterly line of that 1.049 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339 (reference a 3/4 inch iron pipe found North 87° 17' 39" West, at a distance of 26.50 feet);

EXHIBIT A

**PARCEL M54-WD
0.580 ACRE**

-2-

Thence North 23° 32' 56" East, with the centerline of said Mink Street NW, the westerly line of said 130.590 acre tract, the easterly line of said 1.049 and 86.23 acre tracts a distance of 841.61 feet to the TRUE POINT OF BEGINNING, containing 0.580 acre, more or less, all of which is within Auditors Parcel Number 037-111468-00.000 and all of which is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 23°32'56" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

11-21-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/30/22

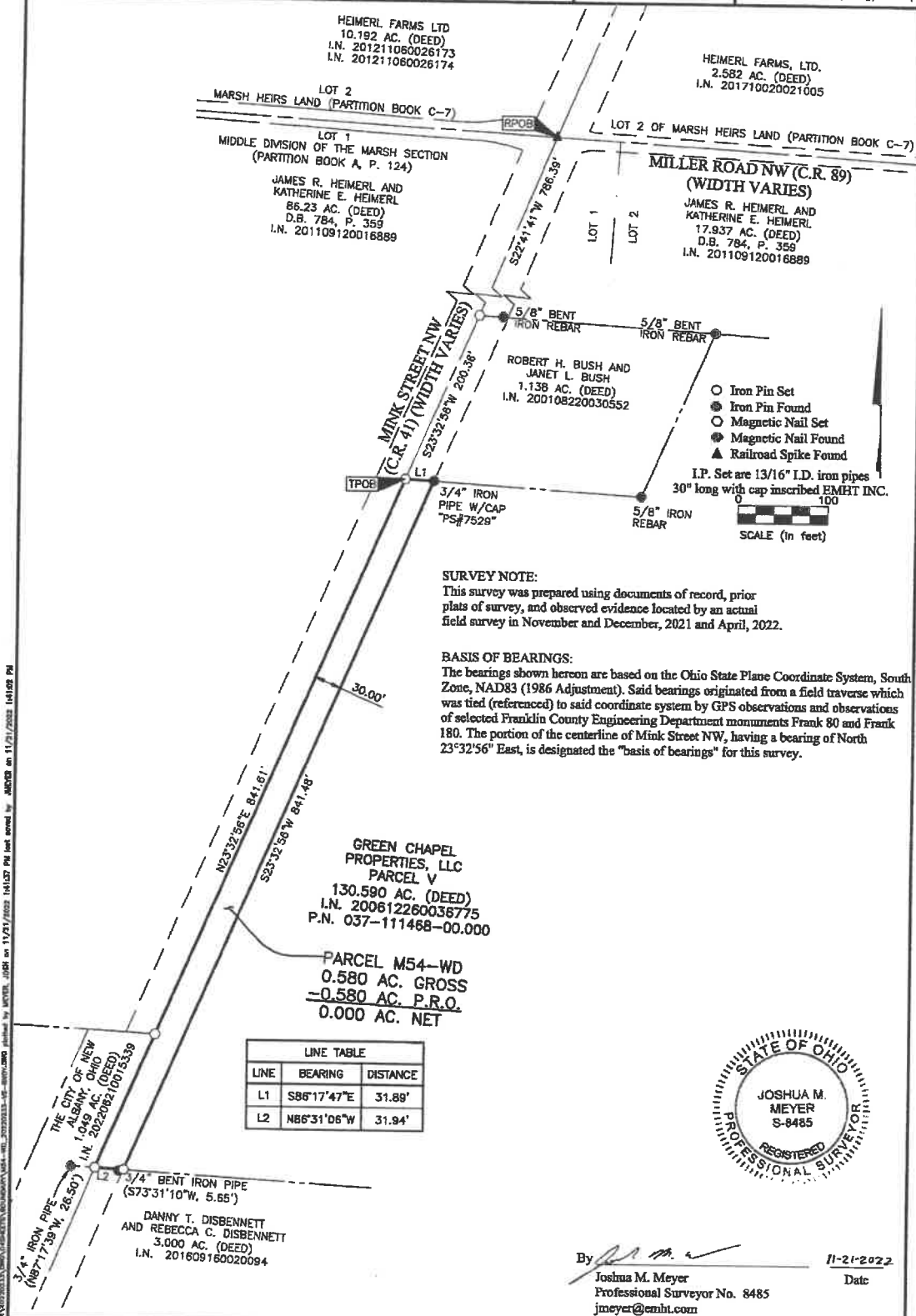


Evans, Macchewill, Henselton & Wilson, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 1 MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 21, 2022 Scale: 1" = 100' Job No: 2022-0233 Sheet No: 1 of 1



Mink Street and Miller Road NW / M54-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M54-T1

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area");

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111468-00.000

Prior Instrument Reference: Instrument #200612260036775, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M54-T1
0.023 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 130.590 acre tract conveyed as Parcel V to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41, 60 feet), at the common corner of said 130.590 acre tract and that 3.000 acre tract conveyed to Danny T. Disbennett and Rebecca C. Disbennett by deed of record in Instrument Number 201609160020094;

Thence North 23° 32' 56" East, with the centerline of said Mink Street NW and with the westerly line of said 130.590 acre tract, a distance of 152.99 feet to a point;

Thence across said 130.590 acre tract, the following courses and distances:

South 66° 27' 04" East, across the right-of-way of said Mink Street NW, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

North 23° 32' 56" East, with the easterly right-of-way line of said Mink Street NW, a distance of 123.69 feet to a point;

South 66° 27' 04" East, a distance of 8.00 feet to a point;

South 23° 32' 56" West, a distance of 123.69 feet to a point; and

North 66° 27' 04" West, a distance of 8.00 feet to the TRUE POINT OF BEGINNING, containing 0.023 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Heather L. King 11/22/22
Date

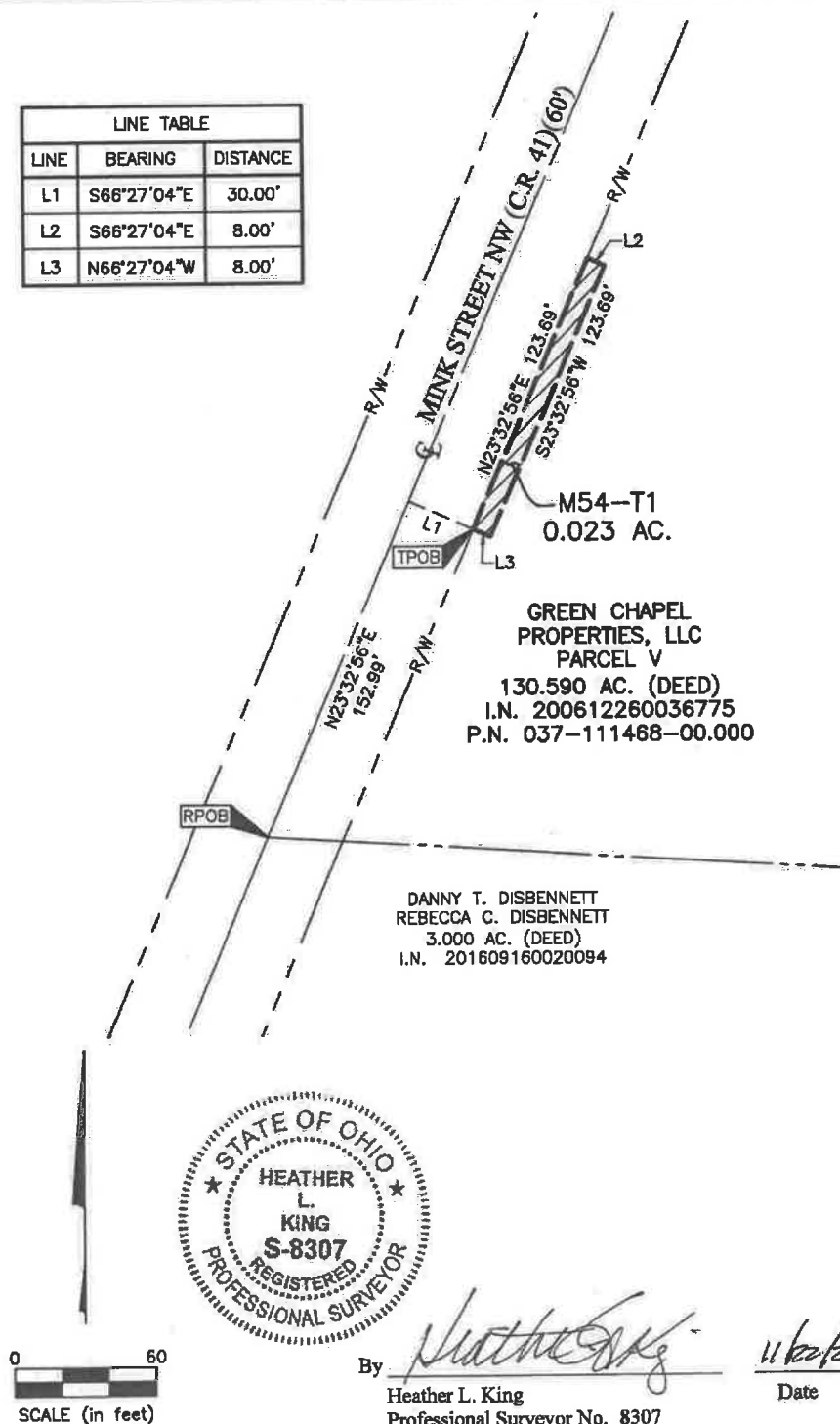
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M54-T1_0_023 ac 20220233-VS-ESMT-TEMP.docx



UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 9, 2022	Scale: 1" = 60'	Job No: 2022-0233	Sheet No: 1 of 1
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°27'04"E	30.00'
L2	S66°27'04"E	8.00'
L3	N66°27'04"W	8.00'



I:\20220231.DWG\04SHEETS\04SHEETS\164-T1_20220231-VS-ESWT-TEMP.DWG plotted by HARRIS, STEVEN on 11/9/2022 10:12:34 AM last saved by SHARRS on 11/9/2022 10:11:24 AM

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M54-T2

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111468-00.000

Prior Instrument Reference: Instrument #200612260036775, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M54-T2
0.029 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 130.590 acre tract conveyed as Parcel V to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41, 60 feet), at the common corner of said 130.590 acre tract and that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200108220030552;

Thence South 23° 32' 56" West, with the centerline of said Mink Street NW and with the westerly line of said 130.590 acre tract, a distance of 130.17 feet to a point;

Thence South 66° 27' 04" East, across the right-of-way of said Mink Street NW and across said 130.590 acre tract, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence across said 130.590 acre tract, the following courses and distances:

South 66° 27' 04" East, a distance of 7.00 feet to a point;

South 23° 32' 56" West, a distance of 182.56 feet to a point;

North 66° 27' 04" West, a distance of 7.00 feet to a point in said easterly right-of-way line; and

North 23° 32' 56" East, with said easterly right-of-way line, a distance of 182.56 feet to the TRUE POINT OF BEGINNING, containing 0.029 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

11/22/22
Date

HLK:td
M54-T2_0_029 ac 20220233-VS-ESMT-TEMP.docx



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5200 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.773.3446
emht.com

TEMPORARY EASEMENTS

LOT 1, MIDDLE DIVISION OF THE MARSH SECTION

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 9, 2022

Scale: 1" = 60'

Job No: 2022-0233

Sheet No: 1 of 1

0 60
SCALE (in feet)

ROBERT H. BUSH
JANET L. BUSH
1.138 AC. (DEED)
I.N. 200108220030552

M54-T3
0.011 AC.

GREEN CHAPEL
PROPERTIES, LLC
PARCEL V
130.590 AC. (DEED)
I.N. 200612260036775
P.N. 037-111468-00.000

M54-T2
0.029 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°32'56"W	74.55'
L2	S66°27'04"E	30.00'
L3	S66°27'04"E	20.00'
L4	S23°32'56"W	23.16'
L5	N66°27'04"W	20.00'
L6	N23°32'56"E	23.16'
L7	S66°27'04"E	30.00'
L8	S66°27'04"E	7.00'
L9	N66°27'04"W	7.00'



By

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

Date

11/22/22

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M54-T3

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-111468-00.000

Prior Instrument Reference: Instrument #200612260036775, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M54-T3
0.011 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 1 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 130.590 acre tract conveyed as Parcel V to Green Chapel Properties, LLC by deed of record in Instrument Number 200612260036775 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41, 60 feet), at the common corner of said 130.590 acre tract and that 1.138 acre tract conveyed to Robert H. Bush and Janet L. Bush by deed of record in Instrument Number 200108220030552;

Thence South 23° 32' 56" West, with the centerline of said Mink Street NW and with the westerly line of said 130.590 acre tract, a distance of 74.55 feet to a point;

Thence South 66° 27' 04" East, across the right-of-way of said Mink Street NW and across said 130.590 acre tract, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence across said 130.590 acre tract, the following courses and distances:

South 66° 27' 04" East, a distance of 20.00 feet to a point;

South 23° 32' 56" West, a distance of 23.16 feet to a point;

North 66° 27' 04" West, a distance of 20.00 feet to a point in said easterly right-of-way line; and

North 23° 32' 56" East, with said easterly right-of-way line, a distance of 23.16 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

11/22/22
Date

HLK:td
M54-T3_0_011 ac 20220233-VS-ESMT-TEMP.docx



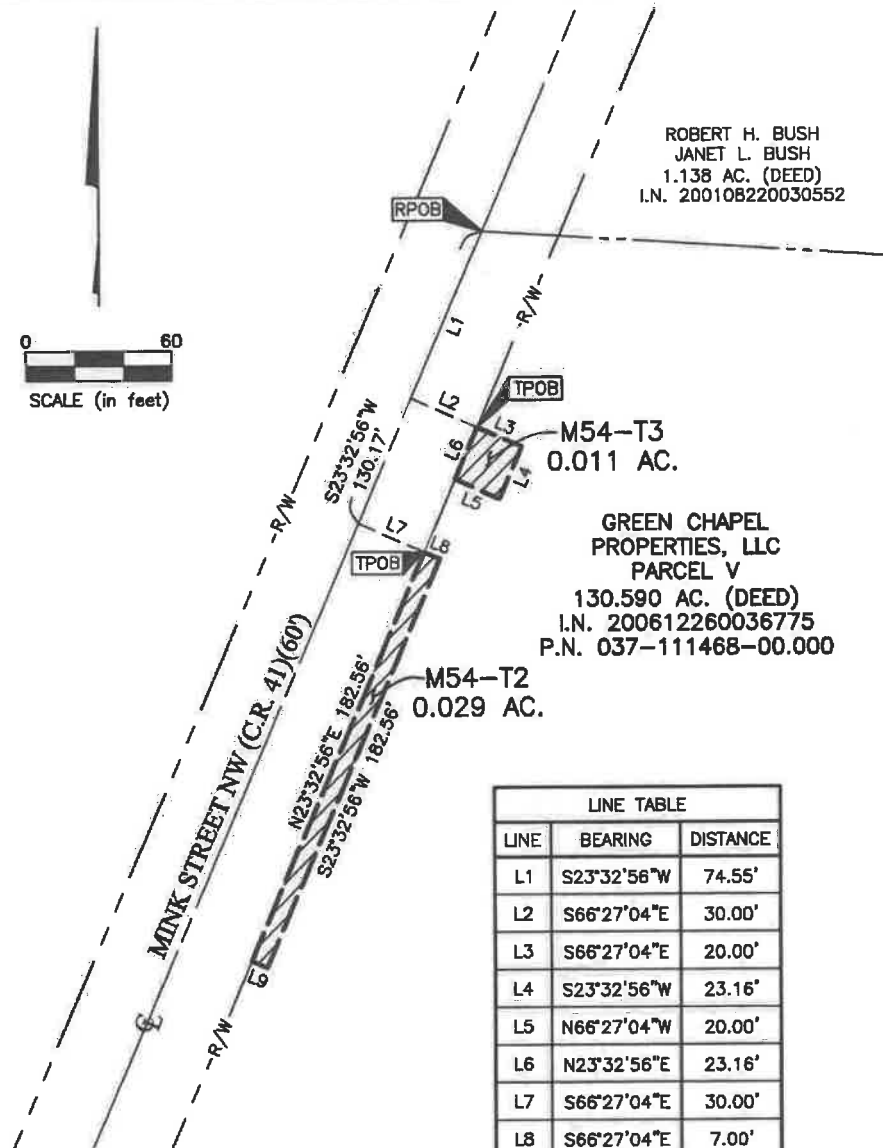
Evans, Mechwart, Hamilton & Titus, Inc.
Engineers • Surveyors • Planners • Scientists
890 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Toll Free: 888.775.5686
emht.com

TEMPORARY EASEMENTS
LOT 1, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 9, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1



\\A:\2022\2023\DWG\04\HEATER EASEMENTS\M54-T2_20220233-05-ESM-TEMP.DWG plotted by HARRIS, STEVEN on 11/9/2022 10:14:24 AM last saved by SHARRIS on 11/9/2022 10:13:48 AM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°32'56"W	74.55'
L2	S66°27'04"E	30.00'
L3	S66°27'04"E	20.00'
L4	S23°32'56"W	23.16'
L5	N66°27'04"W	20.00'
L6	N23°32'56"E	23.16'
L7	S66°27'04"E	30.00'
L8	S66°27'04"E	7.00'
L9	N66°27'04"W	7.00'



By Heather L. King 11/22/22
Heather L. King Date
Professional Surveyor No. 8307
hking@emht.com



ORDINANCE O-44-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, MORRIS A. KITSMILLER, OF THE PROPERTY LOCATED AT 3160 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-2-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Morris A. Kitsmiller, for the property located at 3160 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M58-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M58-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 3 (Project Parcel M58-T2).
- D. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 4 (Project Parcel M58-T3).
- E. Permanent easement as described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 5 (Project Parcel M58-S).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at One Thousand Two Hundred Eighty-one Dollars (\$1,281.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees

of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M58-WD
0.237 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), in the line common to Lot 15 of the Middle Division of the Marsh Section and Lot 14 of the Southerly Division of the Marsh Section;

Thence with the centerline of said Mink Street NW, the following courses and distances:

With the arc of a curve to the right, having a central angle of 05° 08' 54", a radius of 8606.28 feet, an arc length of 773.31 feet, a chord bearing of North 25° 13' 25" East and chord distance of 773.05 feet to a magnetic nail set at a point of tangency;

North 27° 47' 52" East, a distance of 866.20 feet to a railroad spike found at a point of curvature; and

With the arc of a curve to the left, having a central angle of 01° 26' 13", a radius of 13751.00 feet, an arc length of 344.85 feet, a chord bearing of North 25° 20' 27" East and chord distance of 344.84 feet to a magnetic nail set at the southwesterly corner of said 7.860 acre tract, the northwesterly corner of that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656, in the easterly line of that 35.745 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202207200017782, the TRUE POINT OF BEGINNING;

Thence with said centerline, the westerly line of said 7.860 acre tract, the easterly line of said 35.745 acre tract, with the arc of a curve to the left, having a central angle of 01° 26' 13", a radius of 13751.00 feet, an arc length of 344.85 feet, a chord bearing of North 23° 54' 14" East and chord distance of 344.84 feet to a magnetic nail set at the northwesterly corner of said 7.860 acre tract, the southwesterly corner of that 5.50 acre tract conveyed to Thomas W. Dauer and Dianne S. Dauer by deed of record in Instrument Number 200808190018862, in the easterly line of said 35.745 acre tract;

Thence South 86° 24' 48" East, across said Mink Street NW, with the line common to said 7.860 and 5.50 acre tracts, a distance of 31.84 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence with said easterly right-of-way line and across said 7.860 acre tract, with the arc of a curve to the right, having a central angle of 01° 25' 58", a radius of 13781.00 feet, an arc length of 344.60 feet, a chord bearing of South 23° 51' 27" West and chord distance of 344.59

EXHIBIT A

**PARCEL M58-WD
0.237 ACRE**

-2-

feet to an iron pin set in the southerly line of said 7.860 acre tract, the northerly line of said 8.716 acre tract;

Thence North 86° 39' 17" West, with the line common to said 7.860 and 8.716 acre tracts, across said Mink Street NW (passing a 3/4 iron pipe found at a distance of 5.49 feet), a total distance of 32.19 feet to the TRUE POINT OF BEGINNING, containing 0.237 acre, more or less, all of which is within Auditor's Parcel Number 037-112140-01.000, and 0.237 acre is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021 and April, 2022.



JMM:jo
M58-WD_0_237 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

11-15-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/14/22



Evans, Meacham, Hamilton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3646
emht.com

SURVEY OF ACREAGE PARCEL

LOT 10, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 15, 2022 Scale: 1" = 40' Job No: 20220233 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

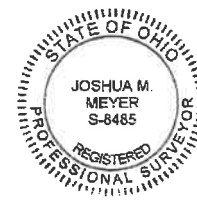
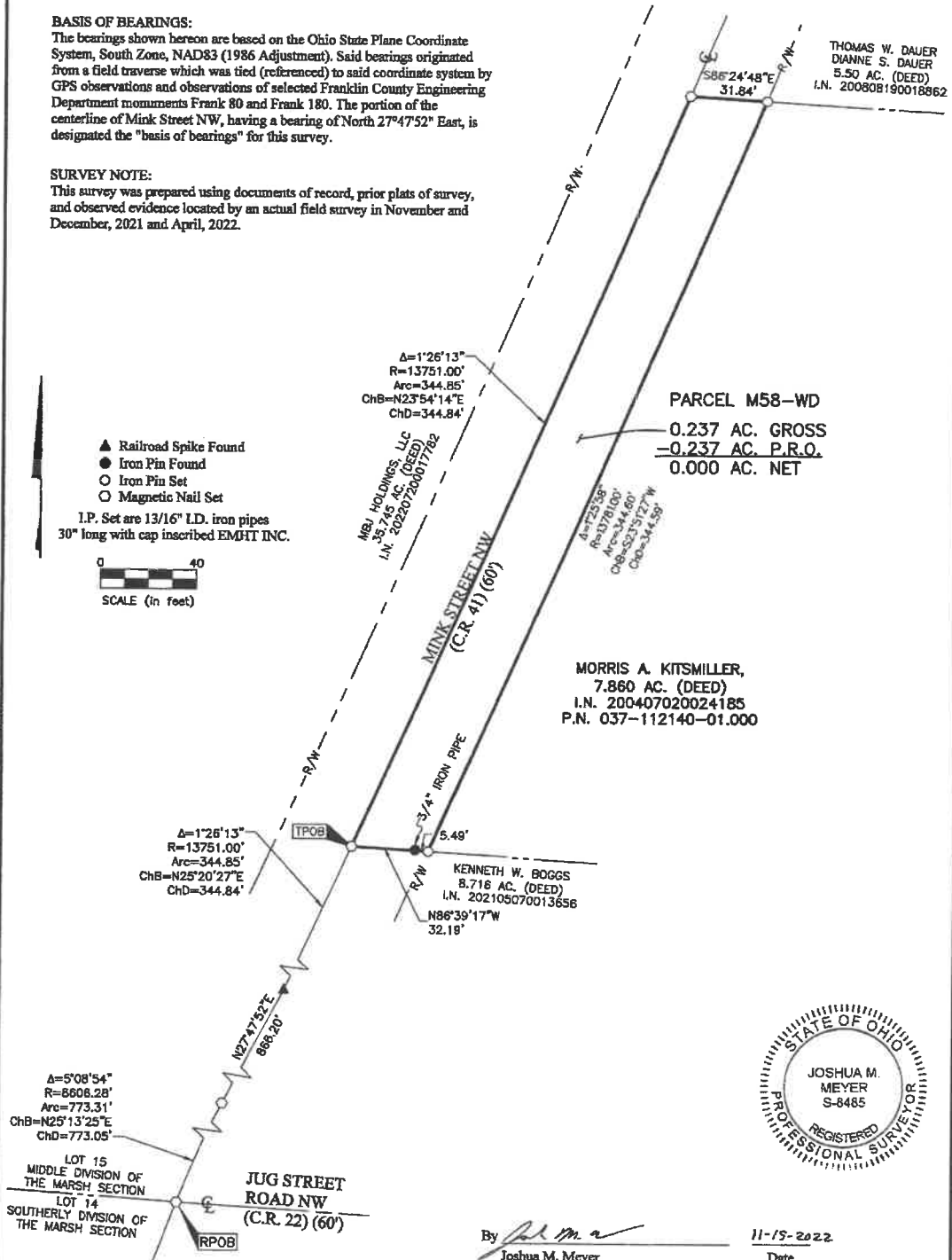
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

- ▲ Railroad Spike Found
- Iron Pin Found
- Iron Pin Set
- Magnetic Nail Set

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

0 40
SCALE (in feet)



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-15-2022
Date

MINK STREET (BEAVER RUN-GREEN CHAPEL) / M58-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M58-T1

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112140-01.000

Prior Instrument References: Instrument Number 200407020024185, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M58-T1
0.002 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southwesterly corner of said 7.860 acre tract, the northwesterly corner of that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656;

Thence with said centerline and with the arc of a curve to the left, having a central angle of 00° 27' 33", a radius of 13751.00 feet, an arc length of 110.17 feet, a chord bearing of North 24° 23' 34" East and chord distance of 110.17 feet to a point;

Thence South 65° 50' 12" East, across said Mink Street NW and said 7.860 acre tract, a distance of 30.00 feet to a point on the arc of a curve in the easterly right of way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence with said right of way line and continuing across said 7.860 acre tract, and with the arc of a curve to the left, having a central angle of 00° 03' 30", a radius of 13781.00 feet, an arc length of 14.01 feet, a chord bearing of North 24° 08' 03" East and chord distance of 14.01 feet to a point;

Thence continuing across said 7.860 acre tract, the following courses and distances:

South 65° 51' 57" East, a distance of 7.00 feet to a point;

South 24° 12' 15" West, a distance of 14.02 feet to a point; and

North 65° 47' 45" West, a distance of 6.99 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

7 Dec 22

Matthew A. Kirk
Professional Surveyor No. 7865

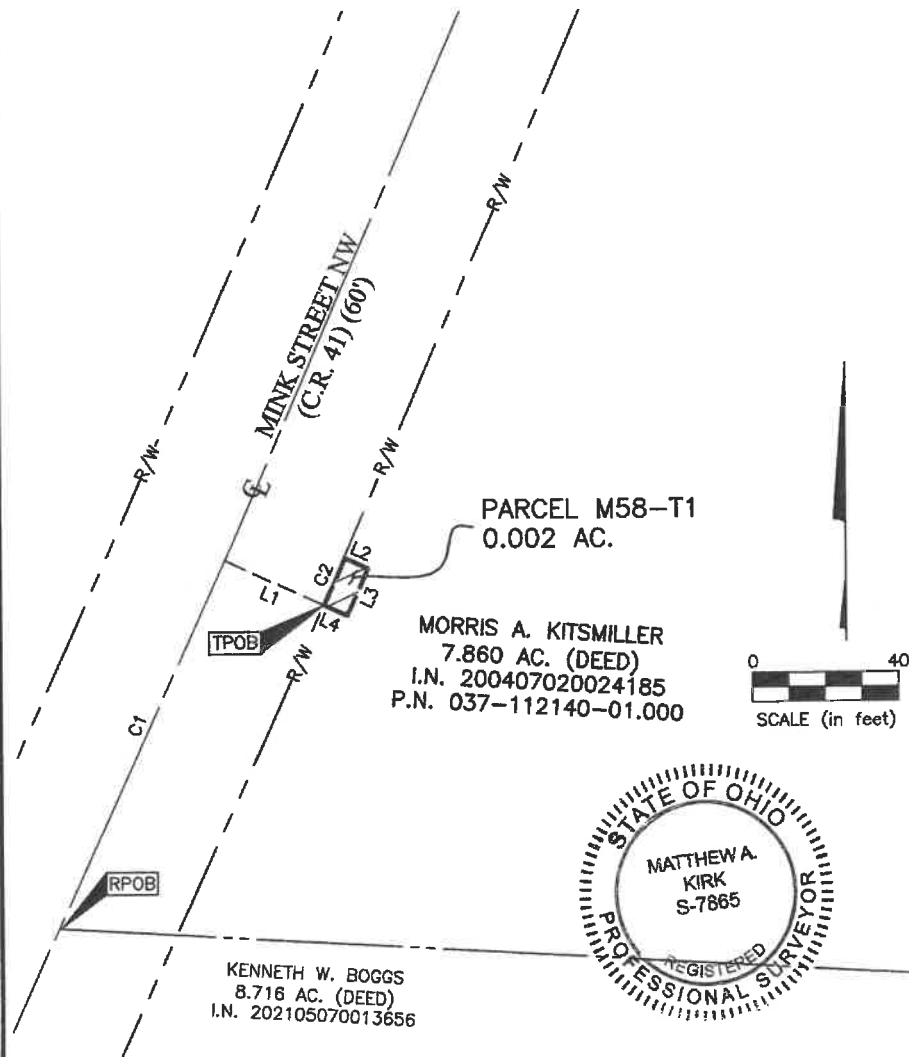
Date

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TEMPORARY EASEMENT
LOT 10, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: December 7, 2022	Scale: 1" = 40'	Job No: 20220233	Sheet No: 1 of 1
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°50'12"E	30.00'
L2	S65°51'57"E	7.00'
L3	S24°12'15"W	14.02'
L4	N65°47'45"W	6.99'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°27'33"	13751.00'	110.17'	N24°23'34"E	110.17'
C2	0°03'30"	13781.00'	14.01'	N24°08'03"E	14.01'

By Matthew A. Kirk 7 Dec 22
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M58-T2

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112140-01.000

Prior Instrument References: Instrument Number 2004070200241851, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M58-T2
0.003 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southwesterly corner of said 7.860 acre tract, the northwesterly corner of that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656;

Thence with said centerline and with the arc of a curve to the left, having a central angle of 00° 44' 45", a radius of 13751.00 feet, an arc length of 179.02 feet, a chord bearing of North 24° 14' 58" East and chord distance of 179.02 feet to a point;

Thence South 66° 07' 25" East, across said Mink Street NW and said 7.860 acre tract, a distance of 30.00 feet to a point on the arc of a curve in the easterly right of way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence with said right of way line and continuing across said 7.860 acre tract, and with the arc of a curve to the left, having a central angle of 00° 04' 00", a radius of 13781.00 feet, an arc length of 16.00 feet, a chord bearing of North 23° 50' 35" East and chord distance of 16.00 feet to a point;

Thence continuing across said 7.860 acre tract, the following courses and distances:

South 66° 09' 25" East, a distance of 7.00 feet to a point;

South 23° 54' 36" West, a distance of 16.01 feet to a point; and

North 66° 05' 24" West, a distance of 6.98 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

7 Dec 22
Date

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**LOT 10, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15**

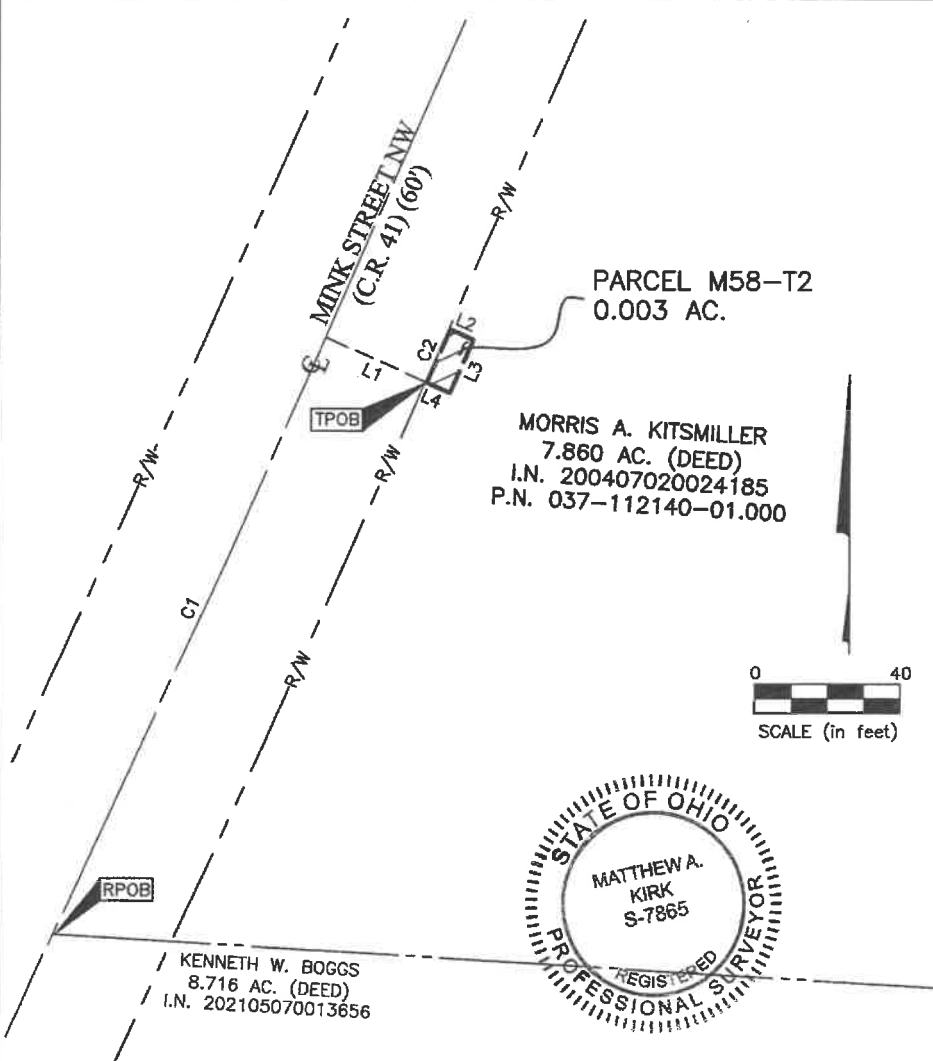
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: December 7, 2022

Scale: 1" = 40'

Job No: 20220233

Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°07'25"E	30.00'
L2	S66°09'25"E	7.00'
L3	S23°54'36"W	16.01'
L4	N66°05'24"W	6.98'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°44'45"	13751.00'	179.02'	N24°14'58"E	179.02'
C2	0°04'00"	13781.00'	16.00'	N23°50'35"E	16.00'

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

7 DEC 22
Date

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M58-T3

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112140-01.000

Prior Instrument References: Instrument Number 2004070200241851, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M58-T3
0.005 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the northwesterly corner of said 7.860 acre tract, the southwesterly corner of that 5.50 acre tract conveyed to Thomas W. Dauer and Dianne S. Dauer by deed of record in Instrument Number 200808190018862;

Thence with said centerline and with the arc of a curve to the right, having a central angle of 00° 15' 04", a radius of 13751.00 feet, an arc length of 60.30 feet, a chord bearing of South 23° 18' 40" West and chord distance of 60.30 feet to a point;

Thence South 66° 33' 48" East, across said Mink Street NW and said 7.860 acre tract, a distance of 30.00 feet to a point in the easterly right of way line of said Mink Street, being the TRUE POINT OF BEGINNING;

Thence continuing across said 7.860 acre tract, the following courses and distances:

South 66° 39' 24" East, a distance of 20.91 feet to a point; and

South 71° 12' 20" West, a distance of 28.27 feet to a point in the said easterly right of way line;

Thence with said right of way line and continuing across said 7.860 acre tract, and with the arc of a curve to the left, having a central angle of 00° 04' 44", a radius of 13781.00 feet, an arc length of 18.96 feet, a chord bearing of North 23° 28' 34" East and chord distance of 18.96 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.

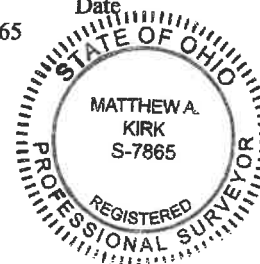
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

7 Dec 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date



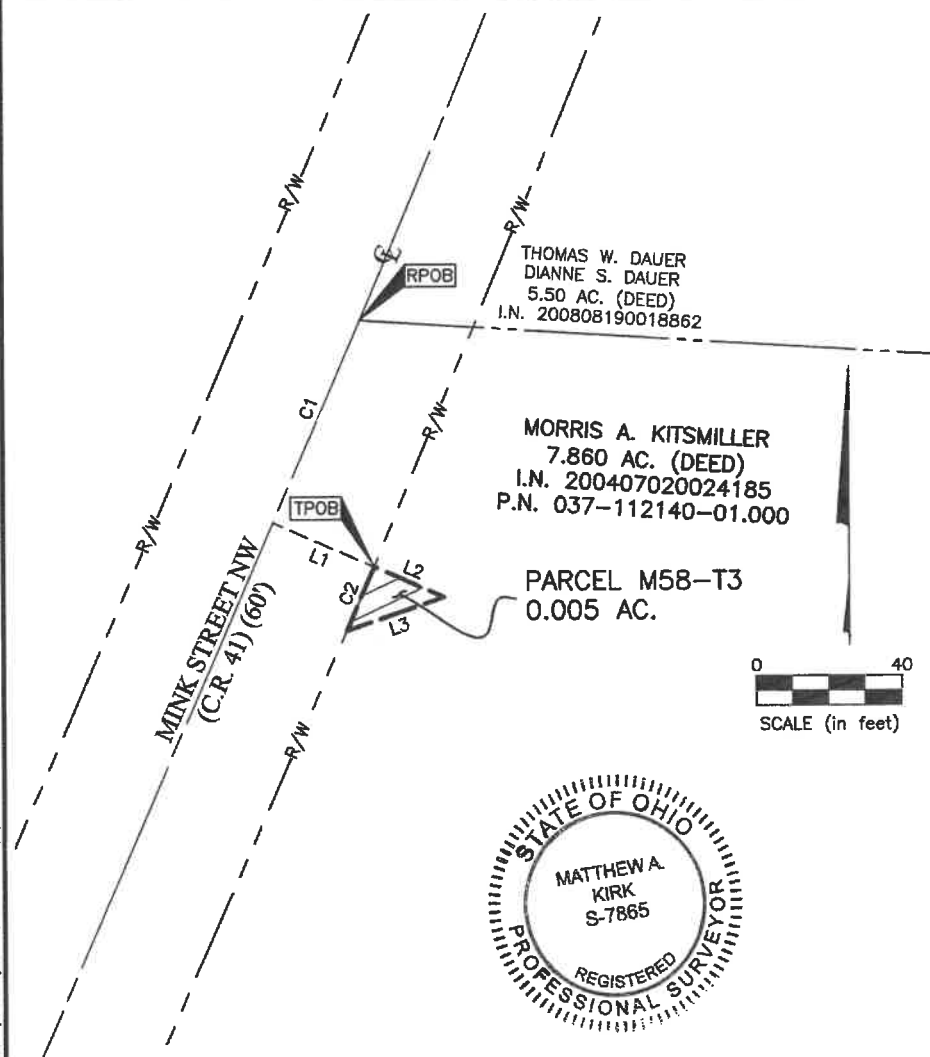
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Evans, McElwain, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
6500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT
LOT 10, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: December 7, 2022 Scale: 1" = 40' Job No: 20220233 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°33'48"E	30.00'
L2	S66°39'24"E	20.91'
L3	S71°12'20"W	28.27'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°15'04"	13751.00'	60.30'	S23°18'40"W	60.30'
C2	0°04'44"	13781.00'	18.96'	N23°28'34"E	18.96'

By Matthew A. Kirk 7 Dec 22
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date

J:\20220233\DWG\04SHEETS\EASEMENTS\M5B-T3_20220233-15-ESMF-TEMP.DWG plotted by OMAS, JACOB on 12/7/2022 9:51:02 AM last saved by JOMAS on 12/7/2022 9:50:56 AM

EASEMENT

PARCEL M58-S

A perpetual non-exclusive easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to occupy for drainage, stormwater management, utilities and appurtenances necessary for the establishment, construction, reconstruction, widening, repair or maintenance and use of a public road (the "Project") the following described real estate ("Easement Area") and for other purposes described herein:

SEE EXHIBIT A ATTACHED

Licking County Current Tax Parcel No. 037-112140-01.000

Prior Instrument Reference: Instrument Number 200407020024185, Licking County, Ohio Recorder's Office

The purpose of the easement is for drainage, stormwater management and utilities appurtenant to a public road, together with the right to construct, reconstruct, operate, maintain, repair, replace, and/or remove said drainage, stormwater and utility facilities that may be necessary or convenient for the providing of such drainage, stormwater and utility services, in, upon, across, over, under, and through the Easement Area, together with ingress and egress thereto. The City may assign this Easement to parties who may be responsible for the proper use, operation, and maintenance of the drainage, stormwater, utility and public roadway that required this Easement.

Upon completion of any construction of any drainage, stormwater and utilities in the Easement Area, the Easement Area will be graded, seeded or erosion control measures shall be installed and the Easement Area shall be returned as reasonably practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. The City shall restore the initial construction in the Easement Area in accordance with the roadway improvement plans and specifications on file at the Licking County Engineer's Office.

The Owner shall not unreasonably interfere with the drainage, stormwater or utility easement or its purposes and shall not convey any other easement within the Easement Area; place any additional structures of a temporary or permanent type on, above, or under the Easement Area; add or remove any dirt, stone, fill, trees or other vegetation or materials within the Easement Area; or disturb or alter any slopes, drainage courses or water flows within the Easement Area. However, the Owner may continue to enjoy the use of said property for any purposes which do not interfere with or prevent the use of this Easement by the City including ingress and egress over said Easement not inconsistent with its intended use.

EXHIBIT A

**PARCEL M58-S
0.012 ACRE**

EASEMENT

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the northwesterly corner of said 7.860 acre tract, the southwesterly corner of that 5.50 acre tract conveyed to Thomas W. Dauer and Dianne S. Dauer by deed of record in Instrument Number 200808190018862;

Thence with said centerline and with the arc of a curve to the right, having a central angle of $00^{\circ} 08' 56''$, a radius of 13751.00 feet, an arc length of 35.74 feet, a chord bearing of South $23^{\circ} 15' 36''$ West and chord distance of 35.74 feet to a point;

Thence South $66^{\circ} 39' 56''$ East, across said Mink Street NW and said 7.860 acre tract, a distance of 30.00 feet to a point in the easterly right of way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence across said 7.860 acre tract, the following courses and distances:

South $66^{\circ} 39' 24''$ East, a distance of 20.99 feet to a point;

South $23^{\circ} 33' 37''$ West, a distance of 24.61 feet to a point;

North $66^{\circ} 39' 24''$ West, a distance of 20.91 feet to a point in the said easterly right of way line; and

Thence with said right of way line and continuing across said 7.860 acre tract, and with the arc of a curve to the left, having a central angle of $00^{\circ} 06' 08''$, a radius of 13781.00 feet, an arc length of 24.61 feet, a chord bearing of North $23^{\circ} 23' 08''$ East and chord distance of 24.61 feet to the TRUE POINT OF BEGINNING, containing 0.012 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

7 DEC 22

Date

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M58-S_0_012 ac 20220233-VS-ESMT-DRAN.docx



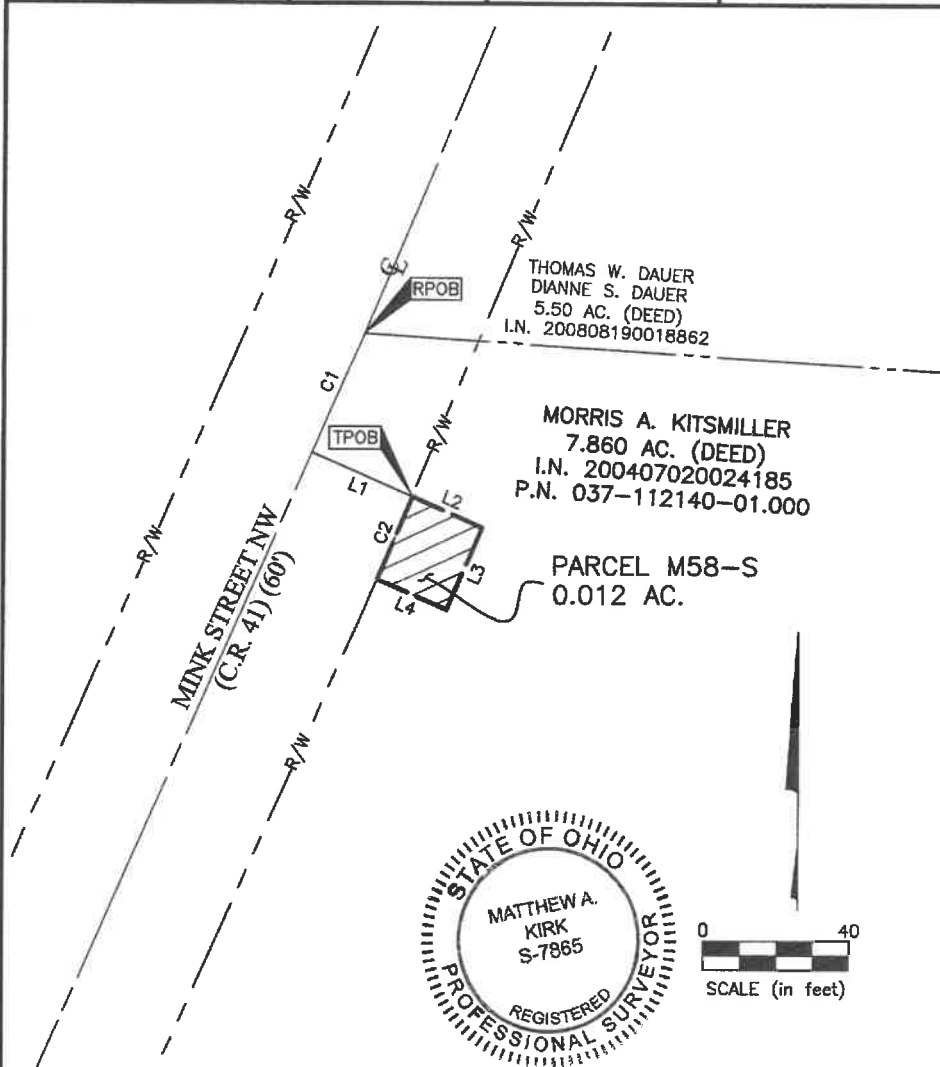


Event, Mechanical, Horizontal & Tilt, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.5646
emht.com

EASEMENT

LOT 10, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: December 7, 2022 Scale: 1" = 40' Job No: 20220233 Sheet No: 1 of 1



0 40
SCALE (in feet)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°39'56"E	30.00'
L2	S66°39'24"E	20.99'
L3	S23°33'37"W	24.61'
L4	N66°39'24"W	20.91'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°08'56"	13751.00'	35.74'	S23°15'36"W	35.74'
C2	0°06'08"	13781.00'	24.61'	N23°23'08"E	24.61'

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

7 DEC 22
Date



ORDINANCE O-45-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, KENNETH W. BOGGS, OF THE PROPERTY LOCATED AT 3150 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Kenneth W. Boggs, for the property located at 3150 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M59-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M59-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Two Thousand Seven Hundred Eighty-four Dollars (\$2,784.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M59-WD
0.247 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), in the line common to Lot 15 of the Middle Division of the Marsh Section and Lot 14 of the Southerly Division of the Marsh Section;

Thence with the centerline of said Mink Street NW, the following courses and distances:

With the arc of a curve to the right, having a central angle of $05^{\circ} 08' 54''$, a radius of 8606.28 feet, an arc length of 773.31 feet, a chord bearing of North $25^{\circ} 13' 25''$ East and chord distance of 773.05 feet to a magnetic nail set at a point of tangency; and

North $27^{\circ} 47' 52''$ East, a distance of 866.20 feet to a railroad spike found at the southwesterly corner of said 8.716 acre tract, the northwesterly corner of that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official Record 110, Page 531, the northeasterly corner of that 1.952 acre tract conveyed to Michael D. Sadilek and Christina K. Sadilek by deed of record in Instrument Number 201709150019732, the southeasterly corner of that 35.745 acre tract conveyed to MBI Holdings, LLC by deed of record in Instrument Number 202207200017782, the TRUE POINT OF BEGINNING;

Thence with said centerline, the westerly line of said 8.716 acre tract, the easterly line of said 35.745 acre tract, with the arc of a curve to the left, having a central angle of $01^{\circ} 26' 13''$, a radius of 13751.00 feet, an arc length of 344.85 feet, a chord bearing of North $25^{\circ} 20' 27''$ East and chord distance of 344.84 feet to a magnetic nail set at the northwesterly corner of said 8.716 acre tract, the southwesterly corner of that 7.860 acre tract conveyed to Morris A. Kitsmiller by deed of record in Instrument Number 200407020024185, in the easterly line of said 35.745 acre tract;

Thence South $86^{\circ} 39' 17''$ East, across said Mink Street NW, with the line common to said 8.716 and 7.860 acre tracts (passing a 3/4 inch iron pipe found at a distance of 26.70 feet), a total distance of 32.19 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence across said 8.716 acre tract, the following courses and distances:

With said easterly right-of-way line, with the arc of a curve to the right, having a central angle of $00^{\circ} 55' 51''$, a radius of 13781.00 feet, an arc length of 223.90 feet, a chord bearing of

EXHIBIT A

**PARCEL M59-WD
0.247 ACRE**

-2-

South 25° 02' 21" West and chord distance of 223.90 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of 06° 30' 16", a radius of 962.00 feet, an arc length of 109.21 feet, a chord bearing of South 21° 22' 05" West and chord distance of 109.15 feet to an iron pin set at a point of tangency; and

South 18° 06' 57" West, a distance of 8.16 feet to an iron pin set in the southerly line of said 8.716 acre tract, the northerly line of said 5.043 acre tract;

Thence North 86° 40' 52" West, with the line common to said 8.716 and 5.043 acre tracts, across said Mink Street NW (passing a 3/4 iron pipe found at a distance of 16.15 feet), a total distance of 42.73 feet to the westerly common corner thereof, the TRUE POINT OF BEGINNING, containing 0.247 acre, more or less, all of which is within Auditor's Parcel Number 037-112140-00.000, and 0.237 acre is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 27° 47' 52" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021 and April, 2022.



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M59-WD_0_247 ac 202202233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

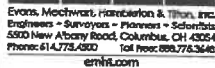
A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

10-24-2022

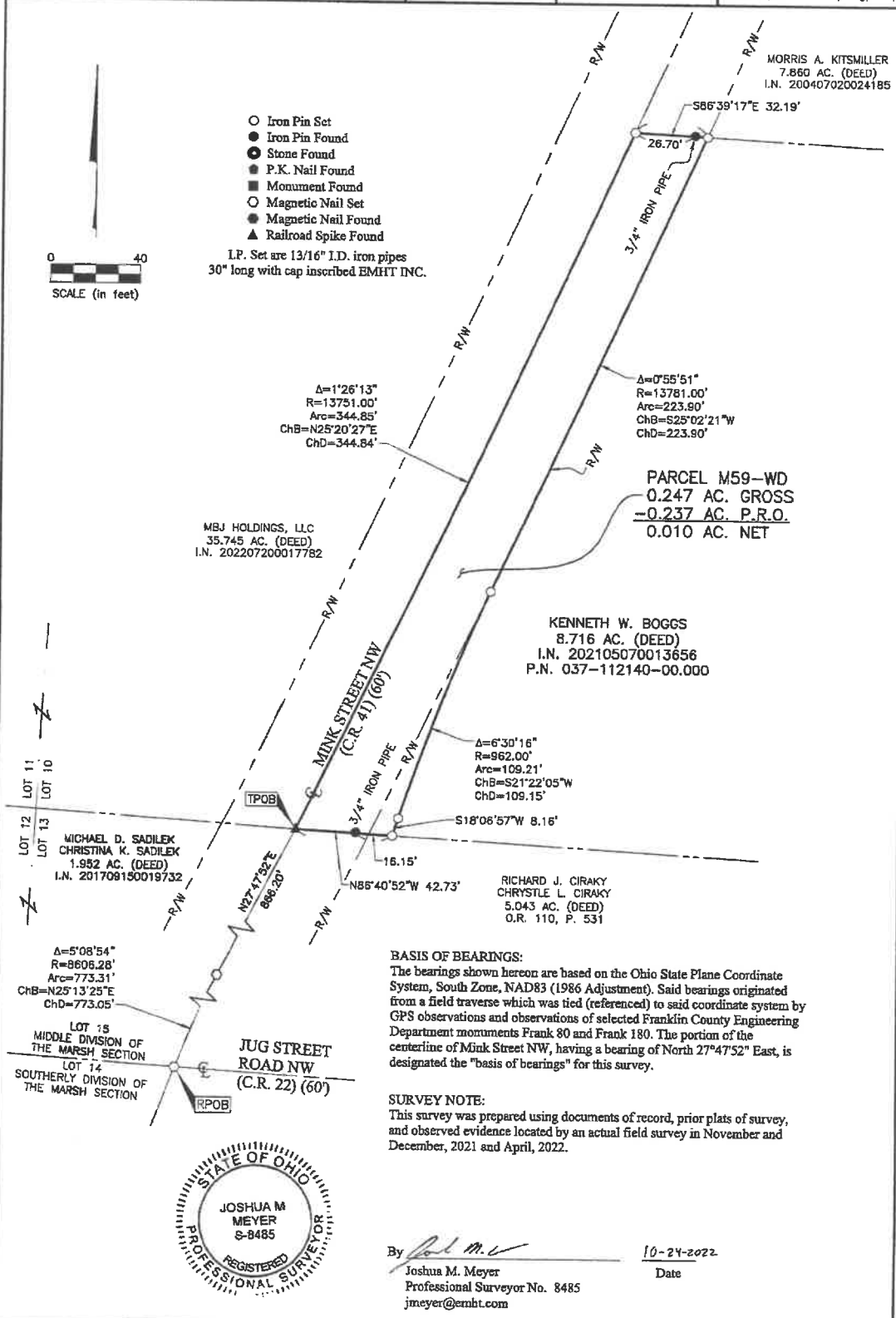
Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/25/22



QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 24, 2022	Scale: 1" = 40'	Job No: 20220233	Sheet No: 1 of 1
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Mink Street (Beaver Run--Green Chapel) / M59-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M59-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112140-00.000

Prior Instrument Reference: Instrument #202105070013656, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M59-T
0.006 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 10 of the Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 8.716 acre tract conveyed to Kenneth W. Boggs by deed of record in Instrument Number 202105070013656 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the southwesterly corner of said 8.716 acre tract and the northwesterly corner of that 5.043 acre tract conveyed to Richard J. Ciraky and Chrystle L. Ciraky by deed of record in Official Record 110, Page 531;

Thence with said centerline and with the arc of a curve to the left, having a central angle of $00^{\circ} 43' 21''$, a radius of 13751.00 feet, an arc length of 173.40 feet, a chord bearing of North $25^{\circ} 41' 53''$ East and chord distance of 173.40 feet to a point;

Thence South $64^{\circ} 39' 40''$ East, across said Mink Street NW, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, TRUE POINT OF BEGINNING;

Thence with said easterly right-of-way line, with the arc of a curve to the left, having a central angle of $00^{\circ} 05' 42''$, a radius of 13781.00 feet, an arc length of 22.84 feet, a chord bearing of North $25^{\circ} 17' 21''$ East and chord distance of 22.84 feet to a point;

Thence across said 8.716 acre tract, the following courses and distances:

South $64^{\circ} 44' 15''$ East, a distance of 11.88 feet to a point;

South $25^{\circ} 16' 32''$ West, a distance of 22.85 feet to a point; and

North $64^{\circ} 41' 03''$ West, a distance of 11.89 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

14 Oct 22
Date



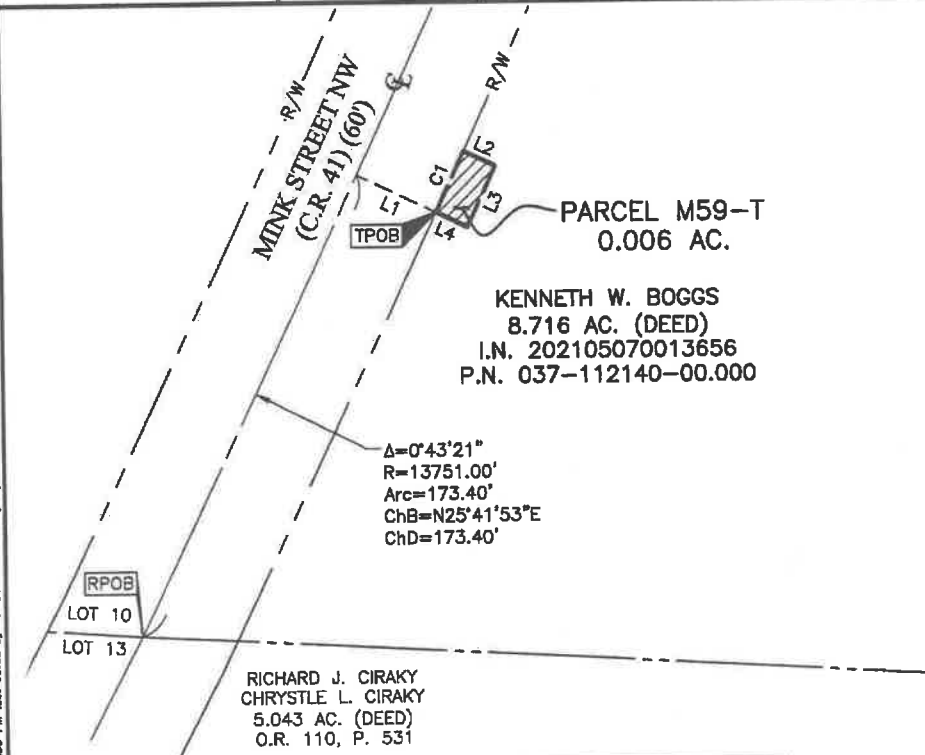


Evans, Mechwart, Hamilton & Thon, Inc.
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Phone: 614.775.4800 Fax: 614.775.3946
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TEMPORARY EASEMENT

LOT 10, MIDDLE DIVISION OF THE MARSH SECTION,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022 Scale: 1" = 50' Job No: 2022-0233 Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°39'40"E	30.00'
L2	S64°44'15"E	11.88'
L3	S25°16'32"W	22.85'
L4	N64°41'03"W	11.89'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°05'42"	13781.00'	22.84'	N25°17'21"E	22.84'

0 50
SCALE (in feet)

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

19 OCT 22
Date



J:\2022\0233\DWG\04-SURVEY-EASEMENTS\M59-T_20220233-45-ESMT-TEMP.DWG plotted by FERGLUSON, DAVID on 10/19/2022 2:53:53 PM last saved by FERGLUSON on 10/19/2022 2:53:50 PM



ORDINANCE O-46-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, WILLIAM N. AND SHARON A. SLADER, OF THE PROPERTY LOCATED AT 3000 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, William N. and Sharon A. Slader, for the property located at 3000 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M63-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M63-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M63-WD
0.205 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 15 (Middle Division of the Marsh Section) Quarter Township 1, Township 2, Range 15, United States Military District, being part of that 4.035 acre tract conveyed to William N. Slader and Sharon A. Slader by deed of record in Official Record 507, Page 126 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jug Street Road NW (County Road 29) and Mink Street NW (County Road 41) (60 feet wide), the southwesterly corner of that 4.999 acre tract conveyed to Carl H. Culberson and Denice M. Culberson by deed of record in Instrument Number 200805160011477, the northwesterly corner of that 1 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202211210027636, the northeasterly corner of that 2.199 acre tract conveyed to Gregory P. Dingess by deed of record in Instrument Number 201209190021541, and the southeasterly corner of that 5.102 acre tract conveyed to Carl H. Culberson and Denice M. Culberson by deed of record in Official Record 450, Page 420, being in the line common to said Lot 15 and Lot 14 (Southerly Division of the Marsh Section);

Thence with the centerline of said Mink Street NW, the westerly line of said 4.999 acre tract, the easterly lines of said 5.102 acre tract and that 5.179 acre tract conveyed to Geraldine M. Campbell by deed of record in Official Record 706, Page 82 and with the arc of a curve to the right, having a central angle of 03° 19' 42", a radius of 8606.28 feet, an arc length of 499.93 feet, a chord bearing of North 24° 18' 49" East and chord distance of 499.86 feet to a magnetic nail set at the westerly common corner of said 4.035 and 4.999 acre tracts, and in the easterly line of said 5.179 acre tract, the TRUE POINT OF BEGINNING;

Thence continuing with said centerline, the westerly line of said 4.035 acre tract, the easterly line of said 5.179 acre tract and that 13.912 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201109230017882 and with the arc of a curve to the right, having a central angle of 01° 49' 12", a radius of 8606.28 feet, an arc length of 273.38 feet, a chord bearing of North 26° 53' 16" East and chord distance of 273.37 feet to a magnetic nail set at a point of tangency;

Thence North 27° 47' 52" East, continuing with said centerline, the line common to said 4.035 and 13.912 acre tract, a distance of 26.63 feet to a magnetic nail set at the westerly common corner of said 4.035 acre tract and that 1.000 and 4.128 acre tracts conveyed to Kitty I. Guinsler by deed of record in Instrument Number 201012160025965;

Thence South 77° 37' 02" East, crossing said Mink Street NW and with the line common to said 4.035 and 1.000 acre tracts (passing a 5/8 inch iron rebar found at a distance of 26.47 feet), a total distance of 31.12 feet to an iron pin set in the easterly right-of-way line thereof;

Thence South 27° 47' 52" West, with said easterly right-of-way line and across said 4.035 acre tract, a distance of 34.90 feet to an iron pin set, at a point of curvature;

EXHIBIT A

PARCEL M63-WD

0.205 ACRE

-2-

Thence continuing with said easterly right-of-way line and across said 4.035 acre tract, and with the arc of a curve to the left, having a central angle of $01^{\circ} 44' 12''$, a radius of 8576.28 feet, an arc length of 259.96 feet, a chord bearing of South $26^{\circ} 55' 46''$ West and chord distance of 259.95 feet to an iron pin set in the line common to said 4.035 and 4.999 acre tracts;

Thence North $86^{\circ} 34' 43''$ West, with said common line and across said Mink Street NW, a distance of 32.49 feet to the TRUE POINT OF BEGINNING, containing 0.205 acre, more or less all of which is Auditors Parcel Number 037-112152-00.003 and all of which is in the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North $27^{\circ} 47' 52''$ East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:nd
M63-WD 0.205 AC 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

11-30-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	12/1/22



EMHT
Evans, MacSwain, Henshaw & Thoms, Inc.
Engineers • Surveyors • Planners • Scientists
6000 New Albany Road, Columbus, OH 43204
Phone: 614.776.4800 Toll Free: 888.773.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 15, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 30, 2022

Scale: 1" = 100'

Job No: 2022-0233

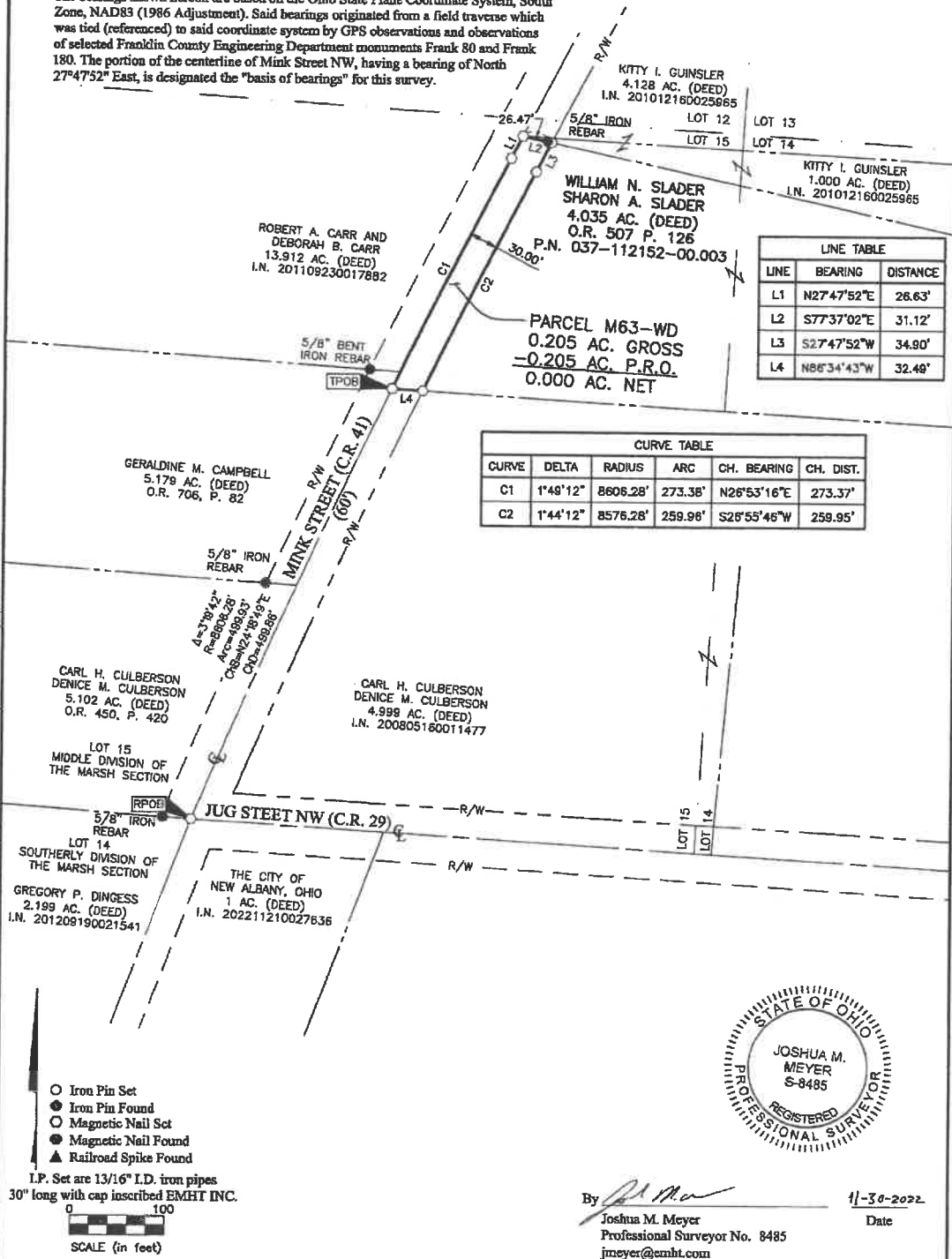
Sheet No: 1 of 1

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.



Mink Street (Beaver Run - Green Chapel) / M63-WD_20220233-VS-BNDY

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M63-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112152-00.000

Prior Instrument Reference: Volume 507 Page 126, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M63-T
0.002 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 15, Middle Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 4.035 acre tract conveyed to William N. Slader and Sharon A. Slader by deed of record in Official Record 507, Page 126 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet) at the northwesterly corner of said 4.035 acre tract, the westerly corner of that 1.000 acre tract conveyed to Kitty I. Guinsler by deed of record in Instrument Number 201012160025965, and the southwest corner of that 4.128 acre tract conveyed to Kitty I. Guinsler by deed of record in Instrument Number 201012160025965;

Thence South 27° 47' 52" West, with the centerline of said Mink Street NW and with the westerly line of said 4.035 acre tract, a distance of 26.63 feet to a point of curvature;

Thence with the centerline of said Mink Street NW and with the westerly line of said 4.035 acre tract, with the arc of a curve to the left, having a central angle of 00° 11' 45", a radius of 8606.28 feet, an arc length of 29.42 feet, a chord bearing of South 27° 42' 00" West and a chord distance of 29.42 feet to a point;

Thence South 62° 23' 53" East, across the right-of-way of said Mink Street NW and across said 4.035 acre tract, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, being the TRUE POINT OF BEGINNING;

Thence across said 4.035 acre tract, the following courses and distances:

South 62° 26' 53" East, a distance of 5.00 feet to a point;

South 27° 33' 07" West, a distance of 14.99 feet to a point; and

North 62° 26' 53" West, a distance of 5.00 feet to a point on the arc of a curve in the easterly right-of-way line of said Mink Street NW;

Thence with said easterly right-of-way line of said Mink Street NW, with the arc of a curve to the right, having a central angle of 00° 06' 00", a radius of 8576.28 feet, an arc length of 14.99 feet, a chord bearing of North 27° 33' 07" East and chord distance of 14.99 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

26 Oct 22

Date

MAK:td
M63-T_0_002 ac 20220233-VS-ESMT-TEMP.docx





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT

LOT 15, MIDDLE DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 26, 2022

Scale: 1" = 20'

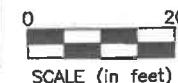
Job No: 2022-0233

Sheet No: 1 of 1

KITTY I. GUINSLER
4.128 AC. (DEED)
I.N. 201012160025965

KITTY I. GUINSLER
1.000 AC. (DEED)
I.N. 201012160025965

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°26'53"E	5.00'
L2	S27°33'07"W	14.99'
L3	N62°26'53"W	5.00'



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°06'00"	8576.28'	14.99'	N27°33'07"E	14.99'

WILLIAM N. SLADER
SHARON A. SLADER
4.035 AC. (DEED)
O.R. 507 P. 126
P.N. 037-112152-00.003



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

26 Oct 22
Date

Ordinance O-46-2023 EXHIBIT 2

J:\20220233\DWG\04SHEETS\EASEMENTS\M63-T_20220233-VS-ESEMT-TEMP.DWG plotted by KIRK, MATTHEW on 10/27/2022 11:16:43 AM last saved by TDORAMA on 10/26/2022 7:25:15 AM



ORDINANCE O-47-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, DUSTIN A. AND LINDSAY BARKHURST, OF THE PROPERTY LOCATED AT 2768 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owners, Dustin A. and Lindsay Barkhurst, for the property located at 2768 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M71-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Four Hundred Fifty-two Dollars (\$452.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M71-WD
0.107 ACRE**

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 3 acre tract conveyed to Dustin A. Barkhurst and Lindsay Barkhurst by deed of record in Instrument Number 201810170021818 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail in the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), at the southeasterly corner that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78;

Thence North 21° 06' 23" East, with the centerline of said Mink Street NW, with the common line of said 2.0 acre tract and that 4.016 acre tract conveyed to Branden Kern by deed of record in Instrument Number 201811200024727, a distance of 15.39 feet to a magnetic nail set at the westerly common corner of said 3 acre and 4.016 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 21° 06' 23" East, with the centerline of said Mink Street NW, with the line common to said 3 and 2 acre tracts, a distance of 151.73 feet to a magnetic nail set at a common corner of said 3 acre tract and that 6.326 acre tract conveyed to Harry N. Green by deed of record in Instrument Numbers 201512080026386 and 201905200009717;

Thence South 86° 32' 38" East, with the line common to said 3 and 6.326 acre tracts, and across the right of way of said Mink Street NW, (passing a 5/8 inch Iron Rebar found at a distance of 25.09 feet) a total distance of 35.23 feet to an iron pin set;

Thence across said 3 acre tract with the arc of a curve to the left, having a central angle of 04° 56' 27", a radius of 962.00 feet, an arc length of 82.96 feet, a chord bearing of South 23° 34' 37" West and chord distance of 82.93 feet to an iron pin set at a point of tangency in the easterly right of way line of said Mink Street NW;

Thence South 21° 06' 23" West, with said easterly right of way line and across said 3 acre tract, a distance of 70.32 feet to an iron point set in the common line of said 3 acre and 4.016 acre tracts;

Thence North 86° 00' 27" West, with the line common to said 3 and 4.016 acre tracts, and across the right of way of said Mink Street NW, (passing a 3/4 inch Solid Iron Pin found at a distance of 9.50 feet) a total distance of 31.39 feet to the TRUE POINT OF BEGINNING, containing 0.107 acre, more or less, all of which is within Auditors Parcel Number 037-112608-00.000, and 0.105 acre of which is in the present roadway occupied.

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

EXHIBIT A

**PARCEL M71-WD
0.107 ACRE**

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 21° 06' 23" East, is designated the "basis of bearing" for this description.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

11-22-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:jo
M71-WD 0_107 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	PS
DATE:	12/1/22



LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION

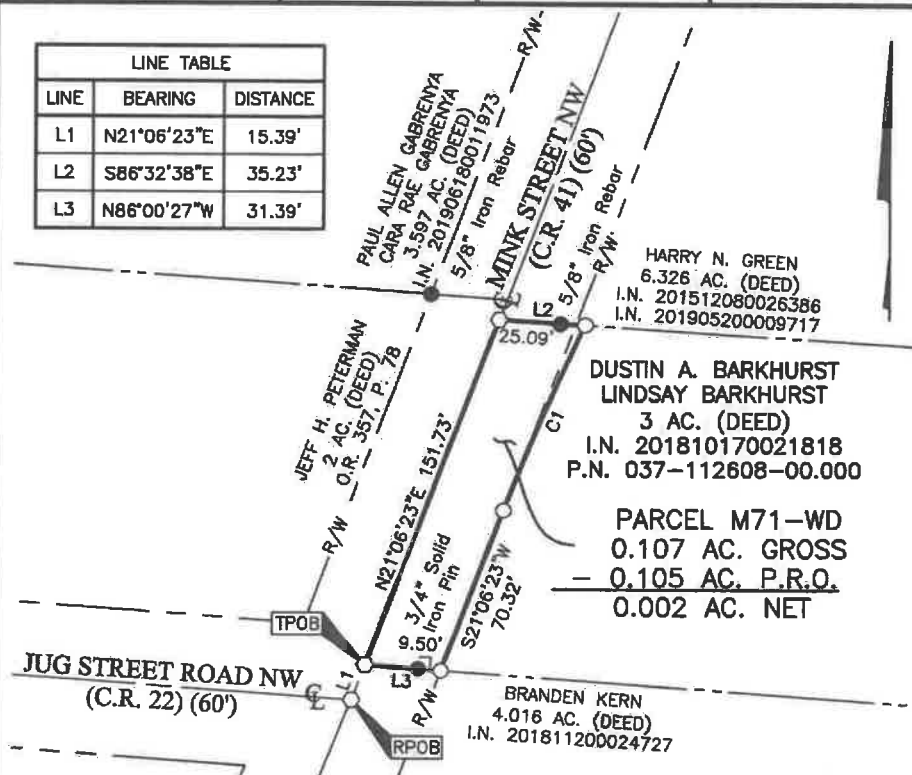
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 22, 2022	Scale: 1" = 60'	Job No: 2022-0233	Sheet No: 1 of 1
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°06'23"E	15.39'
L2	S86°32'38"E	35.23'
L3	N86°00'27"W	31.39'



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	4°56'27"	962.00'	82.96'	S23°34'37"W	82.93'

SURVEY NOTE:

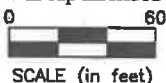
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.


BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 21° 06' 23" East, is designated the "basis of bearings" for this survey.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

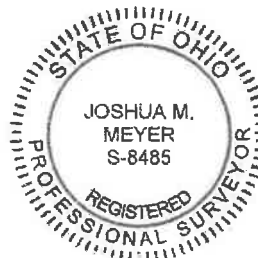
I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By 
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-22-2022

Date _____





ORDINANCE O-48-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, MOJICA PROPERTIES, LLC, OF THE PROPERTY LOCATED AT 2682 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Mojica Properties, LLC, for the property located at 2682 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M73-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M73-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M73-WD
0.188 ACRE**

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 6 acre tract conveyed to Mojica Properties, LLC by deed of record in Instrument Number 201808100016539 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) (60 feet) and Jug Street Road NW (County Road 22) (60 feet), at the common corner of that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78 and that tract conveyed to Betty M. Fagerstrom by deeds of record in Deed book 495, Page 295 and Deed Book 826, Page 989, and in the westerly line of that 4.016 acre tract conveyed to Branded Kern by deed of record in Instrument Number 201811200024727;

Thence South 22° 48' 23" West, with the centerline of said Mink Street NW, the easterly line of said Fagerstrom tract, the westerly line of said 4.016 acre tract, a distance of 179.50 feet to a magnetic nail set at a common corner of said 6 and 4.016 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 85° 41' 37" East, with the line common to said 6 and 4.016 acre tracts, and across said Mink Street NW, (passing a 5/8 inch iron rebar found at a distance of 26.72 feet) a total distance of 31.63 feet to an iron pin set in the easterly right-of-way line of said Mink Street NW;

Thence South 22° 48' 23" West, with said easterly right-of-way line, and across said 6 acre tract, a distance of 273.26 feet to an iron pin set in the line common to said 6 acre tract and that 6 acre tract conveyed to Charles R. Salisbury by deed of record in Instrument Number 199808200031982;

Thence North 85° 43' 27" West, with said common line, and across said Mink Street NW, (passing a 3/4 inch iron pipe found at a distance of 5.06 feet) a total distance of 31.64 feet to a magnetic nail set at a common corner thereof, in the easterly line of said Fagerstrom tract and in the centerline of said Mink Street NW;

Thence North 22° 48' 23" East, with the centerline of said Mink Street NW, and the line common to said 6 acre tract (Mojica Properties) and said Fagerstrom tract, a distance of 273.28 feet to the TRUE POINT OF BEGINNING, containing 0.188 acre, more or less, all of which is within Auditors Parcel Number 037-112722-00.000 and in the present roadway occupied.

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

EXHIBIT A

PARCEL M73-WD

0.188 ACRE

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 22° 48' 23" West, is designated the "basis of bearing" for this description.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in November and December 2021 and April 2022.



JMM:ap
M73-WD_0.188 ac 20220233-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Josh M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485

11-21-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>BS</i>
DATE:	<i>11/29/22</i>

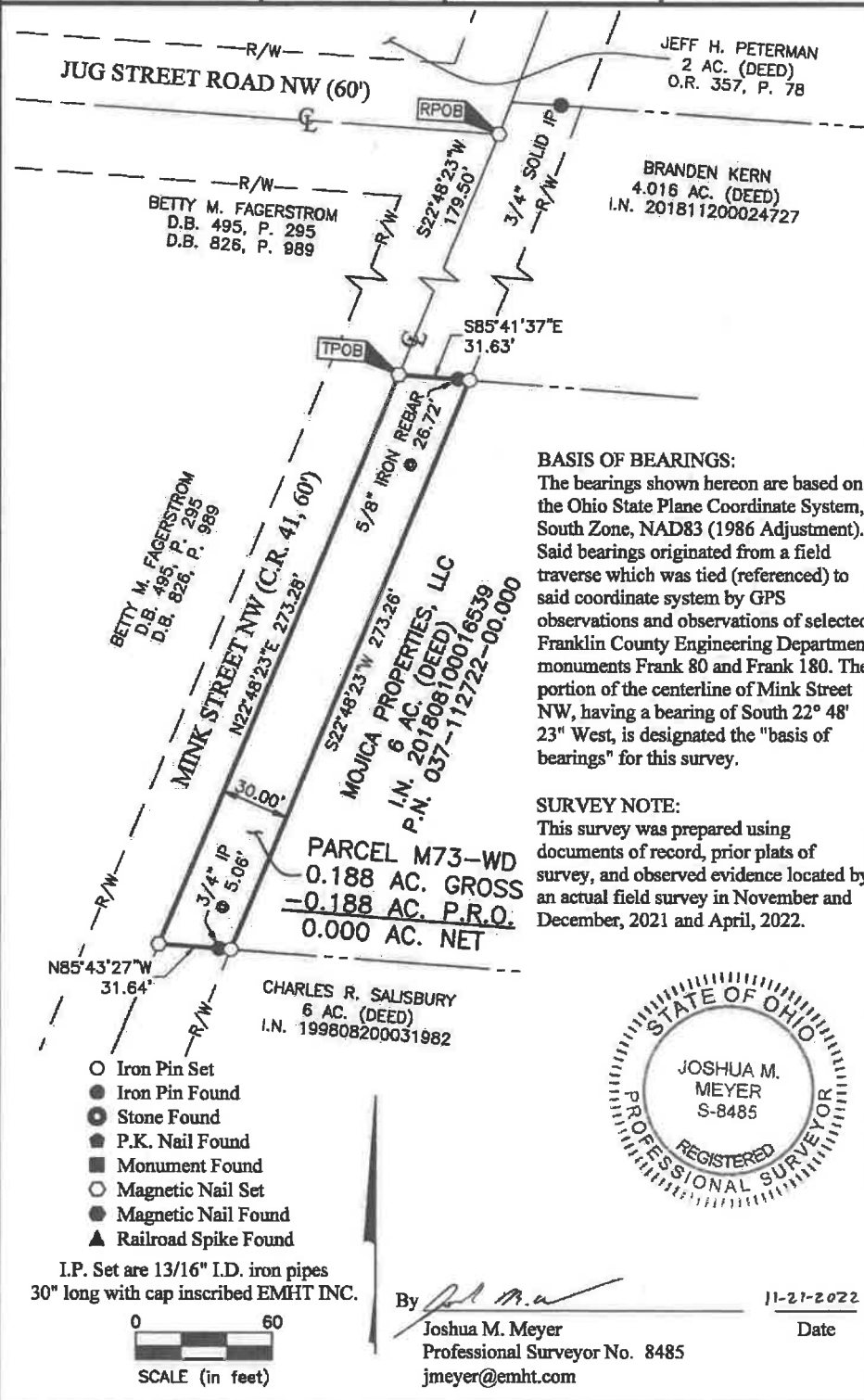


Evans, Mechwart, Hombelton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
1800 New Albany Road, Columbus, OH 43264
Phone: 614.776.4320 Toll Free: 888.775.3446
emht.com

SURVEY OF ACREAGE PARCEL

LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 21, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M73-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112722-00.000

Prior Instrument Reference: Instrument #201808100016539, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M73-T
0.007 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 6 acre tract conveyed to Mojica Properties, LLC by deed of record in Instrument Number 201808100016539 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at the northwesterly corner of said 6 acre tract, the southwesterly corner of that 4.016 acre tract conveyed to Branden Kern by deed of record in Instrument Number 201811200024727;

Thence South 22° 48' 23" West, with the centerline of said Mink Street NW, a distance of 105.05 feet to a point;

Thence across said 6.326 acre tract, the following courses and distances:

South 67° 11' 37" East, across the right of way of said Mink Street NW, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, the TRUE POINT OF BEGINNING;

South 67° 11' 37" East, a distance of 12.00 feet to a point;

South 22° 48' 23" West, a distance of 25.56 feet to a point;

North 67° 11' 37" West, a distance of 12.00 feet to a point in said easterly right-of-way line; and

North 22° 48' 23" East, with said easterly right-of-way line, a distance of 25.56 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

31 OCT 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

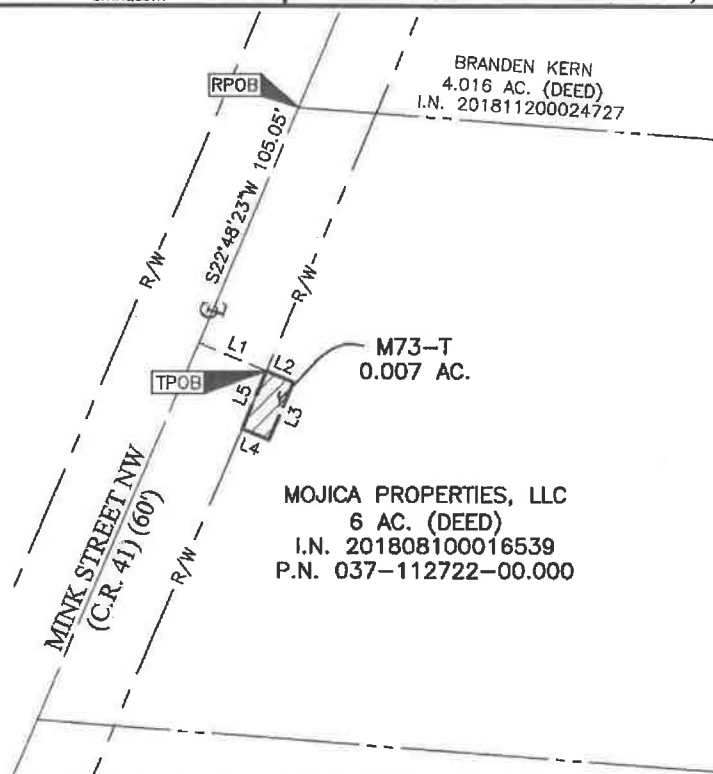
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M73-T 0_007 ac 20220233-VS-ESMT-TEMP.docx



Ordinance O-48-2023 EXHIBIT 2



Date:	October 31, 2022
Scale:	1" = 60'
Job No:	20220233
Sheet No:	1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°11'37"E	30.00'
L2	S67°11'37"E	12.00'
L3	S22°48'23"W	25.56'
L4	N67°11'37"W	12.00'
L5	N22°48'23"E	25.56'



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

31 OCT 22
Date



ORDINANCE O-49-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, CHARLES R. SALISBURY, OF THE PROPERTY LOCATED AT 2652 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Charles R. Salisbury, for the property located at 2652 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M74-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M74-T).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M74-WD
0.174 ACRE**

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being out of that 6 acre tract conveyed to Charles R. Salisbury by deed of record in Instrument Number 199808200031982 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Mink Street NW (County Road 41) and Jug Street Road NW (County Road 22), at the common corner of that 2 acre tract conveyed to Jeff H. Peterman by deed of record in Official Record 357, Page 78 and that tract conveyed to Betty M. Fagerstrom by deeds of record in Deed Book 495, Page 295 and Deed Book 826, Page 989, and in the westerly line of that 4.016 acre tract conveyed to Branden Kern by deed of record in Instrument Number 201811200024727;

Thence South 22° 48' 23" West, with the centerline of said Mink Street NW, the easterly line of said Fagerstrom tract, the westerly lines of said 4.016 acre tract and that 6 acre tract conveyed to Mojica Properties, LLC by deed of record in Instrument Number 201808100016539, a distance of 452.78 feet to a magnetic nail set at a common corner of said 6 acre tract (Salisbury) and said 6 acre tract (Mojica Properties), being the TRUE POINT OF BEGINNING;

Thence South 85° 43' 27" East, with the line common to said 6 acre tract (Salisbury) and said 6 acre tract (Mojica Properties), and across said Mink Street NW, (passing a 3/4 inch iron pipe found at a distance of 26.58 feet), a total distance of 31.64 feet to an iron pin set in the easterly right-of-way line of said Mink Street Road NW;

Thence South 22° 48' 23" West, with said easterly right-of-way line and across said 6 acre tract (Salisbury), (passing an axle found 0.61 feet west, at a distance of 248.38 feet), a total distance of 252.04 feet to an iron pin set in the line common to said 6 acre tract (Salisbury) and that 3 acre tract conveyed to Lee Francis Green by deed of record in Official Record 359, Page 412;

Thence North 85° 41' 51" West, with said common line, and across said Mink Street NW, (passing a 3/4 inch iron pipe found at a distance of 5.18 feet), a total distance of 31.64 feet to a magnetic nail set in a common corner of said 6 (Salisbury) and 3 acre tracts, in the easterly line of that 3.202 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202208250020865, and in the centerline of said Mink Street NW;

Thence North 22° 48' 23" East, with said centerline, the westerly line of said 6 acre tract (Salisbury), the easterly lines of said 3.202 acre tract and said Fagerstrom tract, a distance of 252.02 feet to the TRUE POINT OF BEGINNING, containing 0.174 acre, more or less, all of which is within Auditor's Parcel Number 037-112362-00.000 and in the present roadway occupied.

EXHIBIT A

**PARCEL M74-WD
0.174 ACRE**

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 22° 48' 23" West, is designated the "basis of bearing" for this description.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in November and December 2021 and April 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

11-21-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

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PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
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APPROVED BY:	BS
DATE:	11/29/22

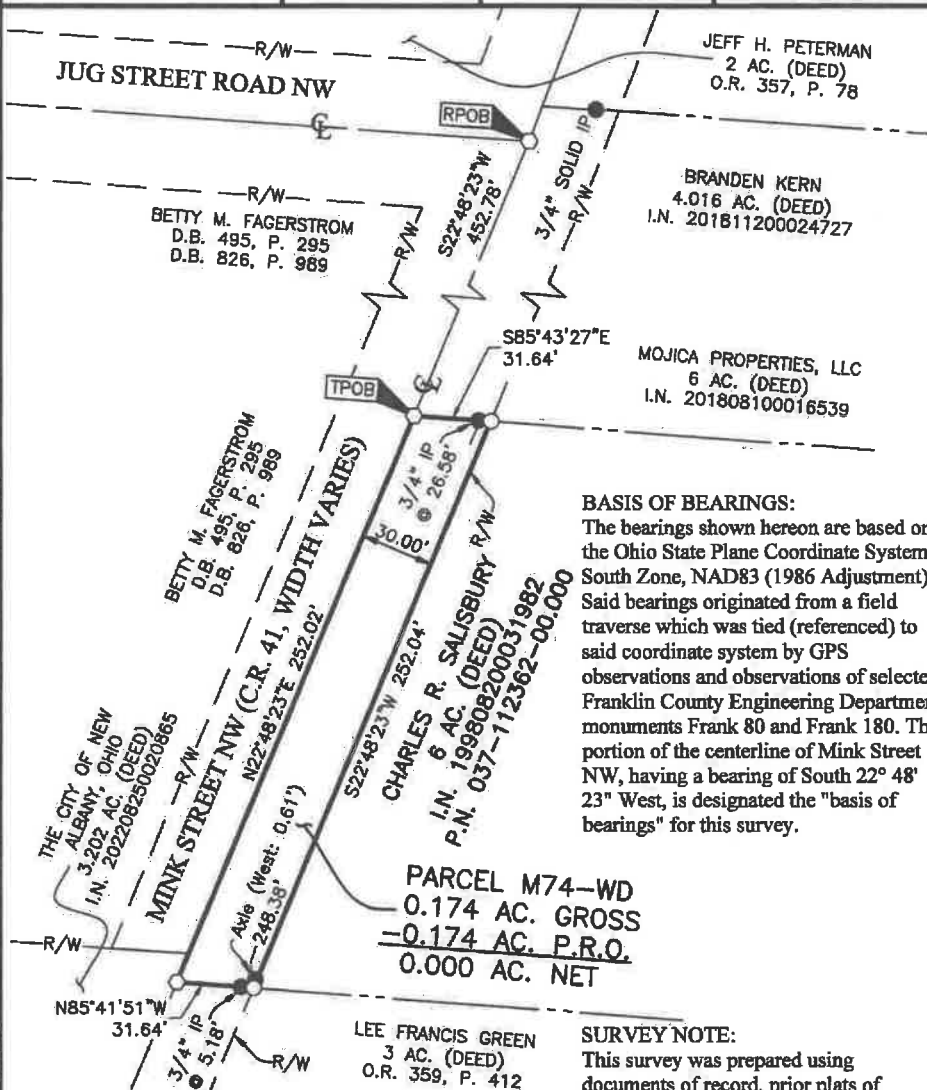


Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 21, 2022 Scale: 1" = 60' Job No: 2022-0233 Sheet No: 1 of 1



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of South 22° 48' 23" West, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com



Date

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M74-T

Temporary easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 037-112362-00.000

Prior Instrument Reference: Instrument #199808200031982, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M74-T
0.005 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

Surveyor's description of premises follows

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Lot 14 of the Southerly Division of the Marsh Section, Quarter Township 1, Township 2, Range 15, United States Military District, being on, over and across that 6 acre tract conveyed to Charles R. Salisbury by deed of record in Instrument Number 199808200031982 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at the northwesterly corner of said 6 acre tract, the southwesterly corner of that 6 acre tract conveyed to Mojica Properties, LLC by deed of record in Instrument Number 201808100016539;

Thence South 22° 48' 23" West, with the centerline of said Mink Street NW, a distance of 19.42 feet to a point;

Thence across said 6 acre tract, the following courses and distances:

South 67° 11' 37" East, across the right-of-way of said Mink Street NW, a distance of 30.00 feet to a point in the easterly right-of-way line of said Mink Street NW, the TRUE POINT OF BEGINNING;

North 22° 48' 23" East, with the said easterly right-of-way line, a distance of 22.81 feet to a point;

South 67° 11' 37" East, a distance of 10.00 feet to a point;

South 22° 48' 23" West, a distance of 22.81 feet to a point; and

North 67° 11' 37" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

31 Oct 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:jo
M74-T_0_005 ac 20220233-VS-ESMT-TEMP.docx



Ordinance O-49-2023 EXHIBIT 2



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

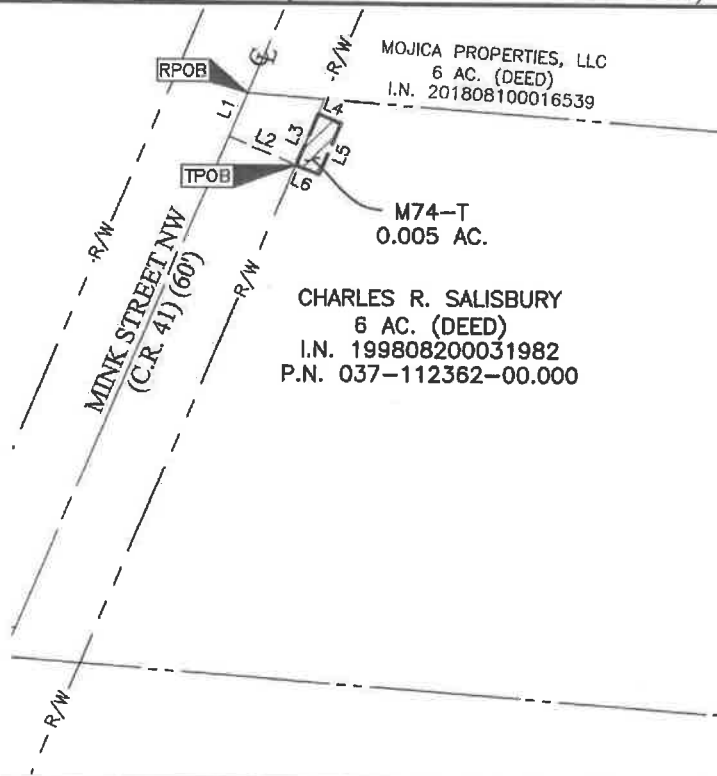
TEMPORARY EASEMENT
LOT 14, SOUTHERLY DIVISION OF THE MARSH SECTION
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 31, 2022

Scale: 1" = 60'

Job No: 20220233

Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°48'23"W	19.42'
L2	S67°11'37"E	30.00'
L3	N22°48'23"E	22.81'
L4	S67°11'37"E	10.00'
L5	S22°48'23"W	22.81'
L6	N67°11'37"W	10.00'



0 60
SCALE (in feet)

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

31 OCT 22
Date



ORDINANCE O-50-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, ANDREW J. GIBSON AND LALIE A. GIBSON, OF THE PROPERTY LOCATED AT 4779 CLOVER VALLEY ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibit, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-42-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owners, Andrew J. Gibson and Lalie A. Gibson, for the property located at 4779 Clover Valley Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel C105-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Thirty-Three Thousand Eight Hundred Twenty-Seven Dollars (\$33,827.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	02/24/2023
Introduced:	03/07/2023
Revised:	
Adopted:	
Effective:	

EXHIBIT A

**PARCEL C105-WD
0.174 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 24, Township 3, Range 15, United States Military District, being part of that 2.436 acre tract conveyed to Andrew J. Gibson and Lalie A. Gibson by deed of record in Instrument Number 201407140013169 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 24 and Section 23 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 24 and 23, the line common to said 2.512 and 2.465 acre tracts, a distance of 190.86 feet to a magnetic nail set at the southeasterly corner of said 2.436 acre tract, the northeasterly corner of said 2.465 acre tract, in the westerly line of said 2.512 acre tract, the TRUE POINT OF BEGINNING;

Thence North 86° 23' 44" West, across said Clover Valley Road NW and with the line common to said 2.436 and 2.465 acre tracts (passing a 5/8 inch iron rebar capped "S.A. ENGLAND" found at a distance of 31.59 feet), a total distance of 40.00 feet to an iron pin set;

Thence North 03° 31' 03" East, across said 2.436 acre tract, a distance of 189.21 feet to an iron pin set in the northerly line thereof, the southerly line of that 5.004 acre tract conveyed to Kris E. Votaw by deed of record in Instrument Number 201506260013120;

Thence South 86° 47' 38" East, across said Clover Valley Road NW and with the line common to said 2.436 and 5.004 acre tracts (passing a 5/8 inch iron rebar found at a distance of 6.24 feet), a total distance of 40.00 feet to a magnetic nail set at the easterly common corner thereof, in the centerline of said Clover Valley Road NW, said common Section line, the westerly line of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525;

Thence South 03° 31' 03" West, with said centerline, said common Section line, the easterly line of said 2.436 acre tract, the westerly lines of said 8.112 and 2.512 acre tracts, a distance of 189.49 feet to the TRUE POINT OF BEGINNING, containing 0.174 acre, more or less, all of which is within Auditor's Parcel Number 052-173040-00.002 and 0.034 acre is within the present road occupied.

EXHIBIT A

**PARCEL C105-WD
0.174 ACRE**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
C105-WD_0_174 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

10-26-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/27/22

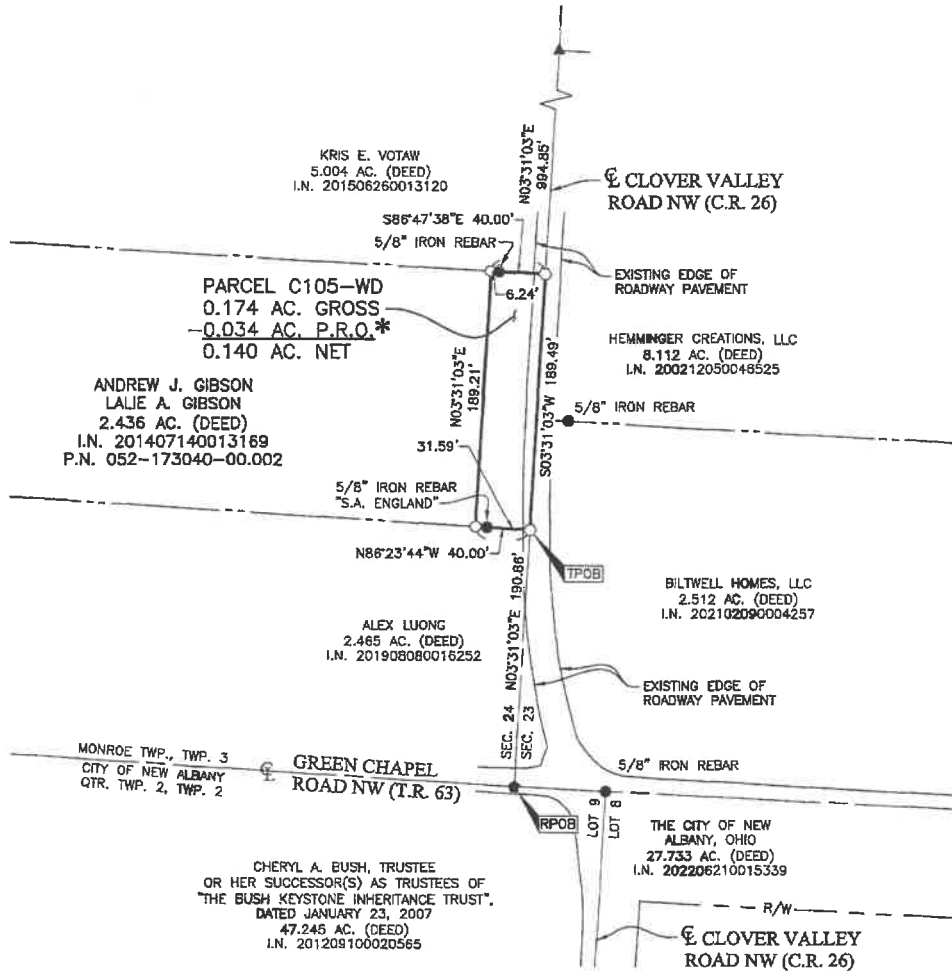


EVERETT, MICHIGAN, HUNTERDON & TITUS, INC.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SECTION 24, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: October 26, 2022 Scale: 1" = 80' Job No: 2022-0307 Sheet No: 1 of 1



* ROAD RIGHT OF WAY NOTE:

The existing right-of-way width for Clover Valley Road has not been specified. A Commissioner Road Folder was found for Clover Valley Road and it contained a "Public Road Petition" but neither a Resolution from the County Commissioners nor a Road Record for this portion of Clover Valley Road could be found in the Licking County Engineer's Office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-26-2022
Date



0 80
SCALE (in feet)

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

Clover Valley Road from Green Chapel Road to US-62 / C105-WD_20220307-VS-BNDY

EXHIBIT A

**PARCEL C105-WD
0.157 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

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Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 24 and 23, the line common to said 2.512 and 2.465 acre tracts, a distance of 190.86 feet to a magnetic nail set at the southeasterly corner of said 2.436 acre tract, the northeasterly corner of said 2.465 acre tract, in the westerly line of said 2.512 acre tract, the TRUE POINT OF BEGINNING;

Thence North 86° 23' 44" West, across said Clover Valley Road NW and with the line common to said 2.436 and 2.465 acre tracts (passing a 5/8 inch iron rebar capped "S.A. ENGLAND" found at a distance of 31.59 feet), a total distance of 40.00 feet to an iron pin set;

Thence across said 2.436 acre tract, the following courses and distances:

North 03° 31' 03" East, a distance of 115.00 feet to an iron pin set; and

North 18° 34' 48" East, a distance of 76.96 feet to an iron pin set in the northerly line of said 2.436 acre tract, the southerly line of that 5.004 acre tract conveyed to Kris E. Votaw by deed of record in Instrument Number 201506260013120;

Thence South 86° 47' 38" East, across said Clover Valley Road NW and with the line common to said 2.436 and 5.004 acre tracts, a distance of 20.00 feet to a magnetic nail set at the easterly common corner thereof, in the centerline of said Clover Valley Road NW, said common Section line, the westerly line of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525;

Thence South 03° 31' 03" West, with said centerline, said common Section line, the easterly line of said 2.436 acre tract, the westerly lines of said 8.112 and 2.512 acre tracts, a

EXHIBIT A

**PARCEL C105-WD
0.157 ACRE**

-2-

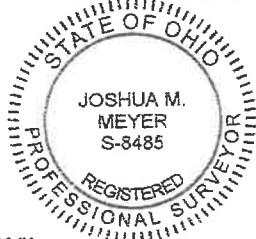
distance of 189.49 feet to the TRUE POINT OF BEGINNING, containing 0.157 acre, more or less, all of which is within Auditor's Parcel Number 052-173040-00.002 and 0.034 acre is within the present road occupied.

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

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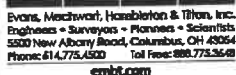
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

1-12-2023

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="checked" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	1/17/22

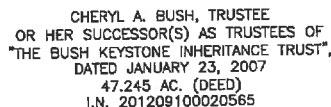


SECTION 24, TOWNSHIP 3, RANGE 15

SECTION 24, TOWNSHIP 3, RANGE 22 N
UNITED STATES MILITARY DISTRICT

UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Sheet No: 1 of 1



The existing right-of-way width for Clover Valley Road has not been specified. A Commissioner Road Folder was found for Clover Valley Road and it contained a "Public Road Petition" but neither a Resolution from the County Commissioners nor a Road Record for this portion of Clover Valley Road could be found in the Licking County Engineer's Office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

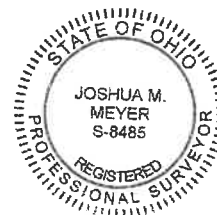
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

1-12-2023
Date



I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.





ORDINANCE O-51-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNER, KRIS E. VOTAW, OF THE PROPERTY LOCATED AT 4821 CLOVER VALLEY ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibit, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-42-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owner, Kris E. Votaw, for the property located at 4821 Clover Valley Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel C107-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Eighteen Thousand Seven Hundred Twenty-seven Dollars (\$18,727.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL C107-WD
0.177 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 24, Township 3, Range 15, United States Military District, being out of that 5.004 acre tract conveyed to Kris E. Votaw by deed of record in Instrument Number 201506260013120 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 24 and Section 23 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 24 and 23, the easterly lines of said 2.465 acre tract, and that 2.436 acre tract conveyed to Andrew J. Gibson and Lalie A. Gibson by deed of record in 201407140013169 and the westerly lines of said 2.517 acre tract and that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525, a distance of 380.35 feet to a magnetic nail set at the southeasterly corner of said 5.004 acre tract, the northeasterly corner of said 2.436 acre tract, in the westerly line of said 8.112 acre tract, the TRUE POINT OF BEGINNING;

Thence North 86° 47' 38" West, across said Clover Valley Road NW, with the line common to said 5.004 and 2.436 acre tracts, a distance of 20.00 feet to an iron pin set;

Thence North 03° 31' 03" East, across said 5.004 acre tract, a distance of 385.01 feet to an iron pin set in the northerly line of said 5.004 acre tract, the southerly line of that 2.469 acre tract conveyed to William J. Abner and Mary F. Abner by deed of record in Instrument Number 200509120028500;

Thence South 86° 46' 38" East, across said Clover Valley Road NW and with the line common to said 5.004 and 2.469 acre tracts, a distance of 20.00 feet to a magnetic nail set at the easterly common corner thereof in the centerline of said Clover Valley Road NW, said common Section line, in the westerly line of that 9.248 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751;

Thence South 03° 31' 03" West, with said centerline, said common Section line, the easterly line of said 5.004 acre tract, the westerly lines of said 9.248 and 8.112 acre tracts, a distance of 385.00 feet to the TRUE POINT OF BEGINNING, containing 0.177 acre, more or

EXHIBIT A

**PARCEL C107-WD
0.177 ACRE**

-2-

less, all of which is within Auditor's Parcel Number 052-173040-00.000 and 0.070 acre of which is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



MM:djf
C107-WD_0.177 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

12-5-2022

Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	12/6/22



Evans, Mechwart, Hamblin & Fries, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4545
emht.com

SURVEY OF ACREAGE PARCEL

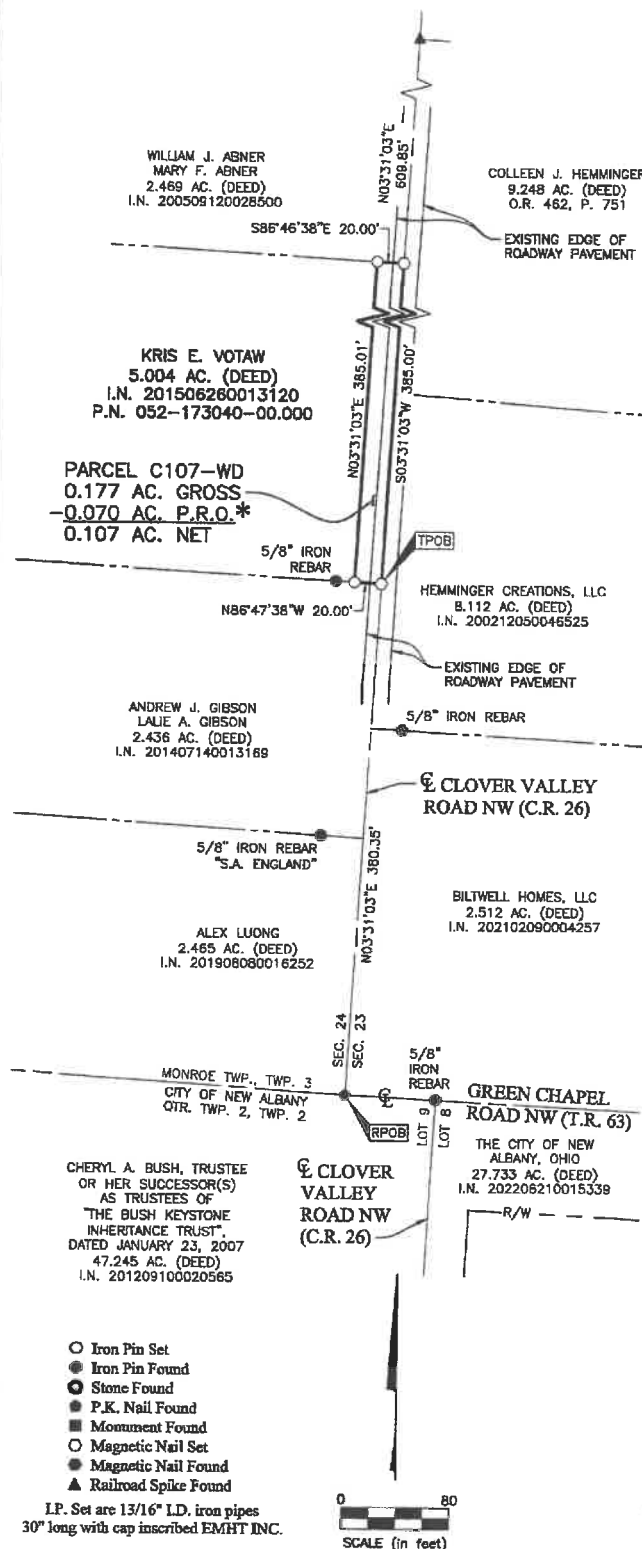
SECTION 24, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: December 5, 2022

Scale: 1" = 80'

Job No: 2022-0307

Sheet No: 1 of 1



* ROAD RIGHT OF WAY NOTES:

The existing right-of-way width for Clover Valley Road has not been specified. A Commissioner Road Folder was found for Clover Valley Road and it contained a "Public Road Petition" but neither a Resolution from the County Commissioners nor a Road Record for this portion of Clover Valley Road could be found in the Licking County Engineer's Office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

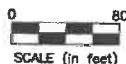
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

12-5-2022
Date



Clover Valley Road from Green Chapel Road to US-62 / C107-WD_20220307-VS-BNDY



ORDINANCE O-52-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, WILLIAM J. ABNER AND MARY F. ABNER, OF THE PROPERTY LOCATED AT 4925 CLOVER VALLEY ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibit, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-42-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner(s) have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owners, William J. Abner and Mary F. Abner, for the property located at 4925 Clover Valley Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described and depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel C108-WD).

Section 2. That Council hereby fixes the value of all the property and interests appropriated at Fourteen Thousand Twenty-seven Dollars (\$14,027.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	02/24/2023
Introduced:	03/07/2023
Revised:	
Adopted:	
Effective:	

EXHIBIT A

**PARCEL C108-WD
0.087 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 24, Township 3, Range 15, United States Military District, being out of that 2.469 acre tract conveyed to William J. Abner and Mary F. Abner by deed of record in Instrument Number 200509120028500 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 24 and Section 23 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 24 and 23, a distance of 765.35 feet to a magnetic nail set at the southeasterly corner of said 2.469 acre tract, the northeasterly corner of that 5.004 acre tract conveyed to Kris E. Votaw by deed of record in Instrument Number 201506260013120, in the westerly line of that 9.248 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751, the TRUE POINT OF BEGINNING;

Thence North 86° 46' 38" West, across said Clover Valley Road NW, with the line common to said 2.469 and 5.004 acre tracts, a distance of 20.00 feet to an iron pin set;

Thence North 03° 31' 03" East, across said 2.469 acre tract, a distance of 190.00 feet to an iron pin set in the northerly line of said 2.469 acre tract, the southerly line of that 8.856 acre tract conveyed to Brian T. Edwards and Judy M. Edwards by deed of record in Instrument Number 200209130034351;

Thence South 86° 46' 38" East, across said Clover Valley Road NW, with the line common to said 2.469 and 8.856 acre tracts, a distance of 20.00 feet to a magnetic nail set at the easterly common corner thereof in the centerline of said Clover Valley Road NW, said common Section line, in the westerly line of that 14.424 acre tract conveyed to Colleen J. Hemminger by deed of record in Official Record 462, Page 751;

Thence South 03° 31' 03" West, with said Clover Valley Road NW centerline, said common Section line, the easterly line of said 2.469 acre tract, and the westerly lines of said 14.424 and 9.248 acre tracts, a distance of 190.00 feet to the TRUE POINT OF BEGINNING, containing 0.087 acre, more or less, all of which is within Auditor's Parcel Number 052-173040-00.001 and 0.036 acre of which is within the present road occupied.

EXHIBIT A

PARCEL C108-WD

0.087 ACRE

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
C108-WD_0_087 ac 20220307-VS-ENDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

10-28-2022

Date

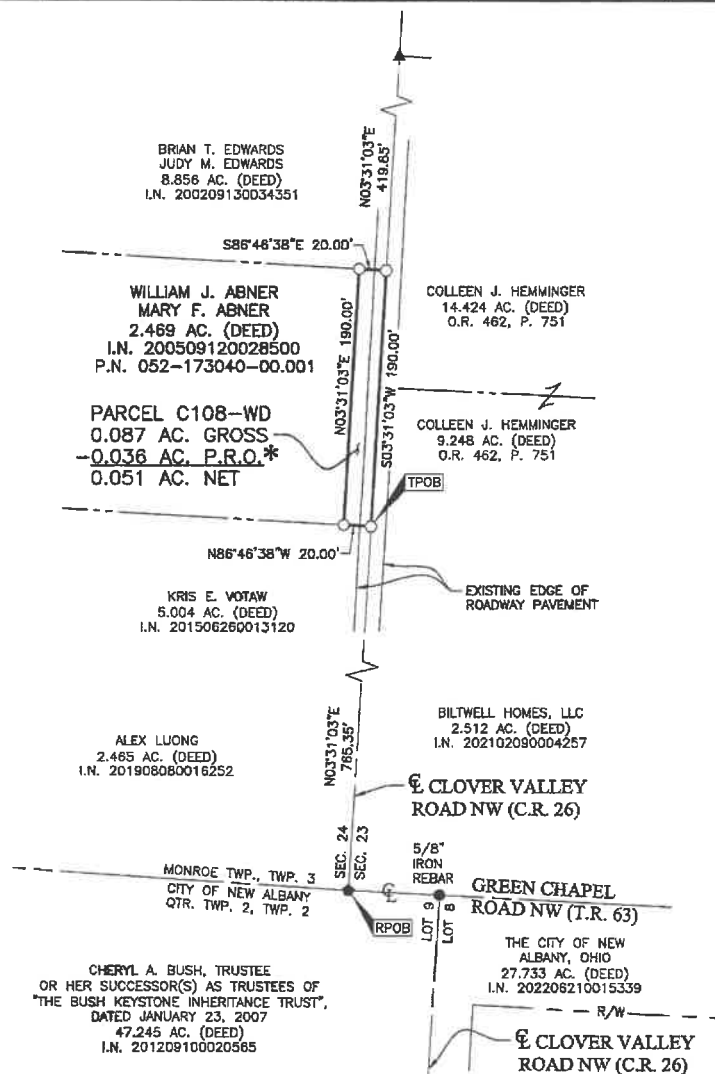
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	10/31/22

Evans, Muechtwang, Hambleton & (Jr.) Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emh.com

SURVEY OF ACREAGE PARCEL

SECTION 24, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: October 28, 2022	Scale: 1" = 80'	Job No: 2022-0307	Sheet No: 1 of 1
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* ROAD RIGHT OF WAY NOTES:


The existing right-of-way width for Clover Valley Road has not been specified. A Commissioner Road Folder was found for Clover Valley Road and it contained a "Public Road Petition" but neither a Resolution from the County Commissioners nor a Road Record for this portion of Clover Valley Road could be found in the Licking County Engineer's Office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Clover Valley Road, having a bearing of North 03°31'03" East, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

By 
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

10-28-2022
Date

- Iron Pin Set
 - Iron Pin Found
 - ⦿ Stone Found
 - ◆ P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
- I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.

\\207203077.DWG\045452375\BOLINDAR\C108-WO_20220307--75-19407.DWG plotted by PLEASANT, CARO on 10/28/2022 10:05:37 AM last saved by DUFFGUSH on 10/28/2022 10:08:31 AM

Claver Valley Road from Green Chapel Road to US-62 / C108-WD 20220307-VS-BNDY



ORDINANCE O-53-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, SAMANTHA K. BORELL, OF THE PROPERTY LOCATED AT 1876 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Mink Street Project (the “Project”), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Mink Street and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-39-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owner, Samantha K. Borell, for the property located at 1876 Mink Street, for the public purpose of making, repairing, improving and constructing Mink Street and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described as depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel M81-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel M81-T).

Section 2. That Council hereby fixes the value of all the interests appropriated at Three Hundred Dollars (\$300.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL M81-WD
0.143 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Section 13, Quarter Township 3, Township 2, Range 15, United States Military District, being part of that 4.175 acre tract conveyed to Samantha K. Borell by deed of record in Instrument Number 201001070000311 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Beaver Road NW (60 feet) and Mink Street NW (County Road 41) (width varies), the southwesterly corner of that 213.743 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202201040000227, the northwesterly corner of that 1.501 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202211030026464, in the easterly line of that 1.973 acre tract conveyed to Pamela S. Howell by deed of record in Instrument Number 200906180013304, in the line common to said Quarter Township 3 and Quarter Township 2 of said Township 2;

Thence South 29° 32' 02" West, with the centerline of said Mink Street NW (passing a railroad spike found at a distance of 151.51 feet), a total distance of 311.51 feet to a magnetic nail set at a northwesterly corner of said 4.175 acre tract, the southwesterly corner of that 2.284 acre tract conveyed to Diane Sedziol and Joel Sedziol by deed of record in Instrument Number 201503200005197, the TRUE POINT OF BEGINNING;

Thence South 60° 27' 58" East, with the line common to said 4.175 and 2.284 acre tracts, a distance of 30.00 feet to a 1/2 inch rebar found;

Thence South 29° 32' 02" West, across said 4.175 acre tract, a distance of 81.54 feet to an iron pin set;

Thence South 27° 47' 42" West, continuing across said 4.175 acre tract, a distance of 121.25 feet to an iron pin set in the line common to said 4.175 acre tract and that 0.337 acre tract conveyed as Parcel 37-WDV to Board of Commissioners of Licking County, Ohio by deed of record in Instrument Number 201604050006475;

Thence North 76° 40' 18" West, with the line common to said 4.175 and 0.337 acre tracts, a distance of 30.98 feet to a magnetic nail set in the centerline of said Mink Street NW at a common corner of said 4.175 and 0.337 acre tracts, in the easterly line of that 1.705 acre tract conveyed as Parcel 30B-WDV to Board of Commissioners of Licking County, Ohio by deed of record in 201607060013962;

Thence North 27° 47' 42" East, with the centerline of said Mink Street NW, with the line common to said 4.175 and 1.705 acre tracts, a distance of 129.45 feet to a magnetic nail set;

EXHIBIT A

**PARCEL M81-WD
0.143 ACRE**

-2-

Thence North 29° 32' 02" East, continuing with said centerline, with the line common to said 4.175 and 1.705 acre tracts, a distance of 82.00 feet to the TRUE POINT OF BEGINNING, containing 0.143 acre, more or less, all of which is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Mink Street NW, having a bearing of North 27°47'52" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

11-16-2022

Date

JMM:md
M81-WD_0_143 ac 20220233-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/18/22



Ernst, Hochwald, Henshaw & Tress, Inc.
Engineers • Surveyors • Planners • Scientists
6000 New Albany Road, Columbus, OH 43264
Phone: 614.775.4900 Fax: 614.775.3468
emht.com

SURVEY OF ACREAGE PARCEL

SECTION 13, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT

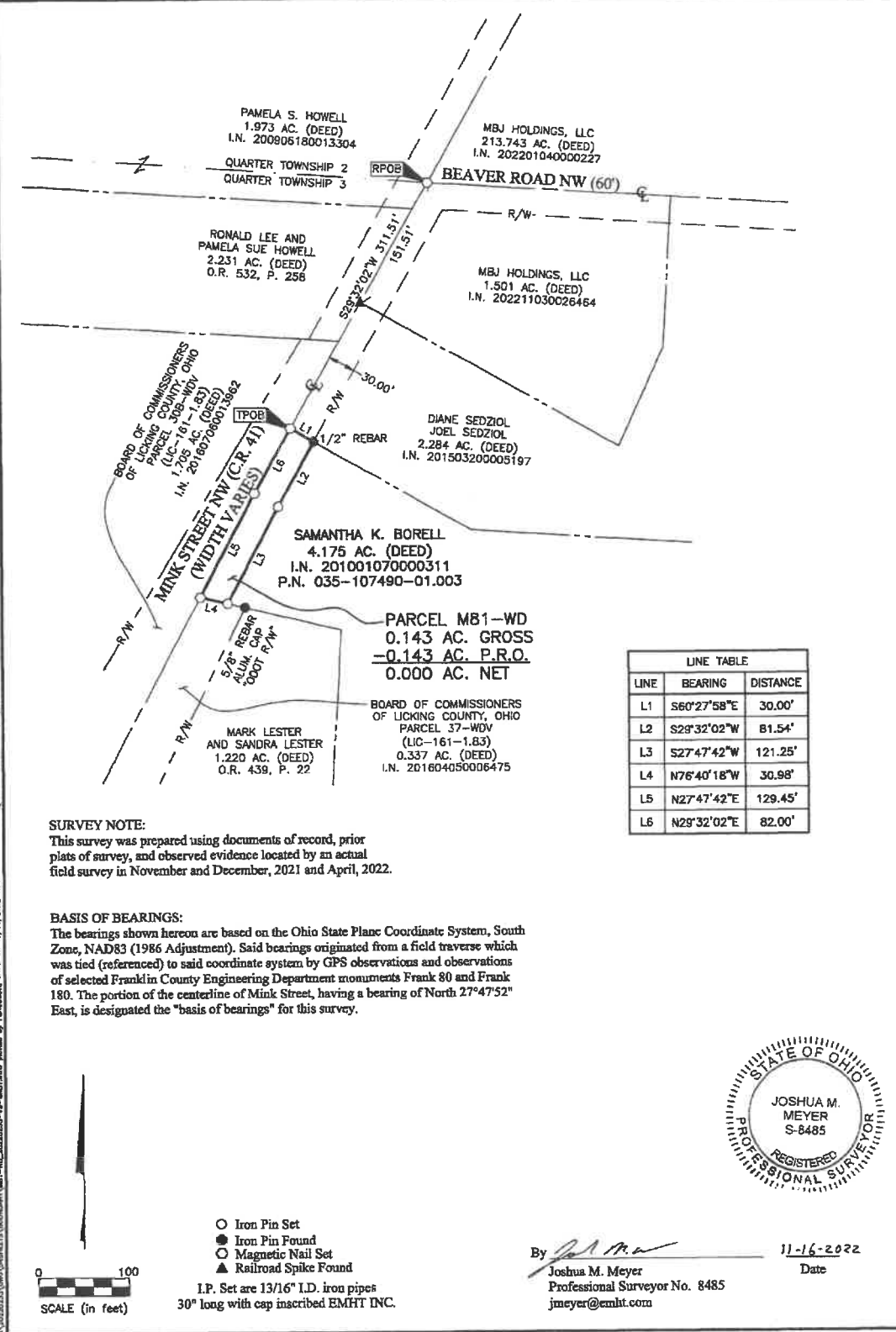
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: November 16, 2022

Scale: 1" = 100'

Job No: 2022-0233

Sheet No: 1 of 1



**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL M81-T

A temporary easement(s) granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 035-107490-01.003

Prior Instrument Reference: Instrument #201001070000311, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL M81-T
0.002 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Jersey, lying in Section 13, Quarter Township 3, Township 2, Range 15, United States Military District, being on, over and across that 4.175 acre tract conveyed to Samantha K. Borell by deed of record in Instrument Number 201001070000311 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Mink Street NW (County Road 41) (60 feet), at the northwesterly corner of that 0.337 acre tract conveyed as Parcel 37-WDV to Board of Commissioners of Licking County, Ohio by deed of record in Instrument Number 201604050006475;

Thence North 27° 47' 42" East, with the centerline of said Mink Street NW, a distance of 76.34 feet to a point;

Thence South 62° 12' 18" East, across said Mink Street NW, a distance of 30.00 feet to a point in the easterly right of way of said Mink Street NW, the TRUE POINT OF BEGINNING;

Thence North 27° 47' 42" East, with said easterly right of way line, a distance of 19.44 feet to a point;

Thence across said 4.175 acre tract, the following courses and distances:

South 62° 12' 18" East, a distance of 5.00 feet to a point;

South 27° 47' 42" West, a distance of 19.44 feet to a point; and

North 62° 12' 18" West, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

19 Oct 22

Date

MAK:jo
M81-T 0_002 ac 20220233-VS-ESMT-TEMP.docx



EMHT

Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5600 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Toll Free: 888.775.3648
emht.com

TEMPORARY EASEMENT

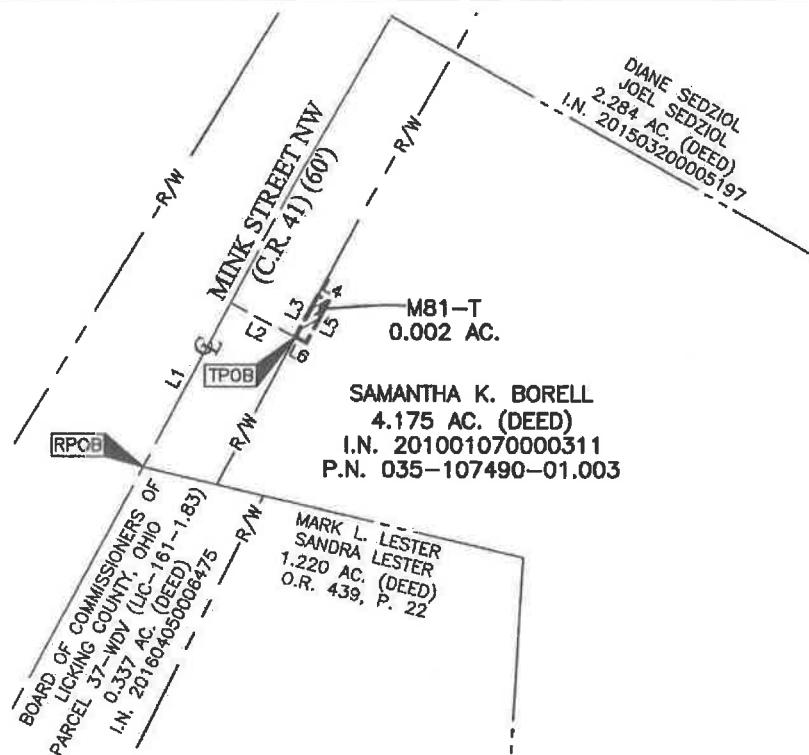
SECTION 13, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Date: October 19, 2022

Scale: 1" = 60'

Job No: 20220233

Sheet No: 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°47'42"E	76.34'
L2	S62°12'18"E	30.00'
L3	N27°47'42"E	19.44'
L4	S62°12'18"E	5.00'
L5	S27°47'42"W	19.44'
L6	N62°12'18"W	5.00'



0 60
SCALE (in feet)

By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

10 OCT 22
Date

J:\20220233\DWG\04SHEETS\EASEMENTS\M81-T_20220233-VS-ESMT-TEMP.DWG plotted by MEYER, JOSH on 10/19/2022 1:12:02 PM last saved by JMEYER on 10/19/2022 1:11:37 PM



ORDINANCE O-54-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, BILTWELL HOMES, LLC, OF THE PROPERTY LOCATED AT 12400 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-42-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owner have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easements from its owner, Biltwell Homes, LLC, for the property located at 12400 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described as depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel G42-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel G42-T1).
- C. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 3 (Project Parcel G42-T2).
- D. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 4 (Project Parcel G42-T3).
- E. Permanent easement as described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 5 (Project Parcel G42-S1).
- F. Permanent easement as described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 6 (Project Parcel G42-S2).

Section 2. That Council hereby fixes the value of all the interests appropriated at Thirty-five Thousand Five Hundred Ninety-six Dollars (\$35,596.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owner of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owner of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL G42-WD
0.279 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being part of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 23 and Section 24 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of said 2.512 acre tract, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", Dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 23 and 24, the westerly line of said 2.512 acre tract, the easterly line of said 2.465 acre tract and the easterly line of that 2.436 acre tract conveyed to Andrew J. Gibson and Lalie A. Gibson by deed of record in Instrument Number 201407140013169, a distance of 272.51 feet to a magnetic nail set at the northwesterly corner of said 2.512 acre tract and the southwesterly corner of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525;

Thence South 86° 48' 59" East, across said Clover Valley Road NW and with the line common to said 2.512 and 8.112 acre tracts (passing a 5/8 inch iron rebar found at a distance of 23.26 feet), a total distance of 24.00 feet to an iron pin set;

Thence crossing said 2.512 acre tract, the following courses and distances:

South 03° 31' 03" West, a distance of 130.00 feet to an iron pin set;

South 00° 32' 35" East, a distance of 39.17 feet to an iron pin set;

South 11° 34' 43" East, a distance of 53.75 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 75° 31' 04", a radius of 55.00 feet, an arc length of 72.49 feet, a chord bearing of South 49° 20' 15" East and chord distance of 67.36 feet to an iron pin set at a point of tangency; and

South 87° 05' 47" East, a distance of 308.64 feet to an iron pin set in the easterly line of said 2.512 acre tract and the westerly line of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust,

EXHIBIT A

**PARCEL G42-WD
0.279 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being part of that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a P.K. nail found at the westerly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26), at the southerly common corner of said Section 23 and Section 24 of said Township 3, in the northerly line of Township 2 of said Range 15, at the southwesterly corner of said 2.512 acre tract, the southeasterly corner of that 2.465 acre tract conveyed to Alex Luong by deed of record in Instrument Number 201908080016252, in the northerly line of that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee or her successor(s) as Trustees of "The Bush Keystone Inheritance Trust", Dated January 23, 2007 by deed of record in Instrument Number 201209100020565;

Thence North 03° 31' 03" East, with the centerline of said Clover Valley Road NW, the line common to said Sections 23 and 24, the westerly line of said 2.512 acre tract, the easterly line of said 2.465 acre tract and the easterly line of that 2.436 acre tract conveyed to Andrew J. Gibson and Lalie A. Gibson by deed of record in Instrument Number 201407140013169, a distance of 272.51 feet to a magnetic nail set at the northwesterly corner of said 2.512 acre tract and the southwesterly corner of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525;

Thence South 86° 48' 59" East, across said Clover Valley Road NW and with the line common to said 2.512 and 8.112 acre tracts (passing a 5/8 inch iron rebar found at a distance of 23.26 feet), a total distance of 24.00 feet to an iron pin set;

Thence crossing said 2.512 acre tract, the following courses and distances:

South 03° 31' 03" West, a distance of 130.00 feet to an iron pin set;

South 00° 32' 35" East, a distance of 39.17 feet to an iron pin set;

South 11° 34' 43" East, a distance of 53.75 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 75° 31' 04", a radius of 55.00 feet, an arc length of 72.49 feet, a chord bearing of South 49° 20' 15" East and chord distance of 67.36 feet to an iron pin set at a point of tangency; and

South 87° 05' 47" East, a distance of 308.64 feet to an iron pin set in the easterly line of said 2.512 acre tract and the westerly line of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust,

EXHIBIT A

**PARCEL G42-WD
0.279 ACRE**

-2-

Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

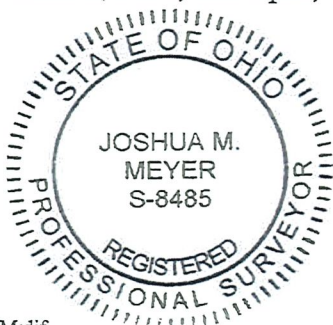
Thence South 03° 12' 50" West, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet to a magnetic nail set at the southerly common corner thereof, in the centerline of said Green Chapel Road NW, the line common to said Townships 3 and 2 and a northerly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339;

Thence North 87° 05' 47" West, with the centerline of said Green Chapel Road NW, said common Township line, the southerly line of said 2.512 acre tract, and the northerly line of said 27.733 and 47.245 acre tracts (passing a 5/8 inch iron rebar found at a distance of 335.56 feet), a total distance of 403.17 feet to the POINT OF BEGINNING, containing 0.279 acre, more or less, all of which is within Auditor's Parcel Number 052-175056-00.000, 0.105 acre is within the present road occupied by said Green Chapel Road NW and 0.109 acre is within the present road occupied by said Clover Valley Road NW.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of North 87°05'47" West, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
G42-WD_0_279 ac 20220307-VS-BNDY.docx

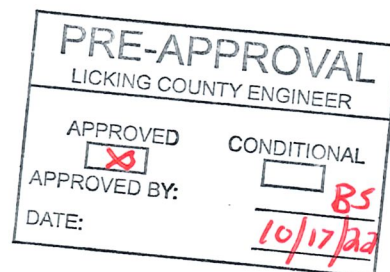
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Joshua M. Meyer in black ink.

Joshua M. Meyer
Professional Surveyor No. 8485

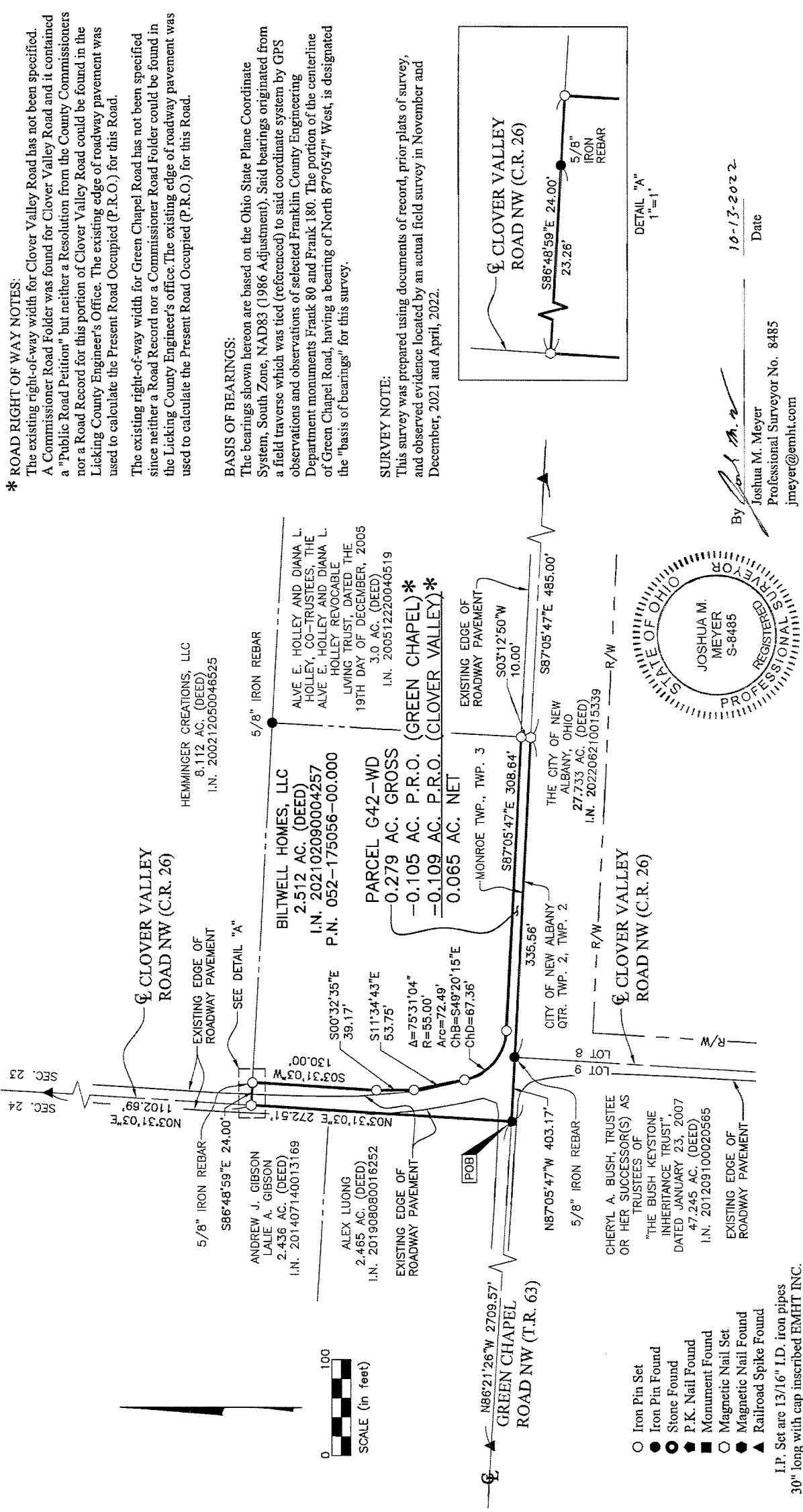
10-13-2022

Date



SURVEY OF ACREAGE PARCEL
SECTION 23, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: October 13, 2022
Scale: 1" = 100'
Job No: 2022-0307
Sheet No: 1 of 1



STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
JOSHUA M. MEYER
S-8485

By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com
Date: 10-13-2022

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL G42-T1

Temporary easements granted to the City of New Albany (“City”), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the “Project”) the following described real estate (“Easement Area”):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-175056-00.000

Prior Instrument References: Instrument Number 202102090004257, Licking County Recorder’s Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner’s adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer’s office (the “Improvements”); (b) ingress and egress to and from Owner’s adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the “Period”) or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City’s temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL G42-T1
0.082 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW, the line common to said Township 3 and Township 2 of said Range 15, at the southeasterly corner of said 2.512 acre tract and the southwesterly corner of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust, Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

Thence North 03° 12' 50" East, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet, to a point;

Thence North 87° 05' 47" West, across said 2.512 acre tract, a distance of 268.02 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.512 acre tract, the following courses and distances:

North 87° 05' 47" West, a distance of 40.63 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 75° 31' 04", a radius of 55.00 feet, an arc length of 72.49 feet, a chord bearing of North 49° 20' 15" West and chord distance of 67.36 feet to a point of tangency;

North 11° 34' 43" West, a distance of 53.75 feet to a point;

North 00° 32' 35" West, a distance of 39.17 feet to a point;

North 03° 31' 03" East, a distance of 130.00 feet to a point in the northerly line of said 2.512 acre tract and in the southerly line of that 8.112 acre tract conveyed to Hemminger Creations, LLC by deed of record in Instrument Number 200212050046525;

South 01° 21' 58" East, a distance of 158.94 feet to a point;

South 18° 55' 38" East, a distance of 85.00 feet to a point;

South 57° 09' 34" East, a distance of 30.00 feet to a point;

South 87° 05' 47" East, a distance of 38.84 feet to a point; and

South 02° 54' 13" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.082 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

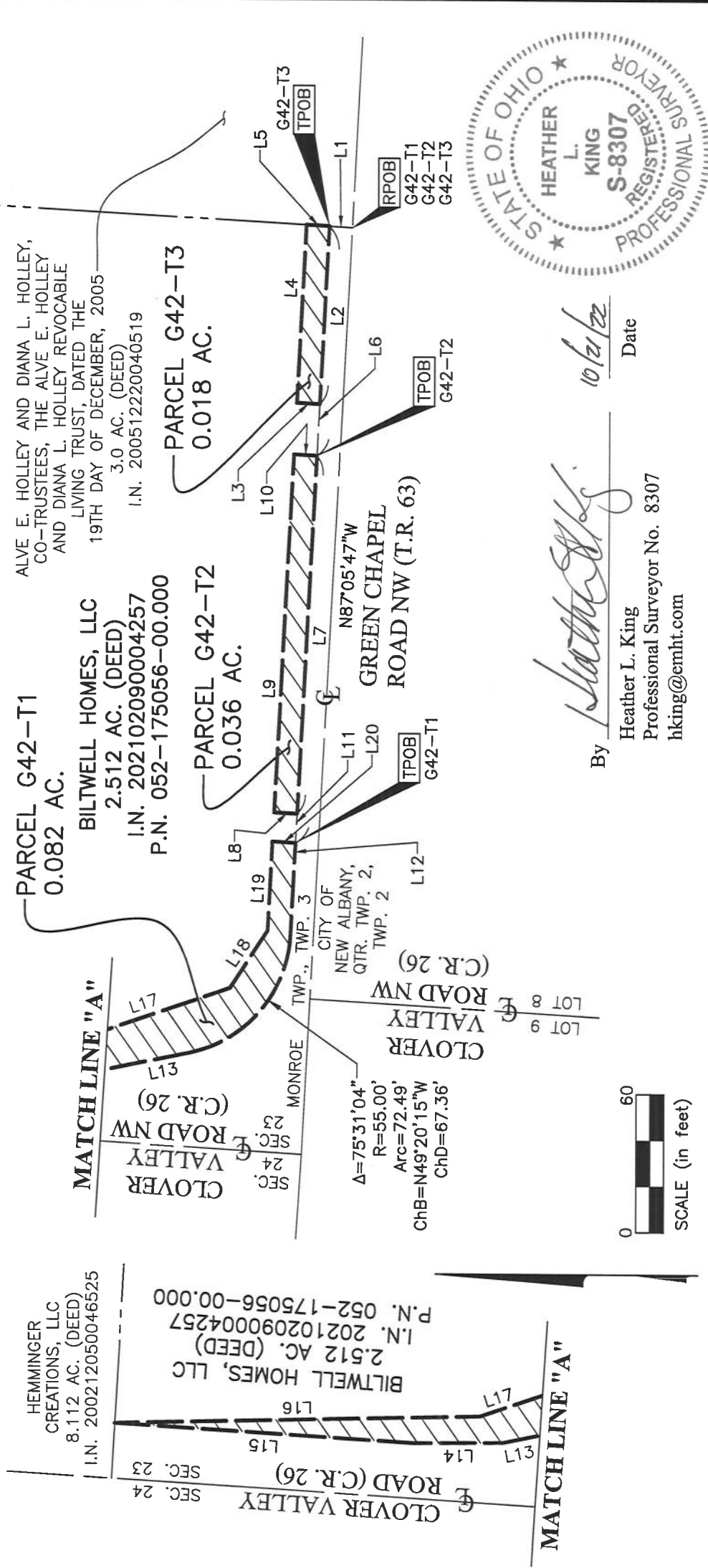
Heather L. King
Heather L. King
Professional Surveyor No. 8307

10/21/22
Date

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TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	October 13, 2022
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 2



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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

TEMPORARY EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:October 13, 2022

Scale:1" = N/A

Job No:2022-0307

Sheet No:2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°12'50"E	10.00'
L2	N87°05'47"W	77.37'
L3	N02°54'13"E	10.00'
L4	S87°05'47"E	77.43'
L5	S03°12'50"W	10.00'
L6	N87°05'47"W	99.81'
L7	N87°05'47"W	155.52'
L8	N02°54'13"E	10.00'
L9	S87°05'47"E	155.52'
L10	S02°54'13"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N87°05'47"W	268.02'
L12	N87°05'47"W	40.63'
L13	N11°34'43"W	53.75'
L14	N00°32'35"W	39.17'
L15	N03°31'03"E	130.00'
L16	S01°21'58"E	158.94'
L17	S18°55'38"E	85.00'
L18	S57°09'34"E	30.00'
L19	S87°05'47"E	38.84'
L20	S02°54'13"W	10.00'

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL G42-T2

Temporary easements granted to the City of New Albany (“City”), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the “Project”) the following described real estate (“Easement Area”):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-175056-00.000

Prior Instrument References: Instrument Number 202102090004257, Licking County Recorder’s Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner’s adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer’s office (the “Improvements”); (b) ingress and egress to and from Owner’s adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the “Period”) or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City’s temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL G42-T2
0.036 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW, the line common to said Township 3 and Township 2 of said Range 15, at the southeasterly corner of said 2.512 acre tract and the southwesterly corner of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust, Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

Thence North 03° 12' 50" East, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet, to a point;

Thence North 87° 05' 47" West, across said 2.512 acre tract, a distance of 99.81 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.512 acre tract, the following courses and distances:

North 87° 05' 47" West, a distance of 155.52 feet to a point;


North 02° 54' 13" East, a distance of 10.00 feet to a point;

South 87° 05' 47" East, a distance of 155.52 feet to a point; and

South 02° 54' 13" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.036 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

10/21/22
Date

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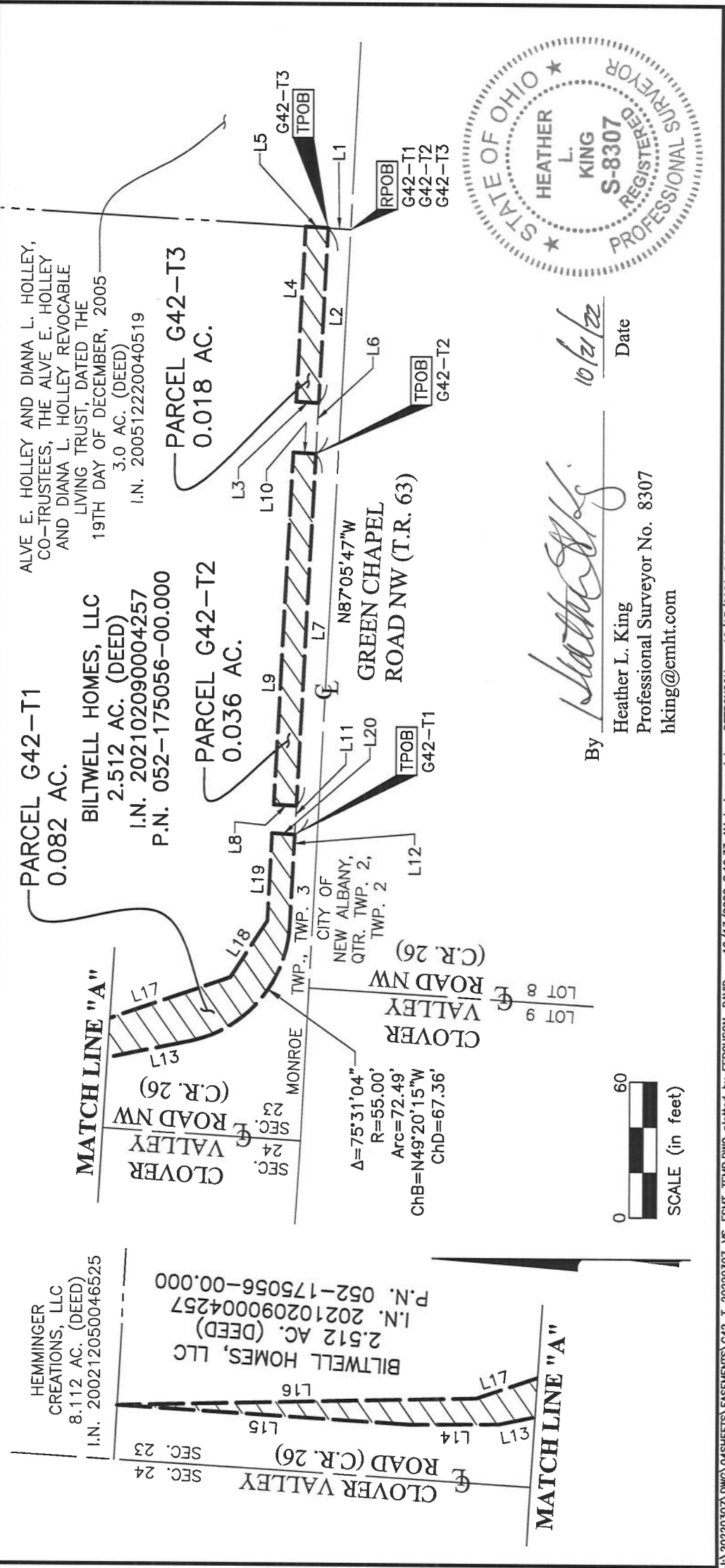
TEMPORARY EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	October 13, 2022
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 2



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TEMPORARY EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:October 13, 2022

Scale:1" = N/A

Job No:2022-0307

Sheet No:2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°12'50"E	10.00'
L2	N87°05'47"W	77.37'
L3	N02°54'13"E	10.00'
L4	S87°05'47"E	77.43'
L5	S03°12'50"W	10.00'
L6	N87°05'47"W	99.81'
L7	N87°05'47"W	155.52'
L8	N02°54'13"E	10.00'
L9	S87°05'47"E	155.52'
L10	S02°54'13"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N87°05'47"W	268.02'
L12	N87°05'47"W	40.63'
L13	N11°34'43"W	53.75'
L14	N00°32'35"W	39.17'
L15	N03°31'03"E	130.00'
L16	S01°21'58"E	158.94'
L17	S18°55'38"E	85.00'
L18	S57°09'34"E	30.00'
L19	S87°05'47"E	38.84'
L20	S02°54'13"W	10.00'

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL G42-T3

Temporary easements granted to the City of New Albany (“City”), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the “Project”) the following described real estate (“Easement Area”):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 052-175056-00.000

Prior Instrument References: Instrument Number 202102090004257, Licking County Recorder’s Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Green Chapel Road, with access to the Owner’s adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer’s office (the “Improvements”); (b) ingress and egress to and from Owner’s adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the “Period”) or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City’s temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL G42-T3
0.018 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW, the line common to said Township 3 and Township 2 of said Range 15, at the southeasterly corner of said 2.512 acre tract and the southwesterly corner of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust, Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

Thence North 03° 12' 50" East, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.512 acre tract, the following courses and distances:

North 87° 05' 47" West, a distance of 77.37 feet to a point;

North 02° 54' 13" East, a distance of 10.00 feet to a point; and

South 87° 05' 47" East, a distance of 77.43 feet to a point in the line common to said 2.512 and 3.0 acre tracts;

Thence South 03° 12' 50" West, with said common line, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.018 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

10/21/22
Date

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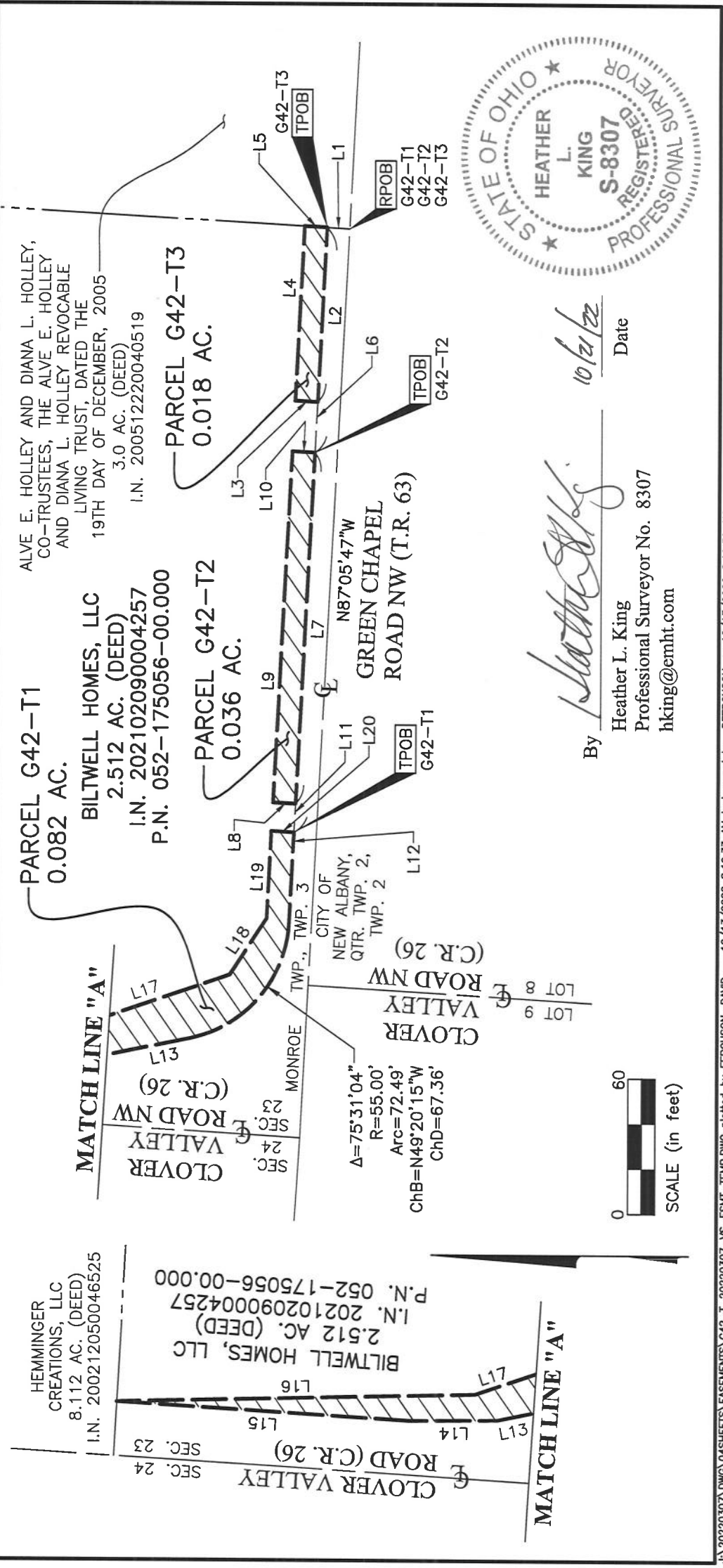
TEMPORARY EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	October 13, 2022
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 2



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TEMPORARY EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:October 13, 2022

Scale:1" = N/A

Job No:2022-0307

Sheet No:2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°12'50"E	10.00'
L2	N87°05'47"W	77.37'
L3	N02°54'13"E	10.00'
L4	S87°05'47"E	77.43'
L5	S03°12'50"W	10.00'
L6	N87°05'47"W	99.81'
L7	N87°05'47"W	155.52'
L8	N02°54'13"E	10.00'
L9	S87°05'47"E	155.52'
L10	S02°54'13"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N87°05'47"W	268.02'
L12	N87°05'47"W	40.63'
L13	N11°34'43"W	53.75'
L14	N00°32'35"W	39.17'
L15	N03°31'03"E	130.00'
L16	S01°21'58"E	158.94'
L17	S18°55'38"E	85.00'
L18	S57°09'34"E	30.00'
L19	S87°05'47"E	38.84'
L20	S02°54'13"W	10.00'

EASEMENT

PARCEL G42-S1

A perpetual non-exclusive easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to occupy for drainage, stormwater management, utilities and appurtenances necessary for the establishment, construction, reconstruction, widening, repair or maintenance and use of a public road (the "Project") the following described real estate ("Easement Area") and for other purposes described herein:

SEE EXHIBIT A ATTACHED

Licking County Current Tax Parcel No. 052-175056-00.000

Prior Instrument Reference: Instrument Number 202102090004257, Licking County, Ohio Recorder's Office

The purpose of the easement is for drainage, stormwater management and utilities appurtenant to a public road, together with the right to construct, reconstruct, operate, maintain, repair, replace, and/or remove said drainage, stormwater and utility facilities that may be necessary or convenient for the providing of such drainage, stormwater and utility services, in, upon, across, over, under, and through the Easement Area, together with ingress and egress thereto. The City may assign this Easement to parties who may be responsible for the proper use, operation, and maintenance of the drainage, stormwater, utility and public roadway that required this Easement.

Upon completion of any construction of any drainage, stormwater and utilities in the Easement Area, the Easement Area will be graded, seeded or erosion control measures shall be installed and the Easement Area shall be returned as reasonably practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. The City shall restore the initial construction in the Easement Area in accordance with the roadway improvement plans and specifications on file at the Licking County Engineer's Office.

The Owner shall not unreasonably interfere with the drainage, stormwater or utility easement or its purposes and shall not convey any other easement within the Easement Area; place any additional structures of a temporary or permanent type on, above, or under the Easement Area; add or remove any dirt, stone, fill, trees or other vegetation or materials within the Easement Area; or disturb or alter any slopes, drainage courses or water flows within the Easement Area. However, the Owner may continue to enjoy the use of said property for any purposes which do not interfere with or prevent the use of this Easement by the City including ingress and egress over said Easement not inconsistent with its intended use.

EXHIBIT A

**PARCEL G42-S1
0.003 ACRE**

EASEMENT

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW, the line common to said Township 3 and Township 2 of said Range 15, at the southeasterly corner of said 2.512 acre tract and the southwesterly corner of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust, Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

Thence North 03° 12' 50" East, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet, to a point;

Thence North 87° 05' 47" West, across said 2.512 acre tract, a distance of 255.33 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.512 acre tract, the following courses and distances:

North 87° 05' 47" West, a distance of 12.69 feet to a point;


North 02° 54' 13" East, a distance of 10.00 feet to a point;

South 87° 05' 47" East, a distance of 12.69 feet to a point; and

South 02° 54' 13" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.003 acre, more or less.



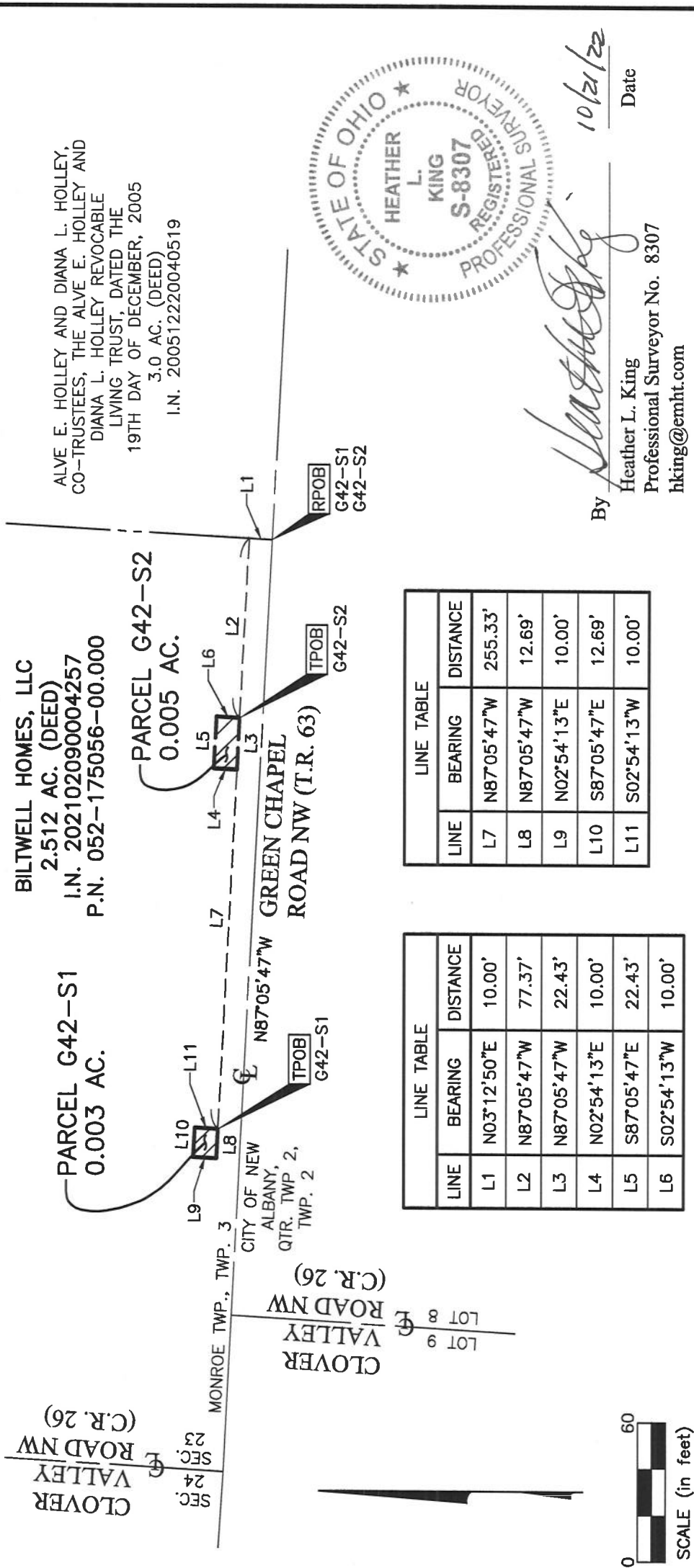
EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

10/21/22
Date

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Date:	October 13, 2022
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



EASEMENT

PARCEL G42-S2

A perpetual non-exclusive easement granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to occupy for drainage, stormwater management, utilities and appurtenances necessary for the establishment, construction, reconstruction, widening, repair or maintenance and use of a public road (the "Project") the following described real estate ("Easement Area") and for other purposes described herein:

SEE EXHIBIT A ATTACHED

Licking County Current Tax Parcel No. 052-175056-00.000

Prior Instrument Reference: Instrument Number 202102090004257, Licking County, Ohio Recorder's Office

The purpose of the easement is for drainage, stormwater management and utilities appurtenant to a public road, together with the right to construct, reconstruct, operate, maintain, repair, replace, and/or remove said drainage, stormwater and utility facilities that may be necessary or convenient for the providing of such drainage, stormwater and utility services, in, upon, across, over, under, and through the Easement Area, together with ingress and egress thereto. The City may assign this Easement to parties who may be responsible for the proper use, operation, and maintenance of the drainage, stormwater, utility and public roadway that required this Easement.

Upon completion of any construction of any drainage, stormwater and utilities in the Easement Area, the Easement Area will be graded, seeded or erosion control measures shall be installed and the Easement Area shall be returned as reasonably practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. The City shall restore the initial construction in the Easement Area in accordance with the roadway improvement plans and specifications on file at the Licking County Engineer's Office.

The Owner shall not unreasonably interfere with the drainage, stormwater or utility easement or its purposes and shall not convey any other easement within the Easement Area; place any additional structures of a temporary or permanent type on, above, or under the Easement Area; add or remove any dirt, stone, fill, trees or other vegetation or materials within the Easement Area; or disturb or alter any slopes, drainage courses or water flows within the Easement Area. However, the Owner may continue to enjoy the use of said property for any purposes which do not interfere with or prevent the use of this Easement by the City including ingress and egress over said Easement not inconsistent with its intended use.

EXHIBIT A

**PARCEL G42-S2
0.005 ACRE**

EASEMENT

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being on, over and across that 2.512 acre tract conveyed to Biltwell Homes, LLC by deed of record in Instrument Number 202102090004257 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW, the line common to said Township 3 and Township 2 of said Range 15, at the southeasterly corner of said 2.512 acre tract and the southwesterly corner of that 3.0 acre tract conveyed to Alve E. Holley and Diana L. Holley, Co-Trustees, The Alve E. Holley and Diana L. Holley Revocable Living Trust, Dated the 19th day of December 2005 by deed of record in Instrument Number 200512220040519;

Thence North 03° 12' 50" East, across said Green Chapel Road NW and with the line common to said 2.512 and 3.0 acre tracts, a distance of 10.00 feet, to a point;

Thence North 87° 05' 47" West, across said 2.512 acre tract, a distance of 77.37 feet to the TRUE POINT OF BEGINNING;

Thence across said 2.512 acre tract, the following courses and distances:

North 87° 05' 47" West, a distance of 22.43 feet to a point;


North 02° 54' 13" East, a distance of 10.00 feet to a point;

South 87° 05' 47" East, a distance of 22.43 feet to a point; and

South 02° 54' 13" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

10/21/22
Date

HLK:djf
G42-S2_0_005 ac 20220307-VS-ESMT-DRAN.docx

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

EASEMENTS

SECTION 23, TOWNSHIP 3, RANGE 15

UNITED STATES MILITARY DISTRICT

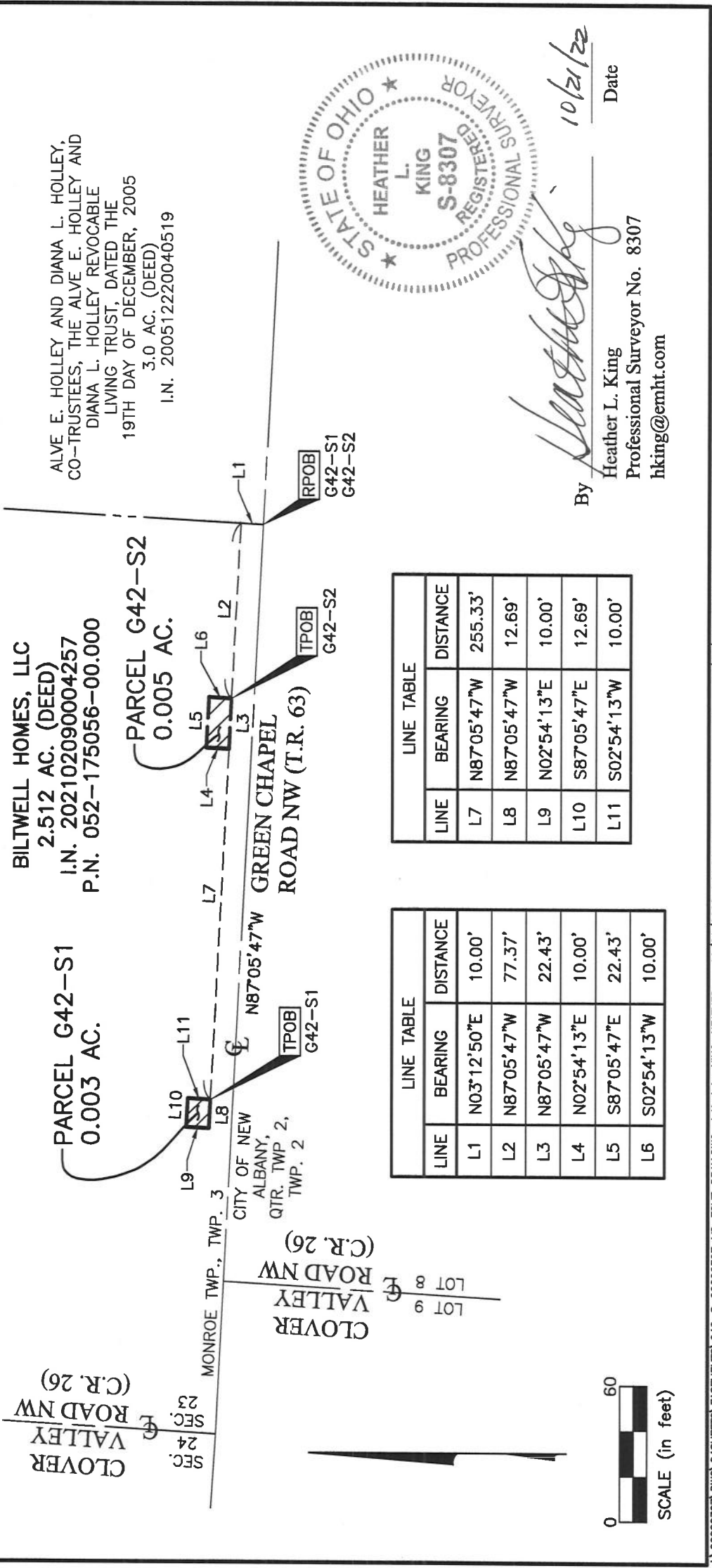
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:October 13, 2022

Scale:1" = 60'

Job No:2022-0307

Sheet No:1 of 1



J:\20220307\DWG\04SHEETS\EASEMENTS\G42-S_20220307-VS-ESMT-DRAW.DWG plotted by KING, HEATHER on 10/21/2022 1:21:36 PM last saved by HKING on 10/21/2022 1:21:20 PM



ORDINANCE O-55-2023

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, LAUREN MCCUEN AND JOSHUA WESTFALL, OF THE PROPERTY LOCATED AT 11820 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-42-2022 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public ; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property from its owners, Lauren McCuen and Joshua Westfall, for the property located at 11820 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described as depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel G51-WD).

Section 2. That Council hereby fixes the value of all the interests appropriated at Eight Thousand Four Hundred Two Dollars (\$8,402.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023

Introduced: 03/07/2023

Revised:

Adopted:

Effective:

EXHIBIT A

**PARCEL G51-WD
0.092 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Section 23, Township 3, Range 15, United States Military District, being out of that 5.654 acre tract conveyed to Lauren Mccuen and Joshua Westfall by deed of record in Instrument Number 201908090016315 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set in the centerline of Green Chapel Road NW (Township Road 63) at the southerly common corner of said Section 23 and Lot 7 (First Range of Lots), of Quarter Township 4, Township 3, in the northerly line of Lot 8, Quarter Township 2, Township 2, said Range 15, the southeasterly corner of said 5.654 acre tract, the southwesterly corner of that 6.232 acre tract conveyed to Timothy K. Burke and Alita Ann Mercer Burke by deed of record in Instrument Number 202208190020456, in the northerly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339;

Thence North 87° 01' 59" West, with said Green Chapel Road NW centerline, the line common to said Townships 3 and 2, the southerly line of said 5.654 acre tract, the northerly line of said 27.733 acre tract, a distance of 180.12 feet to a magnetic nail set at the southwesterly corner of said 5.654 acre tract, the southeasterly corner of that 5.63 acre tract conveyed to Andrea J. Ford by deed of record in Instrument Number 200505230015205;

Thence North 02° 58' 52" East, across said Green Chapel Road NW, with the line common to said 5.654 and 5.63 acre tracts, a distance of 19.86 feet to an iron pin set;

Thence across said 5.654 acre tract, the following courses and distances:

South 86° 49' 42" East, a distance of 66.05 feet to an iron pin set at a point of curvature;
and

With the arc of a curve to the left, having a central angle of 13° 01' 33", a radius of 506.00 feet, an arc length of 115.04 feet, a chord bearing of North 86° 39' 31" East and chord distance of 114.79 feet to an iron pin set in the line common to said 5.654 and 6.232 acre tracts, the line common to said Section 23 and said Lot 7;

Thence South 03° 00' 43" West, with said common line, across said Green Chapel Road NW (passing a 3/4 inch iron pipe found at a distance of 12.28 feet), a total distance of 32.23 feet to the POINT OF BEGINNING, containing 0.092 acre, more or less, all of which is within Auditor's Parcel Number 052-173646-00.007 and 0.044 acre of which is within the present road occupied.

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

EXHIBIT A

**PARCEL G51-WD
0.092 ACRE**

-2-

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of North 87° 01' 59" West, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

11-3-2022

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:djf
G51-WD_0_092 ac 20220307-VS-BNDY.docx

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/9/22



SECTION 23, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Sheet No: 1 of 1



ORDINANCE O-56-2023

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, TIMOTHY K. BURKE AND ALITA ANN MERCER BURKE, OF THE PROPERTY LOCATED AT 11798 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany is preparing to construct the Green Chapel Road Project (the "Project"), a public roadway construction and improvement project in Licking County, Ohio in the area where Intel Corporation is in the process of constructing a \$20 billion+ semiconductor and chip manufacturing project in the City, which Project is necessary and essential for a public purpose to improve public roads and accommodate the increase in of traffic in the area; and

WHEREAS, the Project includes the making, repairing, widening, improving, and construction of Green Chapel Road and its intersecting roadways which roadways are, will be and will remain open to the public without charge; and

WHEREAS, the roadways and the Project will require the City of New Albany to obtain the premises described herein and on the attached Exhibits, which is located in Licking County, Ohio; and

WHEREAS, a Resolution of intent was previously adopted by Council in Resolution No. R-3-2023 and said Resolution was served according to law and return of service has been made; and

WHEREAS, the requirements of Ohio Revised Code Section 163.04 have been met and the City and the owners have been unable to agree on a conveyance or the terms of a conveyance; and

WHEREAS, it is in the interest of the City of New Albany, and the general interest of the community, traveling public and region to facilitate the Project and opportunities the development will bring to the City, townships, Licking County, region and entire State of Ohio, to immediately provide more effective streets and roads in the area for the development and traveling public; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be effective immediately upon adoption to meet the required public road and infrastructure improvement deadlines for the support, receipt of funding for and development of the Project and the construction and timely commencement of the construction of the Project and the domestic semiconductor manufacturing operations, including federal, state, and city funding requirements, contracts and support obligations.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, with the affirmative vote of at least two-thirds of all members elected thereto, that:

Section 1. The City determines the appropriation is necessary and directs that the appropriation proceed and the City appropriate the following property and easement from its owners, Timothy K. Burke and Alita Ann Mercer Burke, for the property located at 11798 Green Chapel Road, for the public purpose of making, repairing, improving and constructing Green Chapel Road and its necessary appurtenances pursuant to the Charter of the City of New Albany, Ohio Revised Code Chapters 163, 715, 717, and 719; and the Constitution of the State of Ohio and other applicable laws, which property and interests are described as depicted as follows:

- A. Fee simple interest, without limitation of existing access rights to and from adjoining public roadway(s), in and to the premises described in the legal description and survey attached hereto as Exhibit 1 (Project Parcel G52-WD).
- B. Temporary easement with continuing access to and from adjoining public roadway(s) in and to the premises described in the legal description and survey and on the terms and conditions attached hereto as Exhibit 2 (Project Parcel G52-T).

Section 2. That Council hereby fixes the value of all the interests appropriated at Forty-seven Thousand Three Hundred Fifty-seven Dollars (\$47,357.00), including damages to residual lands, if any, which sum shall be deposited with the Licking County Common Pleas Court for the use and benefit of the owners of the property appropriated. Upon such deposit, the City of New Albany shall take possession of and enter upon the property pursuant to law.

Section 3. That Council finds that the appropriation is a public exigency necessary for the stated public purposes, that the City has been unable to agree with the owners of the property on the terms of a conveyance and the other requirements of Ohio Revised Code Section 163.04 have been met, and that the City intends to obtain immediate possession of the property.

Section 4. That the City Law Director or his designee is directed to proceed with the appropriation and is hereby authorized to file a petition for appropriation in the Licking County Common Pleas Court, to have a jury impaneled to assess the compensation to be paid for the real estate herein described above.

Section 5. That Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council or other appropriate officers and designees of the City to take any other actions as may be appropriate to implement this Ordinance, including the authority to reach a reasonable administrative resolution with the property owners to acquire the property interest in an amount greater than the appraised value and accept and record instruments of conveyance and all other documents necessary to carry out the terms and intent of this Ordinance. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 6: For the reasons stated in the preamble and herein, council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council, and that all deliberations of the Council and/or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 8. Pursuant to Article 6.07(A) of the New Albany Charter, this ordinance shall become effective immediately upon its adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2023.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/24/2023
Introduced: 03/07/2023
Revised:
Adopted:
Effective:

EXHIBIT A

**PARCEL GS2-WD
0.319 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being out of that 6.232 acre tract conveyed to Timothy K. Burke and Alita Ann Mercer Burke by deed of record in Instrument Number 202208190020456 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set in the centerline of Green Chapel Road NW (Township Road 63) at the southerly common corner of said Lot 7 and Section 23 of said Township 3, in the northerly line of Lot 8, Quarter Township 2, Township 2 of said Range 15, the southwesterly corner of said 6.232 acre tract, the southeasterly corner of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315, in the northerly line of that 27.733 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202206210015339;

Thence North 03° 00' 43" East, across said Green Chapel Road NW, with the line common to said 6.232 and 5.654 acre tracts (passing a 3/4 inch iron pipe found at a distance of 19.96 feet), a total distance of 32.23 feet to an iron pin set on the arc of a curve;

Thence across said 6.232 acre tract, the following courses and distances:

With the arc of a curve to the left, having a central angle of 11° 28' 15", a radius of 506.00 feet, an arc length of 101.30 feet, a chord bearing of North 74° 24' 36" East and chord distance of 101.13 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 58° 34' 32", a radius of 105.00 feet, an arc length of 107.35 feet, a chord bearing of South 82° 02' 15" East and chord distance of 102.73 feet to an iron pin set at a point of tangency;

South 52° 44' 59" East, a distance of 55.78 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 06° 53' 12", a radius of 87.00 feet, an arc length of 10.46 feet, a chord bearing of South 56° 11' 35" East and chord distance of 10.45 feet to an iron pin set; and

South 86° 44' 16" East, a distance of 8.54 feet to a 3/4 inch iron pipe capped "R/W SURVEY" found in the easterly line of said 6.232 acre tract, the westerly line of that 6.790 acre tract conveyed to Stephanie R. Trathen and Brandon J. Trathen by deed of record in Instrument Number 201504140006854;

Thence South 03° 01' 03" West, with the line common to said 6.232 and 6.790 acre tracts and across said Green Chapel Road NW, a distance of 20.00 feet to a railroad spike found at the southerly common corner thereof, in the centerline of said Green Chapel Road NW, the southerly

EXHIBIT A

**PARCEL G52-WD
0.319 ACRE**

-2-

line of said Township 3, the northerly line of Quarter Township 1, said Township 2, the northerly line of said 27.733 acre tract;

Thence North 86° 44' 16" West, with said Green Chapel Road NW centerline, the southerly line of said 6.232 acre tract, the line common to said Townships 3 and 2, said northerly line, a distance of 261.26 feet to a magnetic nail found at the northerly common corner of said Lot 8 and Quarter Township 1;

Thence North 87° 01' 59" West, with said Green Chapel Road NW centerline, said common Township line, the southerly line of said 6.232 acre tract and said northerly line, a distance of 0.57 feet to the POINT OF BEGINNING, containing 0.319 acre, more or less, all of which is within Auditor's Parcel Number 052-172710-00.000 and 0.057 acre of which is within the present road occupied.

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of North 86° 44' 16" West, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf
G52-WD_0_319 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

11-3-2022

Date

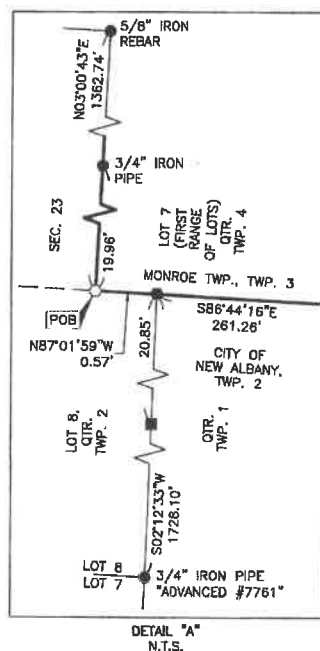
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	BS
DATE:	11/15/22



SURVEY OF ACREAGE PARCEL

LOT 7 (FIRST RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15 UNITED STATES MILITARY DISTRICT TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	November 3, 2022
Scale:	1" = 80'
Job No:	2022-0307
Sheet No:	1 of 1

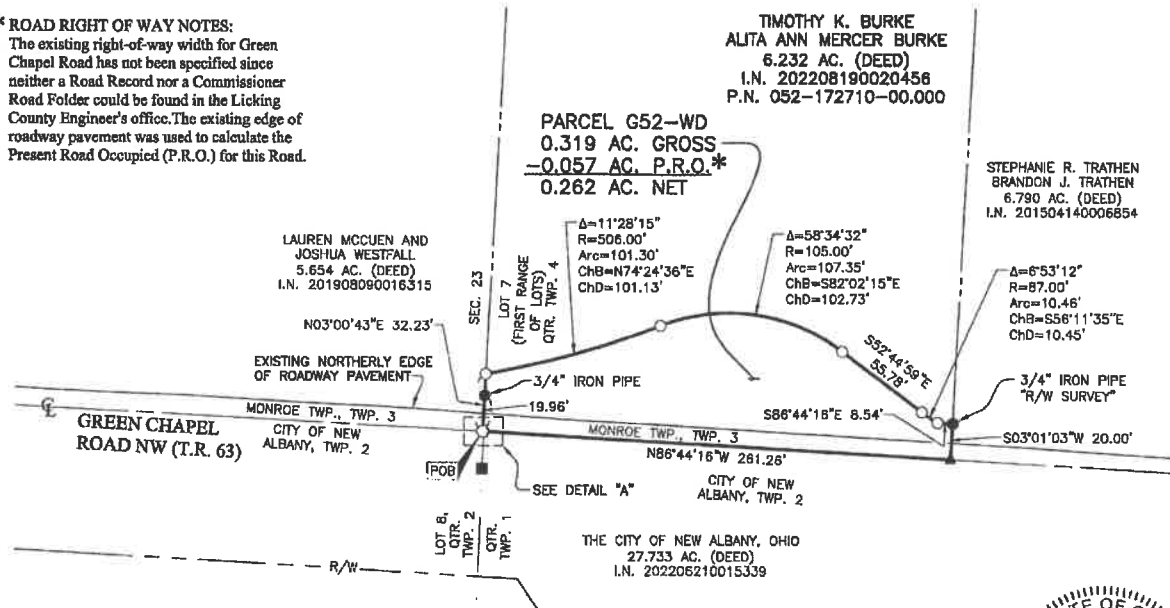


- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Fence Post Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



*** ROAD RIGHT OF WAY NOTES:**
The existing right-of-way width for Green Chapel Road has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of North 86°44'16" West, is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November and December, 2021 and April, 2022.

TIMOTHY K. BURKE
ALITA ANN MERCER BURKE
6.232 AC. (DEED)
I.N. 202208190020456
P.N. 052-172710-00.000

PARCEL G52-WD
0.319 AC. GROSS
-0.057 AC. P.R.O.*
0.262 AC. NET

STEPHANIE R. TRATHEN
BRANDON J. TRATHEN
6.790 AC. (DEED)
I.N. 201504140006854

THE CITY OF NEW ALBANY, OHIO
27.733 AC. (DEED)
I.N. 202206210015339



By *Joshua M. Meyer*
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

11-3-2022
Date

**TEMPORARY RIGHT-OF-WAY EASEMENT
FOR A PUBLIC IMPROVEMENT
WITHOUT OF LIMITATION OF ACCESS**

PARCEL G52-T

Temporary easements granted to the City of New Albany ("City"), its employees, contractors, permittees, designees, agents, successors and assigns to exclusively occupy and use for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto (the "Project") the following described real estate ("Easement Area"):

SEE EXHIBIT A ATTACHED

Licking County, Ohio Current Tax Parcel No. 05217271000.000

Prior Instrument Reference: Instrument #202208190020456, Licking County Recorder's Office.

The temporary easement is for the purposes of: (a) constructing, installing, reconstructing, widening, replacing, removing, repairing, maintaining, and performing all work necessary to complete the Project and improvements of certain portions of Mink Street, with access to the Owner's adjacent property to be maintained during the term of this temporary easement, in accordance with the plans and specifications on file at the Licking County Engineer's office (the "Improvements"); (b) ingress and egress to and from Owner's adjoining parcels; (c) to enter upon the above described land with necessary equipment and use said land during the period of the temporary easement; (d) grading, seeding, drainage, relocation and/or maintenance work necessary for the Project and Improvements; and (e) restoration of the Easement Area as provided below.

The duration of this temporary easement is twenty-four (24) months. The period of the temporary easement shall begin immediately following the date on which the work on the Project and Improvements described above is first commenced by or on behalf of the City or its duly authorized employees, contractors, permittees, designees, agents, successors and assigns and possession is taken of the Easement Area for Project related work for the construction of the Improvements. The easement shall terminate upon completion of the required work in accordance with the plans and specifications for the Project prepared for the City (the "Period") or twenty-four (24) months from commencement, whichever first occurs. The Project shall be deemed completed upon inspection and acceptance of the Improvements by the City of New Albany or its authorized agent.

On termination, and without regard to enhancements or appurtenance installed by Owner, the Easement Area will be returned as nearly as practicable to its original condition, taking into consideration the nature of the work performed and the compensation provided to the Owner for existing improvements that are not restored. During the existence of this easement, the Owner, its heirs, successors and assigns shall not take or permit any action that interferes with the City's temporary use inconsistent with the rights retained herein.

EXHIBIT A

**PARCEL G52-T
0.043 ACRE**

**TEMPORARY EASEMENT
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being on, over and across that 6.232 acre tract conveyed to Timothy K. Burke and Alita Ann Mercer Burke by deed of record in Instrument Number 202208190020456 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63), at the southeasterly corner of said 6.232 acre tract, the southwesterly corner of that 6.790 acre tract conveyed to Stephanie R. Trathen and Brandon J. Trathen by deed of record in Instrument Number 201504140006854, in the southerly line of said Township 3, the northerly line of Quarter Township 1, Township 2 of said Range 15, the northerly line of that 27.733 acre tract conveyed to The City of New Albany by deed of record in Instrument Number 202206210015339;

Thence North 86° 44' 16" West, with said centerline, the line common to said 6.232 and 27.733 acre tracts, the line common to said Townships 3 and 2, a distance of 107.65 feet to a point;

Thence across said 6.232 acre tract, the following courses and distances:

North 03° 15' 44" East, a distance of 73.37 feet to a point on the arc of a curve, being the TRUE POINT OF BEGINNING;

With the arc of a curve to the left, having a central angle of 27° 40' 59", a radius of 105.00 feet, an arc length of 50.73 feet, a chord bearing of South 87° 35' 26" West and chord distance of 50.24 feet to a point;

North 03° 43' 11" East, a distance of 41.60 feet to a point;

South 86° 44' 16" East, a distance of 50.00 feet to a point; and

South 03° 47' 29" West, a distance of 36.64 feet to the TRUE POINT OF BEGINNING, containing 0.043 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

12/8/22
Date

HLK:djf
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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 800.775.3448
emht.com

TEMPORARY EASEMENT

LOT 7 (FIRST RANGE OF LOTS), QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date: November 28, 2022

Scale: 1" = 60'

Job No: 2022-0307

Sheet No: 1 of 1

LAUREN MCCUEN
JOSHUA WESTFALL
5.654 AC. (DEED)
I.N. 201908090016315

PARCEL G52-T
0.043 AC.

TIMOTHY K. BURKE
ALITA ANN MERCER BURKE
6.232 AC. (DEED)
I.N. 202208190020456
P.N. 052-172710-00.000

STEPHANIE R. TRATHEN
BRANDON J. TRATHEN
6.790 AC. (DEED)
I.N. 201504140006854



GREEN CHAPEL
ROAD NW (T.R. 63)

MONROE TWP., TWP. 3
CITY OF NEW
ALBANY, TWP. 2

THE CITY OF NEW ALBANY, OHIO
27.733 AC. (DEED)
I.N. 202206210015339

N86°44'16"W
107.65'

LOT 8,
QTR. 2
TWP. 1

R/W

0 60
SCALE (in feet)

By Heather L. King
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

12/8/22
Date