



ORDINANCE O-20-2025

AN ORDINANCE TO AUTHORIZE SUBMISSION TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS OF A MUNICIPAL PETITION FOR ANNEXATION OF 53.795 +/- ACRES FROM PLAIN TOWNSHIP TO THE CITY OF NEW ALBANY AND DECLARING AN EMERGENCY

WHEREAS, the City of New Albany owns a 53.795 +/--acre parcel at 7839 Bevelhymer Road in Plain Township, which land is currently not within the City of New Albany; and

WHEREAS, Section 719.16 of the Ohio Revised Code allows municipalities to petition the board of county commissioners to annex contiguous territory owned only by the municipality, a county, or the State; and

WHEREAS, authorization by council, by ordinance, is required under Section 709.14 of the Ohio Revised Code to submit a municipal annexation petition to the Franklin County Board of Commissioners for annexation of this city-owned land to the City of New Albany; and

WHEREAS, council finds that annexation of the city-owned land will provide for operational effectiveness and improved taxpayer oversight of city assets; 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 reasons that this ordinance is required to be immediately effective to meet time requirements and facilitate the Joint Park Department's development of the future fieldhouse site.

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 city manager is hereby authorized to sign and submit a municipal petition for annexation of the contiguous city-owned land at 7839 Bevelhymer Road, consisting of 53.795 +/- acres, more or less (220-001355) ("the Petition"), to the Franklin County Board of Commissioners, pursuant to Sections 719.13 - 719.21 of the Ohio Revised Code.

Section 2. The city manager is hereby further authorized to perform all acts and execute all documents as may be required by Franklin County during the annexation process.

Section 3. In accordance with Section 709.14 of the Ohio Revised Code, the law director is hereby appointed as agent for the city, with full power and authority to prosecute the proceedings necessary to effect the annexation, and with all powers and authority set forth in the petition.

Section 4. For the reasons stated herein, council hereby declares an emergency and waives the 30-day referendum period.

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 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 6. Pursuant to Article VI, Section 6.07(B) of the charter of the City of New Albany, this ordinance shall be effective immediately upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2025.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/09/2025

Introduced: 05/20/2025

Revised:

Adopted:

Effective:



ORDINANCE O-22-2025

AN ORDINANCE TO AMEND A 5.966 ACRE CONSERVATION EASEMENT AS REQUESTED BY MBJ HOLDINGS, LLC

WHEREAS, MBJ Holdings, LLC and the city are the original parties to a certain Conservation Easement Agreement dated December 11, 2023; and

WHEREAS, the purpose of the original easement, as accepted by council on November 7, 2023 via Ordinance O-95-2023, is to ensure the conservation and protection of the real property located within the Conservation Easement Agreement; and

WHEREAS, MBJ Holdings, LLC conveyed to QTS a portion of the property subject to the Conservation Easement Agreement; and

WHEREAS, MBJ Holdings, LLC, the city, and QTS now desire to amend the Conservation Easement Agreement to permit the boring of a communication line within a specified corridor within the Conservation Easement Area, as more specifically defined in Exhibit A; and

WHEREAS, this amendment is being completed in accordance with the requirements of permits from the Ohio Environmental Protection Agency ("Ohio EPA") and the U.S. Army Corps of Engineers ("USACE") to safeguard specific waterways or wetlands; and

WHEREAS, council is satisfied that there is good cause for such amendment and that it will not be detrimental to the general interests, and shall be approved.

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

Section 1. The conservation easement totaling 5.966 acres, as identified as Instrument Number 202312280134885, is hereby amended in accordance with 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 _____, 2025.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/23/2025

Introduced: 06/03/2025

Revised:

Adopted:

Effective:

EXHIBIT A - O-22-2025

FIRST AMENDMENT TO CONSERVATION EASEMENT AGREEMENT

This First Amendment to Conservation Easement Agreement (this “Amendment”) is made to be effective on the last date of signature below (the “Effective Date”), by and between **MBJ Holdings, LLC**, a Delaware limited liability company (“MBJ”), the **City of New Albany, Ohio**, an Ohio municipal corporation (the “City”), and **QTS New Albany III, LLC**, a Delaware limited liability company (“QTS”).

RECITALS:

WHEREAS, MBJ and the City are the original parties to that certain Conservation Easement Agreement dated as of December 11, 2023, which is of record with the Office of the Recorder of Franklin County, Ohio (the “Recorder’s Office”) as Instrument Number 202312130129258 (the “Conservation Easement Agreement”);

WHEREAS, pursuant to that certain Limited Warranty Deed filed of record with the Recorder’s Office as Instrument Number 202312280134885, MBJ conveyed to QTS the Property subject to the Conservation Easement Agreement; and

WHEREAS, MBJ, the City, and QTS now desire to amend the Conservation Easement Agreement in order to permit the boring of a communication line within a specified corridor within the Conservation Easement Area, as more specifically defined herein.

NOW THEREFORE, in consideration of the promises and covenants detailed in the Conservation Easement Agreement and as described below, the sufficiency of which is hereby acknowledged, MBJ, the City, and QTS agree as follows:

AGREEMENT:

1. Defined Terms. All capitalized terms which are used but not defined herein shall have the meanings given to them in the Conservation Easement Agreement.

2. Permitted Uses. As of the Effective Date, Section 7 of the Conservation Easement shall include the following subsection (e):

“(e) Underground Communication Line. Grantor shall be permitted, or Grantor may grant an easement in favor of a utility service provider, to construct, install, operate, maintain, repair and/or replace underground communication facilities, which may include, but shall not be limited to, a fiber optic line, under the Conservation Easement Area within the fifty (50’) foot corridor more particularly depicted and described in Schedule 1, attached hereto and incorporated herein (the “Communication Easement Area”). The construction, installation, operation, maintenance, repair and replacement of the communication facilities shall be subject to all of the following: (i) No above-ground equipment, fixtures or surface structures associated with the communication facilities shall be permitted upon the surface of the ground within the Communication Easement Area; (ii) The communication facilities shall be installed only by boring underground in a manner that does not disturb the Conservation Easement Area, including any wetlands, streams or associated buffer areas within the Conservation Easement Area; (iii) No equipment or materials of any kind shall be permitted upon the surface of the ground of the Communication Easement Area or the Conservation Easement Area; and (iv) Any disturbance to the surface of the ground within the Conservation Easement Area shall be immediately restored to reasonably the same condition existing prior to such disturbance.”

Notwithstanding anything contained in the Conservation Easement Agreement, including but not limited to Section 4 thereof, MBJ, the City and QTS agree and acknowledge that the underground communication facilities shall be permitted under the Conservation Easement Agreement within the Communication Easement Area.

3. No Other Amendments. Except as modified in this Amendment, the terms and conditions of the Conservation Easement Agreement remain in full force and effect.

[Remainder of the page left intentionally blank; Signature pages to follow.]

IN WITNESS WHEREOF, MJB has caused this Amendment to be executed as of the date set forth below.

MJB:

MJB HOLDINGS, LLC,
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of MJB Holdings, LLC, a Delaware 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.

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the City has caused this Amendment to be executed as of the date set forth below.

THE CITY:

CITY OF NEW ALBANY, OHIO,
an Ohio municipal corporation

By: _____

Print Name: _____

Its: _____

Date: _____

Approved as to Form:

Benjamin S. Albrecht, City Law Director

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of the City of New Albany, Ohio, an Ohio municipal corporation, on behalf of the municipal corporation. No oath or affirmation was administered to the signer with regard to the notarial act.

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, QTS has caused this Amendment to be executed as of the date set forth below.

QTS:

QTS NEW ALBANY III, LLC
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____
COUNTY OF _____, ss.

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of QTS New Albany III, LLC, a Delaware 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.

Notary Public

My Commission Expires: _____

Instrument prepared by:
MBJ Holdings, LLC
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054
(614) 939-8000

SCHEDULE 1 –

Depiction and Legal Description of the Communication Easement Area

COMMUNICATION EASEMENT 0.393 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 4, Quarter Township 4, Township 4, Range 16, United States Military District, being on, over and across that 78.012 acre tract conveyed to QTS New Albany III LLC by deed of record in Instrument Number 202401110003902 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, at the northwesterly corner of that 18.334 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record in Instrument Number 201904190045307, an easterly corner of said 78.012 acre tract and being in the easterly line that 5.966 acre Conservation Easement Area conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 202312130129258;

Thence North 86° 15' 59" West, across said 78.012 acre tract and across said Conservation Easement Area, a distance of 342.20 feet to a point in a westerly line of said Conservation Easement Area;

Thence North 02° 16' 06" East, continuing across said 78.012 acre tract and with a westerly line of said Conservation Easement Area, a distance of 50.02 feet to a point;

Thence South 86° 15' 59" East, continuing across said 78.012 acre tract and across said Conservation Easement Area, a distance of 341.98 feet to a point in the easterly line of said Conservation Easement Area;

Thence South 02° 00' 53" West, continuing across said 78.012 acre tract and with the easterly line of said Conservation Easement Area a distance of 50.02 feet to the POINT OF BEGINNING, containing 0.393 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

Joshua M. Kleemeyer
Professional Surveyor No. 8790

5/14/25

Date



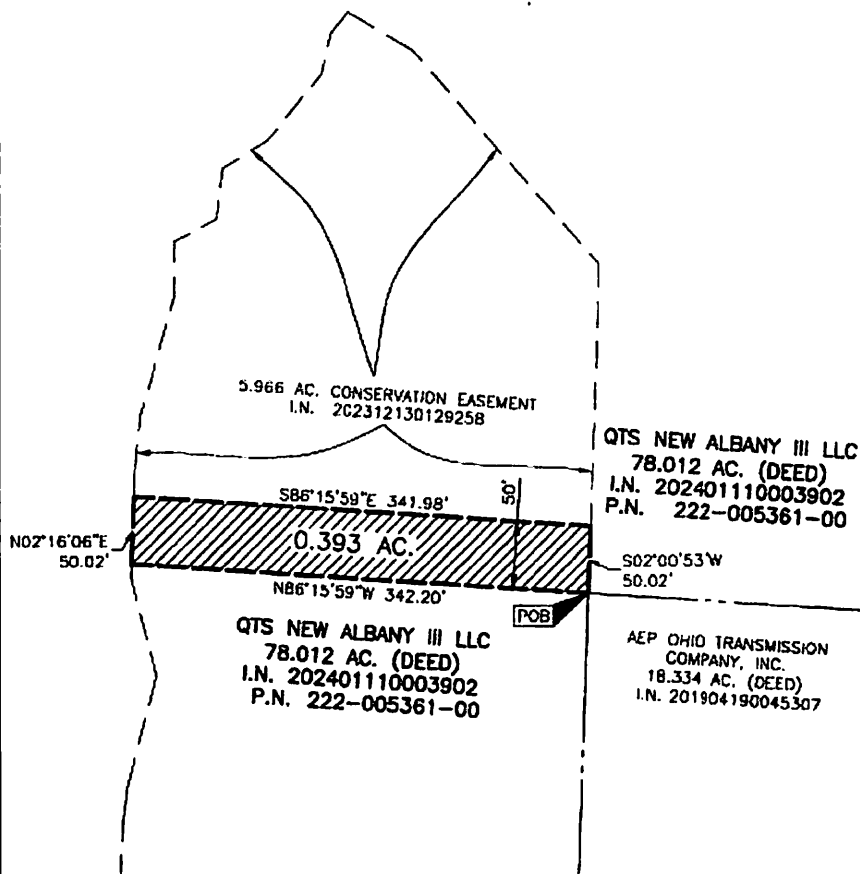
Evans, Mechwart, Henselton & Tress, Inc.
Engineers & Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43224
Phone: 614-776-0000 Fax: 614-776-3646
emht.com

COMMUNICATION EASEMENT

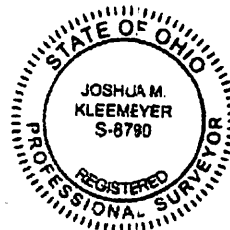
LOT 4, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 14, 2025 Scale: 1" = 100' Job No: 2025-0180 Sheet No: 1 of 1

J:\20250180\Drawings\04Sheets\Easements\20250180-VS-ESMT-COMM-02.dwg plotted by Kleemeyer, Joshua on 5/14/2025 2:20:24 PM last saved by Kleemeyer on 5/14/2025 2:19:55 PM



0 100
SCALE (in feet)



By Joshua M. Kleemeyer
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com

5/14/25
Date



ORDINANCE O-23-2025

AN ORDINANCE TO ACCEPT RIGHT OF WAY DEDICATIONS OF 0.057 AND 0.033 ACRES FOR HAWTHORNE ALLEY AND 0.0045 AND 0.0011 ACRES FOR NORTH HIGH STREET, AND TO VACATE A 0.141 ACRE PORTION OF THIRD STREET, AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, council approved a development agreement via Resolution R-55-2024, a street plat for portions of Hawthorne Alley via Ordinance O-03-2025, and funding for its construction along with an extension of additional streets and alleys to create a grid system in the historic Village Center via Resolution R-09-2025; and

WHEREAS, the city will be the recipient (grantee) of the right-of way-dedication of 0.057 acres from the New Albany Exchange, 0.033 acres from The New Albany Company for the extension of Hawthorne Alley, and 0.0011 and 0.0045 acres from the New Albany Town Center LLC for an extension of North High Street in the Village Center; and

WHEREAS, the city of New Albany has determined that the 0.141 acre portion of Third Street will not be needed for public right-of-way purposes due to the Market Street extension project's realignment of Main Street and agrees to transfer ownership to the adjacent property owner, The New Albany Company, LLC; and

WHEREAS, the city engineer has reviewed the right-of-way dedications and vacation and has commented that they are appropriate; and

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

NOW, THEREFORE, BE IT RESOLVED 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 0.057 acres as depicted on Exhibit A, 0.033 acres as depicted on Exhibit B, and 0.0011 and 0.0045 acre tracts as depicted on Exhibit C.

Section 2. The 0.141 acre tract of Third Street as depicted on Exhibit D is hereby vacated.

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(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2025.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/23/2025

Introduced: 06/03/2025

Revised:


Adopted:

Effective:

State of Ohio, County of Franklin, City of New Albany
Lot 39, Quarter Twp. 4, Twp. 2, Range 16
United States National Land Office

1.872 Ac. (D)

**NEW ALBAITY EXCHANGE,
C.P. 3, 189 PG. 27
Declaration
I.N. 200706250110662**



0 20 40
SCALE IN FEET

Property Line

Ex. R/W	Existing Right-of-Way
Pr. R/W	Proposed Right-of-Way

Pr. 6 Centerline of Right-of-Way

POC	Point of Commencement
-----	-----------------------

Iron Pin Set

MAG Nail Set

☐ Proposed Right-of-Way

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

U.S. 62
(VARIES)
(PUBLIC ROADWAY)

THIRD ST. (40')
(PUBLIC ROADWAY)

Village of New Albany
I.N. 200603030041182
0.060 Ac. (D)

N03°10'57"
143.16'

NEW ALBANY EXCHANGE
C.P.B. 169 PG. 27
Declaration
I.N. 200706250110662

The New Albany Company LLC
PID: 222-003923-00
I.N. 201311270197041

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTTI observations, with the centerline of Third Street bearing North 03°10'57" East.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SUREVETOR B342" inscribed on top unless otherwise noted. Mog Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SUREVETOR B342" inscribed on top.

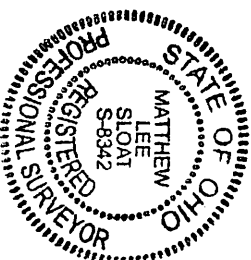
Field survey was conducted from 03/2021 to 09/2022. All monuments found are in good condition unless otherwise noted.

**Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342**

DRWN BY BAP CHK BY MLS

DATE 2024-03-12

405.169



0.033 ACRE RIGHT-OF-WAY DEDICATION

State of Ohio, County of Franklin, City of New Albany
 Lot 39, Quarter Twp. 4, Twp. 2, Range 16
 United States Military Lands

AMAL AMER, AS TRUSTEE,
 THE AMAL AMER DYNASTY
 REVOCABLE LIVING TRUST
 PID: 222-000086-00
 I.N. 202203220045171
 1.872 Ac. (D)

NEW ALBANY EXCHANGE
 C.P.B. 189 PG. 27
 Declaration
 I.N. 200706250110662

THIRD ST. (40')
 (PUBLIC ROADWAY)
 D.B. 17 Pg. 278

Village of New Albany
 I.N. 200603030041182
 0.060 Ac. (D)

POC
 0.033 Ac.

NEW ALBANY EXCHANGE
 C.P.B. 189 PG. 27
 Declaration
 I.N. 200706250110662

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

POB
 0.033 Ac.

The New Albany Company LLC
 PID: 222-003923-00
 I.N. 201311270197041
 0.185 Ac. (D)
 TRACT 3

NEW ALBANY EXCHANGE
 C.P.B. 189 PG. 27
 Declaration
 I.N. 200706250110662

Common Element
 L=004°26'17"
 R=130.00'
 L=10.07'
 Ch Brg=S49°11'45"E
 Ch Dist=10.07'

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

Common Element
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 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

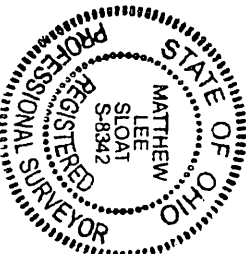
Common Element
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 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

Common Element
 L=004°51'18"
 R=119.00'
 L=10.08'
 Ch Brg=N49°24'16"W
 Ch Dist=10.08'

E. P. FERRIS
 AND ASSOCIATES
 Consulting Civil Engineers and Surveyors

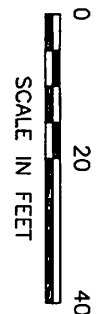
2130 QUARRY TRAILS DR, 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 WWW.EPFERRIS.COM

LEGEND
 P Property Line
 Ex. R/W Existing Right-of-Way
 Pr. R/W Proposed Right-of-Way
 POC Centerline of Right-of-Way
 POB Point of Beginning
 Iron Pin Set
 MAG Nail Set
 Proposed Right-of-Way



BY: *Matthew Lee Sloot* 4/7/25
 Matthew Lee Sloot, P.E., P.S.
 Registered Surveyor No. 8342
 DRWN BY BAP CHK BY MLS DATE 2024-03-12
 405.169

Exhibit B - O-23-2025



BASIS OF BEARINGS
 Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Third Street bearing North 03°10'57" East.

CERTIFICATION

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.
 Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 03/2021 to 09/2022. All monuments found are in good condition unless otherwise noted.

Exhibit C - O-23-2025

**RIGHT OF WAY DEDICATION - PARCEL 2-WD
AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING
TRUST DATED NOVEMBER 18, 2013
0.0045 ACRES (195 S.F)**

Situated in the State of Ohio, County of Franklin, City of New Albany, being in Quarter Township 4, Township 2, Range 16 of the United States Military Lands, being part of the Lot 20 and Lot 21 of the original plat titled "Diagram of New Albany" as recorded in Deed Book 17, Page 278, as conveyed to Amal Amer, as Trustee, of the Amal Amer dynasty revocable living trust dated November 18, 2013, by Instrument Number 202203220045171, all references refer to Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Commencing at a 3/4 inch diameter x 30 inch long iron rebar with a 2 inch diameter aluminum cap marked "ODOT C/L MON EP Ferris PS NO 6027" set in a monument box found in the centerline intersection of High Street and Main Street, both originally dedicated at 60 feet in width;

thence along the centerline of said High Street, North 02° 56' 42" East, 222.81 feet to a point;

thence perpendicular to said centerline, South 87° 03' 18" East, 30.00 feet to a point on the east right of way line of said High Street in the west line of said Lot 21, being the Grantor's southwest corner, being the northwest corner of a 0.004 acre tract as conveyed to The Village of New Albany by Instrument Number 200706080100275, being the **TRUE POINT OF BEGINNING** for the tract herein described:

thence along the east right of way line of said High Street, North 02° 56' 42" East, being the Grantor's west line of said Lots 21 and 20, passing a 5/8 inch rebar plastic capped with E.P. Ferris surveyor number 6027 at 2.04 feet, 57.02 feet to a iron pin set at the Grantor's northwest corner of said Lot 20, being the southwest corner of Lot 19, as conveyed to Amal Amer, as Trustee, of the Amal Amer dynasty revocable living trust dated November 18, 2013, by Instrument Number 202203220045171;

thence along the Grantor's north line, being the south line of said Lot 20, South 87° 14' 54" East, 2.66 feet to a iron pin set;

thence across said Lot 20 South 01° 27' 17" East, 10.95 feet to a iron pin set;

thence continuing across said Lots 20 & 21 South 02° 56' 42" West, 46.10 feet to a iron pin set, being on the Grantor's south line, being on the north line of a portion of Lot 21 as conveyed to Innovative Mortgage Real Estate, LLC, by Instrument number 200602060022905;

thence along the Grantor's south line, being the north line of said Innovative Mortgage, North 87° 09' 33" West, 3.50 feet, to the **TRUE POINT OF BEGINNING**, containing 0.0045 acres (195 S.F.) more or less.

Subject to all legal right-of-way, easements and restrictions, if any, of previous record.

Basis of Bearing based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 adjustment. A bearing of North 10°31'41" East was held for a portion of the existing centerline of Reynoldsburg-New Albany Road, between centerline monuments FCGS 9916A and FCGS 9916B designated the "basis of bearing".

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, E. P. Ferris & Associates, Inc. on October 24, 2024.



Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.
ajstuart

10/30/2024 11:54:52 AM

PENDING ORIGINALS

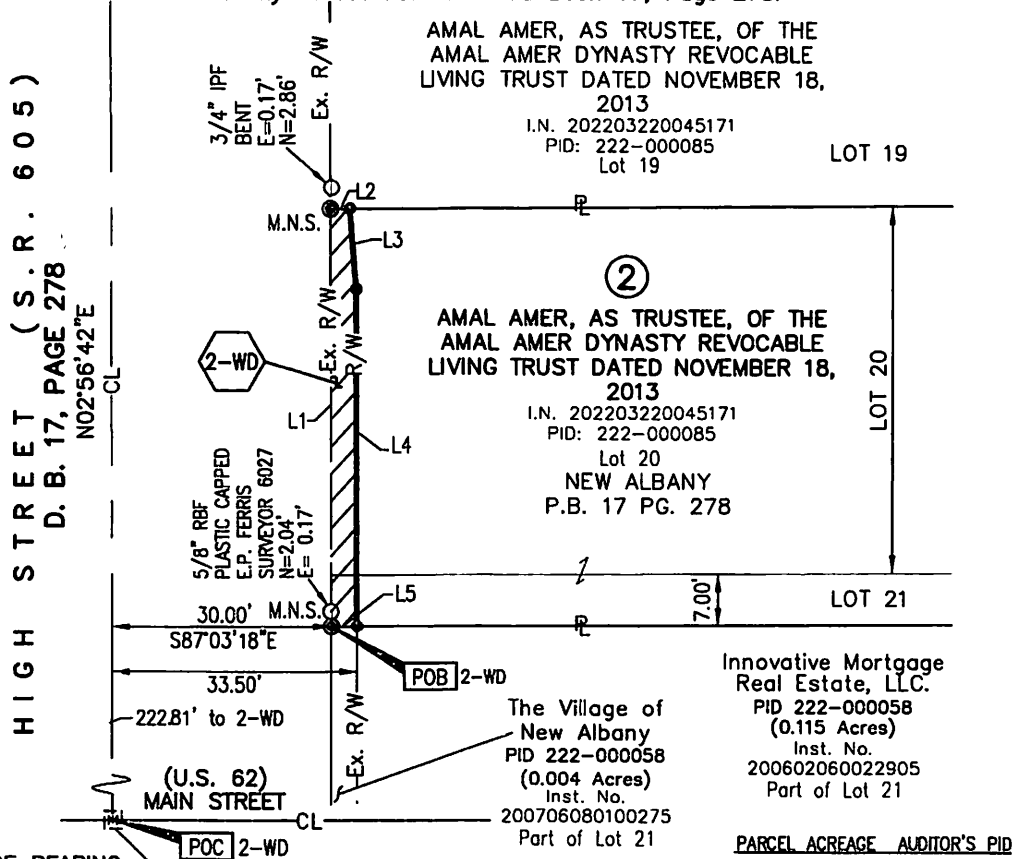
*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**CITY OF NEW ALBANY
RIGHT-OF-WAY DEDICATION- PARCEL - 2-WD
AMAL AMER, AS TRUSTEE, OF THE AMAL AMER
DYNASTY REVOCABLE LIVING TRUST DATED
NOVEMBER 18, 2013**

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands, being part of Lot 20 and part of Lot 21 of the original plat of New Albany as recorded in Deed Book 17, Page 278.



BASIS OF BEARING:
The bearings shown on this plat were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 adjustment. A bearing of North 10°31'41" East was held for a portion of the existing centerline of Reynoldsburg-New Albany Road, between centerline monuments FCGS 9916A and FCGS 9916B designated the "basis of bearing" for this plat.

REFERENCED DOCUMENTS:
Deed Book 17, Page 278
O.R. 04865, Page G19
Inst. No. 200602060022905
Inst. No. 200503210050961
Inst. No. 202203220045171
All iron pins found are in good condition.
All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

- LEGEND**
- Area to be Dedicated
 - Property Line
 - Center Line
 - Ex. R/W Ex. Right-of-Way
 - R/W Dedicated Right-of-Way
 - POC Point of Commencement
 - POB Point of Beginning
 - Iron Pin/Pipe Found (IPF)
 - Rebar Found (RBF)
 - Iron Pin Set (5/8" Rebar)
 - Existing Monument Box w/ Set 3/4" diameter x 30" long iron rebar with a 2" diameter aluminum cap marked "ODOT C/L MON EP Ferris PS NO 6027".
 - Mag Nail Set (M.N.S.)

PARCEL ACREAGE		AUDITOR'S PID
2-WD	0.0045	222-000085
COURSE DETAIL 2-WD		
LINE	BEARING	DISTANCE
L1	N02°56'42"E	57.02'
L2	S87°14'54"E	2.66'
L3	S01°27'17"E	10.95'
L4	S02°56'42"W	46.10'
L5	N87°09'33"W	3.50'

Scale: 1"=20'



BY: Matthew Lee Sloat 10/30/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRAWN BY HJM CHK BY MLS DATE 10-28-24
405200

E. P. FERRIS
ASSOCIATES
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR.
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COLUMBUS, OHIO 43228
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**RIGHT OF WAY DEDICATION - PARCEL 3-WD
AMAL AMER, AS TRUSTEE, OF THE AMAL AMER DYNASTY REVOCABLE LIVING
TRUST DATED NOVEMBER 18, 2013
0.0011 ACRES (46 S.F)**

Situated in the State of Ohio, County of Franklin, City of New Albany, being in Quarter Township 4, Township 2, Range 16 of the United States Military Lands, being part of Lot 19 of the original plat titled "Diagram of New Albany" as recorded in Deed Book 17, Page 278, as conveyed to Amal Amer, as Trustee, of the Amal Amer dynasty revocable living trust dated November 18, 2013, by Instrument Number 202203220045171, all references refer to Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Commencing at a 3/4 inch diameter x 30 inch long iron rebar with a 2 inch diameter aluminum cap marked "ODOT C/L MON EP Ferris PS NO 6027" set in a monument box found in the centerline intersection of High Street and Main Street, both originally dedicated at 60 feet in width;

thence along the centerline of said High Street, North 02° 56' 42" East, 279.82 feet to a point;

thence perpendicular to said centerline, South 87° 03' 18" East, 30.00 feet to a point on the east right of way line of said High Street, being the Grantor's southwest corner of said Lot 19, being the northwest corner of Lot 20 of said plat, as conveyed to Amal Amer, as Trustee, of the Amal Amer dynasty revocable living trust dated November 18, 2013, by Instrument Number 202203220045171, being the **TRUE POINT OF BEGINNING** for the tract herein described:

thence along the east right of way line of said High Street, being the Grantor's west line of said Lot 19, North 02° 56' 42" East, passing a 3/4 inch bent iron pin found at 2.87 feet, 34.58 feet to a iron pin set;

thence passing through said Lot 19 South 01° 27' 17" East, 34.67 feet to a iron pin set, being on the Grantor's south line of said Lot 19, being on the north line of Lot 20;

thence along the Grantor's south line of said Lot 19, being the north line of said Lot 20, North 87° 14' 54" West, 2.66 feet, to the **TRUE POINT OF BEGINNING**, containing 0.0011 acres (46 S.F.) more or less.

Subject to all legal right-of-way, easements and restrictions, if any, of previous record.

Basis of Bearing based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 adjustment. A bearing of North 10°31'41" East was held for a portion of the existing centerline of Reynoldsburg-New Albany Road, between centerline monuments FCGS 9916A and FCGS 9916B designated the "basis of bearing".

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, E. P. Ferris & Associates, Inc. on October 24, 2024.



Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

ajstuart

10/30/2024 11:56:16 AM

PENDING ORIGINALS

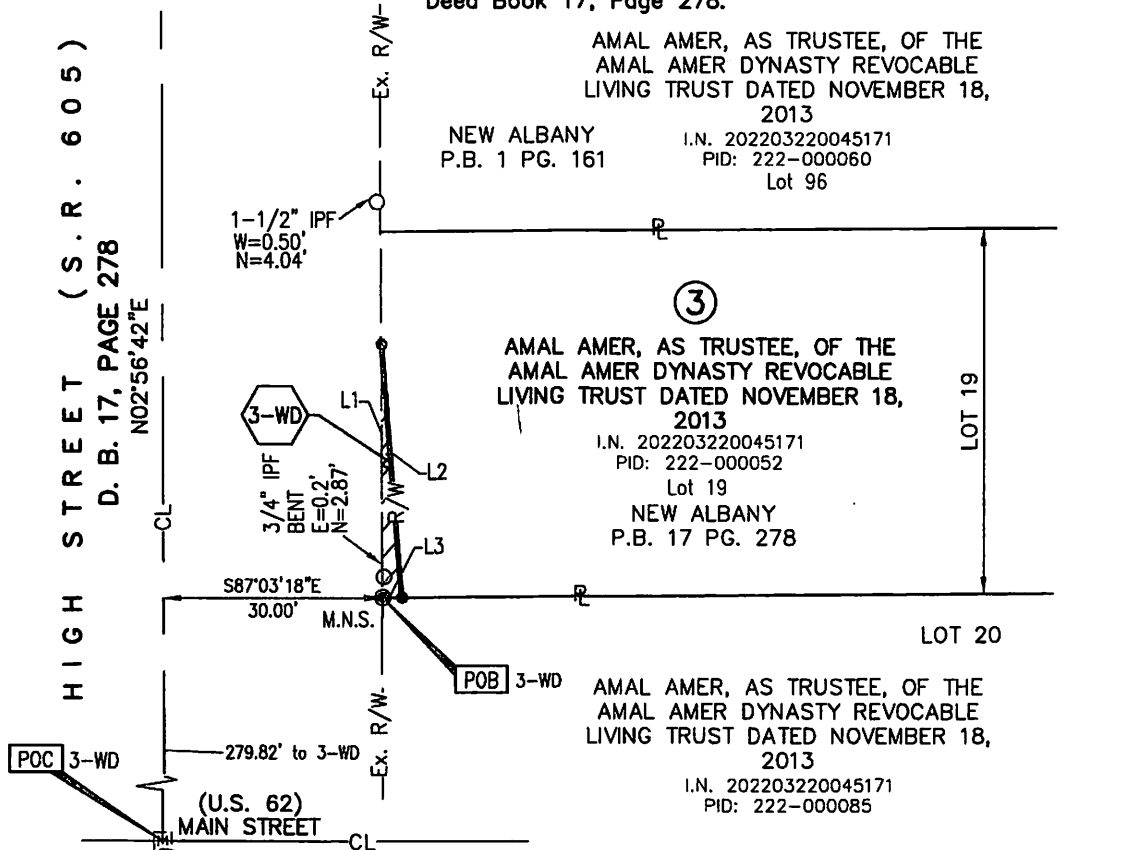
*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**CITY OF NEW ALBANY
RIGHT-OF-WAY DEDICATION - PARCEL 3-WD
AMAL AMER, AS TRUSTEE, OF THE AMAL AMER
DYNASTY REVOCABLE LIVING TRUST DATED
NOVEMBER 18, 2013**

Situated in the State of Ohio, County of Franklin, City of New Albany,
Quarter Township 4, Township 2, Range 16, United States Military Lands,
being part of Lot 19 of the original plat of New Albany as recorded in
Deed Book 17, Page 278.



BASIS OF BEARING:
The bearings shown on this plat were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 adjustment. A bearing of North 10°31'41" East was held for a portion of the existing centerline of Reynoldsburg-New Albany Road, between centerline monuments FCGS 9916A and FCGS 9916B designated the "basis of bearing" for this plat.

REFERENCED DOCUMENTS:
Deed Book 17, Page 278
O.R. 04865, Page G19
Inst. No. 200602060022905
Inst. No. 200503210050961
Inst. No. 202203220045171
All iron pins found are in good condition.
All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

**E. P. FERRIS
AND
ASSOCIATES**

Consulting Civil Engineers and Surveyors

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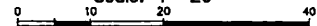
LEGEND

- Area to be Dedicated
- Property Line
- Center Line
- Ex. Right-of-Way
- Dedicated Right-of-Way
- Point of Commencement
- Point of Beginning
- Iron Pin/Pipe Found (IPF)
- Rebar Found (RBF)
- Iron Pin Set (5/8" Rebar)
- Existing Monument Box w/ Set 3/4" diameter x 30" long iron rebar with a 2" diameter aluminum cap marked "ODOT C/L MON EP Ferris PS NO 6027"
- Mag Nail Set (M.N.S.)

PARCEL ACREAGE AUDITOR'S PID
3-WD 0.0011 222-000052
COURSE DETAIL 3-WD

LINE	BEARING	DISTANCE
L1	N02°56'42"E	34.58'
L2	S01°27'17"E	34.67'
L3	N87°14'54"W	2.66'

Scale: 1"=20'



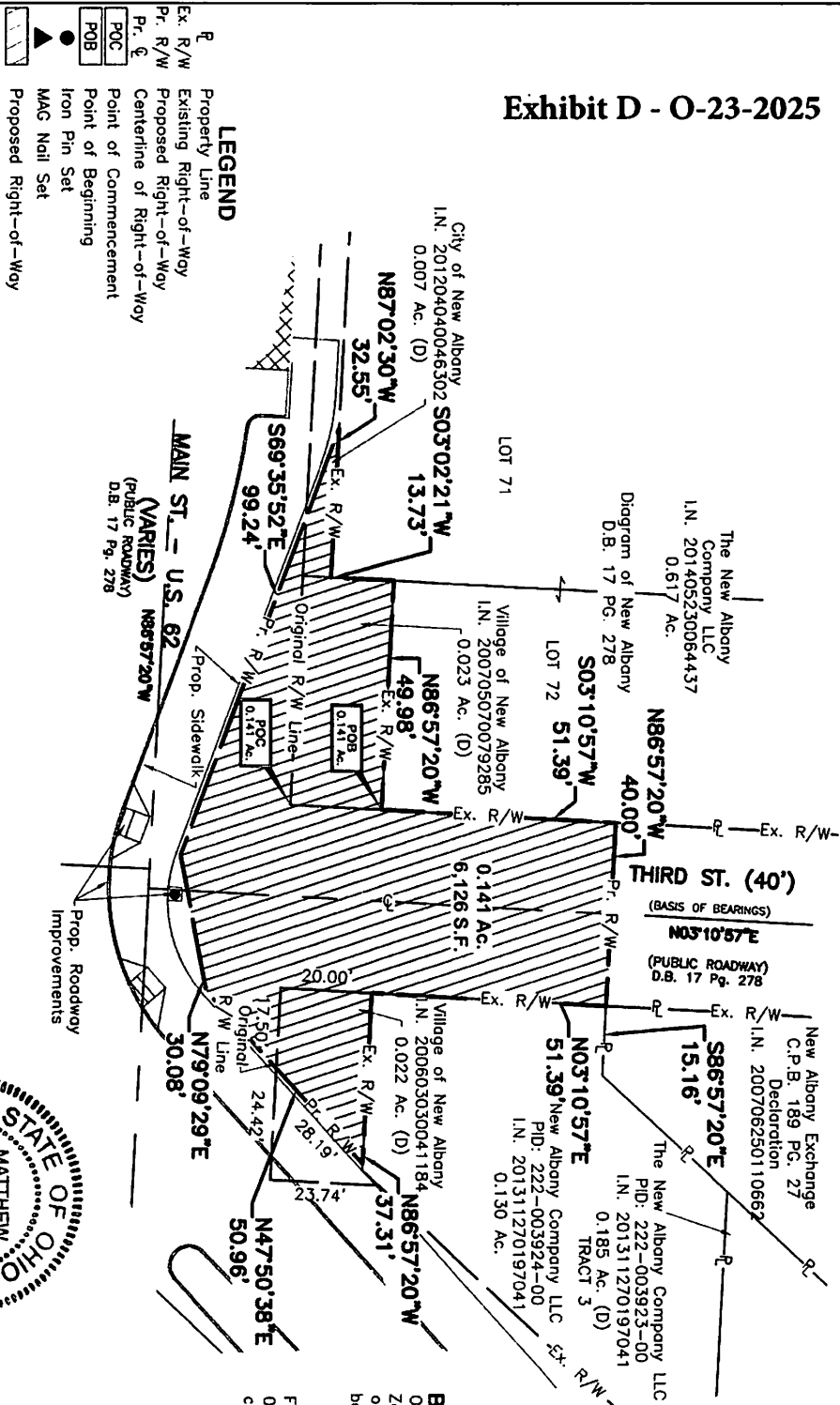
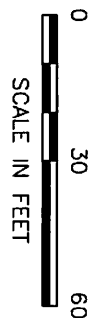
BY: *Matthew Lee Sloat* 10/30/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRAWN BY HJM CHK BY MLS DATE 10-28-24

405200

Exhibit D - O-23-2025

0.141 ACRE RIGHT-OF-WAY VACATION
 State of Ohio, County of Franklin, City of New Albany
 Lot 39, Quarter Twp. 4, Twp. 2, Range 16
 United States Military Lands



BASIS OF BEARINGS
 Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Third Street bearing North 03°10'57" East.

Field survey was conducted from 03/2021 to 09/2022. All monuments found are in good condition unless otherwise noted.

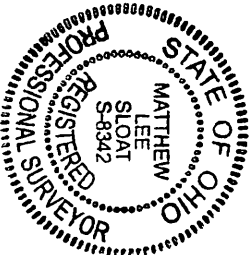
LEGEND

- Property Line
- Ex. R/W
- Proposed Right-of-Way
- Centerline of Right-of-Way
- Point of Commencement
- Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Proposed Right-of-Way

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 AND ASSOCIATES
 INC.

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BY: Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342
 DRAWN BY: SKD CHK BY: MJS DATE: 2025-04-08



RESOLUTION R-20-2025

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE AGREEMENTS AND CONTRACTS RELATED TO THE BEVELHYMER ROAD AND WALNUT STREET ROUNDABOUT IMPROVEMENT PROJECT

WHEREAS, the city desires to make future improvements to the Bevelhymer Road and Walnut Street intersection to improve safety and enhance the flow of traffic through the city, and

WHEREAS, the city council approved funding for the waterline portion of the project via resolution R-16-2025, and

WHEREAS, the roundabout project includes vehicular, pedestrian, and bicycle safety improvements and amenities, and

WHEREAS, the engineer's cost estimate for the project is \$6.8 million, and

WHEREAS, funding for this project was approved in the 2025 Capital Improvement budget and provided for in the Annual Appropriations Ordinance.

NOW, THEREFORE, BE IT RESOLVED 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 and directed to advertise, bid, award and execute all agreements and contractual documents necessary to support the construction of the Bevelhymer Road and Walnut Street roundabout project and its appurtenances.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2025.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/23/2025

Introduced: 06/03/2025

Revised:

Adopted:

Effective: