

**CITY OF OBETZ
RECORD OF ORDINANCES**



ORDINANCE: 42 – 26

PASSED: _____

AN ORDINANCE ACCEPTING THE DONATION AND CONVEYANCE OF APPROXIMATELY 0.151 ACRES OF REAL PROPERTY FROM ROCKFORD HOMES, INC. FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES

WHEREAS, Rockford Homes, Inc., an Ohio corporation, owns certain real property located in the Township of Hamilton, County of Franklin, State of Ohio, and within or adjacent to the municipal limits of the City of Obetz; and

WHEREAS, Rockford Homes, Inc. has executed a General Warranty Deed conveying to the City of Obetz approximately 0.151 acres of real property, more particularly described and depicted in Exhibit A; and

WHEREAS, the real property is intended to be held and used by the City for public road right-of-way purposes, including use as public road right-of-way for Lockbourne Road and related public roadway, utility, drainage, access, and municipal purposes; and

WHEREAS, Council has determined that acceptance of the donated right-of-way is necessary, appropriate, and in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO, THAT:

Section 1. Council hereby accepts the donation and conveyance from Rockford Homes, Inc. to the City of Obetz of approximately 0.151 acres of real property, more particularly described and depicted in Exhibit A.

Section 2. The real property accepted by this Ordinance shall be held by the City for public road right-of-way purposes and for related public roadway, utility, drainage, access, maintenance, and other lawful municipal purposes.

Section 3. The City Administrator, Mayor, Finance Director, and Law Director, as applicable, are hereby authorized to execute, accept, acknowledge, deliver, record, and file the deed and any other certificates, instruments, forms, plats, tax-map documents, closing documents, or other documents necessary or appropriate to complete the conveyance, evidence the City's acceptance of the property, and cause the property to be reflected in the public records as public right-of-way.

ORDINANCE: 42 – 26 _____

PASSED: _____

Passed this _____ day of _____, 2026.

ATTESTS:

Stacey Boumis, Clerk of Council

Angela M. Kirk, Mayor

Derek Varney, Council President Pro-Tem

APPROVED AS TO FORM

Eugene Hollins, Esq., Law Director

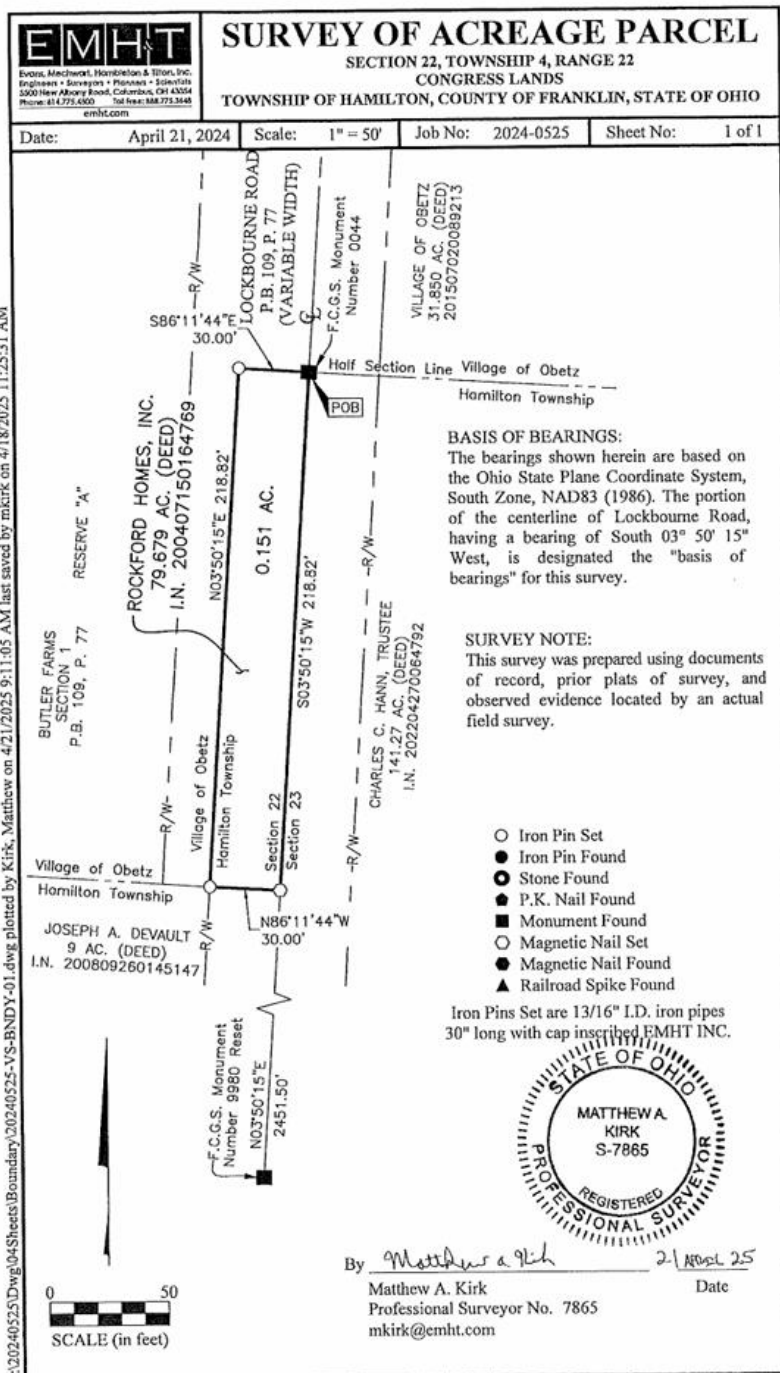
CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance _____ was duly posted at _____ (time) on the _____ day of _____, 2026, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

Stacey Boumis, Clerk

Date

EXHIBIT A **MAP AND LEGAL DESCRIPTION OF PROPERTY**



0.151 ACRE

Situated in the State of Ohio, County of Franklin, Township of Hamilton, in Section 22, Township 4, Range 22, Congress Lands, being all of the remainder of that 79.679 acre tract of land conveyed to Rockford Homes, Inc, by deed of record in Instrument Number 200407150164769 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at FCGS Monument No. 0044 found in the common line of Sections 22 and 23 and in the centerline of Lockbourne Road (Plat Book 109, Page 77, variable width), at the southwesterly corner of that 31.850 acre tract conveyed to Village of Obetz by deed of record in Instrument Number 201507020089213, northwesterly corner of that 141.27 acre tract conveyed to Charles C. Hann, Trustee by deed of record in Instrument Number 202204270064792, a southeasterly corner of the subdivision entitled "Butler Farms Section 1", of record in Plat Book 109, Page 77;

Thence South 03° 50' 15" West, with said common section line and said centerline, a distance of 218.82 feet to a magnetic nail set at the northeasterly corner of that 9 acre tract conveyed to Joseph A. Devault by deed of record in Instrument Number 200809260145147, said magnetic nail being located North 03° 50' 15" East, a distance of 2451.50 feet from FCGS Monument No. 9980 Reset;

Thence North 86° 11' 44" West, with the northerly line of said 9 acre tract, a distance of 30.00 feet to an iron pin set at a southeasterly corner of said "Butler Farms Section 1";

Thence North 03° 50' 15" East, with an easterly line of said "Butler Farms Section 1", a distance of 218.82 feet to an iron pin set in the half section line of said Section 22;

Thence South 86° 11' 44" East, with the boundary of said "Butler Farms Section 1" and said half section line, a distance of 30.00 feet to the POINT OF BEGINNING, containing 0.151 acre of land, more or less.

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). The portion of the centerline of Lockbourne Road, having a bearing of South 03° 50' 15" West, is designated the "basis of bearings" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

21 APRIL 25

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:jrm

0_151 ac 20240525-VS-BNDY-01.docx



PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

mbostard

04/21/2025 10:23:12 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.

Franklin County Auditor - Michael Stinziano 152-001764-00

Owner Name ROCKFORD HOMES INC

Site Address 4565 LOCKBOURNE RD

Legal Descriptions 4565 LOCKBOURNE RD
R22 PARTITION S14
0.205 ACRE

Owner Address 999 POLARIS PKWY
COLUMBUS OH 43240

Transfer Date 07/31/2006

Transfer Price .00

Instrument Type

Prop. Class Z - Utility

Land Use 899 - ZERO VALUE-PARCELS IN RIGHT O

Tax District 152 - HAMILTON TWP-OBETZ CORP

Sch. District 2505 - HAMILTON LSD

App Nbrhd X7600

Tax Lein No

CAUV Property No

Owner Occ. Credit 2024: No 2025: No

Homestead Credit 2024: No 2025: No

Rental Registration No

Board of Revision No

Zip Code 43207

Annual Taxes .00

Taxes Paid .00

Calculated Acreage .15

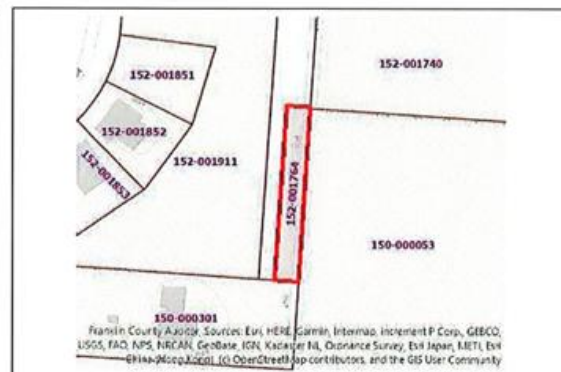
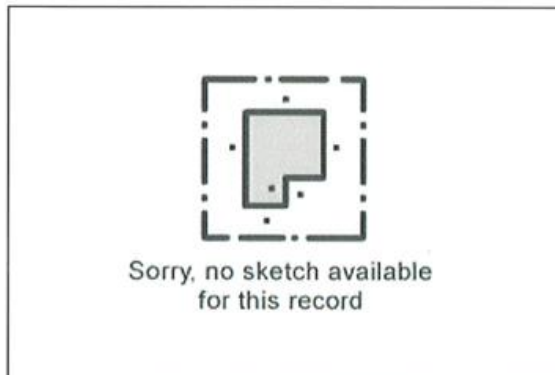
Legal Acreage .21

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0
CAUV	\$0					

Building Data

N/A

Sketch Legend



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.