Powell
OHIO

OFFICE OF THE CITY MANAGER
47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

MEMO

From: Andrew D. White, City Manager

To: Powell City Council

Initiated By: Yazan Ashrawi, Law Director

Re: Resolutions 2026-60 and 2026-61

Date: November 4, 2026

Summary:

Resolutions 2026-60 and 2026-61 ("Resolutions") relate to the City's acquisition of necessary property for the Scioto Street Extension and Parking project ("Project"). Specifically, the Resolutions satisfy the requirement under R.C. 719.04, which requires the City to identify the property interests it will need for the Project. After adoption, the City will provide copies of the Resolutions to the owners.

The City will continue working with each owner for the conveyance of the necessary property interests to the City for the Project. The adoption of the Resolutions is a necessary step of the process that keep the Project on track.

Legal Review

The Law Director has approved the resolution and agreement as to form.

Financial Review:

The Finance Director has reviewed the resolution and supports staff recommendations.

Recommendation:

Staff recommends approval of Resolutions 2026-60 and 2026-61.

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RESOLUTION 2026-60

A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE WARRANTY DEED WITH RESERVATION OF ACCESS FROM OLENTANGY 32 LLC, FROM THE PROPERTY LOCATED AT 32 E OLENTANGY ST, FOR THE PUBLIC PURPOSE OF CONSTRUCTING AND IMPROVING ROADWAY, WHICH SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE, AS WELL AS CORRESPONDING PARKING LOT AND PUBLIC INFRASTRUCTURE.

WHEREAS, the City of Powell (the "City") is pursuing the construction of the Scioto Street Extension and Northeast Quadrant Parking Area project (the "Project"); and

WHEREAS, the Project requires that the City obtain the following property interests ("Property Interests") from the parcel identified as Delaware County Parcel Number 31942513057000, owned by Olentangy 32 LLC, as described in the attached Exhibit A and depicted in the attached Exhibit B:

- 0.067-acre Fee Simple Warranty Deed, with reservation of existing access rights.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1. Council considers it necessary and declares its intention to appropriate, for the public purpose of performing construction work on the Project, which shall be a roadway open to the public without charge along with a parking lot and additional public infrastructure, the above referenced Property Interests from Olentangy 32 LLC, as described in the attached Exhibit A and depicted in the attached Exhibit B:

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner(s) and person(s) in possession or having an interest of record in the property described in the attached Exhibit A and depicted in the attached Exhibit B, and this notice shall be served according to law.

Section 3. This Resolution shall take effect upon adoption in accordance with the Powell Charter.

Heather L. Karr 11/4/26

Heather Karr Date
Mayor

Elaine McCloskey 11/4/2026

Elaine McCloskey Date
City Clerk

ADOPTED DATE: November 4, 2026
EFFECTIVE DATE: November 4, 2026

This legislation has been posted in accordance with the City Charter on this date 11/5/2026
Em McCloskey City Clerk

City Council
Heather Karr, Mayor

Kurt Ramsey Leif Carlson David Lester Tom Counts Tyler Herrmann Carlos Crawford

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☒ Municipal Approval Required
Delaware County Engineer

EXHIBIT A

Date 08/19/2026

0.067 ACRES

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his 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 the premises follows]

Situated in the State of Ohio, County of Delaware, City of Powell, being located in Farm Lot 31, Section 4, Township 3, Range 19, United States Military Lands, and being part of Lot 129 of the Case Addition, of record in Plat Book 3, Page 99, also being part of that 0.200 acre tract of land described in a deed to **Olentangy 32, LLC**, of record in **Official Record 1880, Page 619,** all record references herein are on file at the Office of the Recorder for Delaware County, Ohio, and being further bounded and described as follows:

Commencing for reference at the southeast corner of said Lot 129 and the southwest corner of Lot 130 of said Case Addition, being on the north right-of-way line of Olentangy Street (45 feet wide, as dedicated in Plat Book 3, Page 99), from which a 5/8 inch iron pin found 0.3 foot below the surface lies South 69° 41' 51" East for a distance of 0.46' from said corner;

Thence **North 06° 35' 18" West**, along the line common to said Lots 129 and 130, **for a distance of 95.76'** to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 87° 00' 53" West**, along a new division line through said Lot 129, **for a distance of 60.75'** to an iron pin set along the common line between said Lot 129 and Lot 128 of said Case Addition;

Thence **North 05° 46' 14" West**, along the common line between said Lots 129 and 128, **for a distance of 48.81'**, to an iron pin set at the common corner to said Lot 129, said Lot 128 and Lot 126 of said Case addition and Outlot 7 of said Case Addition, from which a 5/8" iron pin with a "DLZ" cap found flush with the ground lies North 63° 35' 35" East for a distance of 1.98';

Thence **South 87° 35' 12" East**, along the common line of said Lot 129 and said Outlot 7, **for a distance of 59.95'** to a 5/8" iron pin with a "PATRIDGE" cap found flush with the ground at the northeast corner of said Lot 129 and along the west line of said Lot 130;

Thence **South 06° 35' 18" East**, along the common line between said Lot 129 and Lot 130, **for a distance of 49.53'** to the **TRUE POINT OF BEGINNING** for this description.

EXHIBIT A

The above description contains a total area of **0.067** acres out of Delaware County Auditor's Parce Number 319-425-13-057-000.

Iron pins referenced herein as set are 5/8 inch diameter by 30 inch long rebar with caps inscribed "ASI FIRM 1648".

Bearings described herein are based on South 87 degrees 09 minutes 49 seconds East for the north right-of-way line of Olentangy Street, measured from Grid North, referenced to the North American Datum of 1983 (2011 Adjustment) and the Ohio State Plane Coordinate System (North Zone), as established utilizing a GPS survey and an NGS OPUS solution.

The description was prepared by Michael L. Keller, Professional Land Surveyor Number 7978, based on record documents and surveys and an actual field survey of the premises performed in February 2026 under my direction, and is true and correct to the best of my knowledge and belief.

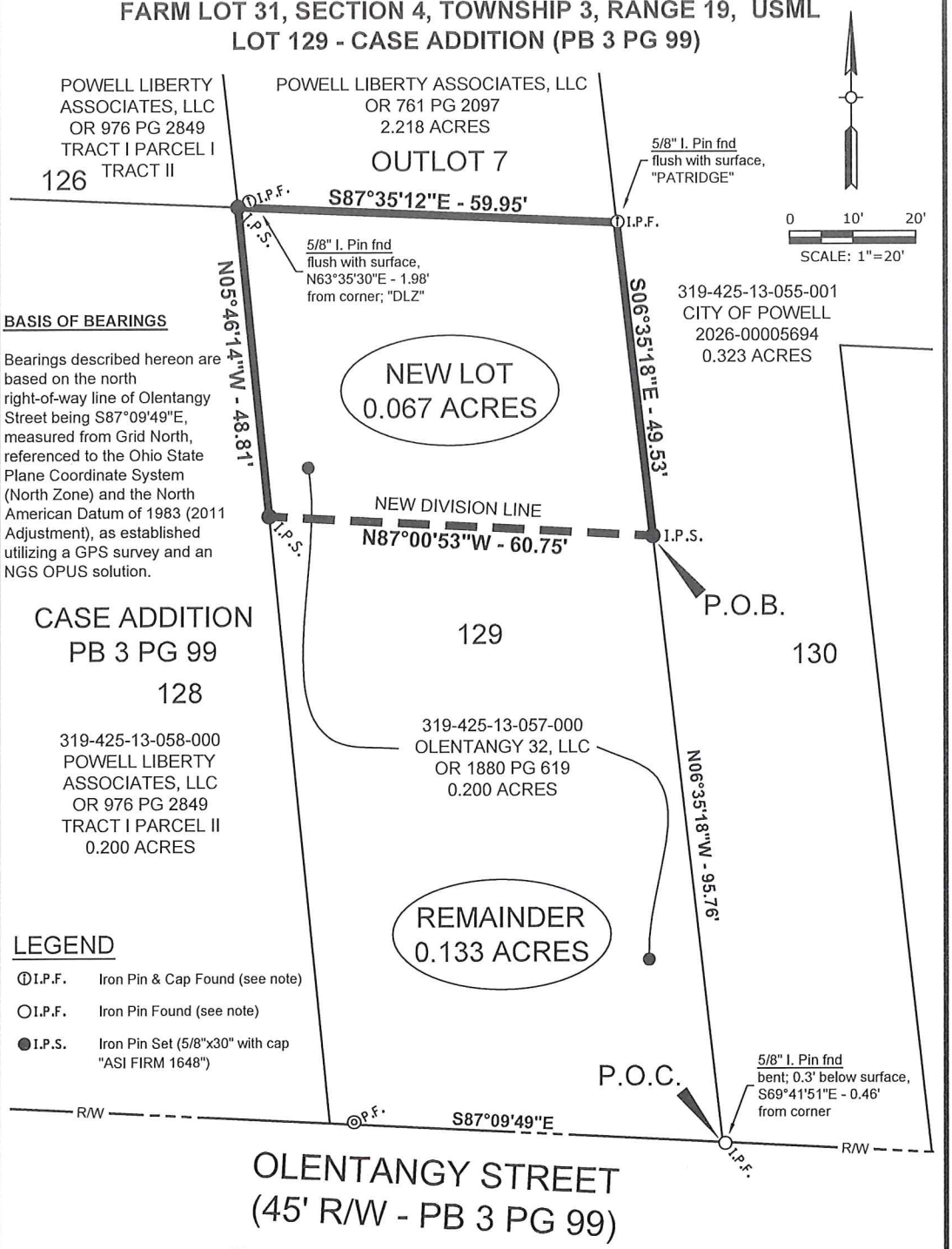
American Structurepoint, Inc.

Michael L. Keller
Professional Land Surveyor No. 7978



8/19/2026
Date

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL
FARM LOT 31, SECTION 4, TOWNSHIP 3, RANGE 19, USML
LOT 129 - CASE ADDITION (PB 3 PG 99)



STATE OF OHIO
MICHAEL L KELLER
S-7978
REGISTERED PROFESSIONAL SURVEYER

This exhibit was prepared by Michael L. Keller, Registered Professional Surveyor No. 7978, is based upon an actual survey performed of the premises by American Structurepoint, Inc. in February, 2026, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael L. Keller, P.S. — 8/19/2026 Date
Professional Land Surveyor 7978

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

0.067 ACRE LOT SPLIT EXHIBIT
FOR
CITY OF POWELL
DELAWARE COUNTY, OHIO

DATE:	08/19/2026
DRAWN BY:	MLK
CHECKED BY:	MLK
JOB NUMBER:	2025.01479

PLOT DATE: 8/19/2026 1:19 PM
PLOT SCALE: 1:1
PLOT DATE: 8/19/2026
DRAWING FILE: C:\Projects\2025\01479 Powell Scioto Farm\Survey\Drawings\2025.01479 Outlot 7 Split.dwg
ENTERED BY: MKELLER