

**MEMORANDUM**

TO: Dublin City Council  
Marsha I. Grigsby, City Manager  
Paul A. Hammersmith, PE, Director of Engineering/City Engineer

FROM: Dana McDaniel, Deputy City Manager/Director of Economic Development  
Stephen J. Smith, Law Director  
Asim Z. Haque

DATE: September 6, 2012

RE: Ordinance No. 53-12  
Emerald Parkway Phase 8  
Northern Dreambuilders Corp.

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**PROJECT BACKGROUND:**

The City of Dublin ("City") is preparing to construct the Emerald Parkway Phase 8 roadway construction project. The City must acquire property interests from various landowners located within the City in order to construct this roadway project. A representative of the City has reached out to landowners in order to gauge their respective interests in selling the needed property interests to the City.

**ACQUISITION INTRODUCTION:**

The City has successfully negotiated a land sale transaction with Northern Dreambuilders Corp. ("Owners"). The City will be acquiring from the Owners the entire property known as Franklin County Auditor Parcel Nos. 273-008630 and 273-008632. The City didn't require the entire property to construct the project, but based upon the size of the residual property and resulting development potential, the City determined that it was in its best interest to acquire the properties in total. This property is depicted in the map attached to this memorandum.

The City had an appraisal completed that established a value for the entire parcel and a value for only the right-of-way and easements that would be needed to complete the project. The parcels were given a value of \$345,000. The right-of-way and easements needed for the project were valued at \$175,050. However, as stated above, it was determined that the remaining property would be impacted in such a way that it would have little or no future development potential

In total, the acquisition consists of the following property interests, with the correlating negotiated costs:

PROPERTY INTEREST ACQUIRING	ACRES	COST
1. Fee Simple (Parcel Nos. 273-008630 & 273-008632)	2.085	\$390,000
<b>TOTAL COMPENSATION</b>		<b>\$390,000</b>

**ACTION TO BE AUTHORIZED BY ORDINANCE:**

Ordinance 53-12 would allow the City Manager to execute all necessary conveyance documentation to formally acquire the aforementioned property.

**RECOMMENDATION:**

Staff recommends approval of Ordinance No. 53-12 at the second reading/public hearing on September 24, 2012 as the acquisition of the property described herein is necessary for the furtherance of the Emerald Parkway Phase 8 construction project.

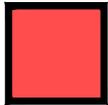


City of Dublin

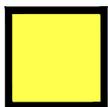
5800 Shier Rings Road • Dublin, Ohio 43016-1236  
Phone (614)410-4600 • Fax (614)761-6506

EMERALD PARKWAY  
PHASE 8  
4052 & 4030 BRIGHT ROAD  
DUBLIN, OHIO 43017

LEGEND



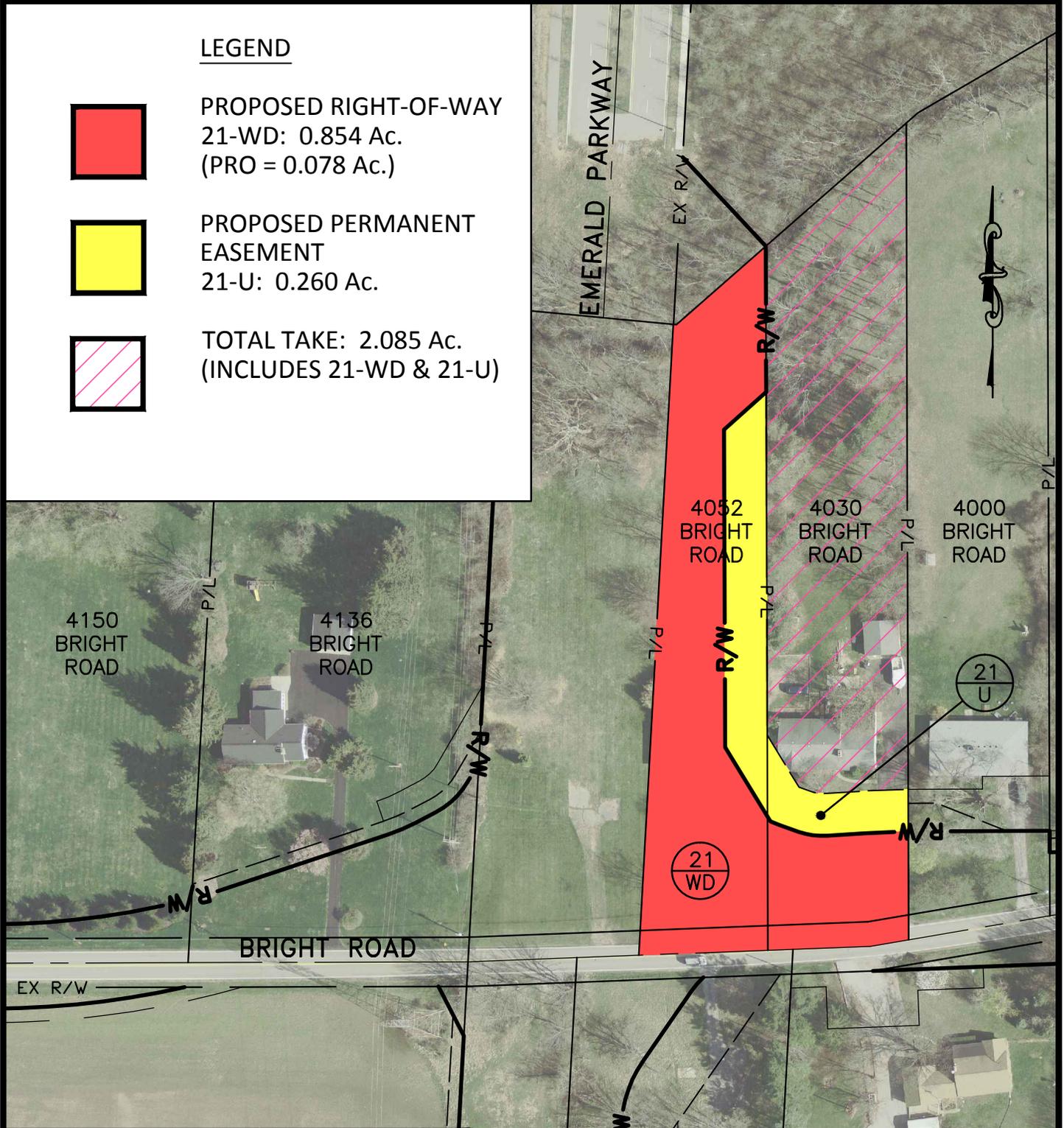
PROPOSED RIGHT-OF-WAY  
21-WD: 0.854 Ac.  
(PRO = 0.078 Ac.)



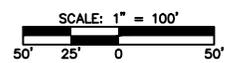
PROPOSED PERMANENT  
EASEMENT  
21-U: 0.260 Ac.



TOTAL TAKE: 2.085 Ac.  
(INCLUDES 21-WD & 21-U)



DRAWN	CHECKED	DATE:	JOB NO.
MSS		08/16/12	07-008



# RECORD OF ORDINANCES

Ordinance No. **53-12** Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTATION TO ACQUIRE A 2.085 ACRES, MORE OR LESS, FEE SIMPLE INTEREST FROM NORTHERN DREAMBUILDERS CORP.**

**WHEREAS**, the City of Dublin ("City") is preparing to construct the Emerald Parkway Phase 8 Roadway Construction Project ("Project"); and

**WHEREAS**, Northern Dreambuilders Corp. ("NDC") owns two parcels of real property ( the "Property") that the City must acquire certain property interests from in order to construct the Project, which are legally described in Exhibit "A" to this ordinance; and

**WHEREAS**, the City and NDC participated in discussions for the acquisition of the Property and have come to mutually agreeable terms for the acquisition; and

**WHEREAS**, the City desires to execute necessary conveyance documentation to complete the transaction between the City and NDC.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring that:

**Section 1.** The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a combined 2.085 acres, more or less, fee simple interest from Northern Dreambuilders Corp.

**Section 2.** Northern Dreambuilders Corp. shall be compensated for the aforementioned property interests in the amount of Three Hundred Ninety Thousand Dollars (\$390,000.00).

**Section 3.** This ordinance shall become effective as of the earliest date permitted by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor - Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council

EXHIBIT "A"

Attachment to Deed from JIH International, Inc. to Donald J. Held and Janet L. Held SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF PERRY AND BOUNDED AND DESCRIBED AS FOLLOWS:

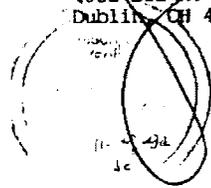
IN RANGE 19, TOWNSHIP 2, SECTION 2, FRANKLIN COUNTY, OHIO.

BEING A PARCEL OUT OF A 12.93 ACRE TRACT OF THE SOUTHWEST SECTION OF 46.92 ACRE TRACT DESCRIBED IN DEED BOOK 1277, PAGE 246, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THE BOUNDARIES OF SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF BRIGHT ROAD, SAID POINT BEING 121.65 FEET FROM AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID 12.93 ACRE TRACT NORTH 0° 08' WEST AND PARALLEL TO THE WEST LINE OF SAID 12.93 ACRE TRACT, PASSING IRON PINS AS 20.00 AND 344.19 FEET, A TOTAL DISTANCE OF 499.50 FEET TO A POINT IN THE CENTER OF A CREEK, THE SOUTH 87° 44' EAST, A DISTANCE OF 2.16 FEET TO AN ANGLE POINT IN SAID CENTER OF SAID CREEK; THENCE NORTH 45° 32' EAST, A DISTANCE OF 84.54 FEET TO A POINT IN THE CENTER OF SAID CREEK; THENCE SOUTH 3° 23' EAST AND PASSING IRON PINS AT 121.17 FEET AND 480.6 FEET, A TOTAL DISTANCE OF 500.6 FEET TO A SPIKE IN THE CENTER LINE OF BRIGHT ROAD; THENCE SOUTH 84° 36' WEST WITH SAID CENTER LINE OF BRIGHT ROAD, A DISTANCE OF 91.38 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.841 ACRE, MORE OR LESS.

0-71C  
ALL 215  
215-475

4052 Bright Road  
Dublin, OH 43016



ALLOP  
8630  
(273)

John Circle, P.E., P.S.  
Franklin County  
Engineer  
Date 8/25/88

071C  
ALL OF  
(273)  
8630

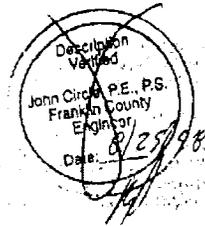
DEED "A"

Situated in the County of Franklin, in the State of Ohio and in the Township of Perry and bounded and described as follows:

Situated in Perry Township, Range 19, Township 2, Section 2, Franklin County, Ohio, and being a parcel out of a 12.84 acre tract of the Southwest section of a 46.92 acre tract described in Deed Book 1277, page 246, Recorder's Office, Franklin County, Ohio.

Beginning at a point in the center line of Bright Road, said point being North 84 Degrees 36 Minutes East and 213.23 feet distant from the Southwest corner of said 12.84 acre tract which is also the Southwest corner of said 46.92 acre tract mentioned above; thence North 3 Degrees 23 Minutes West and parallel to the East line of said 12.84 acre tract and passing an iron pin at 30 feet a distance of 377.43 feet to an iron pin at the top of a South bank of a ravine; thence continuing with said line a distance of 123.17 feet to a point in the center of a creek; thence North 45 Degrees 32 Minutes East with the center of said creek a distance of 132.67 feet to a point; thence South 3 Degrees 23 Minutes East leaving said creek and parallel to the first described line and 100 feet distant therefrom a distance of 22.51 feet to an iron pin; thence continuing with said line a distance of 558.16 feet to a point in the center line of said Bright Road passing a wooden stake at 116.96 feet and an iron pin at 522.16 feet; thence South 77 Degrees 08 Minutes West with the center line of said road a distance of 27.53 feet to a spike at an angle point in said road; thence continuing with the center line of said road South 84 Degrees 36 Minutes West a distance of 72.90 feet to the place of beginning containing 1.244 acres, more or less.

ALL OF  
8632  
(273)



071C  
All of  
(273)  
8632

1/10/98

