



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager *MIG*

Date: November 15, 2012

Initiated By: Sara Ott, Sr. Project Manager

Re: Ordinance 71-12 – Authorizing the City Manager to Execute Necessary Conveyance Documentation to Accept the Dedication of a 0.136 Acres, More or Less, Fee Simple Interest, from the Washington Township Board of Trustees.

Background

The 2013-2018 Capital Improvement Program (CIP) provides for several infrastructure improvements throughout the community. As part of the 2013 CIP, the City is scheduled to construct a northbound right hand turn lane on Riverside Drive at Hard Road. The improvement is warranted to assist with reducing traffic collisions at the intersection. To facilitate timely construction of the improvements, it is necessary to secure an additional 0.136 acres right-of-way from Washington Township at Fire Station #92.

On October 23, 2012 the Washington Township Trustees passed a motion to donate the right of way to the City for this improvement. Ordinance 71-12 authorizes the City Manager to execute necessary documents to accept this donation.

Recommendation

Staff recommends approval of this ordinance at the second reading/public hearing on December 10, 2012.

RECORD OF ORDINANCES

71-12

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTATION TO ACCEPT THE DEDICATION OF A 0.136 ACRES, MORE OR LESS, FEE SIMPLE INTEREST, FROM THE WASHINGTON TOWNSHIP BOARD OF TRUSTEES

WHEREAS, the City of Dublin (the "City") is acquiring right-of-way to construct a roadway project on Riverside Drive/S.R. 257 within the City; and

WHEREAS, said roadway project requires that the City obtain certain property interests in Franklin County parcel no. 273-011544, owned by the Board of Trustees for Washington Township, Franklin, Delaware, and Union Counties, Ohio; and

WHEREAS, the Board of Trustees for Washington Township, Franklin, Delaware, and Union Counties, Ohio is willing to dedicate the property interests in Franklin County parcel no. 273-007659 to the City, and the City is willing to accept said dedication.

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 hereby authorizes the City Manager to execute all documentation necessary to accept the dedication of an approximate 0.136 acres fee simple interest, within Franklin County parcel no. 273-011544, as set forth in the legal description attached as Exhibit A.

Section 2. This ordinance shall go into effect at the earliest time permitted by law.

Passed this _____ day of _____, 2012.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

1 of 2

PARCEL	I-WD
PROJECT	HARD & 257
Version Date	08/27/12

**PARCEL 1-WD
HARD ROAD & S.R. 257 (RIVERSIDE DRIVE)
WARRANTY DEED**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, being a part of those 1.740 acre and that 2.785 acre tracts as conveyed to The Board of Trustees of Washington Township, Franklin, Delaware and Union Counties, Ohio, by deed of record in Instrument Number 199811190298640 and Instrument Number 199811190298642, respectively, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at a 5/8" rebar found with cap stamped "J & H #6878" in a northerly line of said 2.785 acre tract at the first point of curvature east of State Route 257 (Riverside Drive) in the existing southerly right-of-way line of Hard Road, as shown on the plat "DEDICATION OF HARD ROAD" as recorded in Plat Book 78, Page 11;

Thence North 88 deg. 24 min. 41 sec. West, a distance of 144.92 feet along a northerly line of said 2.785 acre tract, and along the existing southerly right-of-way line of Hard Road to the intersection with the existing easterly right-of-way line of State Route 257 at a northwest corner of said 2.785 acre tract;

Thence South 40 deg. 01 min. 34 sec. West, a distance of 55.35 feet along the northwesterly line of said 2.785 acre tract, and along the existing easterly right-of-way line of State Route 257 to an iron pin set at the **True Point of Beginning**;

Thence South 11 deg. 32 min. 10 sec. East, a distance of 156.87 feet across said 2.785 acre tract, parallel to, and 18 feet easterly of, as measured at right angles, the existing easterly right-of-way line of State Route 257 to an iron pin set;

Thence South 09 deg. 49 min. 59 sec. East, a distance of 147.50 feet across said 2.785 acre and said 1.740 acre tracts, parallel to, and 18 feet easterly of, as measured at right angles, the existing easterly right-of-way line of State Route 257 to an iron pin set;

Thence South 03 deg. 58 min. 02 sec. West, a distance of 34.10 feet across said 1.740 acre tract, parallel to, and 18 feet easterly of, as measured at right angles, the existing easterly right-of-way line of State Route 257 to an iron pin set in the southerly line of said 1.740 acre tract;

Thence North 89 deg. 20 min. 33 sec. West, a distance of 18.03 feet along the southerly line of said 1.740 acre tract, and along that 18.754 acre tract as conveyed to the City of Dublin by deed of record in Instrument Number 200606050107767 as shown on the plat for "RIVERSIDE WOODS" as recorded in Plat Book 107, Page 42, to an iron pin set at the intersection with the existing easterly right-of-way line of State Route 257;

Thence North 03 deg. 58 min. 02 sec. East, a distance of 32.97 feet along a westerly line of said 1.740 acre tract, along the easterly line of that 0.654 acre tract as conveyed to the City of Dublin by deed of record in Official Record 30279 H20, and along the existing easterly right-of-way line of State Route 257 to an angle point;

Thence North 09 deg. 49 min. 59 sec. West, a distance of 145.05 feet along a westerly line of said 1.740 acre tract, along the easterly line of said City of Dublin 0.654 acre tract, and along the existing easterly right-of-way line of State Route 257 to the northwest corner of said 1.740 acre tract at the southwest corner of said 2.785 acre tract;

EXHIBIT A

PARCEL PROJECT Version Date 1-WD HARD & 257 08/27/12

Thence North 11 deg. 32 min. 10 sec. West, a distance of 142.32 feet along a westerly line of said 2.785 acre tract, and along the existing easterly right-of-way line of State Route 257 to an angle point;

Thence North 40 deg. 01 min. 34 sec. East, a distance of 22.98 feet, along the northwesterly line of said 2.785 acre tract, and along the existing easterly right-of-way line of State Route 257 to the **True Point of Beginning**, containing 0.136 acres, more or less.

Of the above described area, 0.136 acres are contained within Franklin County Auditor's Parcel 273-009871.

Bearings are based on the plat "DEDICATION OF HARD ROAD" as recorded in Plat Book 78, Page 11.

This description was prepared by Tim A. Baker, registered surveyor 7818, and is based upon a field survey for the City of Dublin, Ohio, in July, 2009 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Iron pins set are 5/8 inches in diameter by 30 inches long with a yellow plastic cap placed on top bearing the name "Stantec".

Grantor claims title by the instrument of record in Instrument Number 199811190298640 and Instrument Number 199811190298642, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.

STANTEC CONSULTING SERVICES, INC.

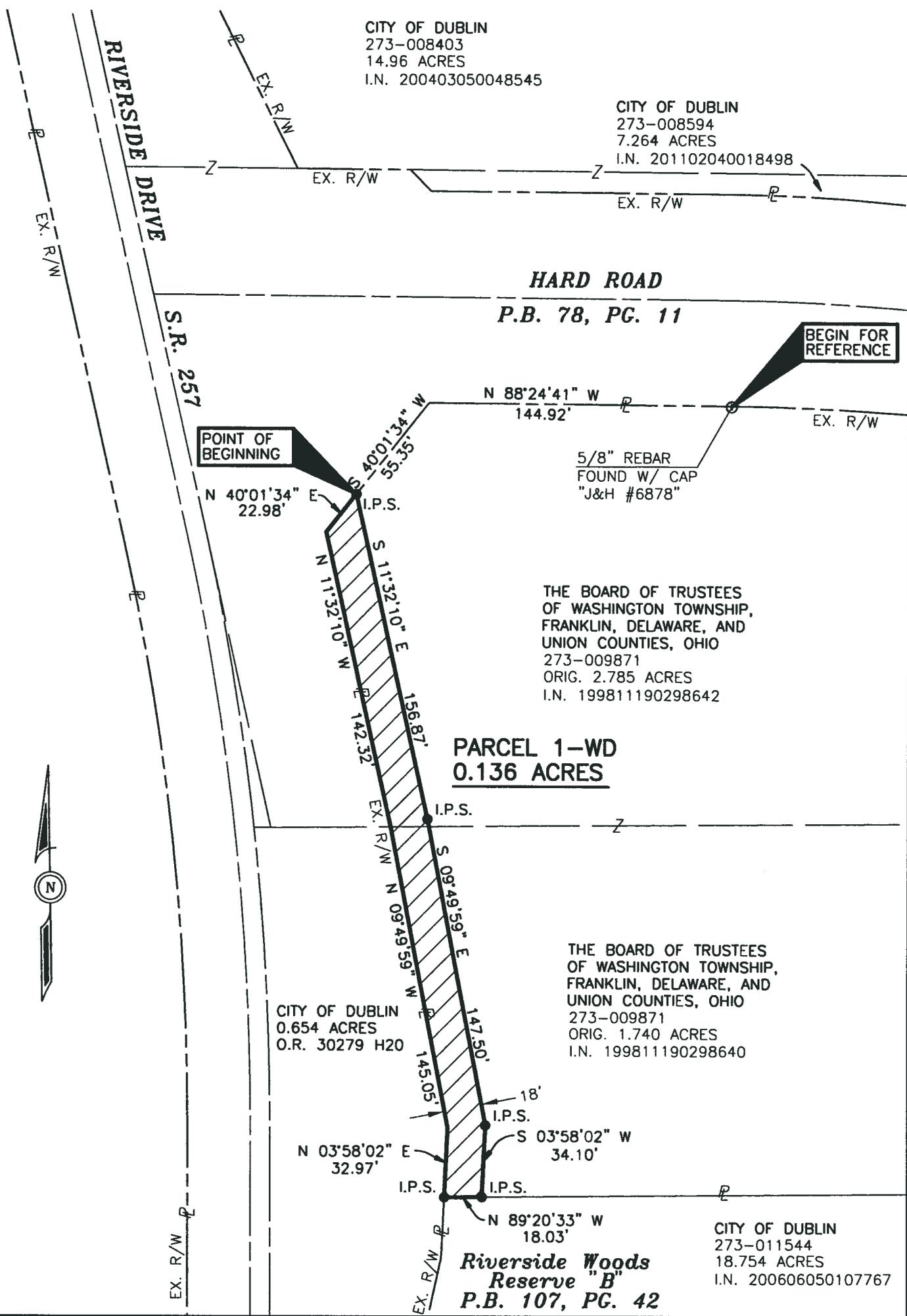
Tim Baker 8-27-12
Registered Surveyor No. 7818 Date



0-71-L
Split
0.136 Acre
out of
(273)
9871



EXHIBIT B



BAKER, TIM A. 173608651\transportation\design\plan_set\com\exhibit\A\1-WD.dwg PLAN AND PROFILE Lint Saved: Aug 27, 2012 10:26 AM Plotted: Aug 27, 2012 10:27 AM