

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

27-13

Resolution No. _____

Passed _____, 20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.210 ACRES, MORE OR LESS, FEE SIMPLE INTEREST OF WHICH .203 ACRES, MORE OR LESS, IS PRESENT ROAD OCCUPIED AND A 0.015 ACRES, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM DENNIS W. RICHARDSON.

WHEREAS, the City of Dublin is preparing to construct a roundabout and accompanying facilities at the intersection of Brand and Coffman Road (the "Project"); and

WHEREAS, the Project will require the City of Dublin to obtain a fee simple interest and two temporary easements from Dennis W. Richardson, as described and depicted in the attached Exhibits "A" and "B," said property interest located in the City of Dublin, County of Franklin, State of Ohio.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. Council considers it necessary and declares its intention to appropriate, for the purpose of constructing the Project, a 0.210 acres, more or less, fee simple interest of which .203 acres, more or less, is present road occupied and a 0.015 acres, more or less, temporary construction easement described and depicted in the attached Exhibits "A" and "B," from Dennis W. Richardson.

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owners and persons in possession or having an interest of record in the property described and depicted in the attached Exhibits "A" and "B," and this notice shall be served according to law.

Section 3. This Resolution shall take effect upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this _____ day of _____, 2013.

Mayor - Presiding Officer

ATTEST:

Clerk of Council



To: Members of Dublin City Council

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

Date: May 16, 2013

Initiated By: Sara Ott, Sr. Project Manager

Re: Resolution 27-13 – Intent to Appropriate a 0.210 Acres, More or Less, Fee Simple Interest of Which 0.203 Acres, More or Less, is Present Road Occupied and a 0.015 Acres, More or Less, Temporary Construction Easement from Dennis W. Richardson

Background

The City of Dublin ("City") is preparing to construct intersection improvements and associated pedestrian facilities at the intersection of Brand Road and Coffman Road (the "Project"). The City must obtain property interests from various landowners located within the area of the Project in order to construct this project. The City presented offers, based upon appraisals, to each of these landowners.

One of the landowners that the City must obtain property interests from for the construction of the Project is Dennis W. Richardson (the "Grantor"). After multiple attempts to engage in negotiations with the Grantor, it appears that the City may be forced to appropriate the needed property from the Grantor.

The City remains hopeful that an amicable resolution can be reached with the Grantor; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

Property to be Appropriated

The appropriation consists of the following property interests, as depicted in the map attached hereto:

Franklin County Parcel No. 270-000293-00	
Parcel 8-WD (Fee Simple)	0.210 ± acres
(Present Road Occupied)	(0.203 acres)
Temporary Easement	0.015± acres

Recommendation

Staff recommends approval of Resolution 27-13 as the construction of the Project is necessary for public safety.

EXHIBIT A

CIP 11-023-CIP
PARCEL 7-WD
PROJECT BRAND/COFFMAN
Version Date 02/18/13

Page 1 of 1
11-023-CIP
7-WD
BRAND/COFFMAN
02/18/13

**PARCEL 7-WD
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2543, being a part of a 0.998 acre tract in the name of Dennis W. Richardson as described in Instrument Number 200701290017158, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike (found) at the centerline intersection of Brand Road (60' right of way) and Coffman Road (70' right of way);

Thence, South 75°28'48" East, a distance of 196.77 feet, along the centerline of said Brand Road, to a magnail (set) at the northeasterly corner of a 0.271 acre tract in the name of the City of Dublin, Ohio, as described in Instrument Number 199710210123903, and the **True Place of Beginning** for the parcel described herein:

Thence, South 75°28'48" East, a distance of 301.26 feet, continuing along the centerline of said Brand Road, to a railroad spike (found) at the northwesterly corner of a 2.319 acre tract in the name of Jon L. & Colleen M. Reynolds, as described in Instrument Number 200708290152547 and also Instrument Number 200003010041001, passing a railroad spike found at the southeasterly corner of a 14.118 acre tract in the name of the City of Dublin, as described in Instrument Number 201203160036653;

Thence, South 30°08'50" West, a distance of 43.97 feet, leaving the centerline of said Brand Road along the westerly line of said 2.319 acre tract, to an iron pipe (set);

Thence, North 60°29'31" West, a distance of 47.72 feet, leaving said property line through said 0.998 acre tract, to an iron pipe (set) on the southerly existing right of way line of said Brand Road;

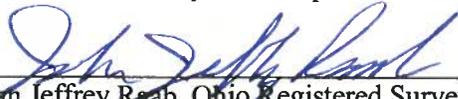
Thence, North 75°28'48" West, a distance of 237.36 feet, along said existing right of way line, through said 0.998 acre tract, to an iron pipe (set) on the most southerly northeast corner of said 0.271 acre tract and the northeasterly corner of a 0.701 acre tract in the name of Matthew S. Young & Tina C. Baucher-Young, as described in Instrument Number 201204030045757;

Thence, North 03°17'10" East, a distance of 30.59 feet, along the easterly line of said 0.271 acre tract, to the **True Place of Beginning**, containing 0.210 acres, more or less, from Franklin County Auditor's Permanent Parcel Number 270-000293-00, with 0.203 acres, more or less, being the Present Road Occupied (P.R.O.).

Iron Pipes set are 3/4 inch inside diameter iron pipes, 30 inches long, with a yellow cap stamped "W.E. STILSON".

The bearings for this description are based on the bearing between Franklin County Engineer's stations "MCNEAL" and "FCGS 6648" being South 15°07'52" East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment).

I hereby certify this description was written by using measurements obtained by an actual field survey conducted under my direct supervision.


John Jeffrey Raab, Ohio Registered Surveyor No 7863
Prepared by: W.E. Stilson Consulting Group, LLC. Date 2/20/13

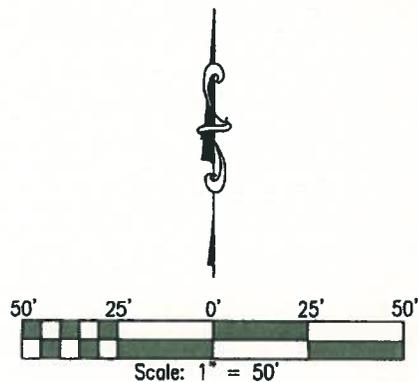
0.107-J
SPLIT
0.210 AC
OUT OF
(270)
000293

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: 
DATE: 02-20-2013


STATE OF OHIO
JOHN JEFFREY
RAAB
7863
REGISTERED
PROFESSIONAL SURVEYOR

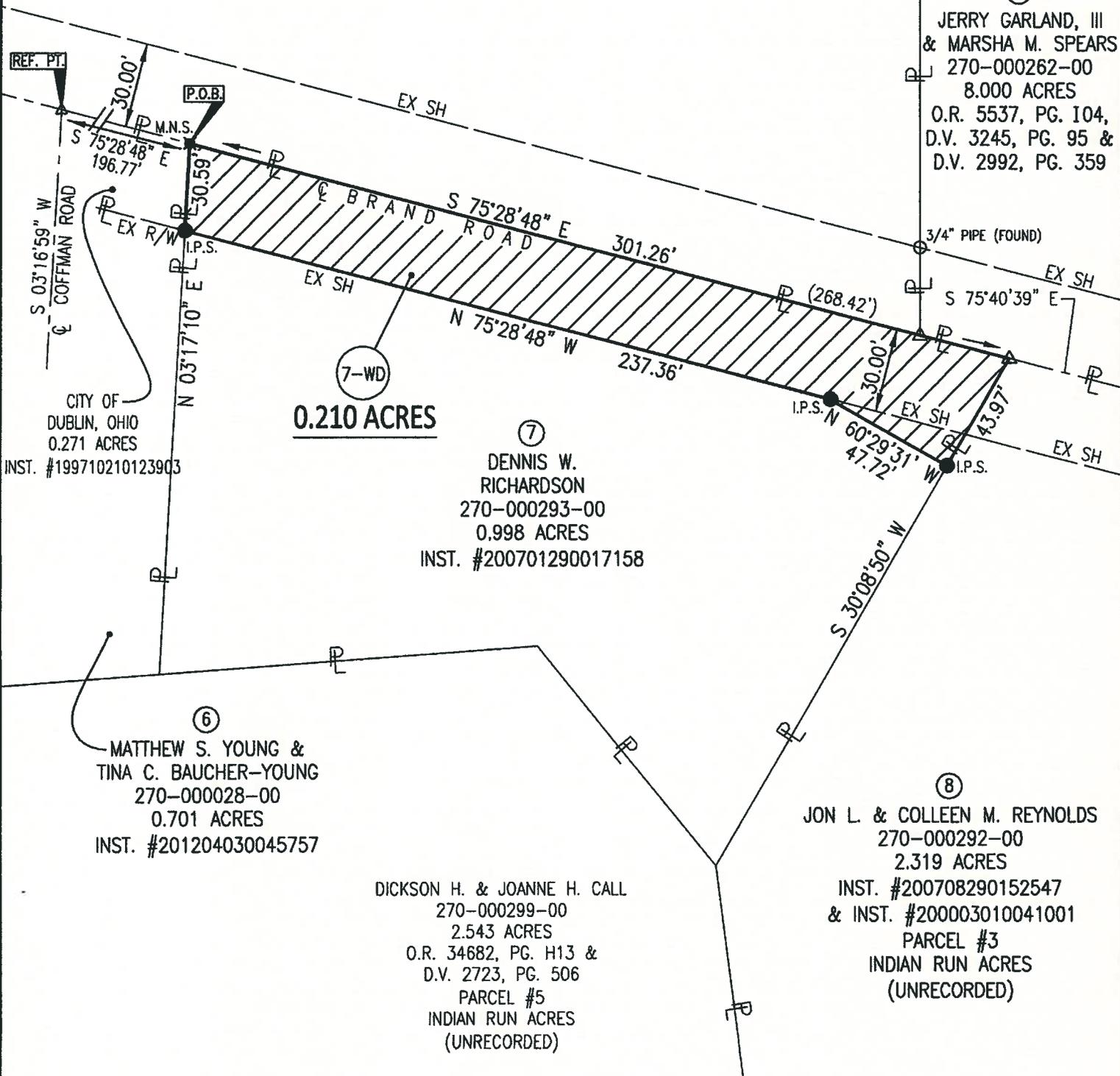
**EXHIBIT B
PARCEL 7-WD
BRAND ROAD / COFFMAN ROAD
ROUNDBABOUT**

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 2543



②
CITY OF DUBLIN
270-000260-00
14.118 ACRES
INST. #201203160036653

③
JERRY GARLAND, III
& MARSHA M. SPEARS
270-000262-00
8.000 ACRES
O.R. 5537, PG. 104,
D.V. 3245, PG. 95 &
D.V. 2992, PG. 359



CITY OF DUBLIN, OHIO
0.271 ACRES
INST. #199710210123903

⑥
MATTHEW S. YOUNG &
TINA C. BAUCHER-YOUNG
270-000028-00
0.701 ACRES
INST. #201204030045757

⑦
DENNIS W. RICHARDSON
270-000293-00
0.998 ACRES
INST. #200701290017158

⑧
JON L. & COLLEEN M. REYNOLDS
270-000292-00
2.319 ACRES
INST. #200708290152547
& INST. #200003010041001
PARCEL #3
INDIAN RUN ACRES
(UNRECORDED)

⑨
DICKSON H. & JOANNE H. CALL
270-000299-00
2.543 ACRES
O.R. 34682, PG. H13 &
D.V. 2723, PG. 506
PARCEL #5
INDIAN RUN ACRES
(UNRECORDED)

LEGEND:

- △ RAILROAD SPIKE FOUND
- IRON MONUMENT FOUND
- I.P.S. 3/4" I.D. PIPE SET W/CAP STAMPED "W.E. STILSON"
- M.N.S. MAGNAIL SET

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S STATIONS "MCNEAL" AND "FCGS 6648" BEING S 15°07'52" E, AS MEASURED USING GPS METHODS AND THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1986 ADJUSTMENT).



Pride in the Details. Passion in our People.
355 E. CAMPUS VIEW BLVD
COLUMBUS, OH 43235
(614) 847-4670



JOHN JEFFREY RAAB, P.S. 7863

DATE

John Jeffrey Raab
2/22/15

EXHIBIT A

CIP 11-023-CIP
PARCEL 7-T
PROJECT BRAND/COFFMAN
Version Date 02/18/13

**PARCEL 7-T
DESCRIPTION OF A TEMPORARY EASEMENT
FOR GRADING**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2543, being a part of a 0.998 acre tract in the name of Dennis W. Richardson as described in Instrument Number 200701290017158, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike (found) at the centerline intersection of Brand Road (60' right of way) and Coffman Road (70' right of way), and the northwesterly corner of a 0.271 acre tract in the name of the City of Dublin, as described in Instrument Number 199710210123903;

Thence, South 75°28'48" East, a distance of 196.77 feet, along the centerline of said Brand Road, to the northeasterly corner of said 0.271 acre tract, said corner being on the southerly line of a 14.118 acre tract in the name of the City of Dublin, Ohio, as described in Instrument Number 201203160036653;

Thence, South 03°17'10" West, a distance of 30.59 feet, leaving the centerline of said Brand Road along the easterly line of said 0.271 acre tract, to the southeasterly corner of said 0.271 acre tract, also being the northeasterly corner of a 0.701 acre tract in the name of Matthew S. Young & Tina C. Baucher-Young, as described in Instrument Number 201204030045747, and on the southerly existing right of way line of said Brand Road;

Thence, South 75°28'48" East, a distance of 198.69 feet, along the southerly existing right of way line of said Brand Road, through said 0.998 acre tract, to the **True Place of Beginning** for the parcel described herein:

Thence, South 75°28'48" East, a distance of 38.67 feet, along the southerly existing right of way line of said Brand Road, continuing through said 0.998 acre tract;

Thence, South 60°29'31" East, a distance of 47.72 feet, leaving said existing right of way line, continuing through said 0.998 acre tract, to the westerly line of a 2.319 acre tract in the name of Jon L. & Colleen M. Reynolds, as described in Instrument Number 200708290152547 and also Instrument Number 200003010041001;

Thence, South 30°08'50" West, a distance of 10.00 feet, along the westerly line of said 2.319 acre tract;

Thence, North 60°29'31" West, a distance of 84.96 feet, leaving said property line, through said 0.998 acre tract, to the **True Place of Beginning**, containing 0.015 acres, more or less, from Franklin County Auditor's Permanent Parcel Number 270-000293-00.

The bearings for this description are based on the bearing between Franklin County Engineer's stations "MCNEAL" and "FCGS 6648" being South 15°07'52" East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment).

I hereby certify this description was written by using measurements obtained by an actual field survey conducted under my direct supervision.

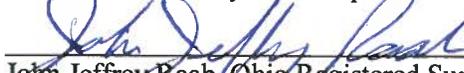
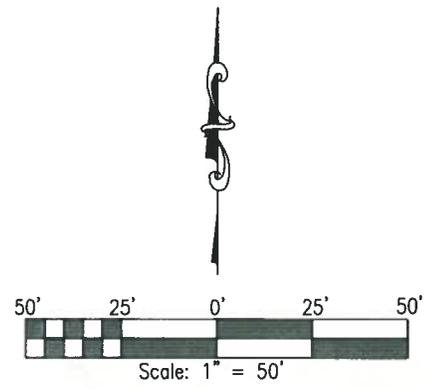

John Jeffrey Raab, Ohio Registered Surveyor No 7863 Date 2/20/13
Prepared by: W.E. Stilson Consulting Group, LLC.



EXHIBIT B PARCEL 7-T BRAND ROAD / COFFMAN ROAD ROUNDBABOUT

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 2543

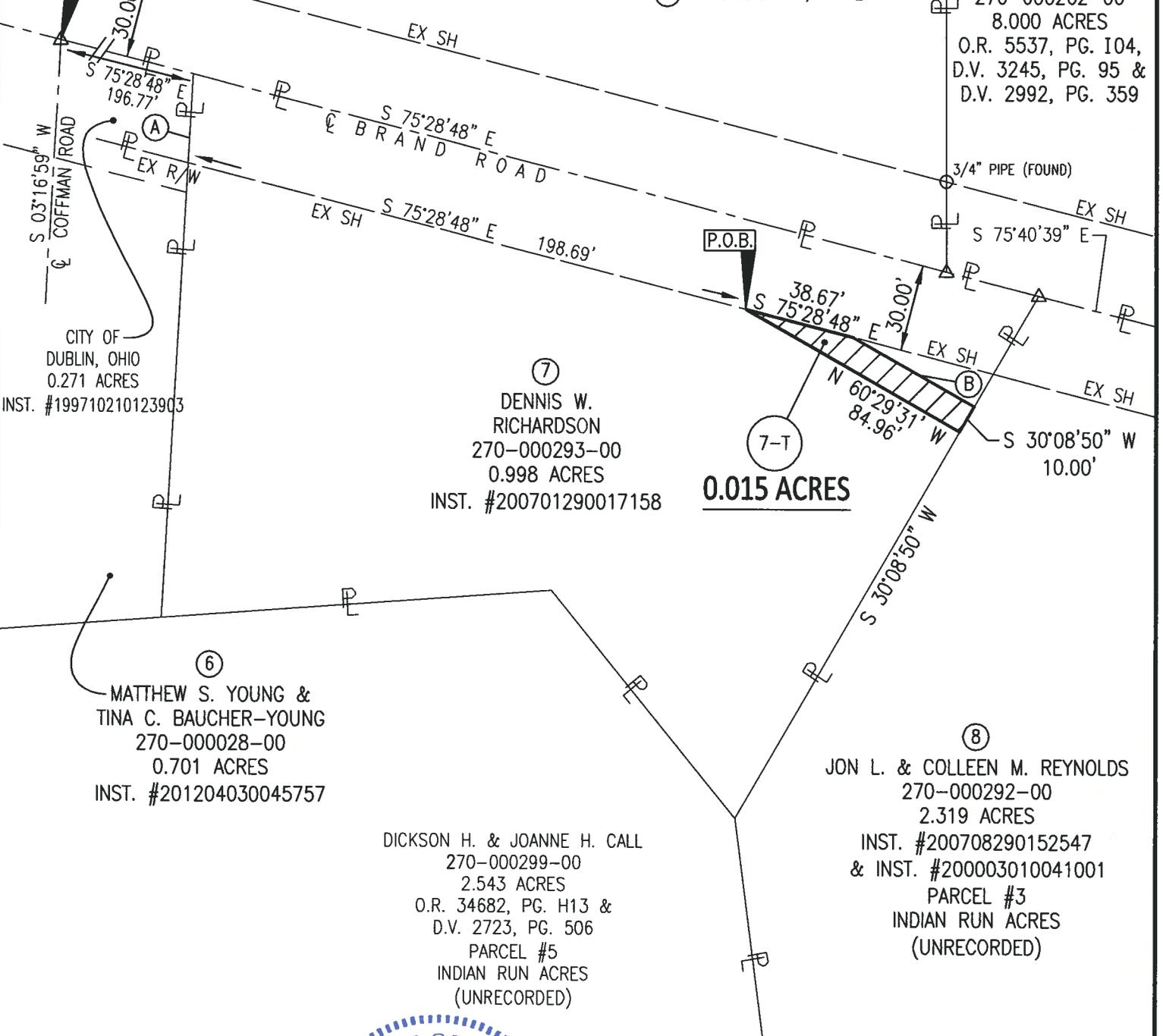


②
CITY OF DUBLIN
270-000260-00
14.118 ACRES
INST. #201203160036653

(A) S 03°17'10" W, 30.59'
(B) S 60°29'31" E, 47.72'

③
JERRY GARLAND, III
& MARSHA M. SPEARS
270-000262-00
8.000 ACRES
O.R. 5537, PG. 104,
D.V. 3245, PG. 95 &
D.V. 2992, PG. 359

REF. PT.



CITY OF DUBLIN, OHIO
0.271 ACRES
INST. #199710210123903

⑦
DENNIS W.
RICHARDSON
270-000293-00
0.998 ACRES
INST. #200701290017158

0.015 ACRES

⑥
MATTHEW S. YOUNG &
TINA C. BAUCHER-YOUNG
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DICKSON H. & JOANNE H. CALL
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John Jeffrey Raab
JOHN JEFFREY RAAB, P.S. 7863 DATE 2/20/13