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

Date: June 6, 2013

Initiated By: Sara Ott, Sr. Project Manager

Re: Ordinance 46-13 – Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.098 Acres, More or Less, Fee Simple Interest of which 0.027 acres, More or Less, is Present Road Occupied, and a 0.047 Acres, More or Less, Temporary Construction Easement from Matthew S. Young and Tina C. Baucher-Young, and Declaring an Emergency

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 Matthew S. Young and Tina C. Baucher-Young (the "Grantor"). After engaging in amicable negotiations, the City has come to an agreement with the Grantor to acquire these necessary property interests, pursuant to the terms outlined in this memorandum.

Acquisition

The City will acquire from the Grantor only those property interests necessary for the construction of the Project as depicted in the legal descriptions and maps attached to this memorandum. The City will acquire these property interests for approximately 12 percent above the appraised value. The acquisition is detailed below:

Property Interest Acquiring	*PROPOSED ACRES*	*APPRAISED COST*	*AGREED PURCHASE PRICE*
P.R.O. Public Road Occupied	0.027	$1	$1
Right of Way	0.071	$6,349	$7,110
Temporary Construction and Grading Easement	0.047	$650	$728

Landscaping and Vegetation Removed		$2,150	$2,462
Total		$ 9,150	$10,300

Recommendation

Ordinance 46-13 authorizes the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interests described above. Staff recommends approval of Ordinance 46-13 by emergency passage on June 10, 2013 as obtaining the property interests is necessary for the furtherance of this Project and public safety.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 46-13 Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY CONVEYANCE DOCUMENTION TO ACQUIRE A 0.098 ACRES, MORE OR LESS, FEE SIMPLE INTEREST OF WHICH 0.027 ACRES, MORE OR LESS, IS PRESENT ROAD OCCUPIED, AND A 0.047 ACRES, MORE OR LESS TEMPORARY CONSTRUCTION EASEMENT FROM MATTHEW S. YOUNG AND TINA C. BAUCHER-YOUNG, AND DECLARING AN EMERGENCY .

WHEREAS, the City of Dublin the City is preparing to construct intersection improvements at the Brand and Coffman Road intersection; and

WHEREAS, said project requires that the City obtain certain property interests within Franklin County Parcel No. 270-000028-00 owned by Mathew C. Young and Tina C. Baucher-Young, the Grantors of said property interests more fully described in the exhibits labeled "A" and depicted in the exhibits labeled "B," all attached hereto; and

WHEREAS, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interests for the sum of Ten Thousand Three Hundred Dollars ($10,300); and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantors; and

WHEREAS, this project is a public emergency because the City needs to have the improvements completed as quickly as possible to relieve traffic concerns.

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 an approximate 0.098 acres, more or less, Fee Simple Interest for Right-of-Way, of which 0.027 acres, more or less, is within Present Road Occupied and a 0.047 acres, more or less, Temporary Easement from Mathew C. Young and Tina C. Baucher-Young for the sum of Ten Thousand Three Hundred Dollars ($10,300), said property interests located within Franklin County Parcel No. 270-000028-00 and as more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that the project is needed to immediately address traffic concerns at the intersection of Brand and Coffman Roads. This ordinance shall therefore be effective upon passage.

Passed this _____ day of_____ 2013.

_____
Mayor - Presiding Officer

ATTEST:

_____
Clerk of Council

EXHIBIT A

CIP	11-023-CIP
PARCEL	6-WD
PROJECT	BRAND/COFFMAN
Version Date	02/19/13

PARCEL 6-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, Township of Washington, located in Virginia Military Survey Number 2543, being a part of a 0.701 acre tract in the name of Matthew S. Young & Tina C. Baucher-Young, as described in Instrument Number 201204030045757, 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, Ohio, as described in Instrument Number 199710210123903;

Thence, South 03°16'59" West, a distance of 30.59 feet, along the centerline of said Coffman Road and the westerly line of said 0.271 acre tract;

Thence, South 75°28'48" East, a distance of 22.94 feet, leaving the centerline of said Coffman Road, along the westerly extension of the southerly existing right of way line of said Brand Road, through said 0.271 acre tract, to an iron pipe (set) on the southerly existing right of way line of said Brand Road, at the northwesterly corner of said 0.701 acre tract, and the **True Place of Beginning** for the parcel described herein:

Thence, South 75°28'48" East, a distance of 40.32 feet, along said existing right of way line and a portion of the easterly line of said 0.271 acre tract, to an iron pipe (set);

Thence, South 25°06'56" West, a distance of 52.55 feet, leaving said existing right of way line and said property line, through said 0.701 acre tract, to an iron pipe (set);

Thence, South 03°16'59" West, a distance of 89.43 feet, continuing through said 0.701 acre tract, to an iron pipe (set);

Thence, South 12°17'29" East, a distance of 64.73 feet, continuing through said 0.701 acre tract, to an iron pipe (set) on the northerly line of a 2.543 acre tract in the name of Dickson H. & Joanne H. Call, as described in Official Record Volume 34682, Page H13 and also Deed Volume 2723, Page 506;

Thence, South 86°51'53" West, a distance of 4.66 feet, along the northerly line of said 2.543 acre tract, to an iron pipe (set) on the easterly line of said 0.271 acre tract and the easterly existing right of way line of said Coffman Road;

Thence, North 26°46'54" West, a distance of 65.37 feet, along said existing right of way line and the southerly portion of the easterly line of said 0.271 acre tract, to an iron pipe (set);

Thence, North 03°16'59" East, a distance of 152.37 feet, along said existing right of way line and the southerly portion of the easterly line of said 0.271 acre tract, to the **True Place of Beginning**, containing 0.098 acres, more or less, from Franklin County Auditor's Permanent Parcel Number 270-000028-00, with 0.027 acres, more or less, being within the Present Roadway Occupied (P.R.O.).

0.107-T
SPLIT
0.098 AC
OUT OF
(270)
000028

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 — 2/20/13 Date

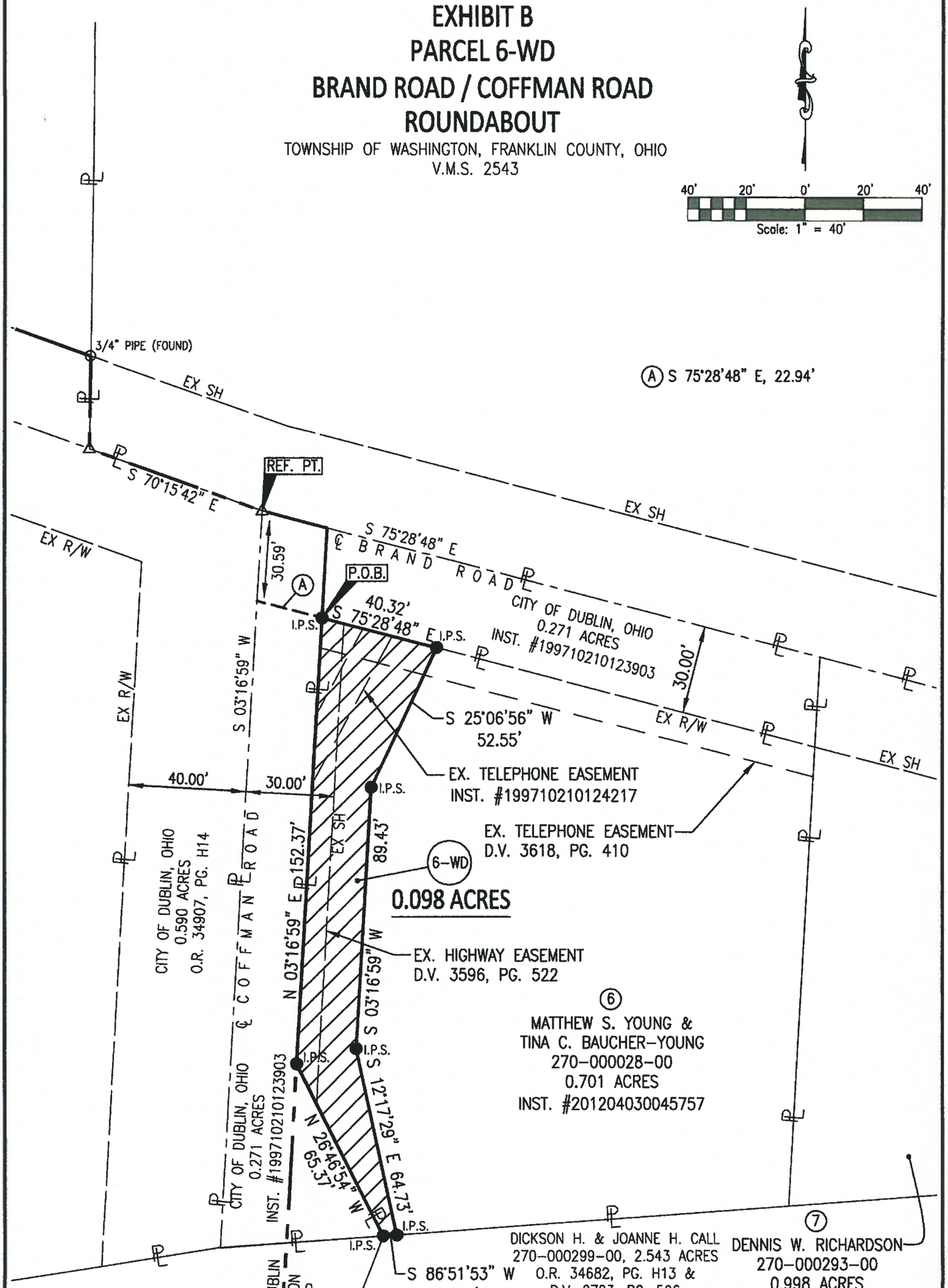
Prepared by: W.E. Stilson Consulting Group, LLC.

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

STATE OF OHIO
JOHN JEFFREY RAAB
7863
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT B
PARCEL 6-WD
BRAND ROAD / COFFMAN ROAD ROUNDABOUT

TOWNSHIP OF WASHINGTON, FRANKLIN COUNTY, OHIO
V.M.S. 2543



LEGEND:

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

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).

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

STATE OF OHIO
JOHN JEFFREY RAAB
7863
REGISTERED
PROFESSIONAL SURVEYOR

2/23/23

JOHN JEFFREY RAAB, P.S. 7863 DATE

EXHIBIT A

CIP	11-023-CIP
PARCEL	6-T
PROJECT	BRAND/COFFMAN
Version Date	02/18/13

PARCEL 6-T
DESCRIPTION OF A TEMPORARY EASEMENT
FOR GRADING AND STORM SEWER CONSTRUCTION

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 2543, being a part of a 0.701 acre tract in the name of Matthew S. Young & Tina C. Baucher-Young, as described in Instrument Number 201204030045757, 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, Ohio, as described in Instrument Number 199710210123903;

Thence, South 03°16'59" West, a distance of 30.59 feet, along the centerline of said Coffman Road and the westerly line of said 0.271 acre tract;

Thence, South 75°28'48" East, a distance of 22.94 feet, leaving the centerline of said Coffman Road, along the westerly extension of the southerly existing right of way line of said Brand Road, through said 0.271 acre tract, to an iron pipe (set) on the southerly existing right of way line of said Brand Road, at the northwesterly corner of said 0.701 acre tract;

Thence, South 75°28'48" East, a distance of 40.32 feet, along said existing right of way line and the northerly portion of the easterly line of said 0.271 acre tract, to the **True Place of Beginning** for the easement described herein:

Thence, South 75°28'48" East, a distance of 10.17 feet, continuing along said existing right of way line and the northerly portion of the easterly line of said 0.271 acre tract;

Thence, leaving said existing right of way line, through said 0.701 acre tract, for the following three (3) calls:

1. South 25°06'56" West, a distance of 52.49 feet;
2. South 03°16'59" West, a distance of 86.14 feet;
3. South 12°17'29" East, a distance of 64.97 feet, to the northerly line of a 2.543 acre tract in the name of Dickson H. & Joanne H. Call, as described in Official Record Volume 34682, Page H13 and also Deed Volume 2723, Page 506;

Thence, South 86°51'53" West, a distance of 10.13 feet, along the northerly line of said 1.157 acre tract;

Thence, leaving said property line, through said 0.701 acre tract, for the following three (3) calls:

1. North 12°17'29" West, a distance of 64.73 feet;
2. North 03°16'59" East, a distance of 89.43 feet;
3. North 25°06'56" East, a distance of 52.55 feet, to the **True Place of Beginning**, containing 0.047 acres, more or less, from Franklin County Auditor's Permanent Parcel Number 270-000028-00.

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.

2/20/13

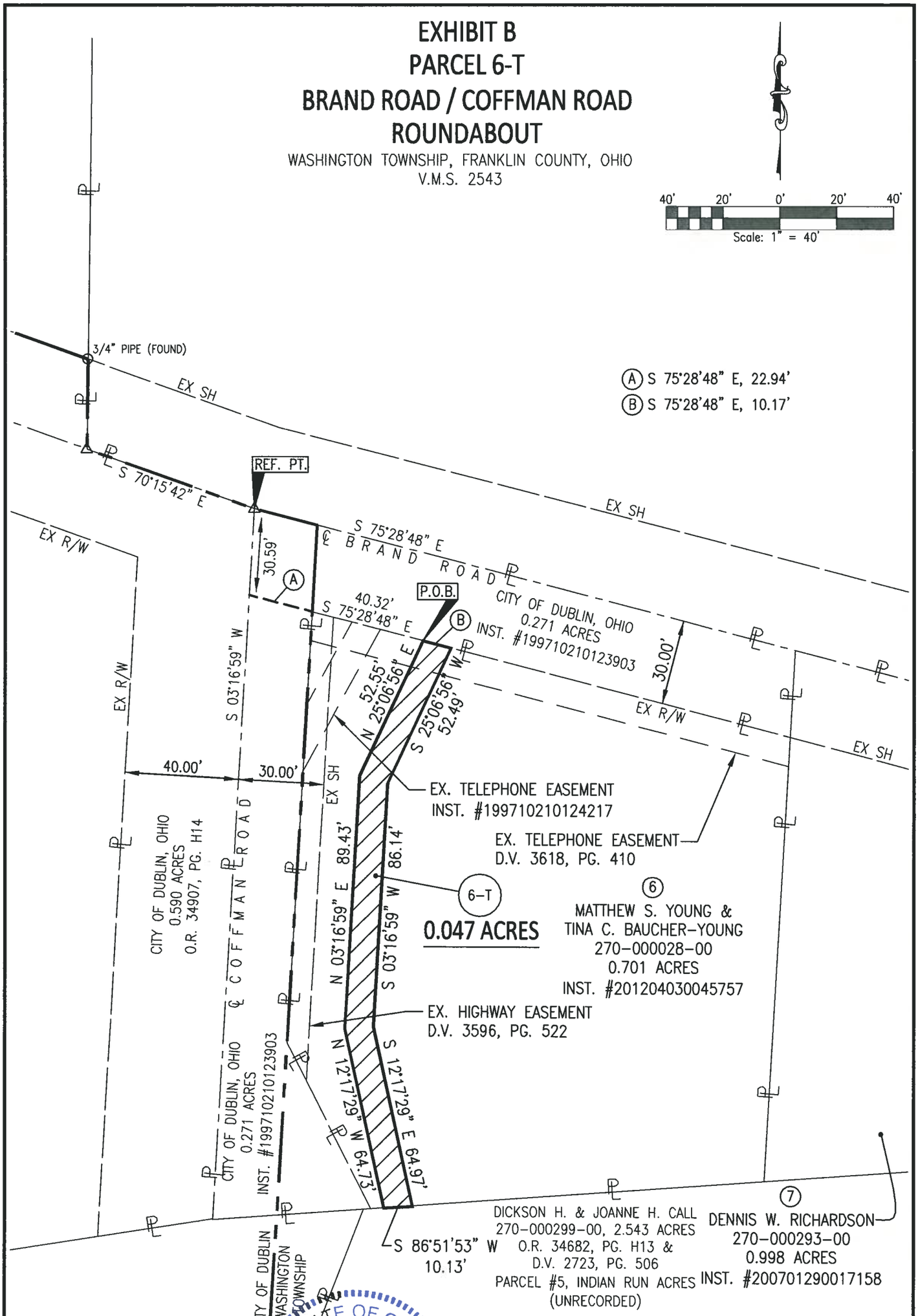
John Jeffrey Raab, Ohio Registered Surveyor No 7863 Date

Prepared by: W.E. Stilson Consulting Group, LLC.

STATE OF OHIO
JOHN JEFFREY RAAB
7863
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT B
PARCEL 6-T
BRAND ROAD / COFFMAN ROAD ROUNDABOUT

WASHINGTON TOWNSHIP, FRANKLIN COUNTY, OHIO
V.M.S. 2543



W.E. STILSON
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STATE OF OHIO
JOHN JEFFREY RAAB
7863
REGISTERED PROFESSIONAL SURVEYOR

2/20/13

JOHN JEFFREY RAAB, P.S. 7863 DATE

LEGEND:

△ RAILROAD SPIKE FOUND
○ IRON MONUMENT FOUND

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).