



To: Members of Dublin City Council

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

Date: August 8, 2013

Initiated By: Sara Ott, Sr. Project Manager

Re: Ordinance 68-13 – Authorizing the City Manager to Execute the Necessary Conveyance Documentation to Acquire a 0.078 Acres, More or Less, Fee Simple Interest, Which is Present Road Occupied; a 0.140 Acres, More or Less, Fee Simple Interest, Which is Present Road Occupied; a 0.015 Acres, More or Less, Permanent Multi-Use Path Easement; a 0.023 Acres, More or Less, Permanent Multi-Use Path Easement; a 0.009 Acres, More or Less, Temporary Construction Easement; and a 0.010 Acres, More or Less, Temporary Construction Easement from Michael L. and Susan K. Eger, and Declaring an Emergency.

Background

The City of Dublin ("City") is preparing to construct a shared use path on the southern side of Brand Road between Muirfield Drive and Earlington Parkway (the "Project"). It is anticipated that construction will begin in Fall 2013. The City must obtain property interests from various landowners located within the City in order to construct this project.

One of the landowners that the City must obtain property interests from for the construction of the Project is Michael L. Eger and Susan K. Eger (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 125% of the appraised value. The acquisition is detailed below:

<i>Property Interest Acquiring At 5545 Brand Road</i>	<i>PROPOSED ACRES</i>	<i>NEGOTIATED COSTS</i>
Present Road Occupied (P.R.O.)	0.140	\$1
Permanent Multi-Use, Utility, Grading and Drainage Easement	0.023	\$2,399

Temporary Construction and Grading Easements	0.010	\$200
Sub - Total		\$ 2,600
<i>Property Interest Acquiring At 5565 Brand Road</i>	<i>PROPOSED ACRES</i>	<i>NEGOTIATED COSTS</i>
Present Road Occupied (P.R.O.)	0.078	\$1
Permanent Multi-Use, Utility, Grading and Drainage Easement	0.015	\$1,274
Temporary Construction and Grading Easements	0.009	\$125
Sub - Total		\$ 1,400
GRAND TOTAL		\$4,000

Recommendation

Ordinance 68-13 authorizes the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interests described above. Staff recommends Council dispense with the public hearing and pass Ordinance 68-13 as an emergency as obtaining the property interests is necessary for the furtherance of this project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

68-13

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY CONVEYANCE DOCUMENTATION TO ACQUIRE A 0.078 ACRES, MORE OR LESS, FEE SIMPLE INTEREST WHICH IS PRESENT ROAD OCCUPIED; A 0.140 ACRES, MORE OR LESS, FEE SIMPLE INTEREST WHICH IS PRESENT ROAD OCCUPIED; A 0.015 ACRES, MORE OR LESS, PERMANENT MULTI-USE PATH EASEMENT; A 0.023 ACRES, MORE OR LESS, PERMANENT MULTI-USE PATH EASEMENT; A 0.009 ACRES, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT; AND A 0.010 ACRES, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM MICHAEL L. AND SUSAN K. EGER, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a multi-use path along Brand Road (the "Project"); and

WHEREAS, said project requires that the City obtain certain property interests within Franklin County Parcel Nos. 273-000419-00 and 273-003674-00 owned by Michael L. and Susan K. Eger (the "Grantors"), with addresses of 5545 and 5565 Brand Road, 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 Four Thousand Dollars (\$4,000); and

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

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 0.078 acres, more or less, Fee Simple Interest, which is Present Road Occupied; a 0.140 acres, more or less, Fee Simple Interest, which is Present Road Occupied; a 0.015 acres, more or less, Permanent Multi-use Path Easement; a 0.023 acres, more or less, Permanent Multi-use Path Easement; a 0.009 acres, more or less, Temporary Easement; and a 0.010 acres, more or less, Temporary Easement from Michael L. and Susan K. Eger for the sum of Four Thousand Dollars (\$4,000), said property interests located within Franklin County Parcel Nos. 273-000419-00 and 273-003674-00 and as more fully described in the attached Exhibits "A" and depicted in Exhibit "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 construction of the Project will begin in Fall 2013. This ordinance shall therefore be effective upon passage.

Passed this _____ day of _____, 2013.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

Page 1 of 1
11-022-CIP
CIP
PARCEL 7-WD
PROJECT BRAND SUP
Version Date 12/05/12

**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 3010, being a part of a 0.867 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and also Official Record Volume 8642, Page F18, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a railroad spike (found) at the intersection of the centerline of Brand Road and the easterly line of Virginia Military Survey No. 3010, being the northwesterly corner of a 2.017 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 5776, Pg. G07, and the **True Place of Beginning** for the parcel herein described:

Thence, South 04°12'16" West, a distance of 37.91 feet, along the westerly line of said 2.017 acre tract, and the easterly line of Virginia Military Survey No. 3010, to an iron pipe (set) on the southerly existing highway easement for Brand Road;

Thence, North 48°06'53" West, a distance of 23.40 feet, leaving said line, parallel with and 30.00 feet perpendicular to the centerline of Brand Road, to an iron pipe (set);

Thence, North 47°13'45" West, a distance of 101.20 feet, parallel with and 30.00 feet perpendicular to the centerline of Brand Road, to an iron pipe (set) on the southeasterly property line of a 1.119 acre tract in the name of Robin R. Campbell, as recorded in Instrument No. 200012280261639;

Thence, North 42°46'15" East, a distance of 30.00 feet, along the southeasterly line of said 1.119 acre tract, to a magnail (set) at the northeasterly corner of said 1.119 acre tract, in the centerline of Brand Road;

Thence, South 47°13'45" East, a distance of 100.97 feet, to the **True Place of Beginning**, containing 0.078 acres more or less, of which 0.078 acres is in the Present Roadway 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.
Job No.: 111013.00
(Auditor's Parcel No. 273-003674-00)

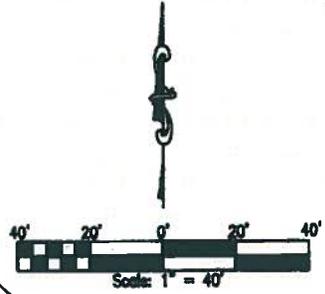
12/10/12 Date

0-107-E
SPLIT
0.078 AC
OUT OF
(273)
003674

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: 
DATE: 12/14/2012



EXHIBIT B
PARCEL 7-WD
BRAND ROAD SHARED-USE PATH
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 V.M.S. 3010



⑬
 ROBIN R. CAMPBELL
 273-002475-00
 1.119 ACRES
 INST. #200012280261639

⑦-WD
0.078 ACRES

⑦
 MICHAEL L. & SUSAN K. EGER
 273-003674-00
 0.867 ACRES
 O.R. 8642, PG. F15 &
 O.R. 8642, PG. F18

⑧
 MICHAEL L. &
 SUSAN K. EGER
 273-000419-00
 2.017 ACRES
 O.R. 5776, PG. G07



- LEGEND:**
- △ RAILROAD SPIKE FOUND
 - L.P.S. 3/4" I.D. PIPE SET W/CAP STAMPED "W.E. STILSON"
 - M.N.S. MAGNAL SET



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

John Jeffrey Raab 12/10/12
 JOHN JEFFREY RAAB, P.S. 7863 DATE

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).

EXHIBIT A

Page 1 of 1
CIP 11-022-CIP
PARCEL 7-P
PROJECT BRAND SUP
Version Date 01/17/13

**PARCEL 7-P
DESCRIPTION OF A PERMANENT EASEMENT
FOR A SHARED-USE PATH, UTILITIES, DRAINAGE AND GRADING**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 3010, being a part of a 0.867 acre tract in the name of Micheal L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and also Official Record Volume 8642, Page F18, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.867 tract, said corner being on the centerline of Brand Road, and also being the northeasterly corner of a 1.119 acre tract in the name of Robin R. Campbell, as recorded in Instrument No. 200012280261639;

Thence, South 42°46'15" West, a distance of 30.00 feet, with the easterly line of said 1.119 acre tract, to a point on the southerly existing highway easement for Brand Road, said point also being the **True Place of Beginning** for the easement herein described:

Thence, South 47°13'45" East, a distance of 101.20 feet, parallel with and 30.00 feet southerly from said centerline, leaving said line, with said highway easement, to a point;

Thence, South 48°06'53" East, a distance of 23.40 feet, parallel with and 30.00 feet southerly from said centerline, with said highway easement, to a point on the westerly line of a 2.017 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 5776, Page G07, said point also being on the easterly line of Virginia Military Survey Number 3010;

Thence, South 04°12'16" West, a distance of 6.32 feet, leaving said highway easement, with said property line, to a point;

Thence, North 48°06'53" West, a distance of 27.30 feet, leaving said property line, running across said 0.867 acre tract, to a point;

Thence, North 47°13'45" West, a distance of 101.24 feet, running across said 0.867 acre tract, to a point on the easterly line of said 1.119 acre tract;

Thence, North 42°46'15" East, with said property line, a distance of 5.00 feet, to the **True Place of Beginning**, containing 0.015 acres more or less.

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).

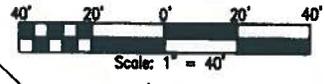
I hereby certify this description was written by using measurements obtained by an actual field survey conducted under my direct supervision.


John Jeffrey Raab, Ohio Registered Surveyor No 7863
Prepared by: W.E. Stilson Consulting Group, LLC.
Job No.: 111013.00
(Auditor's Parcel No. 273-003674-00)

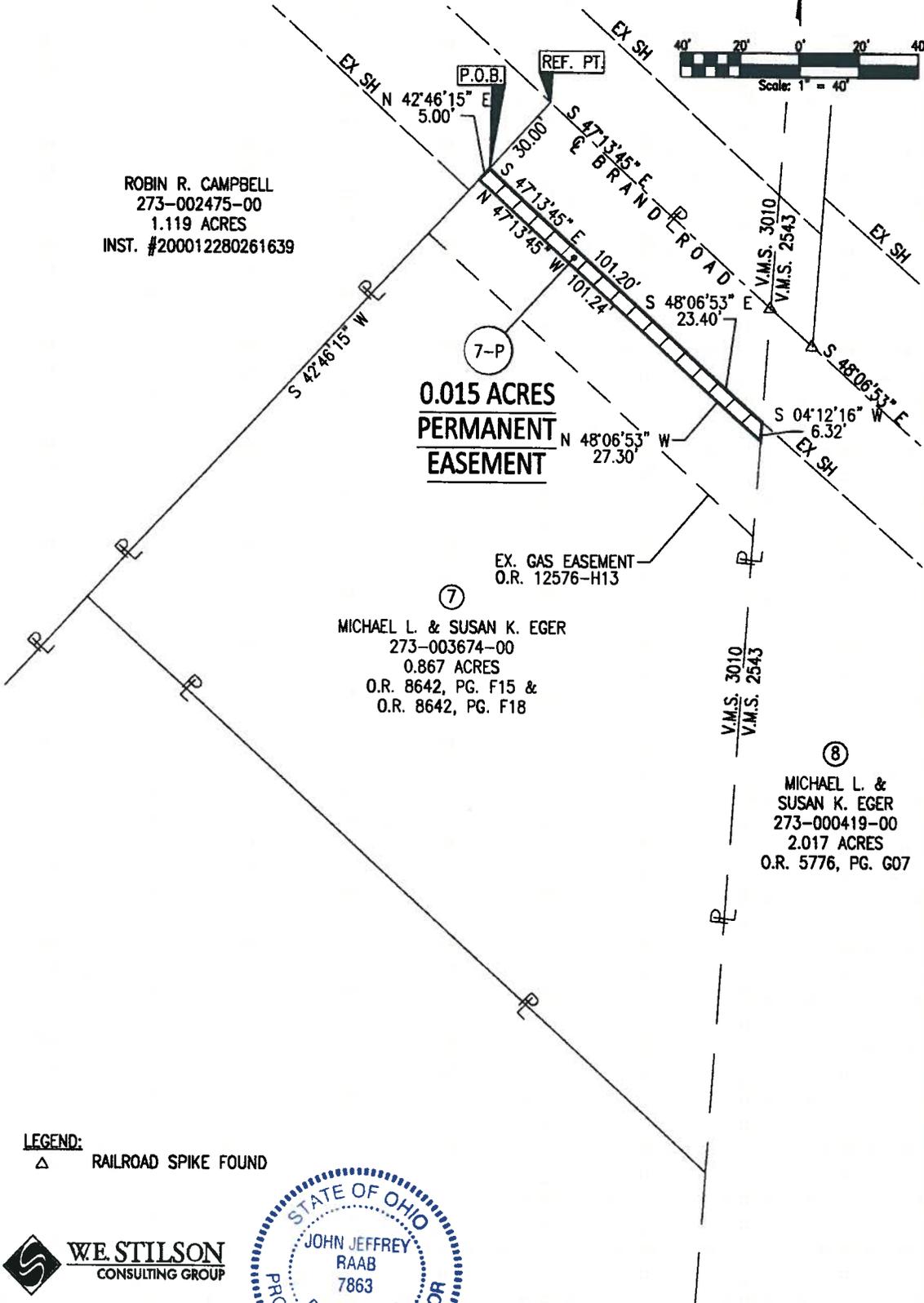
1/18/13 Date



**EXHIBIT B
PARCEL 7-P
BRAND ROAD SHARED-USE PATH**
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 3010



ROBIN R. CAMPBELL
273-002475-00
1.119 ACRES
INST. #200012280261639



⑦
MICHAEL L. & SUSAN K. EGER
273-003674-00
0.867 ACRES
O.R. 8642, PG. F15 &
O.R. 8642, PG. F18

⑧
MICHAEL L. &
SUSAN K. EGER
273-000419-00
2.017 ACRES
O.R. 5776, PG. G07

LEGEND:
△ RAILROAD SPIKE FOUND



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



John Jeffrey Raab
JOHN JEFFREY RAAB, P.S. 7863 DATE 11/29/12

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).

EXHIBIT A

Page 1 of 1
CIP 11-022-CIP
PARCEL 7-T
PROJECT BRAND SUP
Version Date 11/20/12

**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 3010, being a part of a 0.867 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and also Official Record Volume 8642, Page F18, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 0.867 acre tract, said corner being on the centerline of Brand Road, and also being the northeasterly corner of a 1.119 acre tract in the name of Robin R. Campbell, as recorded in Instrument No. 200012280261639;

Thence, South 42°46'15" West, a distance of 35.00 feet, with the easterly line of said 1.119 acre tract, to a point, said point also being the **True Place of Beginning** for the easement herein described:

Thence, South 47°13'45" East, a distance of 101.24 feet, leaving said line, running across said 0.867 acre tract, to a point;

Thence, South 48°06'53" East, a distance of 27.30 feet, running across said 0.867 acre tract, to a point on the westerly line of a 2.017 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 5776, Page G07, said point also being on the easterly line of Virginia Military Survey Number 3010;

Thence, South 04°12'16" West, a distance of 3.79 feet, with said property line, to a point;

Thence, North 48°06'53" West, a distance of 29.64 feet, leaving said property line, running across said 0.867 acre tract, to a point;

Thence, North 47°13'45" West, a distance of 101.27 feet, running across said 0.867 acre tract, to a point on the easterly line of said 1.119 acre tract;

Thence, North 42°46'15" East, with said property line, a distance of 3.00 feet, to the **True Place of Beginning**, containing 0.009 acres more or less.

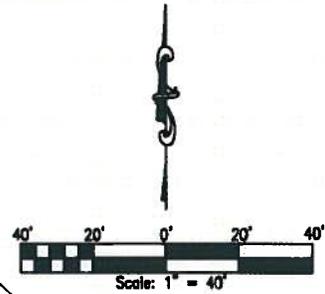
The bearings for this description are based on the bearing between Franklin County Engineer's stations "MCNEAL" and "FCGS 6648" being South 15°07'52" East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment).

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

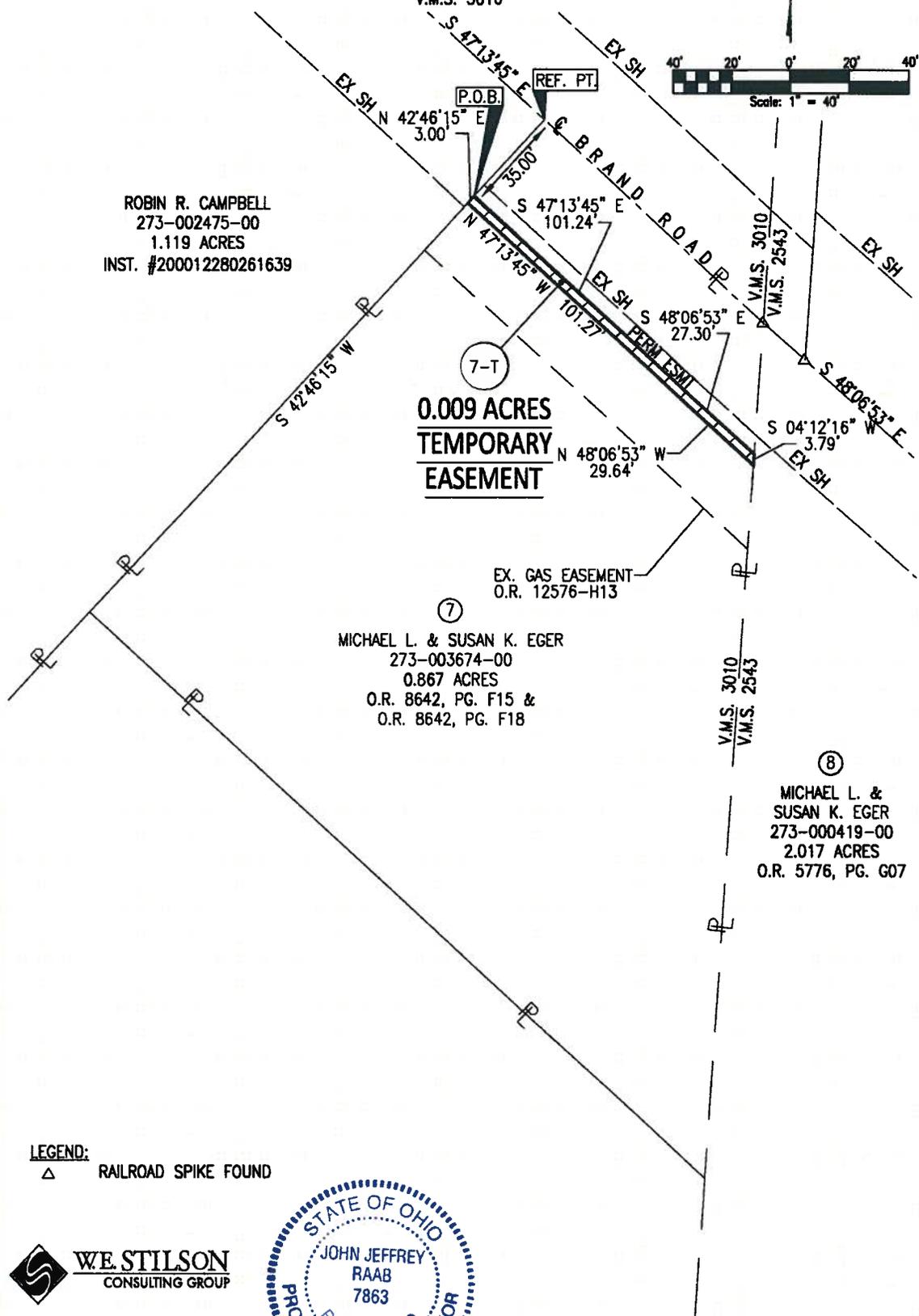

John Jeffrey Raab, Ohio Registered Surveyor No 7863 11/20/12 Date
Prepared by: W.E. Stilson Consulting Group, LLC.
Job No.: 111013.00
(Auditor's Parcel No. 273-003674-00)



**EXHIBIT B
PARCEL 7-T
BRAND ROAD SHARED-USE PATH**
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 3010



ROBIN R. CAMPBELL
273-002475-00
1.119 ACRES
INST. #200012280261639



7-T
**0.009 ACRES
TEMPORARY
EASEMENT**

⑦
MICHAEL L. & SUSAN K. EGER
273-003674-00
0.867 ACRES
O.R. 8642, PG. F15 &
O.R. 8642, PG. F18

⑧
MICHAEL L. &
SUSAN K. EGER
273-000419-00
2.017 ACRES
O.R. 5776, PG. G07

LEGEND:
△ RAILROAD SPIKE FOUND



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355 E. CAMPUS VIEW BLVD
COLUMBUS, OH 43235
(614) 847-4670



John Jeffrey Raab
JOHN JEFFREY RAAB, P.S. 7863 DATE 11/22/12

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).

EXHIBIT A

Page 1 of 1
11-022-CIP
CIP
PARCEL 8-WD
PROJECT BRAND SUP
Version Date 12/05/12

**PARCEL 8-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 2.017 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 5776, Page G07, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a railroad spike (found) at the intersection of the centerline of Brand Road and the westerly line of Virginia Military Survey No. 2543, being the northeasterly corner of a 0.867 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and Official Record Volume 8642, Page F18, and also being the **True Place of Beginning** for the parcel herein described:

Thence, South 48°06'53" East, a distance of 206.52 feet, along the centerline of Brand Road, to a magnail (set) at the northwesterly corner of a 0.343 acre tract in the name of the City of Dublin, as recorded in Plat Book 83, Page 3, passing a railroad spike (found) at the southwesterly corner of a 0.838 acre tract in the name of the City of Dublin, as recorded in Plat Book 66, Page 34, at a distance of 18.77 feet;

Thence, South 13°40'23" West, a distance of 34.04 feet, along the westerly line of said 0.343 acre tract, to an iron pipe (set) on the southerly existing highway easement for Brand Road;

Thence, North 48°06'53" West, a distance of 199.44 feet, through said 2.017 acre tract, to an iron pipe (set) on the easterly property line of said 0.867 acre tract;

Thence, North 04°12'16" East, a distance of 37.91 feet, to the **True Place of Beginning**, containing 0.140 acres more or less, of which 0.140 acres is in the Present Roadway 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.

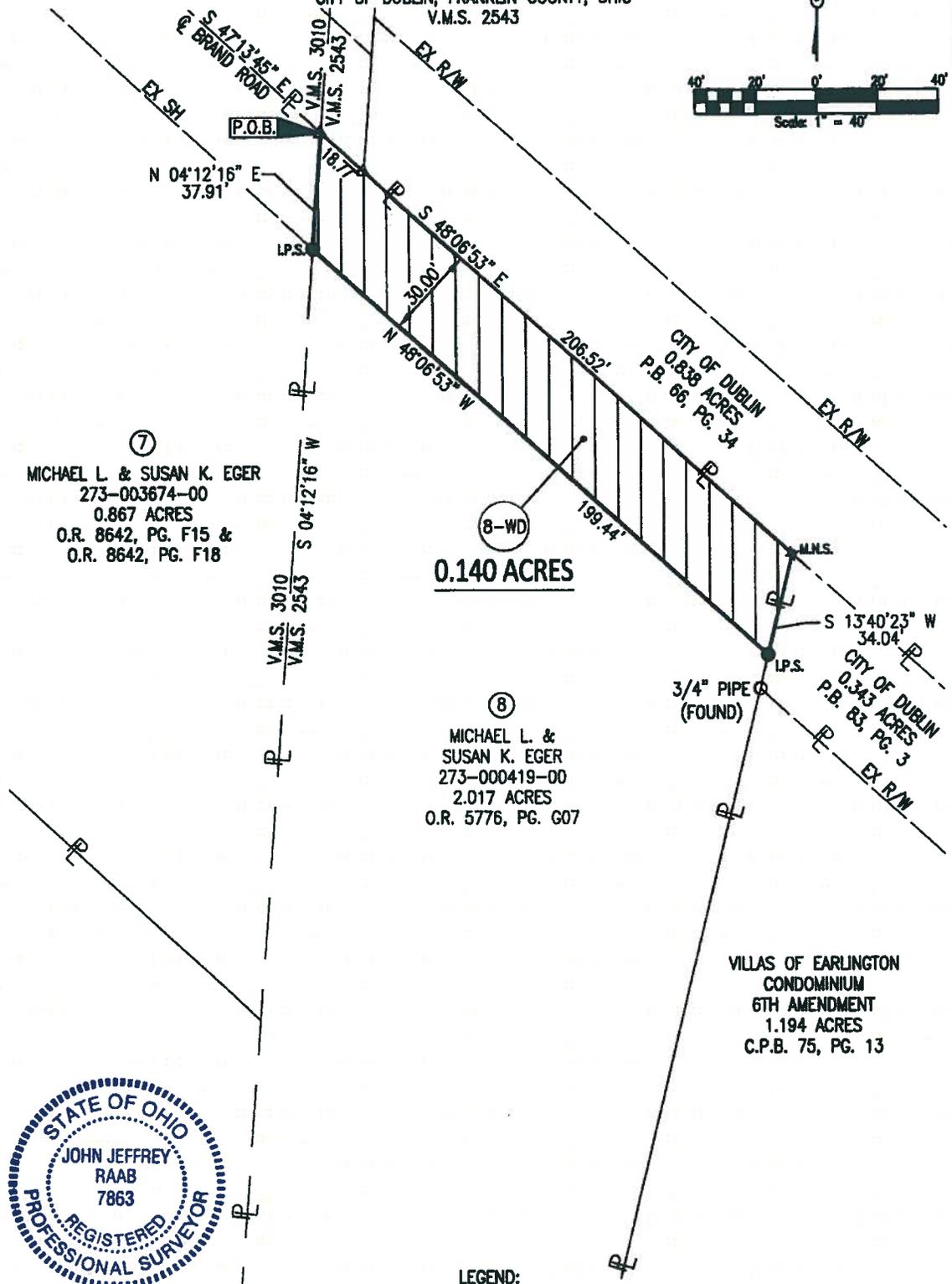
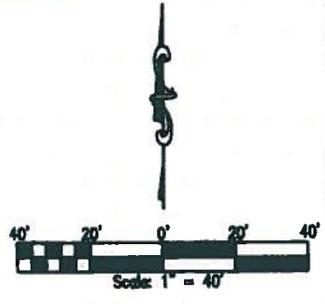

John Jeffrey Raab, Ohio Registered Surveyor No 7863 Date 12/10/12

Prepared by: W.E. Stilson Consulting Group, LLC.
Job No.: 111013.00
(Auditor's Parcel No. 273-000419-00)



0-107-E
SPLIT
0.140 AC
OUT OF
(273)
000419

**EXHIBIT B
PARCEL 8-WD
BRAND ROAD SHARED-USE PATH**
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 2543



⑦
MICHAEL L. & SUSAN K. EGER
273-003674-00
0.867 ACRES
O.R. 8642, PG. F15 &
O.R. 8642, PG. F18

⑧-WD
0.140 ACRES

⑧
MICHAEL L. &
SUSAN K. EGER
273-000419-00
2.017 ACRES
O.R. 5776, PG. G07

VILLAS OF EARLINGTON
CONDOMINIUM
6TH AMENDMENT
1.194 ACRES
C.P.B. 75, PG. 13



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

John Jeffrey Raab 12/14/12
JOHN JEFFREY RAAB, P.S. 7863 DATE

- LEGEND:**
- IRON MONUMENT FOUND
 - △ RAILROAD SPIKE FOUND
 - L.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).

EXHIBIT A

Page 1 of 1
CIP 11-022-CIP
PARCEL 8-P
PROJECT BRAND SUP
Version Date 01/17/13

**PARCEL 8-P
DESCRIPTION OF A PERMANENT EASEMENT
FOR A SHARED-USE PATH, UTILITIES, DRAINAGE AND 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 2.017 acre tract in the name of Micheal L. & Susan K. Eger, as recorded in Official Record Volume 5776, Page G07, 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 northwesterly corner of said 2.017 acre tract, said corner being on the centerline of Brand Road, and also being the northeasterly corner of a 0.867 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and also Official Record Volume 8642, Page F18;

Thence, South 04°12'16" West, a distance of 37.91 feet, with the easterly line of said 0.867 tract, to a point on the southerly existing highway easement for Brand Road, said point also being the **True Place of Beginning** for the easement herein described:

Thence, South 48°06'53" East, a distance of 199.45 feet, leaving said line, parallel with and 30.00 feet southwesterly from said centerline, with said highway easement, to a point on the westerly line of a 0.343 acre tract in the name of the City of Dublin, as recorded in Plat Book 83, Page 3;

Thence, South 13°40'23" West, a distance of 5.67 feet, leaving said highway easement, with said property line, to a point;

Thence, North 48°06'53" West, a distance of 198.27 feet, leaving said property line, running across said 2.017 acre tract, to a point on the easterly line of said 0.867 acre tract;

Thence, North 04°12'16" East, with said property line, a distance of 6.32 feet, to the **True Place of Beginning**, containing 0.023 acres more or less.

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.

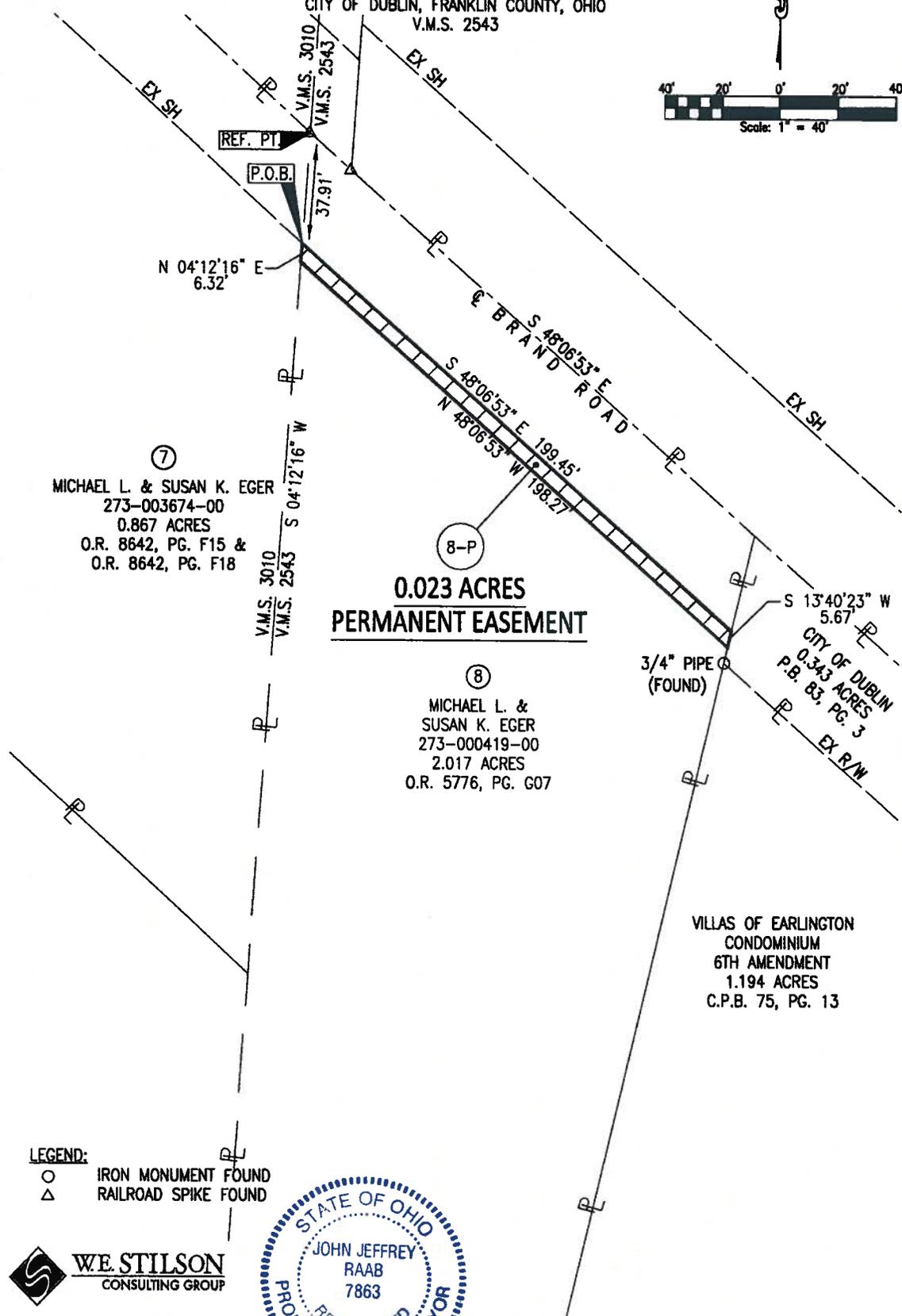
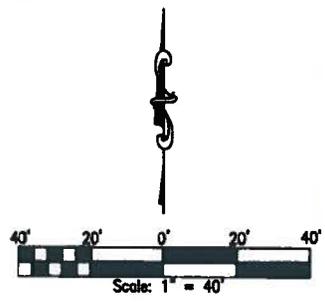

John Jeffrey Raab, Ohio Registered Surveyor No 7863
Prepared by: W.E. Stilson Consulting Group, LLC.
Job No.: 111013.00
(Auditor's Parcel No. 273-000419-00)

1/18/13 Date



**EXHIBIT B
PARCEL 8-P**

BRAND ROAD SHARED-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 2543



⑦
MICHAEL L. & SUSAN K. EGER
273-003674-00
0.867 ACRES
O.R. 8642, PG. F15 &
O.R. 8642, PG. F18

⑧-P
**0.023 ACRES
PERMANENT EASEMENT**
⑧
MICHAEL L. &
SUSAN K. EGER
273-000419-00
2.017 ACRES
O.R. 5776, PG. G07

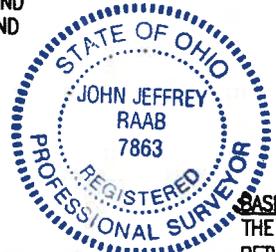
S 13°40'23" W
5.67'
CITY OF DUBLIN
0.343 ACRES
P.B. B3, PG. 3
EX R/W

VILLAS OF EARLINGTON
CONDOMINIUM
6TH AMENDMENT
1.194 ACRES
C.P.B. 75, PG. 13

LEGEND:
○ IRON MONUMENT FOUND
△ RAILROAD SPIKE FOUND



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



John Jeffrey Raab
JOHN JEFFREY RAAB, P.S. 7863 DATE 11/20/12

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).

EXHIBIT A

Page 1 of 1
CIP 11-022-CIP
PARCEL 8-T
PROJECT BRAND SUP
Version Date 11/20/12

**PARCEL 8-T
DESCRIPTION OF A TEMPORARY EASEMENT
FOR GRADING AND DRIVE CONSTRUCTION**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2543, being a part of a 2.017 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 5776, Page G07, 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 northwesterly corner of said 2.017 acre tract, said corner being on the centerline of Brand Road, and also being the northeasterly corner of a 0.867 acre tract in the name of Michael L. & Susan K. Eger, as recorded in Official Record Volume 8642, Page F15 and also Official Record Volume 8642, Page F18;

Thence, South 04°12'16" West, a distance of 44.22 feet, with the easterly line of said 0.867 acre tract, to a point, said point also being the **True Place of Beginning** for the easement herein described:

Thence, South 48°06'53" East, a distance of 45.72 feet, leaving said line, running across said 2.017 acre tract, to a point;

Thence, South 41°53'07" West, a distance of 10.00 feet, to a point;

Thence, North 48°06'53" West, a distance of 38.00 feet, to a point on the the easterly line of said 0.867 acre tract;

Thence, North 04°12'16" East, a distance of 12.64 feet, with said property line, to the **True Place of Beginning**, containing 0.010 acres more or less.

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.

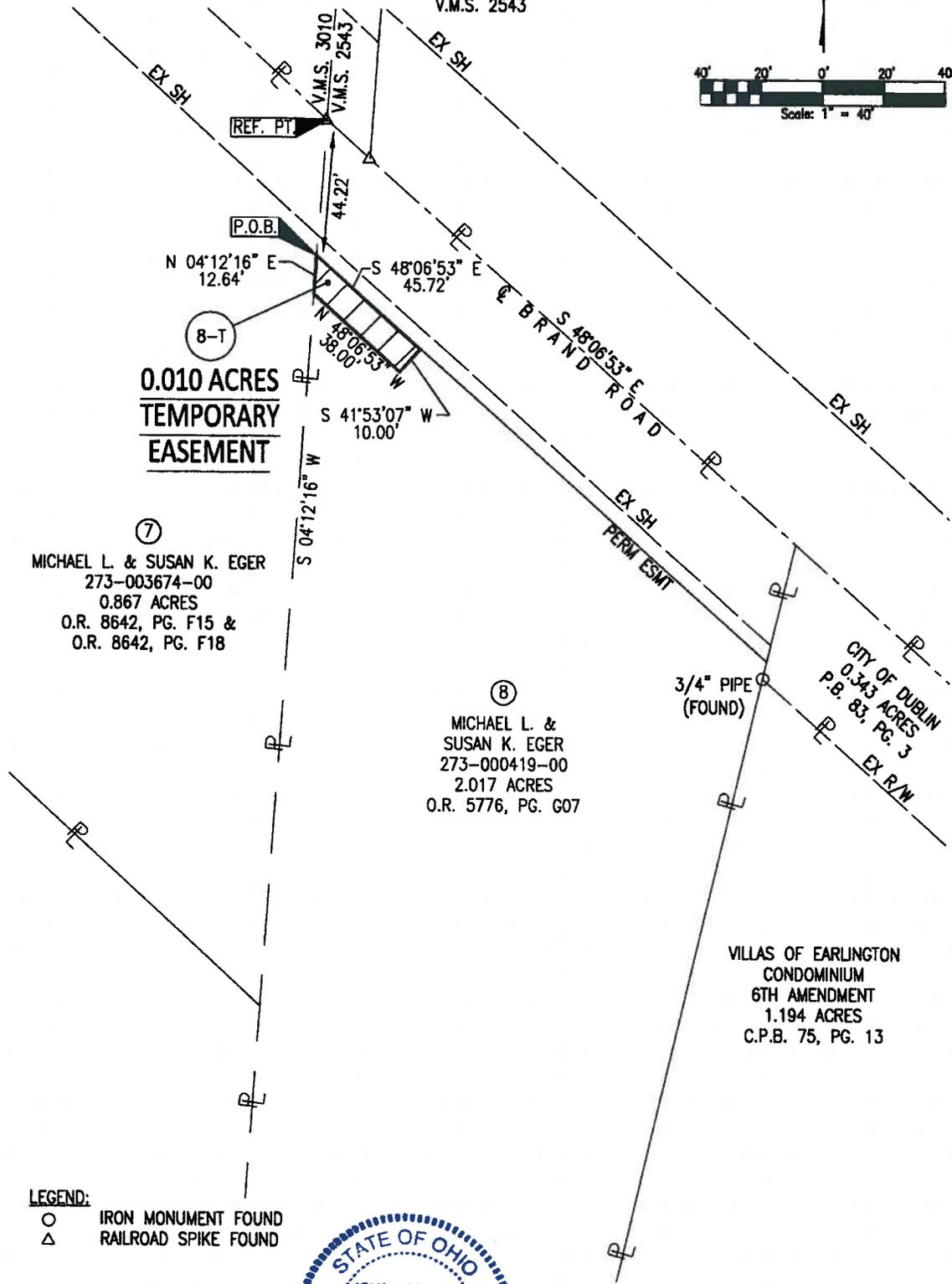
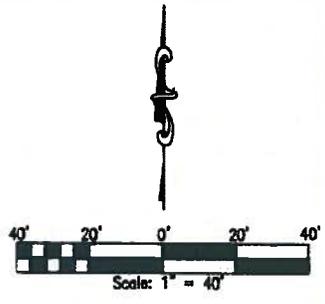


John Jeffrey Raab, Ohio Registered Surveyor No 7863
Prepared by: W.E. Stilson Consulting Group, LLC.
Job No.: 111013.00
(Auditor's Parcel No. 273-000419-00)

11/20/12
Date



**EXHIBIT B
PARCEL 8-T
BRAND ROAD SHARED-USE PATH**
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
V.M.S. 2543



**0.010 ACRES
TEMPORARY
EASEMENT**

⑦
MICHAEL L. & SUSAN K. EGER
273-003674-00
0.867 ACRES
O.R. 8642, PG. F15 &
O.R. 8642, PG. F18

⑧
MICHAEL L. &
SUSAN K. EGER
273-000419-00
2.017 ACRES
O.R. 5776, PG. G07

CITY OF DUBLIN
0.343 ACRES
P.B. 83, PG. 3
EX. R/W

VILLAS OF EARLINGTON
CONDOMINIUM
6TH AMENDMENT
1.194 ACRES
C.P.B. 75, PG. 13

LEGEND:
○ IRON MONUMENT FOUND
△ RAILROAD SPIKE FOUND



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355 E. CAMPUS VIEW BLVD
COLUMBUS, OH 43235
(614) 847-4670



John Jeffrey Raab 11/20/12
JOHN JEFFREY RAAB, P.S. 7863 DATE

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).