

**MEMORANDUM**

To: Marsha I. Grigsby, City Manager  
Members of Dublin City Council

From: Stephen J. Smith  
Jennifer D. Readler  
Yazan S. Ashrawi

Date: January 9, 2014

Re: **Ordinance No. 07-14 – Dedicating Land to ODOT for the I-270/US 33 Interchange Project**

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**Summary**

As Council is aware, the I-270/US 33 interchange project (“Project”) continues to progress. The City of Dublin and the Ohio Department of Transportation continue to work together in furtherance of the development of this Project. As such, ODOT has identified certain City-owned land that is necessary for the development of this Project.

Specifically, ODOT has identified three City-owned parcels located at 5359 Post Road: 5800 Shier Rings Road, which is where the Department of Development Building is located, and 6565 Commerce Parkway, which is where the City’s Justice Center is located. ODOT also identified an additional City-owned permanent right-of-way located on Shamrock Court that will be necessary for the Project.

Ordinance No. 07-14 would authorize the City Manager to dedicate certain permanent rights-of-way and temporary easements located on these four parcels to ODOT in conjunction with the Project.

Additionally, the Ordinance will authorize the City Manager to dedicate additional land to ODOT within these parcels in the event minor construction or plan changes associated with the Project are necessary.

**Recommendation**

Staff recommends that Council adopt Ordinance No. 07-14 at the second reading/public hearing on January 27, 2014.

# RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

**07-14**

Ordinance No. \_\_\_\_\_

Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO DEDICATE 0.571 ACRES, MORE OR LESS, OF PERMANENT RIGHT-OF-WAY, AND 0.128 ACRES, MORE OR LESS, OF TEMPORARY EASEMENT TO THE OHIO DEPARTMENT OF TRANSPORTATION IN CONJUNCTION WITH THE I-270/US 33 INTERCHANGE PROJECT**

**WHEREAS**, the City of Dublin ("City") and the Ohio Department of Transportation ("ODOT") identified the need for the reconstruction of the I-270/US 33 interchange ("Interchange Project"); and

**WHEREAS**, the City and ODOT are working together to complete this Interchange Project; and

**WHEREAS**, pursuant to an agreement between the City and ODOT, the City and ODOT are responsible for the acquisition of rights-of-way necessary for the Interchange Project; and

**WHEREAS**, based on preliminary design, ODOT identified rights-of-way and temporary easements that are needed for the Interchange Project from land that is owned by the City; and

**WHEREAS**, the City agreed to dedicate certain permanent rights-of-way and temporary easements located on this City-owned land to ODOT; and

**WHEREAS**, the City desires to dedicate permanent rights-of-way and temporary easements on three individual parcels located at 5359 Post Road, 5800 Shier Rings Road, and 6565 Commerce Parkway, and a permanent right-of-way on another parcel, as described in Exhibit "A" and depicted in Exhibit "B," to ODOT in conjunction with this Interchange Project.

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

Section 1. Certain land, as described in Exhibit "A" and depicted in Exhibit "B," be dedicated to ODOT, at no cost. The City Manager is authorized to execute all necessary instruments in connection with this transfer.

Section 2. The City Manager is authorized to dedicate additional land to ODOT within these parcels in the event that additional land becomes necessary as a result of minor construction or plan changes related to the Interchange Project.

Section 3. This Ordinance shall take effect on the earliest date provided by law.

Passed this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

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

**EXHIBIT A**

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Ver. Date 11/27/2013

PID 88310

**PARCEL 133A-WL  
FRA-270-17.28  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of Lot 1 of James Brown Subdivision as shown in Complete Record Volume 102, Page 97 on file in the Franklin County Clerk of Courts Records Room, and part of a 0.96 acre parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Instrument Number 200310090325006 and a 1.118 acre parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Instrument Number 200512210267967, lying on the left side of the centerline of survey of Interstate Route 270 and more particularly described as follows:

Commencing in an iron pin set in the southeasterly corner of Lot 2 of Metro North Business Park as recorded in Plat Book 66, Page 71, in the easterly line of Lot 4 of said James Brown Subdivision, in the westerly line of Lot 3 of said James Brown Subdivision, in the existing northerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies), in the northeasterly corner of a 3.26 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224081, in the northwesterly corner of a 4.54 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224080, in the easterly line of a parcel of land conveyed to the City of Dublin in Official Record 14395, Page D02, and in the southerly line of a 7.727 acre parcel of land conveyed to Dorothy L. Thomas, Trustee of the Dorothy L. Thomas Trust, Under Agreement Dated May 25, 2006, (1/4 interest as recorded in Instrument Number 200607140138254), MDT Real Estate Management Limited Partnership, an Ohio Limited Partnership (1/2 interest as recorded in Instrument Number 200008150163989) & BancOhio National Bank of Columbus, Ohio, formerly The Ohio National Bank of Columbus, Ohio, as Trustee of a Living Trust of William Marvin Thomas, dated 1/31/1979 (1/4 interest as recorded in Official Record 7681, Page B11), said iron pin being 152.23 feet left of Station 163+34.05 of US-33;

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Thence, in the existing northerly right of way line of said US-33, the northerly line of said 4.54 acre State of Ohio parcel and the southerly line of said 7.727 acre Thomas parcel, North 89° 47' 22" East a distance of 165.97 feet to a point 155.00 feet left of Station 165+00.00 of US-33;

Thence, in the existing northerly right of way line of said US-33, the northerly line of said 4.54 acre State of Ohio parcel and the southerly line of said 7.727 acre Thomas parcel, North 88° 29' 46" East a distance of 433.33 feet to an iron pin set 172.00 feet left of Station 169+33.00 of US-33;

Thence, in the existing northerly right of way line of said US-33, the northerly line of said 4.54 acre State of Ohio parcel, the southerly line of said 7.727 acre Thomas parcel, the northerly line of a 22.83 acre parcel conveyed to the State of Ohio in Common Pleas Case Number 224063, and the southerly line of a 13.265 acre parcel of land conveyed to Dorothy L. Thomas, Trustee of the Dorothy L. Thomas Trust, Under Agreement Dated May 25, 2006 (1/2 interest recorded in Instrument Number 200607270147056) & Banc Ohio National Bank of Columbus, Ohio, formerly The Ohio National Bank of Columbus, Ohio, as Trustee of a Living Trust of William Marvin Thomas Dated 1-31-1979 (1/2 interest recorded in Official Record 7681, Page B11), North 72° 12' 24" East a distance of 176.15 feet to a point 228.00 feet left of Station 171+00.01 of US-33;

Thence, in the existing northerly right of way line of said US-33, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North 53° 37' 15" East a distance of 180.60 feet to a point 337.00 feet left of Station 172+44.00 of US-33;

Thence, in the existing northerly right of way line of said US-33, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North 43° 07' 58" East a distance of 201.73 feet to a point 486.00 feet left of Station 173+80.00 of US-33;

Thence, in the existing westerly right of way line of Interstate Route 270 (right of way varies), the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North 55° 24' 57" East a distance of 223.08 feet to a point 715.27 feet left of Station 685+71.95 of IR-270;

Thence, in the existing westerly right of way line of said IR-270, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North 69° 32' 53" East a distance of 174.74 feet to a point 616.01 feet left of Station 687+04.00 of IR-270 (witness an iron pin capped "PS 6578" found North 85° 53' 25" East a distance of 1.21 feet);

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Thence, in the existing westerly right of way line of said IR-270, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North  $85^{\circ} 16' 41''$  East a distance of 353.74 feet to a point 349.00 feet left of Station 689+22.00 of IR-270 (witness an iron pin capped "PS 6578" found North  $83^{\circ} 10' 24''$  East a distance of 1.14 feet);

Thence, in the existing westerly right of way line of said IR-270, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North  $71^{\circ} 42' 12''$  East a distance of 169.56 feet to a point 254.00 feet left of Station 690+57.00 of IR-270 (witness an iron pin capped "PS 6578" found North  $84^{\circ} 24' 17''$  East a distance of 1.13 feet);

Thence, in the existing westerly right of way line of said IR-270, the northwesterly line of said 22.83 acre State of Ohio parcel, and the southerly line of said 13.265 acre Thomas parcel, North  $53^{\circ} 52' 27''$  East a distance of 146.70 feet to the southeasterly corner of said 13.265 acre Thomas parcel, the southeasterly corner of a parcel of land conveyed to F. J. & S. Investments in Official Record 5799, Page H02, the northeasterly corner of said 22.83 acre State of Ohio parcel, and the westerly line of a 19.30 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224026 (witness an iron pin capped "PS 6578" found North  $86^{\circ} 13' 40''$  East a distance of 1.20 feet), said point being 215.53 feet left of Station 691+94.26 of IR-270;

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the easterly line of said F. J. & S. Investments parcel, North  $01^{\circ} 01' 16''$  West a distance of 20.30 feet to the southwest corner of said 0.96 acre City of Dublin parcel (witness a 1-inch pipe found North  $36^{\circ} 25' 19''$  East a distance of 0.76 feet), said point being 228.66 feet left of Station 692+09.30 of IR-270, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the westerly line of said 0.96 acre City of Dublin parcel and the easterly line of said F. J. & S. parcel, North  $1^{\circ} 01' 16''$  West a distance of 34.04 feet to an iron pin set 250.73 feet left of Station 692+34.40 of IR-270;

Thence, crossing said 0.96 acre City of Dublin parcel, in the arc of a non-tangent curve to the left, said curve having an arc length of 49.10 feet, a radius of 600.00 feet, a delta of  $4^{\circ} 41' 18''$ , a chord bearing of North  $49^{\circ} 03' 06''$  East, and a chord length of 49.08 feet, to an iron pin set at a point of tangency, said iron pin being 242.75 feet left of Station 692+81.28 of IR-270;

Thence, crossing said 0.96 acre City of Dublin parcel, North  $46^{\circ} 42' 27''$  East a distance of 82.02 feet to an iron pin set in the easterly line of said 0.96 acre City of Dublin parcel and the westerly line of said 1.118 acre City of Dublin parcel, said iron pin being 233.41 feet left of Station 693+60.26 of IR-270;

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Thence, crossing said 1.118 acre City of Dublin parcel, North 55° 49' 38" East a distance of 187.51 feet to an iron pin set 185.89 feet left of Station 695+36.70 of IR-270;

Thence, crossing said 1.118 acre City of Dublin parcel, North 45° 37' 02" East a distance of 86.86 feet to an iron pin set in the existing southerly right of way line of Post Road (right of way varies), said iron pin being 180.63 feet left of Station 696+21.33 of IR-270;

Thence, in the existing southerly right of way line of said Post Road, South 67° 04' 15" East a distance of 32.51 feet to a point in the existing westerly right of way line of said IR-270, the southeasterly line of said 1.118 acre City of Dublin parcel and the westerly line of said 19.30 acre State of Ohio parcel, said point being 150.00 feet left of Station 696+31.99 of IR-270;

Thence, in the arc of a curve to the right in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the southeasterly line of said 1.118 acre City of Dublin parcel, said curve having an arc length of 32.63 feet, a radius of 7623.36 feet, a delta of 0° 14' 43", a chord bearing of South 42° 25' 56" West, and a chord length of 32.63 feet, to a point 150.00 feet left of Station 696+00.00 of IR-270;

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the southeasterly line of said 1.118 acre City of Dublin parcel, South 51° 15' 15" West a distance of 207.45 to a point 185.00 feet left of Station 694+00.00 of IR-270 (witness a 1-inch iron pipe found North 38° 11' 20" East a distance of 0.75 feet);

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel, the southeasterly line of said 1.118 acre City of Dublin parcel and the southerly line of said 0.96 acre City of Dublin parcel, South 43° 11' 07" West a distance of 102.63 feet to a point 190.00 feet left of Station 693+00.00 of IR-270 (witness a 1-inch iron pipe found North 37° 39' 31" East a distance of 0.78 feet);

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the southerly line of said 0.96 acre City of Dublin parcel, South 52° 17' 41" West a distance of 73.61 feet to a point 206.00 feet left of Station 692+30.00 of IR-270;

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the southerly line of said 0.96 acre City of Dublin parcel, South 53° 52' 27" West a distance of 2.33 feet to a point 206.58 feet left of Station 692+27.81 of IR-270;

Thence, in the existing westerly right of way line of said IR-270, the westerly line of said 19.30 acre State of Ohio parcel and the westerly line of said 0.96 acre City of Dublin parcel, South 88°

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36' 00" West a distance of 29.16 feet to the POINT OF BEGINNING and containing 0.360 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Numbers 273-000307-00 (0.132 acre) and 273-003995-00 (0.228 acre).

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of Interstate Route 270 or US-33, as indicated and as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

 12-6-2013  
Amy Bernicken, P.S. 8571                      Date

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Ver. Date 12/6/2013

PID 88310

**PARCEL 133A-T  
FRA-270-17.28  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DITCHES & GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of Lot 1 of James Brown Subdivision as shown in Complete Record Volume 102, Page 97 on file in the Franklin County Clerk of Courts Records Room, and part of a 0.96 acre parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Instrument Number 200310090325006 and a 1.118 acre parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Instrument Number 200512210267967, lying on the left side of the centerline of survey of Interstate Route 270 and more particularly described as follows:

Commencing in an iron pin set in the westerly line of said 0.96 acre City of Dublin parcel and the easterly line of a parcel of land conveyed to F. J. & S. Investments, an Ohio Partnership as recorded in Official Record 5799, Page H02, said iron pin being 250.73 feet left of Station 692+34.40, and also being the POINT OF BEGINNING for the TEMPORARY EASEMENT herein described;

Thence, in the westerly line of said 0.96 acre City of Dublin parcel and the easterly line of said F. J. & S. Investments parcel, North 1° 01' 16 " West a distance of 12.75 feet to a point 259.03 feet left of Station 692+43.77;

Thence, in the arc of a non-tangent curve to the left, said curve having an arc length of 68.34 feet, a radius of 736.00 feet, a delta of 5° 19' 11", a chord bearing of North 49° 06' 40" East, and a chord length of 68.31 feet, to a point of tangency, said point being 248.01 feet left of Station 693+08.98;

Thence, North 46° 27' 04" East a distance of 48.00 feet to a point 242.83 feet left of Station 693+55.18;

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Thence, North 52° 42' 54" East a distance of 55.50 feet to a point 231.21 feet left of Station 694+07.78;

Thence, North 57° 20' 06" East a distance of 84.72 feet to a point 207.58 feet left of Station 694+86.82;

Thence, North 52° 23' 04" East a distance of 113.89 feet to a point 186.78 feet left of Station 699+95.92;

Thence, North 82° 02' 15" East a distance of 7.85 feet to a point 181.76 feet left of Station 696+01.82;

Thence, South 45° 37' 02" West a distance of 66.84 feet to an iron pin set 185.89 feet left of Station 695+36.70;

Thence, South 55° 49' 38" West a distance of 187.51 feet to an iron pin set 233.41 feet left of Station 693+60.26;

Thence, South 46° 42' 27" West a distance of 82.02 feet to an iron pin set at a point of curvature, said iron pin being 242.75 feet left of Station 692+81.28;

Thence, in the arc of a tangent curve to the right, said curve having an arc length of 49.10 feet, a radius of 600.00 feet, a delta of 4° 41' 18", a chord bearing of South 49° 03' 06" West, and a chord length of 49.08 feet to the POINT OF BEGINNING and containing 0.080 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Numbers 273-000307-00 (0.027 acre) and 273-003995-00 (0.053 acre).

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of Interstate Route 270 as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

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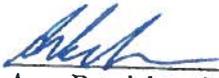
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This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

  
Amy Bernicken, P.S. 8571      12-6-2013  
Date

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Ver. Date 12/6/2013

PID 88310

**PARCEL 133B-WL  
FRA-270-17.28  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of a 6.246 acre parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Official Record 24283, Page J05, lying on the right side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in the northwesterly corner of Lot 4 of Dublin Industrial Park as recorded in Plat Book 45, Page 123 (witness a ½-inch pipe found North 11° 54' 13" West a distance of 0.26 feet), also being the northeasterly corner of a 6.721 acre parcel of land conveyed to Bates Property Management, Ltd. in Official Record 30208, Page G04, in the existing southerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies), in the southwest corner of a 4.54 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224080, in the southeasterly corner of a 3.26 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224081, in the westerly line of Lot 3 of James Brown Subdivision as shown in Complete Record Volume 102, Page 97 on file in the Franklin County Clerk of Courts Records Room, and the easterly line of Lot 4 of said James Brown Subdivision, said point being 110.00 feet right of Station 163+56.23;

Thence, along the existing southerly right of way line of said US-33, the southerly line of said 3.26 acre State of Ohio parcel, the northerly line of said 6.721 acre Bates Property Management parcel, a northerly right of way line of Emerald Parkway (right of way varies), the northerly line of a 4.201 acre parcel of land conveyed to the City of Dublin in Instrument Number 200004040065053, the southerly line of a 1.14 acre parcel of land conveyed to the State of Ohio in Deed Book 2665, Page 529, the northerly line of a parcel of land conveyed to The Ballantyne Family Limited Partnership, an Ohio Limited Partnership & Shier-Rings, LTD, an Ohio Limited Liability Company as recorded in Instrument Number 199711030133279, and the northerly line

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of said 6.246 acre City of Dublin parcel, North 89° 15' 20" West a distance of 1454.86 feet to an iron pin set 110.00 feet right of Station 149+01.37, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, crossing said 6.246 acre City of Dublin parcel, South 81° 38' 11" West a distance of 29.78 feet to an iron pin set in the westerly line of said 6.246 acre City of Dublin parcel and the easterly line of a parcel of land conveyed to Guy Investment Co., Ltd., an Ohio Limited Liability Company as recorded in Instrument Number 199709080088578, said pin being 114.71 feet left of Station 148+71.96;

Thence, in the westerly line of said 6.246 acre City of Dublin parcel and the easterly line of said Guy Investment parcel, North 4° 06' 47" West a distance of 4.73 feet to a point 110.00 feet right of Station 148+71.56;

Thence, in the existing southerly right of way line of said US-33, the southerly line of said 1.14 acre State of Ohio parcel and the northerly line of said 6.246 acre City of Dublin parcel, South 89° 15' 20" East a distance of 29.81 feet to the POINT OF BEGINNING and containing 0.002 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-001585-00.

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

*Amy Bernicken* 12-6-2013  
Amy Bernicken, P.S. 8571 Date

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Ver. Date 11/27/2013

PID 88310

**PARCEL 133B-T  
FRA-270-17.28  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DITCHES & GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of a parcel of land conveyed to the City of Dublin, an Ohio Municipality as recorded in Official Record 24283, Page J05, lying on the right side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in an iron pin in the westerly line of said City of Dublin parcel and the easterly line of a parcel of land conveyed to Guy Investment Co., Ltd., an Ohio Limited Liability Company as recorded in Instrument Number 199709080088578, said iron pin being 114.71 feet right of Station 148+71.96, and also being the POINT OF BEGINNING for the TEMPORARY EASEMENT herein described;

Thence, North 81° 38' 11" East a distance of 29.78 feet to an iron pin set in the existing southerly right of way line of said US-33, the southerly line of a 1.14 acre parcel of land conveyed to the State of Ohio in Deed Book 2665, Page 529 and the northerly line of said City of Dublin parcel, said pin being 110.00 feet right of Station 149+01.37;

Thence, in the existing southerly right of way line of said US-33, the southerly line of said 1.14 acre State of Ohio parcel and the northerly line of said City of Dublin parcel, South 89° 15' 20" East a distance of 303.39 feet to the northeasterly corner of said City of Dublin parcel and the northwesterly corner of a parcel of land conveyed to The Ballantyne Family Limited Partnership, an Ohio Limited Partnership & Shier-Rings, LTD, an Ohio Limited Liability Company as recorded in Instrument Number 199711030133279, said point being 110.00 feet right of Station 152+04.76 (witness a 1-inch pipe found North 5° 53' 36" West a distance of 0.37 feet);

Thence, in the easterly line of said City of Dublin parcel and the westerly line of said Ballantyne Family parcel, South 4° 06' 46" East a distance of 12.30 feet to a point 122.26 feet right of Station 152+05.80;

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Thence, North 88° 05' 12" West a distance of 156.14 feet to a point 119.07 feet right of Station 150+49.70;

Thence, South 89° 44' 39" West a distance of 177.13 feet to the westerly line of said City of Dublin parcel and the easterly line of said Guy Investment parcel, said point being 122.16 feet right of Station 148+72.60;

Thence, in the westerly line of said City of Dublin parcel and the easterly line of said Guy Investment parcel, North 4° 06' 47" West a distance of 7.48 feet to the POINT OF BEGINNING and containing 0.080 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-001585-00.

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

  
Amy Bernicken, P.S. 8571      12-6-2013      Date

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PID 88310

**PARCEL 133C-WL  
FRA-270-17.28  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of Lot 4 of James Brown Subdivision as shown in Complete Record Volume 102, Page 97 on file in the Franklin County Clerk of Courts Records Room and part of Lot 2 of Metro North Business Park as recorded in Plat Book 66, Page 71 and conveyed to the City of Dublin as recorded in Official Record 14395, Page D02, lying on the left side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in an iron pin set in the southeasterly corner of said Lot 2, in the existing northerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies), in the easterly line of said Lot 4, in the westerly line of Lot 3 of said James Brown Subdivision, in the northeasterly corner of a 3.26 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224081, in the northwesterly corner of a 4.54 acre parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224080, in the easterly line of said City of Dublin parcel, and in the southwesterly corner of a 7.727 acre parcel of land conveyed to Dorothy L. Thomas, Trustee of the Dorothy L. Thomas Trust, Under Agreement Dated May 25, 2006, (1/4 interest as recorded in Instrument Number 200607140138254), MDT Real Estate Management Limited Partnership, an Ohio Limited Partnership (1/2 interest as recorded in Instrument Number 200008150163989) & BancOhio National Bank of Columbus, Ohio, formerly The Ohio National Bank of Columbus, Ohio, as Trustee of a Living Trust of William Marvin Thomas, dated 1/31/1979 (1/4 interest as recorded in Official Record 7681, Page B11), said iron pin being 152.23 feet left of Station 163+34.05;

Thence, in the southerly line of said Lot 2, the existing northerly right of way line of said US-33 and the northerly of said 3.26 acre State of Ohio parcel, South 89° 47' 22" West a distance of 134.06 feet to a point 150.00 feet left of Station 162+00.00;

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Thence, in the southerly line of said Lot 2, the existing northerly right of way line of said US-33 and the northerly of said 3.26 acre State of Ohio parcel, North 89° 15' 20" West a distance of 100.00 feet to a point 150.00 feet left of Station 161+00.00;

Thence, in the southerly line of said Lot 2, the existing northerly right of way line of said US-33 and the northerly of said 3.26 acre State of Ohio parcel, South 87° 52' 55" West a distance of 179.48 feet to an iron pin set 141.04 feet left of Station 159+20.75, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the southerly line of said Lot 2, the existing northerly right of way line of said US-33 and the northerly of said 3.26 acre State of Ohio parcel, South 87° 52' 55" West a distance of 20.77 feet to a point 140.00 feet left of Station 159+00.00;

Thence, in the southerly line of said Lot 2, the existing northerly right of way line of said US-33 and the northerly of said 3.26 acre State of Ohio parcel, North 89° 15' 20" West a distance of 119.48 to the southwesterly corner of said Lot 2, the westerly line of said Lot 4, the northwesterly corner of said 3.26 acre State of Ohio parcel, the northeasterly corner of a 7.15 acre parcel of land conveyed to the State of Ohio in Deed Book 2656, Page 683, and the southeasterly corner of a parcel of land conveyed to the Dublin Building, LLC, a Wisconsin Limited Liability Company in Instrument Number 199708140071429, said point being 140.00 feet left of Station 157+80.53;

Thence, in the westerly line of said Lot 2, the westerly line of said Lot 4 and the easterly line of said Dublin Building parcel, North 4° 10' 39" West a distance of 16.83 feet to an iron pin set 156.77 feet left of Station 157+79.09;

Thence, crossing said Lot 2 and said Lot 4, South 82° 55' 07" East a distance of 142.54 feet to the POINT OF BEGINNING and containing 0.028 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-003966-00.

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

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All stations referred to herein are from the Centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

  
Amy Bernicken, P.S. 8571      12-6-2013  
Date

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Ver. Date 12/6/2013

PID 88310

**PARCEL 133C-T  
FRA-270-17.28  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DITCHES & GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, being part of Lot 4 of James Brown Subdivision as shown in Complete Record Volume 102, Page 97 on file in the Franklin County Clerk of Courts Records Room and part of Lot 2 of Metro North Business Park as recorded in Plat Book 66, Page 71, and conveyed to the City of Dublin in Official Record 14395, Page D02, lying on the right side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in an iron pin set in the westerly line of said Lot 2 and the easterly line of a parcel conveyed to Dublin Building, LLC, a Wisconsin Limited Liability Company as recorded in Instrument Number 199708140071429, said pin being 156.77 feet left of Station 157+79.09, and also being the POINT OF BEGINNING for the TEMPORARY EASEMENT herein described;

Thence, in the westerly line of said Lot 2 and the easterly line of said Dublin Building parcel, North 4° 10' 39" West a distance of 12.25 feet to a point 168.97 feet left of Station 157+78.03;

Thence, South 82° 28' 06" E a distance of 208.95 feet to a point in the existing northerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies), the northerly line of a parcel of land conveyed to the State of Ohio in Common Pleas Case Number 224081 and the southerly line of said Lot 2, said point being 144.28 feet left of Station 159+85.52;

Thence, in the existing northerly right of way line of said US-33, the northerly line of said State of Ohio parcel and the southerly line of said Lot 2, South 87° 52' 55" West a distance of 64.85 feet to an iron pin set 141.04 feet left of Station 159+20.75;

Thence, North 82° 55' 07" West a distance of 142.54 feet to the POINT OF BEGINNING and containing 0.046 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-003966-00.

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The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

All iron pins set are 5/8-inch capped rebar, 30 inches long.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

 12-6-2013  
Amy Bernicken, P.S. 8571                      Date

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Ver. Date 12/2/2013

PID 88310

**PARCEL 133D-WL  
FRA-270-17.28  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 3011, being part of Reserve "A" in Shamrock II as recorded in Plat Book 57, Page 7, being part of Shamrock Court (right of way varies) as shown on the Dedication Plat of Shamrock Court recorded in Plat Book 81, Page 14, and being part of a parcel of land conveyed to City of Dublin as recorded in Official Record 26238, Page I-08, lying on the left side of the centerline of survey of Interstate Route 270 and more particularly described as follows:

Commencing in the southeasterly corner of said dedication of Shamrock Court (witness an iron pin capped "RD ZANDE" found South 75° 40' 09" East a distance of 0.89 feet), being in the southeasterly corner of said City of Dublin parcel, the existing westerly right of way line of Interstate Route 270 (right of way varies), the westerly line of a parcel of land conveyed to the State of Ohio in Deed Book 2852, Page 180, the easterly line of said Reserve "A", and the northerly line of a parcel of land conveyed to Interstate Gas Supply, Inc., an Ohio Corporation as recorded in Instrument Number 200810090150794, said point being 150.00 feet left of Station 655+34.18, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the southerly right of way line of said Shamrock Court, the southerly line of said City of Dublin parcel and the northerly line of said Interstate Gas Supply parcel, North 84° 50' 04" West a distance of 9.58 feet to an iron pin set 159.53 feet left of Station 655+33.20;

Thence, crossing said Shamrock Court and City of Dublin parcel, North 11° 49' 41" East a distance of 242.02 feet to an iron pin set at a point of curvature, said iron pin being 160.42 feet left of Station 657+70.15;

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Thence, crossing said Shamrock Court and City of Dublin parcel, in the arc of a tangent curve to the right, said curve having an arc length of 181.37 feet, a radius of 7620.38 feet, a delta of  $1^{\circ} 21' 49''$ , a chord bearing of North  $12^{\circ} 30' 36''$  East, and a chord length of 181.36 feet to an iron pin set in a northerly right of way line of said Shamrock Court, the northerly line of said City of Dublin parcel and the southerly line of a parcel of land conveyed to Equity Dublin, an Ohio Limited Partnership as recorded in Official Record 00270, Page G03, said iron pin being 163.96 feet left of Station 659+47.64;

Thence, in a northerly right of way line of said Shamrock Court, the northerly line of said City of Dublin parcel and the southerly line of said Equity Dublin parcel, South  $84^{\circ} 50' 04''$  East a distance of 14.14 feet to a northeasterly corner of said Shamrock Court, the northeasterly corner of said City of Dublin parcel, the westerly right of way line of said IR-270, the westerly line of said State of Ohio parcel, and the easterly line of said Reserve "A", said point being 150.00 feet left of Station 659+49.84;

Thence, in the arc of a non-tangent curve to the left in the easterly right of way line of said Shamrock Court, the easterly line of said City of Dublin parcel, the westerly right of way line of said IR-270, the westerly line of said State of Ohio parcel and the easterly line of said Reserve "A", said curve having an arc length of 424.01 feet, a radius of 7623.36 feet, a delta of  $3^{\circ} 11' 12''$ , a chord bearing of South  $12^{\circ} 43' 54''$  West, and a chord length of 423.95 feet to the POINT OF BEGINNING and containing 0.103 acre of land, more or less, all of which falls within present roadway occupied. The above described parcel is located within the existing right of way of Shamrock Court and does not have a Franklin County Auditor's Parcel Number.

The Basis of Bearings is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek\_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South  $89^{\circ} 15' 20''$  East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the Centerline of Existing Right of Way of Interstate Route 270 as shown on ODOT Right of Way plan FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

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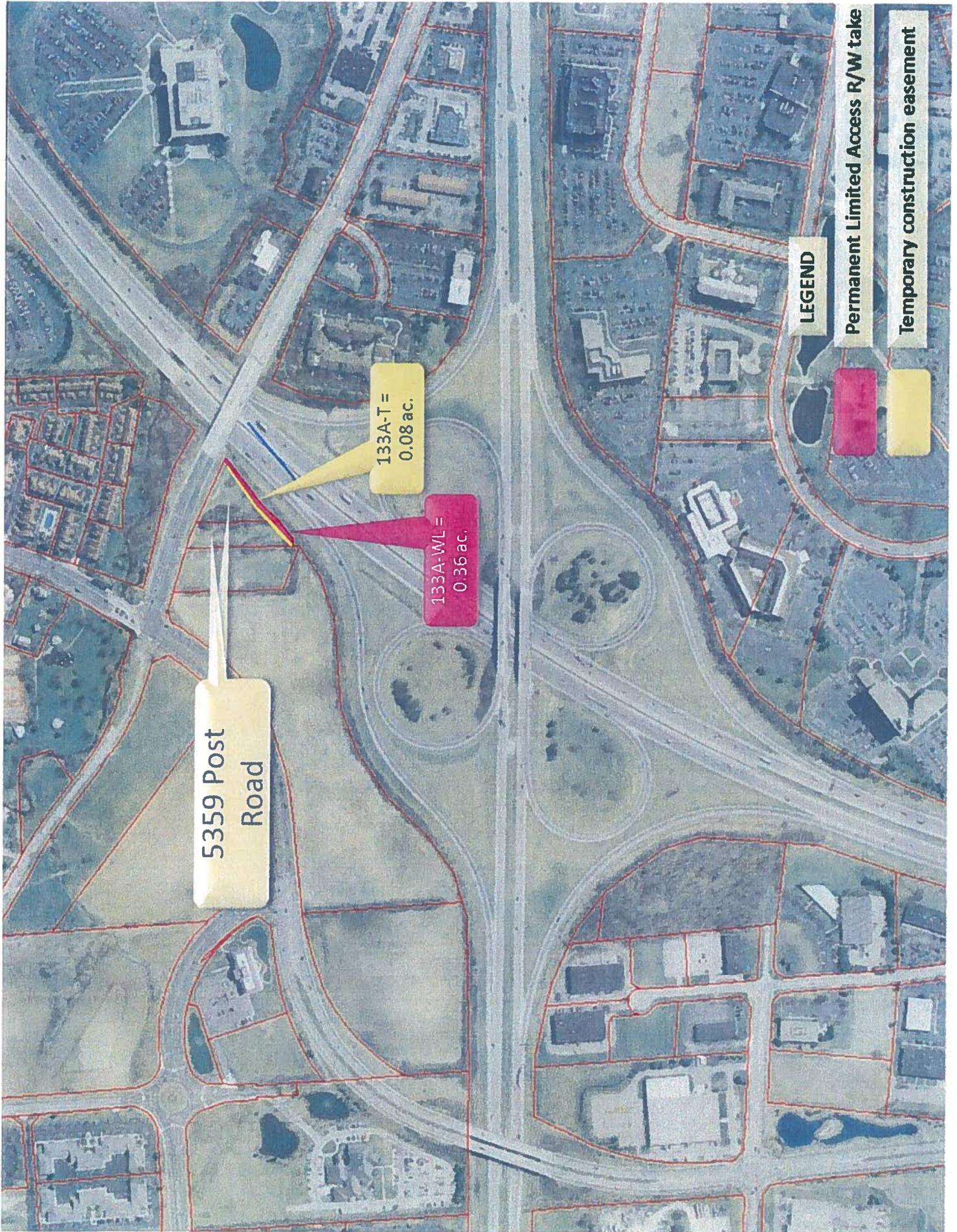
All iron pins set are 5/8-inch capped rebar, 30 inches long.

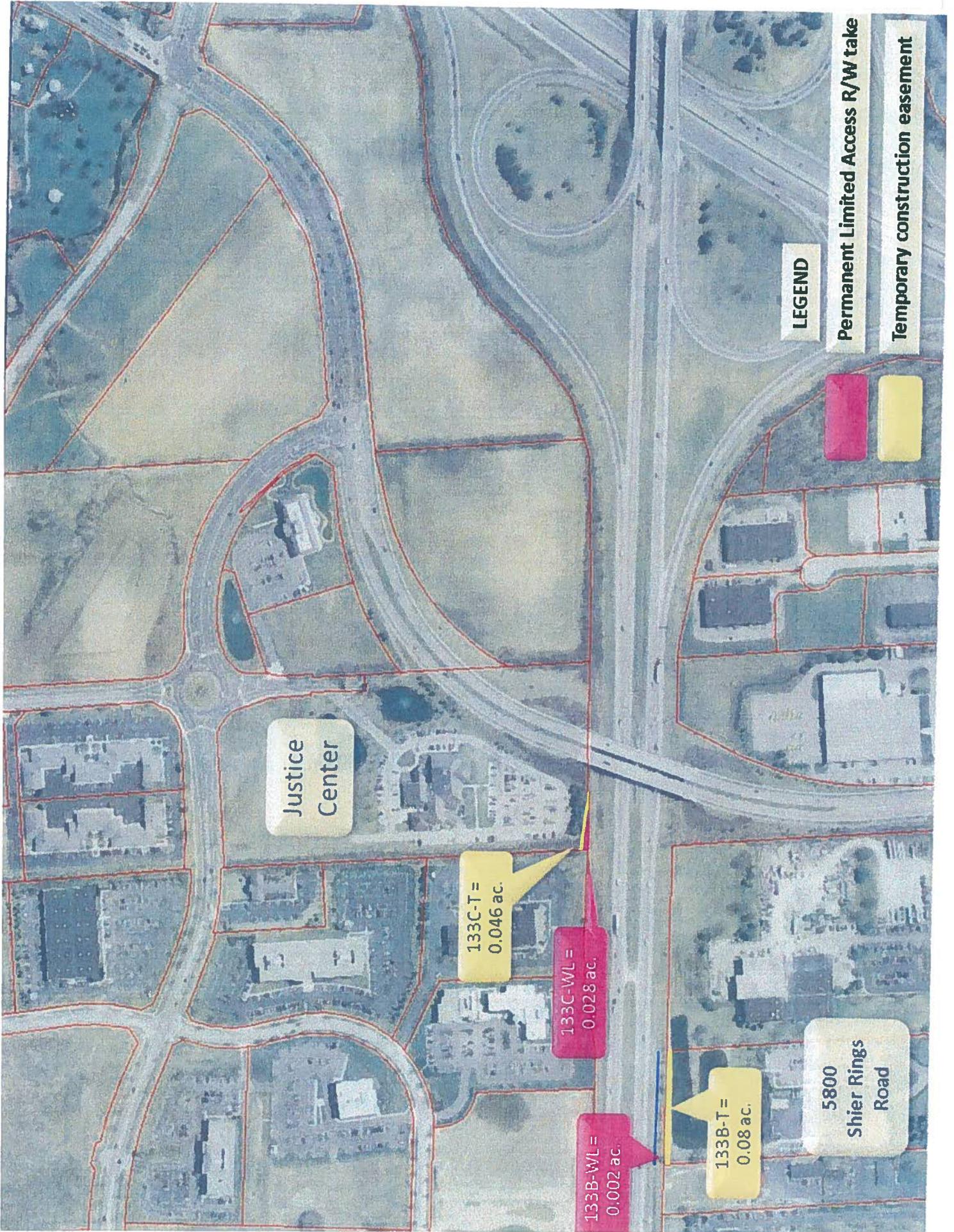
This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.



BARR & PREVOST

  
Amy Bernicken, P.S. 8571      12-6-2013  
Date







Shamrock Ct  
Right of Way

133D-WL =  
0.103 ac.

**LEGEND**

Permanent Limited Access R/W take

