



**To:** Members of Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MSG*  
**Date:** April 24, 2014

**Initiated By:** Sara Ott, Sr. Project Manager

**Re:** Ordinance 27-14 – An Ordinance Authorizing the Appropriation of a 0.015 Acre, More or Less, Permanent Easement, and a 0.048 Acre, More or Less, Temporary Easement from Darrell L. Cramblit and Victoria L. Cramblit, for the Property Located at 355 South High Street for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project.

### Background

The City of Dublin ("City") is preparing to construct a shared use path on the western side of Dublin Road between Rings Road and Waterford Drive (the "Project"). The City must obtain property interests from various landowners located within the City in order to construct this project. The City presented offers based upon appraisals to each of these landowners.

One of the landowners from whom the City must obtain property interests for the construction of the Project is Darrell L. Cramblit and Victoria L. Cramblit (the "Grantor"). After multiple attempts to engage in negotiations with the Grantor, it appears that the City may need to appropriate the property necessary for the project from the Grantor.

The City is still hopeful that an amicable resolution can be reached with the Grantor; however, this Ordinance directs our Law Department to file an eminent domain action.

### PROPERTY TO BE APPROPRIATED

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

Franklin County Parcel No. 273-000158	
Parcel 33	
Permanent Easement	0.015 ± acres
Temporary Easement	0.048 ± acres

### Recommendation

Staff recommends approval of Ordinance 27-14 by emergency at the second reading/public hearing on May 5, 2014 as obtaining the property interests is necessary for the furtherance of this project.

# RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

**27-14**

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

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

**AN ORDINANCE AUTHORIZING THE APPROPRIATION OF A 0.015 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.048 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM DARRELL L. CRAMBLIT AND VICTORIA L. CRAMBLIT, FOR THE PROPERTY LOCATED AT 355 SOUTH HIGH STREET FOR THE CONSTRUCTION OF A MULTI-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.**

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

**WHEREAS**, Darrell L. Cramblit and Victoria L. Cramblit own the property with the commonly known address of 355 South High Street, parcel number 273-000158, said property located in the City of Dublin, County of Franklin, State of Ohio; and

**WHEREAS**, said project requires that the City obtain a permanent easement and a temporary easement from Darrell L. Cramblit and Victoria L. Cramblit, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto, said property interest located in the City of Dublin, County of Franklin, State of Ohio.

**NOW, THEREFORE, BE IT ORDAINED** 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 authorization to appropriate, for the purpose of installing a multi-use path, a permanent easement and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto.

**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 obtaining the property interests is necessary for the advancement of this project. The ordinance shall therefore take effect immediately upon passage.

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

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

ATTEST:

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

**EXHIBIT A**

CIP 1 of 1  
PARCEL 08-009  
PROJECT 33-P  
Version Date DUBLIN MUP 11/01/13

**PARCEL 33-P  
DUBLIN ROAD SOUTH MULTI-USE PATH  
PERPETUAL EASEMENT  
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning** at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet along the easterly line of said Lot 9, and along the existing westerly right-of-way line of Dublin Road, to the southeast corner of said Lot 9 being 30.00 feet left of centerline station 162+99.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the southerly line of said Lot 9, to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 20 deg. 43 min. 23 sec. East, a distance of 82.00 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 38.00 feet left of centerline station 163+79.37;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 8.32 feet along the northerly line of said Lot 9 to the **Point of Beginning**, containing 0.015 acres, more or less.

Of the above described area, 0.015 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

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



STANTEC CONSULTING SERVICES, INC.

*Steven E Rader* 11/13/13  
Registered Surveyor No. 7191 Date



**EXHIBIT A**

CIP 1 of 2  
PARCEL 08-009  
PROJECT 33-T  
Version Date DUBLIN MUP 05/18/12

**PARCEL 33-T  
DUBLIN ROAD SOUTH MULTI-USE PATH  
TEMPORARY EASEMENT  
TO RECONSTRUCT A DRIVE**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning for Reference** at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the northerly line of said Lot 9, to the **Point of True Beginning** of the herein described parcel, being 38.00 feet left of centerline station 163+79.37;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet across said Lot 9 to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 7.28 feet along the southerly line of said Lot 9, to a point being 45.00 feet left of centerline station 162+95.39;

Thence the following three (3) courses and distances across said Lot 9;

1. Thence North 20 deg. 43 min. 23 sec. East, a distance of 39.61 feet to a point being 45.00 feet left of centerline station 163+35.00;
2. Thence North 85 deg. 07 min. 37 sec. West, a distance of 31.44 feet to a point being 75.24 feet left of centerline station 163+26.41;
3. Thence North 04 deg. 59 min. 40 sec. East, a distance of 40.77 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 86.30 feet left of centerline station 163+65.66;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 50.21 feet along the northerly line of said Lot 9 to the **Point of True Beginning**, containing 0.048 acres, more or less.

**EXHIBIT A**

CIP 2 of 2  
08-009  
PARCEL 33-T  
PROJECT DUBLIN MUP  
Version Date 05/18/12

Of the above described area, 0.048 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

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



STANTEC CONSULTING SERVICES, INC.

*Steven E Rader* 5/22/12  
Registered Surveyor No. 7191 Date

