

# RECORD OF ORDINANCES

**63-14**

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

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

**AN ORDINANCE AUTHORIZING THE APPROPRIATION OF A 0.013 ACRE, MORE OR LESS, FEE SIMPLE INTEREST AND A 0.020 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PROPERTY LOCATED AT 4370 TULLER RIDGE ROAD OWNED BY STORE MASTER FUNDING IV'S, LLC, TO CONNECT DALE AND TULLER RIDGE DRIVES, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Dublin (the "City") is preparing to extend Dale Drive to the north to connect with Tuller Ridge Road (the "Project"); and

**WHEREAS**, the Project requires that the City obtain a fee simple interest and a temporary easement from Store Master Funding IV, LLC, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," 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 appraised value of Two Thousand Seven Hundred Dollars (\$2,700), for the purpose of extending and connecting Dale and Tuller Ridge Drives, a fee simple interest and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto and incorporated herein.

**Section 2.** The City Law Director's office is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary.

**Section 3.** 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 interest 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

**0.013 ACRE**

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, and being part of that 1.635 acre tract conveyed to Store Master Funding IV, LLC by deed of record in Instrument Number 201307020111012 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference, at a 5/8 inch rebar found in a monument box at the centerline intersection of State Route 161 (right-of-way width varies) with Dale Drive (60 foot right-of-way width) as dedicated in Plat Book 58, Pages 81 and 82;

thence with the centerline of said Dale Drive, the following courses and distances:

North 02°31'25" East, a distance of 518.36 feet to a point of curvature;

with a curve to the left, having a central angle of 51°18'55", a radius of 400.00 feet, an arc length of 358.25 feet, and a chord that bears North 23°08'03" West, a chord distance of 346.39 feet to a point;

thence North 41°12'30" East, across said Dale Drive, a distance of 30.00 feet to an iron pin set at a corner common to said 1.635 acre tract and that 6.202 acre tract conveyed to Dale Holding Co. of Columbus, LLC by deed of record in Instrument Number 200504120068206, in the easterly right-of-way line of said Dale Drive, being the TRUE POINT OF BEGINNING;

thence North 78°57'25" East, with a line common to said 1.635 acre tract and said 6.202 acre tract, a distance of 20.65 feet to an iron pin set;

thence across said 1.635 acre tract, with a curve to the left, having a central angle of 07°42'17", a radius of 470.00 feet, an arc length of 63.20 feet and a chord that bears South 29°13'49" East, a chord distance of 63.16 feet to an iron pin set on a line common to said 1.635 acre tract and said 6.202 acre tract;

thence South 78°57'25" West, with said common line, a distance of 1.43 feet to an iron pin set on the easterly right-of-way line of said Dale Drive;

thence with the easterly right-of-way line of said Dale drive and with the westerly line of said 1.635 acre tract, with a curve to the left, having a central angle of 09°32'29", a radius of 430.00 feet, an arc length of 71.61 feet and a chord that bears North 44°01'16" West, a chord distance of 71.52 feet to the TRUE POINT OF BEGINNING and containing 0.013 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

**TEMPORARY CONSTRUCTION EASEMENT  
0.020 ACRE**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 3, Township 2, Range 19, United States Military Lands, being across that 1.635 acre tract conveyed to Store Master Funding IV, LLC by deed of record in Instrument Number 201307020111012 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a northwesterly corner of said 1.635 acre tract, a southwesterly corner of that original 6.202 acre tract conveyed to Dale Holding Company of Columbus, LLC by deed of record in Instrument Number 200504120068206, being the easterly right-of-way line of Dale Drive (60 foot right-of-way width) of record in Plat Book 58, Pages 81 and 82;

thence North 78° 57' 25" East, with the northerly line of said 1.635 acre tract, a distance of 20.65 feet a point, being the TRUE POINT OF BEGINNING;

thence North 78° 57' 25" East, with said northerly line, a distance of 16.41 feet to a point;

thence South 24° 18' 38" East, across said 1.635 acre tract, a distance of 61.65 feet to a point in said southerly line;

thence South 78° 57' 25" West, with the northerly line of said 6.202 acre tract, a distance of 10.84 feet to a point on the arc of a curve to the right;

thence across said 1.635 acre tract, with the arc of said curve to the right, having a central angle of 07° 42' 17", a radius of 470.00 feet, an arc length of 63.20 feet, a chord bearing and distance of North 29° 13' 49" West, 63.16 feet to the TRUE POINT OF BEGINNING, and containing 0.020 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Registered Surveyor No. 8485

JMM:td  
0\_020 ac. 20140589-VS-ESMT-TEMP



**EMHT**

Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

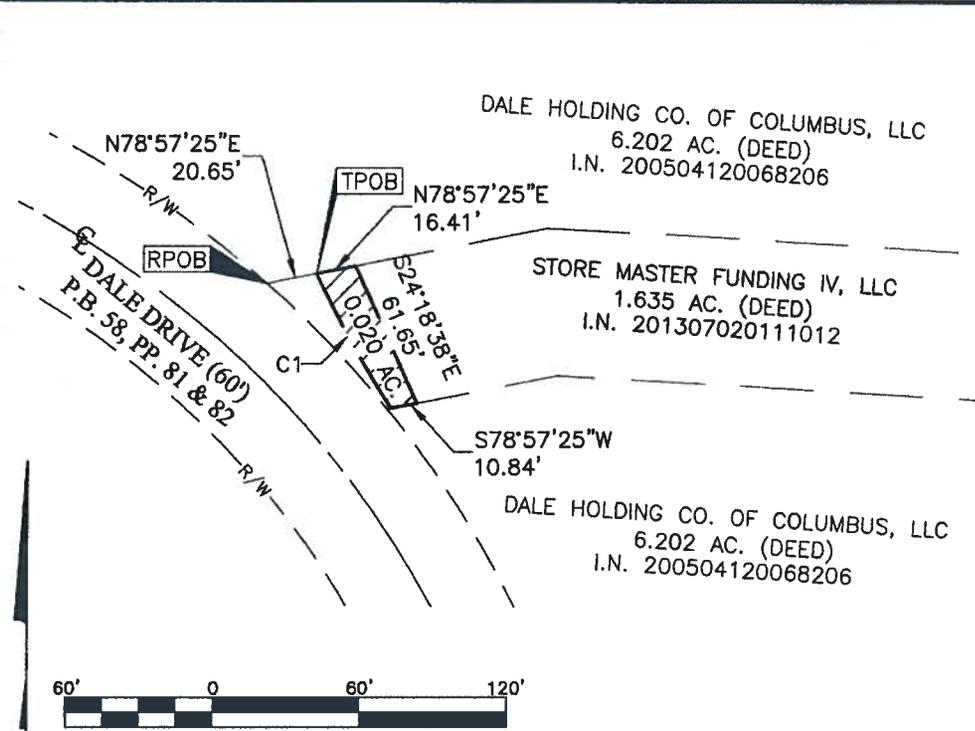
**TEMPORARY CONSTRUCTION EASEMENT**

**QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19  
 UNITED STATES MILITARY LANDS  
 CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: April 10, 2014

Scale: 1" = 60'

Job No. 2014-0589



Curve Table					
Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	7°42'17"	470.00'	63.20'	N29°13'49"W	63.16'



GRAPHIC SCALE (in feet)

By Joshua M. Meyer Date \_\_\_\_\_  
 Professional Surveyor No. 8485

J:\20140589\DWG\04SHEETS\EASEMENTS\20140589-VS-ESMT-TEMP-01.DWG plotted by PRITCHARD, JAN on 4/10/2014 12:48:32 PM last saved by TDROMA on 4/8/2014 2:52:36 PM  
 Xref: