



City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: June 5, 2014

Initiated By: Paul A. Hammersmith, Director of Engineering
Jean-Ellen M. Willis, PE, Engineering Manager – Transportation
Philip K. Hartmann, Assistant Law Director

Re: Dublin Road & Glick Road Intersection Improvement Project
Resolutions of Intent to Appropriate – 47-14 through 52-14

Background

The City of Dublin ("City"), the Village of Shawnee Hills, the Ohio Department of Transportation, and the Delaware County Engineer's Office (collectively, the "Project Partners") are working together to construct improvements at the intersection of Dublin Road and Glick Road (the "Project"). The Project includes construction of left turn lanes on each approach and will improve the sight distance on the north leg of the intersection by cutting down the hill by the El Vaquero restaurant. Pedestrian facilities will be added to the north side of Glick Road, west of Dublin Road, and the traffic signal will be upgraded to include such items as new mast arms, pedestrian push buttons in all four quadrants, and LED signal heads. The common goal among the Project Partners is to improve safety and efficiency for pedestrians, bicyclists, and motorists. On behalf of the Project Partners, the City will be the main point of contact regarding the property acquisition necessary for the Project.

The Project requires the acquisition of property interest from the following property owners:

- Scioto Family Partnership, an Ohio General Partnership (47-14 and 48-14)
- Musca Properties, LLC, an Ohio Limited Liability Company (49-14)
- Mary J. Williston, Trustee of the Mary J. Williston Trust (50-14)
- Stephen H. and Kendra E. Heinlen (51-14)
- Larry F. and Catherine A. Burchfield (52-14)

The City is hopeful that an amicable resolution may be reached with the property owners; however, these Resolutions begin the eminent domain process in the event that negotiations are unsuccessful.

Acquisition

The property acquisition consists of the following property interests from each of the above-named property owners, as depicted in the maps attached hereto:

Property Owner	Parcel No.	Property Interests	Auditor Parcel ID Number
Mary J. Williston, Trustee of the Mary J. Williston Trust	4-WD	Fee Simple Interest (0.472 acre ±, of which 0.419 acre ± is Present Road Occupied)	600-432-29-004-000
	4-T	Temporary Easement (0.259 acre ±)	
Scioto Family Partnership	5-WD	Fee Simple Interest (0.006 acre ±)	600-432-25-010-000
	5-T	Temporary Easement (0.074 acre ±)	
Musca Properties, LLC	6-WD	Fee Simple Interest (0.007 acre ±)	600-432-23-012-000
	6-T1	Temporary Easement (0.027 acre ±)	
	6-T2	Temporary Easement (0.032 acre ±)	
Larry & Catherine Burchfield	7-T	Two Temporary Easements (0.008 acre ± and 0.024 acre ±)	600-432-22-026-000
		600-432-22-027-000	
Scioto Family Partnership	8-T	Temporary Easement (0.008 acre ±)	600-432-22-025-000
Stephen & Kendra Heinlen	10-WD	Fee Simple Interest (0.052 acre ±)	600-432-19-024-000
	10-S	Sewer Easement (0.009 acre ±)	
	10-T1	Temporary Easement (0.016 acre ±)	
	10-T2	Temporary Easement (0.054 acre ±)	

Recommendation

The Law Department recommends approval of Resolution Nos. 47-14 through 52-14 as the construction of the Project is necessary for public welfare and safety, and approval of the Resolutions will keep the Project moving forward.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 47-14 Passed _____, 20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.008 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM SCIOTO FAMILY PARTNERSHIP, FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DUBLIN ROAD AND EAST WATERVIEW DRIVE FOR THE CONSTRUCTION OF IMPROVEMENTS AT THE INTERSECTION OF DUBLIN ROAD AND GLICK ROAD.

WHEREAS, the City of Dublin (the "City"), the Village of Shawnee Hills, the Ohio Department of Transportation, and the Delaware County Engineer's Office are working together to construct improvements at the intersection of Dublin Road and Glick Road (the "Project"); and

WHEREAS, the City will be responsible for the property acquisition necessary for the Project; and

WHEREAS, the Project requires that the City obtain a temporary easement from Scioto Family Partnership, as described in the Exhibit labeled "A," attached hereto, said property interest located in the Village of Shawnee Hills, County of Delaware, State of Ohio.

NOW, THEREFORE, BE IT RESOLVED 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 intention to appropriate, for the purpose of constructing improvements at the intersection of Dublin Road and Glick Road, a temporary easement as described in the Exhibit labeled "A," attached hereto.

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner and persons in possession or having an interest of record in the property described in the Exhibit labeled "A," and this notice shall be served according to law.

Section 3. This Resolution shall take effect upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

Vcr. Date: 01/21/2014

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

Situated in the State of Ohio, County of Delaware, Village of Shawnee Hills, Township of Concord, Virginia Military Survey Number 2545, being part of a 0.139 acre tract, in the name of Scioto Family Partnership, an Ohio General Partnership (the grantor), as recorded in Official Record 41, Page 2515, all references being to those of record in the Recorder's Office, Delaware County, Ohio, and being more particular described as follows:

Commencing, for reference, at the intersection of the existing centerline of right of way of Glick Road (width varies) and the existing centerline of right of way of Dublin Road (width varies), said intersection point being Glick Road station 50+00.00 and Dublin Road station 20+00.00;

Thence, along the existing centerline of said Dublin Road, North 15 degrees 33 minutes 44 seconds West, a distance of 373.69 feet to the grantor's southwest corner and the northwest corner of a 0.087 acre tract in the name of Larry F. & Catherine A. Burchfield, as recorded in Official Record 222, Page 1736, said corner also being Dublin Road station 23+73.69;

Thence, along the grantor's southerly property line and the northerly property line of said Burchfield tract, North 76 degrees 00 minutes 48 seconds East, a distance of 29.01 feet, to a point 30.00 feet right of Dublin Road station 23+72.87, and **The Point of Beginning** of the parcel herein described:

Thence, leaving said property line along the easterly existing right of way line of said Dublin Road, North 15 degrees 33 minutes 44 seconds West, a distance of 35.02 feet to a point on the southerly existing right of way line of East Waterview Drive (40' right of way), said point being 30.00 feet right of Dublin Road station 24+07.88;

Thence, along said existing right of way line, North 75 degrees 58 minutes 04 seconds East, a distance of 10.00 feet to a point, 40.00 feet right of Dublin Road station 24+07.62;

Thence, leaving said existing right of way line, through the grantor's tract, South 15 degrees 33 minutes 44 seconds East, a distance of 35.02 feet to a point on the grantor's southerly property line and the northerly property line of said Burchfield tract, 40.00 feet right of Dublin Road station 23+72.59;

Thence, along said property line, South 76 degrees 00 minutes 48 seconds West, a distance of 10.00 feet to **The Point of Beginning** and containing 0.008 acres, more or less.

The bearings in the above description are based on the bearing between Delaware County Engineer's Monuments "97-006" & "97-142" being North 72 degrees 52 minutes 25 seconds East, as measured on the Ohio State Plane Coordinate System, South Zone, 2007 adjustment.

All references being to those of record in the Recorder's Office, Delaware County, Ohio.

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

This description was prepared based on an actual field survey by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, Inc. performed under the direct supervision of Steven L. Mullaney, Registered Surveyor #7900, in December, 2013.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group



Steven L. Mullaney 1/31/2014
Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

January 21, 2014

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**GPD Group
Glaus, Pyle, Schomer, Burns, &
DeHaven, Inc.**

**1801 Watermark Drive, Suite 150
Columbus, Ohio 43215
Phone: 614-210-0751 / Fax: 614-210-0752**



8-T
0.008 Acre Temp Easement for
grading

1" = 40'
40' 20' 0' 40'

Dublin Road

Glick Road

10-006-CIP

DUBLIN ROAD AND GLICK ROAD
INTERSECTION IMPROVEMENTS
SCIOTO FAMILY PARTNERSHIP



1
OF
1

SHEET