



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

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. 48-14 Passed _____, 20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.006 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; AND A 0.074 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM SCIOTO FAMILY PARTNERSHIP, FOR THE PROPERTY LOCATED ON THE NORTH SIDE OF GLICK ROAD BETWEEN EAST OSAGE DRIVE, BENMAR DRIVE, AND SHAWNEE TRAIL, 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 fee simple interest and a temporary easement from Scioto Family Partnership, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all 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 fee simple interest and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all 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 Exhibits labeled "A" and depicted in the Exhibits labeled "B," 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

Ver. Date: 02/13/2014

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**PARCEL 5-WDV
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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 0.739 acre tract, in the name of Scioto Family Partnership, an Ohio General Partnership (the grantor), as recorded in Deed Volume 555, Page 572, 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 a 5/8 inch rebar (set) inside of a monument box at the northerly 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 northerly intersection point being Glick Road station 50+00.00 and Dublin Road station 20+00.00, said rebar (set) being North 15 degrees 33 minutes 44 seconds West, a distance of 2.73 feet from a 5/8 inch rebar (set) inside of a monument box at the southerly intersection of the existing centerline of right of way of Glick Road and the existing centerline of right of way of Dublin Road, said southerly intersection point being Glick Road station 19+97.27 and Dublin Road station 49+99.91;

Thence, along the existing centerline of Glick Road, North 72 degrees 24 minutes 06 seconds East, a distance of 30.36 feet, to a point of curvature at Glick Road station 50+30.36;

Thence, continuing along said existing centerline, in a southeasterly direction, an arc distance of 215.71 feet, along the arc of a curve deflecting to the right, having a central angle of 20 degrees 15 minutes 41 seconds, a radius of 610.00 feet, and a chord that bears South 82 degrees 31 minutes 57 seconds East, a distance of 214.59 feet, to a point at Glick Road station 52+46.07;

Thence, leaving said centerline, North 02 degrees 39 minutes 48 seconds East, a distance of 25.00 feet, to an iron pin (set) on the northerly existing right of way line of said Glick Road, 25.00 feet left of Glick Road station 52+46.07, also being **The Point of Beginning** of the parcel herein described:

Thence, along said existing right of way line, North 15 degrees 47 minutes 41 seconds West, a distance of 15.79 feet to an iron pin (set), 40.00 feet left of Glick Road station 52+41.38;

Thence, leaving said existing right of way line, in a southeasterly direction, an arc distance of 19.84 feet along the arc of a curve deflecting to the right, having a central angle of 01 degrees 44 minutes 55 seconds, a radius of 650.00 feet, and a chord that bears South 86 degrees 54 minutes 11 seconds East, a

distance of 19.84 feet, to an iron pin (set), 40.00 feet left of Glick Road station 52+60.00;

Thence, South 03 degrees 58 minutes 17 seconds West, a distance of 15.00 feet to an iron pin (set) on the northerly existing right of way line of said Glick Road, 25.00 feet left of Glick Road station 52+60.00;

Thence, along said existing right of way line, in a northwesterly direction, an arc distance of 14.50 feet, along the arc of a curve deflecting to the left, having a central angle of 01 degrees 18 minutes 29 seconds, a radius of 635.00 feet, and a chord that bears North 86 degrees 40 minutes 58 seconds West, a distance of 14.50 feet, to **The Point of Beginning** and containing 0.006 acres, more or less, with 0.000 acres, more or less, being within the Present Roadway Occupied (P.R.O.).

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 iron pins set are 5/8"x30" rebar, capped with a yellow id stamped "Mullaney P.S. 7900".

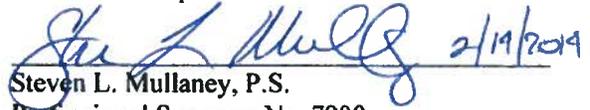
All references being to those of record in the Recorder's Office, Delaware County, Ohio.

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, P.S.
Professional Surveyor No. 7900

February 14, 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

EXHIBIT A

Ver. Date: 01/30/2014

Page 1 of 2

PARCEL 5-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 0.739 acre tract, in the name of Scioto Family Partnership, an Ohio General Partnership (the grantor), as recorded in Deed Volume 555, Page 572, 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 Glick Road, North 72 degrees 24 minutes 06 seconds East, a distance of 30.36 feet, to a point of curvature at Glick Road station 50+30.36;

Thence, continuing along said existing centerline, in a southeasterly direction, an arc distance of 215.71 feet, along the arc of a curve deflecting to the right, having a central angle of 20 degrees 15 minutes 41 seconds, a radius of 610.00 feet, and a chord that bears South 82 degrees 31 minutes 57 seconds East, a distance of 214.59 feet, to a point at Glick Road station 52+46.07;

Thence, leaving said centerline, North 02 degrees 39 minutes 48 seconds East, a distance of 25.00 feet, to a point on the northerly existing right of way line of said Glick Road, 25.00 feet left of Glick Road station 52+46.07;

Thence, along said existing right of way line, North 15 degrees 47 minutes 41 seconds West, a distance of 15.79 feet to an iron pin (set), 40.00 feet left of Glick Road station 52+41.38;

Thence, leaving said existing right of way line, through the grantor's tract, in a southeasterly direction, an arc distance of 19.84 feet along the arc of a curve deflecting to the right, having a central angle of 01 degrees 44 minutes 55 seconds, a radius of 650.00 feet, and a chord that bears South 86 degrees 54 minutes 11 seconds East, a distance of 19.84 feet, to an iron pin (set), 40.00 feet left of Glick Road station 52+60.00, also being **The Point of Beginning** of the parcel herein described:

Thence, continuing through the grantor's tract, in a southeasterly direction, an arc distance of 180.92 feet along the arc of a curve deflecting to the right, having a central angle of 15 degrees 56 minutes 50 seconds, a radius of 650.00 feet, and a chord that bears South 78 degrees 03 minutes 19 seconds East, a distance of 180.33 feet, to a point, 40.00 feet left of Glick Road station 54+29.78;

Thence, continuing through the grantor's tract, South 58 degrees 01 minutes 24 seconds East, a distance of 71.80 feet to a point on the northerly existing right of way line of Glick Road, 25.00 feet left of Glick Road station 55+00.00;

Thence, along said existing right of way line, North 70 degrees 04 minutes 54 seconds West, a distance of 70.22 feet to a point, 25.00 feet left of Glick Road station 54+29.78;

Thence, continuing along said existing right of way line, in a northwesterly direction, an arc distance of 176.74 feet along the arc of a curve deflecting to the left, having a central angle of 15 degrees 56 minutes 50 seconds, a radius

of 635.00 feet, and a chord that bears North 78 degrees 03 minutes 19 seconds West, a distance of 176.17 feet, to an iron pin (set), 25.00 feet left of Glick Road station 52+60.00;

Thence, leaving said existing right of way line, through the grantor's tract, North 03 degrees 58 minutes 17 seconds East, a distance of 15.00 feet to a point to **The Point of Beginning** and containing 0.074 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 30, 2014

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

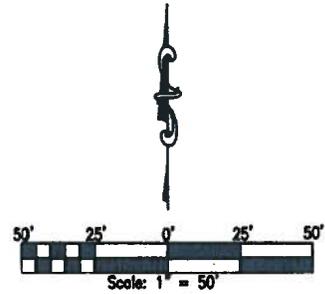
1801 Watermark Drive, Suite 150
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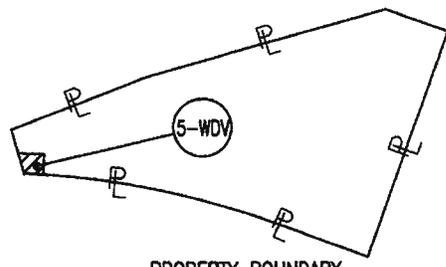
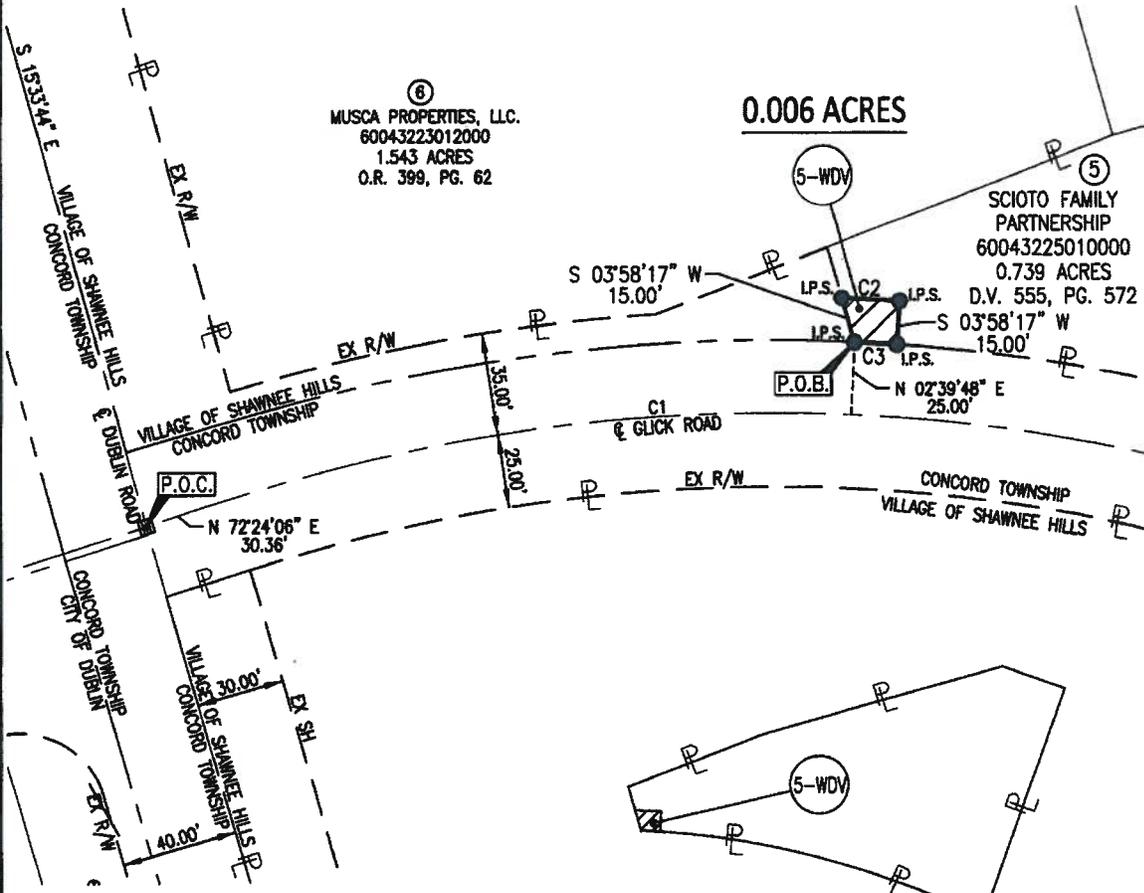
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EXHIBIT B PARCEL 5-WDV DUBLIN ROAD & GLICK ROAD INTERSECTION IMPROVEMENTS

CONCORD TOWNSHIP, V.M.S. 2545,
VILLAGE OF SHAWNEE HILLS,
DELAWARE COUNTY, OHIO



C1 Δ = 20°15'41" RT. R = 610.00' L = 215.71' Ch Brg = N82°31'57"E Ch = 214.59'	C2 Δ = 01°44'55" RT. R = 650.00' L = 19.84' Ch Brg = S86°54'11"E Ch = 19.84'	C3 Δ = 01°18'29" LT. R = 635.00' L = 14.50' Ch Brg = N86°40'58"W Ch = 14.50'
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PROPERTY BOUNDARY
NOT TO SCALE



- LEGEND:**
- I.P.S. 5/8" REBAR WITH CAP STAMPED "MULLANEY P.S. 7900"
 - 5/8" X 30" REBAR INSIDE OF MONUMENT BOX

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED THE BEARINGS BETWEEN DELAWARE COUNTY ENGINEER'S MONUMENTS "97-006" & "97-142" BEING N 72°52'25" E, AS MEASURED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 2007 ADJUSTMENT.

Steven L. Mullaney
STEVEN L. MULLANEY, P.S. 7900 DATE 2/3/2014

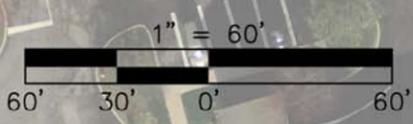


5-WVD
 0.006 Acre R/W

5-T
 0.074 Acre Temp Easement for grading

5-WVD

5-T



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10-006-CIP
 DUBLIN ROAD AND GLICK ROAD
 INTERSECTION IMPROVEMENTS
 SCIOTO FAMILY PARTNERSHIP

