



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:

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Property Interests</b>	<b>Auditor Parcel ID Number</b>
<b>Mary J. Williston, Trustee of the Mary J. Williston Trust</b>	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 ±)	
<b>Scioto Family Partnership</b>	5-WD	Fee Simple Interest (0.006 acre ±)	600-432-25-010-000
	5-T	Temporary Easement (0.074 acre ±)	
<b>Musca Properties, LLC</b>	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 ±)	
<b>Larry &amp; Catherine Burchfield</b>	7-T	Two Temporary Easements (0.008 acre ± and 0.024 acre ±)	600-432-22-026-000
		600-432-22-027-000	
<b>Scioto Family Partnership</b>	8-T	Temporary Easement (0.008 acre ±)	600-432-22-025-000
<b>Stephen &amp; Kendra Heinlen</b>	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

**52-14**

Resolution No. \_\_\_\_\_ Passed \_\_\_\_\_, 20\_\_\_\_

**A RESOLUTION OF INTENT TO APPROPRIATE A 0.008 ACRE, MORE OR LESS, TEMPORARY EASEMENT; AND A 0.024 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM LARRY F. BURCHFIELD AND CATHERINE A. BURCHFIELD, FOR THE PROPERTY LOCATED AT 22 EAST OSAGE 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 two temporary easements from Larry F. Burchfield and Catherine A. Burchfield, as described in the Exhibits 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, two temporary easements as described in the Exhibits 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 Exhibits 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

Ver. Date: 01/21/2014

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### **PARCEL 7-T DESCRIPTION OF A TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

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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 0.087 acre tract, in the name of Larry F. & Catherine A. Burchfield (the grantor), as recorded in Official Record 222, Page 1736, and also part of a 0.373 acre tract in the name of the grantor, as recorded in Deed Volume 624, Page 692, 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 northwesterly corner and the southwesterly corner of an 0.139 acre tract in the name of Scioto Family Partnership, an Ohio General Partnership, as recorded in Official Record 41, Page 2515, said corner being at Dublin Road station 23+73.69;

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

Thence, continuing along said property line, North 76 degrees 00 minutes 48 seconds East, a distance of 10.00 feet to a point, 40.00 feet right of Dublin Road station 23+72.59;

Thence, leaving said property line, crossing the grantor's tracts, South 15 degrees 33 minutes 44 seconds East, a distance of 34.97 feet to a point, 40.00 feet right of Dublin Road station 23+37.62;

Thence, continuing across grantor's tracts, North 75 degrees 58 minutes 04 seconds East, a distance of 5.00 feet to a point, 45.00 feet right of Dublin Road station 23+37.49;

Thence, continuing across grantor's tracts, South 15 degrees 33 minutes 44 seconds East, a distance of 70.00 feet to a point on the grantor's southerly line and the northerly existing right of way line of East Osage Drive (40' right of way), 45.00 feet right of Dublin Road station 22+67.49;

Thence, along said property line and said existing right of way line, South 75 degrees 58 minutes 04 seconds West, a distance of 15.00 feet to the grantor's southwesterly corner and a point on the easterly existing right of way line of said Dublin Road, 30.00 feet right of Dublin Road station 22+67.89;

Thence, along said existing right of way line and the grantor's westerly property line, North 15 degrees 33 minutes 44 seconds West, a distance of 104.98 feet to **The Point of Beginning** and containing 0.032 acres, more or less, of which, 0.008 acres is within Auditor's Parcel Number 60043222026000 and 0.024 acres is within Auditor's Parcel Number 60043222027000.

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**

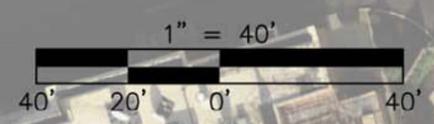


7-T  
0.032 Acre Temp Easement for grading

7-T

Dublin Road

Glick Road



SHEET  
1  
OF  
1

10-006-CIP  
DUBLIN ROAD AND GLICK ROAD  
INTERSECTION IMPROVEMENTS  
BURCHFIELD PROPERTY

