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: August 7, 2014

Initiated By: Dana L. McDaniel, Director of Development
Philip K. Hartmann, Assistant Law Director

Re: ORDINANCE 82-14 - AUTHORIZING THE CITY MANAGER TO EXECUTE CONVEYANCE DOCUMENTS TO ACCEPT THE DONATION OF A 0.686 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 2.359 ACRES, MORE OR LESS, FEE SIMPLE INTEREST; A 0.148 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.388 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.146 ACRE, MORE OR LESS, PERMANENT EASEMENT DONATED BY OHIO UNIVERSITY, FOR THE PROPERTY LOCATED SOUTH OF STATE ROUTE 161 FOR THE EXTENSION OF INDUSTRIAL PARKWAY, AND DECLARING AN EMERGENCY.

Background

The City of Dublin (the "City") is preparing to construct a roadway extending Industrial Parkway to the south from the roundabout at Industrial Parkway and State Route 161 (the "Project").

Ohio University (the "Grantor") owns property from which the City desires two fee simple interests and three permanent easements in order to construct the roadway. This property is located south of the Industrial Parkway/State Route 161 roundabout. The northern portion of the property is located in Union County, identified as Union County Parcel No. 39-0001003.0000. The City desires one fee simple interest and one permanent easement from this parcel. The southern portion of the property is located in Franklin County, identified as Franklin County Parcel No. 273-011342. The City desires one fee simple interest and two permanent easements from this parcel. An aerial photo depicting the property interests is attached to this memorandum.

Pursuant to an economic development agreement between the City and the Grantor, the Grantor has agreed to donate the property to the City. This Ordinance authorizes the City Manager to accept the donation and execute necessary conveyance documents to accept the two fee simple interest and three permanent easements from the Grantor.

Acquisition

The City will be accepting from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The property interest is detailed below.

Union County Parcel No. 39-0001003.0000

Property Interest Acquiring	Description
Fee Simple Interest	0.686 acre ±
Permanent Easement	0.148 acre ±

Franklin County Parcel No. 273-011342

Property Interest Acquiring	Description
Fee Simple Interest	2.359 acres ±
Permanent Easement	0.388 acre ±
Permanent Easement	0.146 acre ±

Recommendation

Ordinance No. 82-14 would authorize the City Manager to execute all necessary conveyance documentation to formally accept the necessary property interest described above.

Staff recommends Council dispense with the public hearing and approve Ordinance 82-14 by emergency action on August 11 in order to continue moving forward with the Project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 82-14 *Passed* _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE CONVEYANCE DOCUMENTS TO ACCEPT THE DONATION OF A 0.686 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 2.359 ACRES, MORE OR LESS, FEE SIMPLE INTEREST; A 0.148 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.388 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.146 ACRE, MORE OR LESS, PERMANENT EASEMENT DONATED BY OHIO UNIVERSITY, FOR THE PROPERTY LOCATED SOUTH OF STATE ROUTE 161 FOR THE EXTENSION OF INDUSTRIAL PARKWAY, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a roadway extending Industrial Parkway to the south from the roundabout at Industrial Parkway and State Route 161 (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Union County Parcel No. 39-0001003.0000 and Franklin County Parcel No. 273-011342 owned by Ohio University (the "Grantor"), said property interest more fully described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto; and

WHEREAS, the City desires to receive two fee simple interests and three permanent easements as a donation from Ohio University, said property interests described in the attached Exhibit "A" and depicted in the attached Exhibit "B," located in the City of Dublin, County of Union and County of Franklin, State of Ohio; and

WHEREAS, Ohio University desires to donate said property interests, pursuant to an economic development agreement with the City; and

WHEREAS, this donation will require Ohio University to execute two general warranty deeds and three permanent easement agreements to the City of Dublin without consideration or compensation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to accept as donation and execute conveyance documents for two fee simple interests and three permanent easements donated by Ohio University.

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 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

City of Dublin

5800 Shier-Rings Road, Dublin, Ohio 43016-1236
Phone (614)410-4600 Fax (614)761-6506

ATTACHMENT A
ACADEMIC DRIVE
PHASE 1
OHIO UNIVERSITY
DUBLIN, OHIO 43017

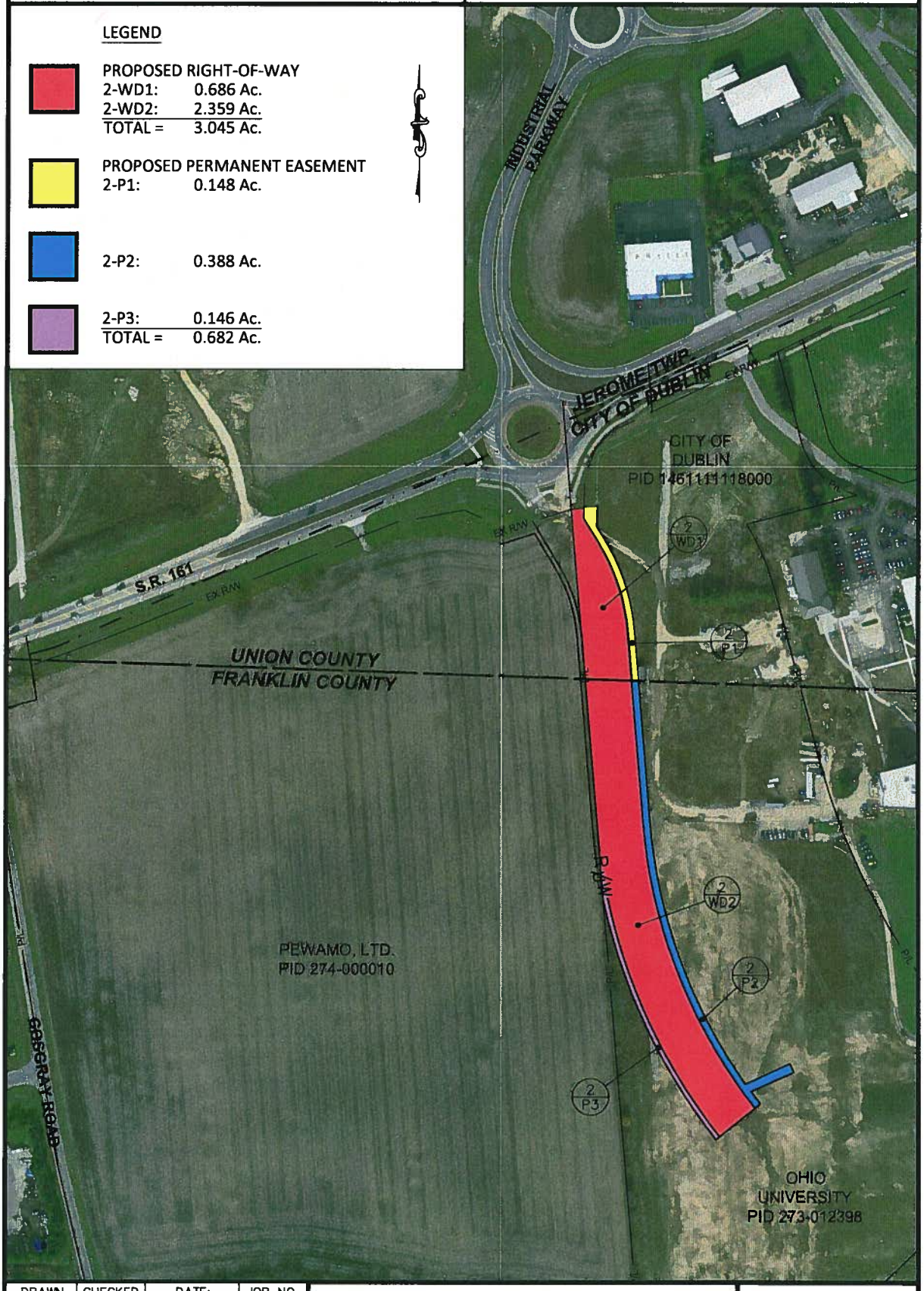
LEGEND

PROPOSED RIGHT-OF-WAY
2-WD1: 0.686 Ac.
2-WD2: 2.359 Ac.
TOTAL = 3.045 Ac.

PROPOSED PERMANENT EASEMENT
2-P1: 0.148 Ac.

2-P2: 0.388 Ac.

2-P3: 0.146 Ac.
TOTAL = 0.682 Ac.



DRAWN	CHECKED	DATE:	JOB NO.
MSS		06/25/14	14-009

SCALE: 1" = 200'
0' 50' 100' 200'

EXHIBIT A

PARCEL 2-WD1
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 Union, City of Dublin, Township of Washington (of Franklin County), Virginia Military Survey Number 6748, being a part of a 14.004 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio (the grantor), as recorded in Official Record 973, Page 13, all references being to those of record in the Recorder's Office, Union County, Ohio, and being more particular described as follows:

Commencing, for reference, at a railroad spike (found) where the centerline of Eiterman Road intersects the Franklin/Union County Line;

Thence, leaving said centerline along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 1506.25 feet to an iron pin (set), and being **The Point of Beginning** of the parcel herein described:

Thence, continuing along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 100.66 feet, to an iron pin (set) on the grantor's westerly property line and the easterly property line of a 4.563 acre tract in the name of Pewamo, Ltd., a Limited Liability Company, as recorded in Official Record 579, Page 727;

Thence, leaving the Franklin/Union County Line, along said property line, North 04 degrees 37 minutes 50 seconds West, a distance of 373.81 feet, to a magnail (set) on the southerly existing right of way line of State Route 161, and the southwesterly corner of a 0.609 acre tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Official Record 769, Page 599;

Thence, along said right of way line and the grantor's northerly property line, North 85 degrees 10 minutes 46 seconds East, a distance of 27.48 feet, to an iron pin (set);

Thence, leaving said right of way line and said property line, through the grantor's tract, for the following four (4) calls:

1. South 00 degrees 51 minutes 39 seconds West, a distance of 21.49 feet to an iron pin (set);
2. South 30 degrees 58 minutes 08 seconds East, a distance of 60.45 feet, to an iron pin (set);
3. Southeasterly, an arc distance of 211.46 feet, along the arc of a curve deflecting to the right, having a central angle of 26 degrees 20 minutes 18 seconds, a radius of 460.00 feet, and a chord that bears South 17 degrees 47 minutes 59 seconds East, a distance of 209.60 feet, to an iron pin

(set);

4. South 04 degrees 37 minutes 50 seconds East, a distance of 105.73 feet, to **The Point of Beginning** and containing 0.686 acres, more or less.

The bearings in the above description are based on grid north, on the state plane coordinate system, NAD83, CORS96, Ohio South Zone, established by using the Ohio Department of Transportation's Virtual Reference System (VRS) of a global positioning system (GPS) survey.

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, Union 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 March, 2014.

STATE OF OHIO
STEVEN L. MULLANEY
7900
REGISTERED SURVEYOR

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

6/3/2014

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

PRE-APPROVAL STAMP

Description Approved ✓
Plat Approved ✓
Flood Prone Area ✓
Closure ✓
Initial SB Date 6/5/14

Pre-approval of description does not include the Planning Commission lot split approval, zoning, Health Department, or any other approvals needed for transfer.

June 2, 2014
O:\2014\2014085\01 Academic Drive - Phase I\ROW\legals\02-WD1.docx

EXHIBIT B
PARCEL 2-WD1
ACADEMIC DRIVE PHASE 1

WASHINGTON TOWNSHIP (OF FRANKLIN COUNTY),
V.M.S. 6748, CITY OF DUBLIN,
UNION COUNTY, OHIO

GPD GROUP.
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1801 Watermark Drive, Suite 150
Columbus, OH 43215
614.210.0751 Fax 614.210.0725
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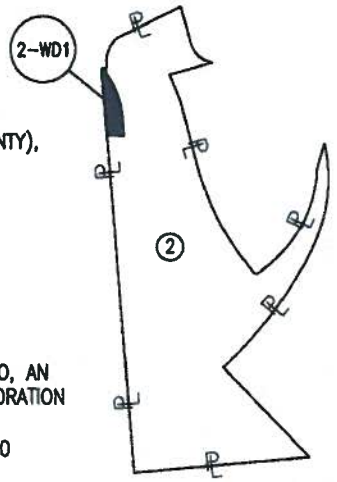


CITY OF DUBLIN
(64-WD)
16-0001001.1000
2.965 ACRES
O.R. 872, PG. 66

CITY OF DUBLIN, OHIO, AN
OHIO MUNICIPAL CORPORATION
(67-WD)
39-0001014.0030
0.609 ACRES
O.R. 769, PG. 599

Ex R/W

N 85°10'46" E
27.48'

M.N.S.

I.P.S.

S 00°51'39" W
21.49'

S 30°58'08" E
60.45'

Ex R/W

0.686 ACRES

2-WD1

C1

N 04°37'50" W
373.81'

(2)
OHIO UNIVERSITY, AN
INSTRUMENTALITY OF THE
STATE OF OHIO
39-0001003.0000
14.004 ACRES
O.R. 973, PG. 13

C1
Δ = 26°20'18" RT.
R = 460.00'
L = 211.46'
Ch Brg = S 17°47'59" E
Ch = 209.60'

(1)
PEWAMO, LTD.,
A LIMITED LIABILITY COMPANY
16-0001001.0000
4.563 ACRES
O.R. 579, PG. 727

FEMA FLOOD ZONE "X"
MAP #39049C
PANEL 0131K
JUNE 17, 2008

S 04°37'50" E
105.73'

ETTERMAN RD.

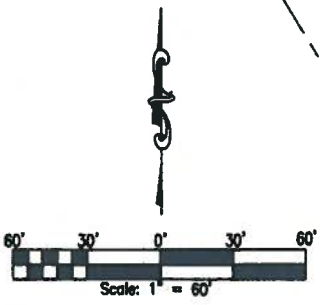
P.O.C.

N 88°04'58" W
1506.25'

UNION COUNTY
FRANKLIN COUNTY

N 88°04'58" W
100.66'

P.O.B.



STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

6/17/14

STEVEN L. MULLANEY, P.S. 7900 DATE

LEGEND:

△ RAILROAD SPIKE FOUND
●I.P.S. 5/8" REBAR WITH CAP STAMPED "MULLANEY P.S. 7900"
⊠M.N.S. MAGNAIL SET

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH, ON THE STATE PLANE COORDINATE SYSTEM, NAD83, CORS96, OHIO SOUTH ZONE, ESTABLISHED BY USING THE O.D.O.T. VIRTUAL REFERENCE SYSTEM (VRS) OF A GLOBAL POSITIONING SYSTEM (GPS) SURVEY.

EXHIBIT A

Ver. Date: 05/29/2014

PARCEL 2-WD2
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 Franklin, City of Dublin, Virginia Military Survey Number 6748, being a part of a 32.172 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio (the grantor), as recorded in Instrument Number 201207030095114, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particular described as follows:

Commencing, for reference, at a railroad spike (found) where the centerline of Eiterman Road intersects the Franklin/Union County Line;

Thence, leaving said centerline along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 1506.25 feet to an iron pin (set), and being **The Point of Beginning** of the parcel herein described:

Thence, leaving the Franklin/Union County Line, through the grantor's tract, for the following four (4) calls:

1. South 04 degrees 37 minutes 50 seconds East, a distance of 313.92 feet to an iron pin (set);
2. Southeasterly, an arc distance of 678.32 feet, along the arc of a curve deflecting to the left, having a central angle of 33 degrees 47 minutes 43 seconds, a radius of 1150.00 feet, and a chord that bears South 21 degrees 31 minutes 41 seconds East, a distance of 668.53 feet to an iron pin (set);
3. South 51 degrees 34 minutes 27 seconds West, a distance of 100.00 feet to an iron pin (set);
4. Northwesterly, an arc distance of 737.30 feet, along the arc of a curve deflecting to the right, having a central angle of 33 degrees 47 minutes 43 seconds, a radius of 1250.00 feet, and a chord that bears North 21 degrees 31 minutes 41 seconds West, a distance of 726.66 feet to an iron pin (set) on the grantor's westerly property line and the easterly property line of a 54.247 acre tract in the name of Pewamo, Ltd., a Limited Liability Company, as recorded in Instrument Number 200410120236071;

Thence, along said property line, North 04 degrees 37 minutes 50 seconds West, a distance of 325.40 feet to an iron pin (set) on the Franklin/Union County Line;

Thence, leaving said property line along the Franklin/Union County Line, South 88 degrees 04 minutes 58 seconds East, a distance of 100.66 feet, to **The Point of Beginning** and containing 2.359 acres, more or less.

The bearings in the above description are based the bearing between Franklin County Monuments "WE130" & "FRANK72" being South 84 degrees 36 minutes 52 seconds East, as measured on the state plane coordinate system, NAD83, CORS96, Ohio South Zone, established by using the Ohio Department of Transportation's Virtual Reference System (VRS) of a global positioning system (GPS) survey.

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, Union 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 March, 2014.

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

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

5/29/2014

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: RJN
DATE 06-03-2014

0.109-B
SPLIT
2.359 AC
OUT OF
(273)
011342

May 29, 2014
O:\2014\2014085\01 Academic Drive - Phase 1\ROW\legals\02-WD2.docx

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 B
PARCEL 2-WD2
ACADEMIC DRIVE PHASE 1

V.M.S. 6748,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1801 Watermark Drive, Suite 150
Columbus, OH 43215
614.210.0751 Fax 614.210.0725
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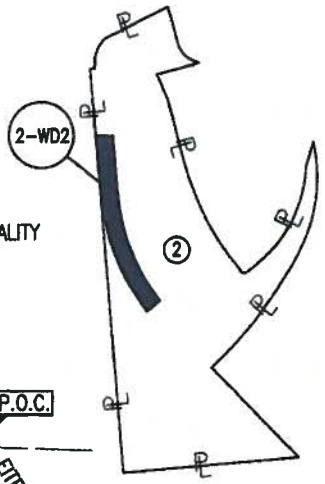

① PEWAMO, LTD., A LIMITED LIABILITY COMPANY
16-0001001.0000
4.563 ACRES
O.R. 579, PG. 727

② OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
39-0001003.0000
14.004 ACRES
O.R. 973, PG. 13

UNION COUNTY
FRANKLIN COUNTY

P.O.B.
P.O.C.
I.P.S.
100.66'
S 88°04'58" E
N 04°37'50" W
325.40'
S 04°37'50" E
313.92'
EITERMAN RD.
N 88°04'58" W
1506.25'

100' 50' 0' 50' 100'
Scale: 1" = 100'

① PEWAMO, LTD.,
A LIMITED LIABILITY COMPANY
274-000010-00
54.247 ACRES
INST. 200410120236071

2.359 ACRES
2-WD2

② OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
273-011342-00
32.172 ACRES
INST. 201207030095114

C1
Δ = 33°47'43" LT.
R = 1150.00'
L = 678.32'
Ch Brg = S 21°31'41" E
Ch = 668.53'

C2
Δ = 33°47'43" RT.
R = 1250.00'
L = 737.30'
Ch Brg = N 21°31'41" W
Ch = 726.66'

S 51°34'27" W
100.00'

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

5/29/2019
STEVEN L. MULLANEY, P.S. 7900 DATE

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY MONUMENTS "WE130" & "FRANK72" BEING S 84°36'52" E, AS MEASURED ON THE STATE PLANE COORDINATE SYSTEM, NAD83, CORS96, OHIO SOUTH ZONE, ESTABLISHED BY USING THE O.D.O.T. VIRTUAL REFERENCE SYSTEM (VRS) OF A GLOBAL POSITIONING SYSTEM (GPS) SURVEY.

LEGEND:
△ RAILROAD SPIKE FOUND
●I.P.S. 5/8" REBAR WITH CAP STAMPED "MULLANEY P.S. 7900"

EXHIBIT A

PARCEL 2-P1
DESCRIPTION OF A PERMANENT EASEMENT
FOR UTILITIES, DRAINAGE AND GRADING

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 Union, City of Dublin, Township of Washington (of Franklin County), Virginia Military Survey Number 6748, being a part of a 14.004 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio (the grantor), as recorded in Official Record 973, Page 13, all references being to those of record in the Recorder's Office, Union County, Ohio, and being more particular described as follows:

Commencing, for reference, at a railroad spike (found) where the centerline of Eiterman Road intersects the Franklin/Union County Line;

Thence, leaving said centerline along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 1491.15 feet to **The Point of Beginning** of the easement herein described:

Thence, continuing along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 15.10 feet to a point;

Thence, leaving the Franklin/Union County Line, through the grantor's tract, for the following four (4) calls:

1. North 04 degrees 37 minutes 50 seconds West, a distance of 105.73 feet, to a point;
2. Northwesterly, an arc distance of 211.46 feet, along the arc of a curve deflecting to the left, having a central angle of 26 degrees 20 minutes 18 seconds, a radius of 460.00 feet, and a chord that bears North 17 degrees 47 minutes 59 seconds West, a distance of 209.60 feet, to a point;
3. North 30 degrees 58 minutes 08 seconds West, a distance of 60.45 feet, to a point;
4. North 00 degrees 51 minutes 39 seconds East, a distance of 21.49 feet, to the southerly existing right of way of State Route 161, and the southerly property line of a 0.609 acre tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Official Record 769, Page 599;

Thence, leaving said right of way line, through the grantor's tract, for the following five (5) calls:

1. North 85 degrees 10 minutes 46 seconds East, a distance of 30.15 feet, to a point:
2. South 02 degrees 00 minutes 12 seconds West, a distance of 42.99 feet, to a point;
3. South 30 degrees 58 minutes 08 seconds East, a distance of 29.35 feet, to a point;
4. Southeasterly, an arc distance of 218.35 feet, along the arc of a curve deflecting to the right, having a central angle of 26 degrees 20 minutes 18 seconds, a radius of 475.00 feet, and a chord that bears South 17 degrees 47 minutes 59 seconds East, for a distance of 216.44 feet, to a point;

5. South 04 degrees 37 minutes 50 seconds East, a distance of 107.45 feet to **The Point of Beginning** and containing 0.148 acres, more or less.

The bearings in the above description are based on grid north, on the state plane coordinate system, NAD83, CORS96, Ohio South Zone, established by using the Ohio Department of Transportation's Virtual Reference System (VRS) of a global positioning system (GPS) survey.

All references being to those of record in the Recorder's Office, Union 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 March, 2014.

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

6/3/2014

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

June 3, 2014
O:\2014\2014085\01 Academic Drive - Phase 1\ROW\legals\02-P1.docx

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 B
PARCEL 2-P1
ACADEMIC DRIVE PHASE 1

WASHINGTON TOWNSHIP (OF FRANKLIN COUNTY),
V.M.S. 6748, CITY OF DUBLIN, UNION COUNTY, OHIO

GPD GROUP.
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1801 Watermark Drive, Suite 150
Columbus, OH 43215
614.210.0751 Fax 614.210.0725
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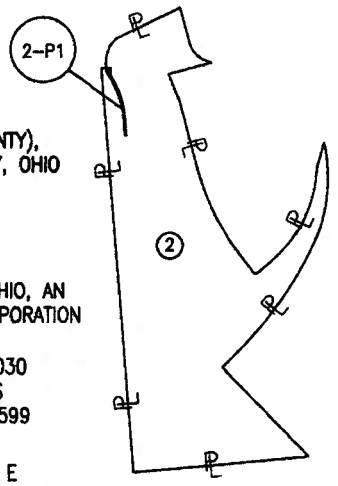

CITY OF DUBLIN
(64-WD)
16-0001001.1000
2.965 ACRES
O.R. 872, PG. 66

CITY OF DUBLIN, OHIO, AN
OHIO MUNICIPAL CORPORATION
(67-WD)
39-0001014.0030
0.609 ACRES
O.R. 769, PG. 599

Ex R/W

N 00°51'39" E
21.49'

N 85°10'46" E
30.15'

S 02°00'12" W
42.99'

S 30°58'08" E
29.35'

N 30°58'08" W
60.45'

0.148 ACRES

2-P1

① PEWAMO, LTD.,
A LIMITED LIABILITY COMPANY
16-0001001.0000
4.563 ACRES
O.R. 579, PG. 727

② OHIO UNIVERSITY, AN
INSTRUMENTALITY OF THE
STATE OF OHIO
39-0001003.0000
14.004 ACRES
O.R. 973, PG. 13

C1
Δ = 26°20'18" LT.
R = 460.00'
L = 211.46'
Ch Brg = N 17°47'59" W
Ch = 209.60'

C2
Δ = 26°20'18" RT.
R = 475.00'
L = 218.35'
Ch Brg = S 17°47'59" E
Ch = 216.44'

FEMA FLOOD ZONE "X"
MAP #39049C
PANEL 0131K
JUNE17, 2008

N 04°37'50" W 105.73'

S 04°37'50" E 107.45'

UNION COUNTY
FRANKLIN COUNTY

N 88°04'58" W
1491.15'

ETTERMAN RD.

P.O.C.

N 88°04'58" W
15.10'

P.O.B.

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

60' 30' 0' 30' 60'
Scale: 1" = 60'

6/25/2019

STEVEN L. MULLANEY, P.S. 7900 DATE

LEGEND:
△ RAILROAD SPIKE FOUND

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH, ON THE STATE PLANE COORDINATE SYSTEM, NAD83, CORS96, OHIO SOUTH ZONE, ESTABLISHED BY USING THE O.D.O.T. VIRTUAL REFERENCE SYSTEM (VRS) OF A GLOBAL POSITIONING SYSTEM (GPS) SURVEY.

EXHIBIT A

Ver. Date: 06/03/2014

PARCEL 2-P2
DESCRIPTION OF A PERMANENT EASEMENT
FOR UTILITIES, DRAINAGE AND GRADING

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 Franklin, City of Dublin, Virginia Military Survey Number 6748, being a part of a 32.172 acre tract in the name of Ohio University, an instrumentality of the State of Ohio (the grantor), as recorded in Instrument Number 201207030095114, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particular described as follows:

Commencing, for reference, at a railroad spike (found) where the centerline of Eiterman Road intersects the Franklin/Union County Line;

Thence, leaving said centerline along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 1491.15 feet to **The Point of Beginning** of the easement herein described:

Thence, leaving the Franklin/Union County Line, through the grantor's tract, for the following nine (9) calls:

1. South 04 degrees 37 minutes 50 seconds East, a distance of 312.20 feet, to a point;
2. Southeasterly, an arc distance of 614.86 feet, along the arc of a curve deflecting to the left, having a central angle of 31 degrees 02 minutes 19 seconds, a radius of 1135.00 feet, and a chord that bears South 20 degrees 08 minutes 59 seconds East, a distance of 607.37 feet, to a point;
3. North 65 degrees 39 minutes 19 seconds East, a distance of 107.19 feet, to a point;
4. South 24 degrees 20 minutes 41 seconds East, a distance of 20.00 feet, to a point;
5. South 65 degrees 39 minutes 19 seconds West, a distance of 103.00 feet, to a point;
6. Southeasterly, an arc distance of 34.17 feet, along the arc of a curve deflecting to the left, having a central angle of 01 degrees 43 minutes 31 seconds, a radius of 1135.00 feet, and a chord that bears South 37 degrees 33 minutes 48 seconds East, a distance of 34.17 feet, to a point;
7. South 51 degrees 34 minutes 27 seconds West, a distance of 15.00 feet, to a point;
8. Northwesterly, an arc distance of 678.32 feet, along the arc of a curve deflecting to the right, having a central angle of 33 degrees 47 minutes 43 seconds, a radius of 1150.00 feet, and a chord that bears North 21 degrees 31 minutes 41 seconds West, a distance of 668.53 feet, to a point;
9. North 04 degrees 37 minutes 50 seconds West, a distance of 313.92 feet, to a point on the Franklin/Union County Line;

Thence, along the Franklin/Union County Line, South 88 degrees 04 minutes 58 seconds East, a distance of 15.10 feet to **The Point of Beginning** and containing 0.388 acres, more or less.

The bearings in the above description are based the bearing between Franklin County Monuments "WE130" & "FRANK72" being South 84 degrees 36 minutes 52 seconds East, as measured on the state plane coordinate system, NAD83, CORS96, Ohio South Zone, established by using the Ohio Department of Transportation's Virtual Reference System (VRS) of a global positioning system (GPS) survey.

All references being to those of record in the Recorder's Office, Franklin 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 March, 2014.

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

6/3/2014

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

June 3, 2014
O:\2014\2014085\01 Academic Drive - Phase 1\ROW\legals\02-P2.docx

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 B
PARCEL 2-P2
ACADEMIC DRIVE PHASE 1

V.M.S. 6748,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1801 Watermark Drive, Suite 150
Columbus, OH 43215
614.210.0751 Fax 614.210.0725
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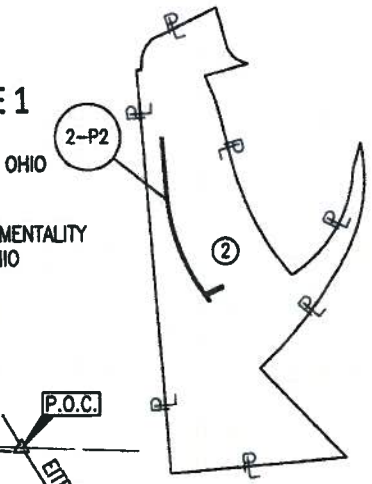

(1)
PEWAMO, LTD., A LIMITED LIABILITY COMPANY
16-0001001.0000
4.563 ACRES
O.R. 579, PG. 727

(2)
OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
39-0001003.0000
14.004 ACRES
O.R. 973, PG. 13

UNION COUNTY
FRANKLIN COUNTY

P.O.B.
S 88°04'58" E
15.10'
P.O.C.
EITERMAN RD.
N 88°04'58" W
1491.15'
N 04°37'50" W
S 04°37'50" E
313.92'
312.20'

100' 50' 0' 50' 100'
Scale: 1" = 100'

(1)
PEWAMO, LTD.,
A LIMITED LIABILITY COMPANY
274-000010-00
54.247 ACRES
INST. 200410120236071

0.388 ACRES

2-P2

(2)
OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
273-011342-00
32.172 ACRES
INST. 201207030095114

C1
Δ = 31°02'19" LT.
R = 1135.00'
L = 614.86'
Ch Brg = S 20°08'59" E
Ch = 607.37'

C3
Δ = 33°47'43" RT.
R = 1150.00'
L = 678.32'
Ch Brg = N 21°31'41" W
Ch = 668.53'

C2
Δ = 01°43'31" LT.
R = 1135.00'
L = 34.17'
Ch Brg = S 37°33'48" E
Ch = 34.17'

S 24°20'41" E
20.00'
107.19'
N 65°39'19" E
S 65°39'19" W
103.00'
C2
S 51°34'27" W
15.00'

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

6/3/2014
STEVEN L. MULLANEY, P.S. 7900 DATE

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY MONUMENTS "WE130" & "FRANK72" BEING S 84°36'52" E, AS MEASURED ON THE STATE PLANE COORDINATE SYSTEM, NAD83, CORS96, OHIO SOUTH ZONE, ESTABLISHED BY USING THE O.D.O.T. VIRTUAL REFERENCE SYSTEM (VRS) OF A GLOBAL POSITIONING SYSTEM (GPS) SURVEY.

LEGEND:
Δ RAILROAD SPIKE FOUND

EXHIBIT A

PARCEL 2-P3
DESCRIPTION OF A PERMANENT EASEMENT
FOR UTILITIES, DRAINAGE AND GRADING

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 Franklin, City of Dublin, Virginia Military Survey Number 6748, being a part of a 32.172 acre tract in the name of Ohio University, an instrumentality of the State of Ohio (the grantor), as recorded in Instrument Number 201207030095114, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particular described as follows:

Commencing, for reference, at a railroad spike (found) where the centerline of Eiterman Road intersects the Franklin/Union County Line;

Thence, leaving said centerline along the Franklin/Union County Line, North 88 degrees 04 minutes 58 seconds West, a distance of 1606.91 feet to a point on the easterly line of a 54.247 acre tract, in the name of Pewamo, Ltd., a Limited Liability Company;

Thence, along said property line, South 04 degrees 37 minutes 50 seconds East, a distance of 325.40 feet, to **The Point of Beginning** of the easement herein described:

Thence, leaving said property line, through the grantor's tract, for the following three (3) calls:

1. Southeasterly, an arc distance of 737.30 feet, along the arc of a curve deflecting to the left, having a central angle of 33 degrees 47 minutes 43 seconds, a radius of 1250.00 feet, and a chord that bears South 21 degrees 31 minutes 41 seconds East, a distance of 726.66 feet, to a point;
2. South 51 degrees 34 minutes 27 seconds West, a distance of 10.00 feet, to a point;
3. Northwesterly, an arc distance of 584.35 feet, along the arc of a curve deflecting to the right, having a central angle of 26 degrees 34 minutes 19 seconds, a radius of 1260.00 feet, and a chord that bears North 25 degrees 08 minutes 23 seconds West, a distance of 579.13 feet, to a point on the grantor's westerly property line and the easterly property line of said Pewamo tract;

Thence, along said property line, North 04 degrees 37 minutes 50 seconds West, a distance of 158.43 feet to **The Point of Beginning** and containing 0.146 acres, more or less.

The bearings in the above description are based the bearing between Franklin County Monuments "WE130" & "FRANK72" being South 84 degrees 36 minutes 52 seconds East, as measured on the state plane coordinate system, NAD83, CORS96, Ohio South Zone, established by using the Ohio Department of Transportation's Virtual Reference System (VRS) of a global positioning system (GPS) survey.

All references being to those of record in the Recorder's Office, Franklin 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 March, 2014.

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

6/3/2014

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

June 3, 2014
O:\2014\2014085\01 Academic Drive - Phase 1\ROW\legals\02-P3.docx

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 B
PARCEL 2-P3
ACADEMIC DRIVE PHASE 1

V.M.S. 6748,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1801 Watermark Drive, Suite 150
Columbus, OH 43215
614.210.0751 Fax 614.210.0725
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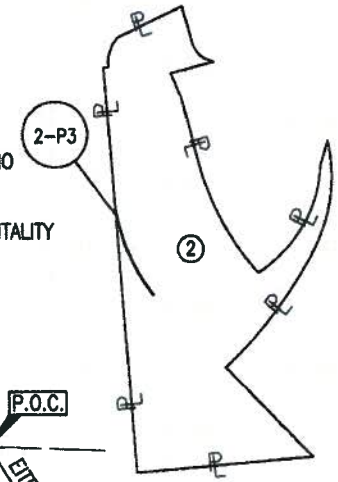


① PEWAMO, LTD., A LIMITED LIABILITY COMPANY
16-0001001.0000
4.563 ACRES
O.R. 579, PG. 727

② OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
39-0001003.0000
14.004 ACRES
O.R. 973, PG. 13

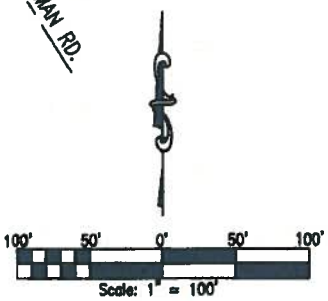
UNION COUNTY
FRANKLIN COUNTY

N 88°04'58" W
1606.91'

P.O.C.

EITERMAN RD.

S 04°37'50" E
325.40'



① PEWAMO, LTD.,
A LIMITED LIABILITY COMPANY
274-000010-00
54.247 ACRES
INST. 200410120236071

P.O.B.

N 04°37'50" W
158.43'

② OHIO UNIVERSITY, AN INSTRUMENTALITY OF THE STATE OF OHIO
273-011342-00
32.172 ACRES
INST. 201207030095114

0.146 ACRES

2-P3

C2
Δ = 26°34'19" RT.
R = 1260.00'
L = 584.35'
Ch Brg = N 25°08'23" W
Ch = 579.13'

C1
Δ = 33°47'43" LT.
R = 1250.00'
L = 737.30'
Ch Brg = S 21°31'41" E
Ch = 726.66'

C2 C1

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

6/3/2014
STEVEN L. MULLANEY, P.S. 7900 DATE

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY MONUMENTS "WE130" & "FRANK72" BEING S 84°36'52" E, AS MEASURED ON THE STATE PLANE COORDINATE SYSTEM, NAD83, CORS96, OHIO SOUTH ZONE, ESTABLISHED BY USING THE O.D.O.T. VIRTUAL REFERENCE SYSTEM (VRS) OF A GLOBAL POSITIONING SYSTEM (GPS) SURVEY.

LEGEND:
△ RAILROAD SPIKE FOUND

S 51°34'27" W
10.00'