



**To:** Members of Dublin City Council

**From:** Marsha I. Grigsby, City Manager 

**Date:** August 7, 2014

**Initiated By:** Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
Kenneth B. Richardson, PE, Engineering Manager - Design  
Philip K. Hartmann, Assistant Law Director

**Re:** ORDINANCE 84-14 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.647 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.408 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM NATIONWIDE MUTUAL INSURANCE COMPANY, AT THE PROPERTY LOCATED ON FRANTZ ROAD, IN BETWEEN RINGS ROAD AND BLAZER PARKWAY FOR THE RELOCATION OF OVERHEAD UTILITIES UNDERGROUND ALONG FRANTZ ROAD.

## Background

The City of Dublin (the "City") will be relocating overhead electric and telecommunications utility lines underground along Frantz Road, between Rings Road and Metro Place South (the "Project"). The Project will improve utilities and improve economic development.

Nationwide Mutual Insurance Company, (the "Grantor") owns property from which the City desires a permanent easement and a temporary easement. This property is identified as Franklin County Parcel No. 273-010749.

After engaging in amicable negotiations, the City has come to an agreement with the Grantor to acquire the necessary property interest, pursuant to the terms outlined in this memorandum. This Ordinance authorizes the acquisition of the permanent easement for One Hundred Thousand Four Hundred Forty Five Dollars (\$100,445.00), which is the appraised value of the permanent easement. The Grantor agreed to donate the temporary easement to the City at no cost.

## Acquisition

The City will be acquiring from the Grantor only the property interest necessary for the construction of the Project, as depicted in the legal description and depiction attached to this memorandum. The City will be acquiring the permanent easement for its appraised value and accepting the donation of the temporary easement. The acquisition is detailed below:

Franklin County Parcel No. 273-010749

<b>Property Interest Acquiring</b>	<b>Description</b>	<b>Appraised Value</b>
Permanent Easement	0.647 acre ±	\$97,050.00
Temporary Easement	0.408 acre ±	Donation (\$10,200)
Improvement Valuation	Trees, Lawn, etc.	\$3,395.00
<b>Total</b>		<b>\$100,445.00</b>

**RECOMMENDATION**

Ordinance No. 84-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above.

Staff recommends that Council dispense with the public hearing and approve Ordinance No. 84-14 by emergency at the August 11, 2014 Council meeting in order to continue moving forward with the Project.

# RECORD OF ORDINANCES

Ordinance No. 84-14

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

**AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.647 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.408 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM NATIONWIDE MUTUAL INSURANCE COMPANY, AT THE PROPERTY LOCATED ON FRANTZ ROAD, IN BETWEEN RINGS ROAD AND BLAZER PARKWAY FOR THE RELOCATION OF OVERHEAD UTILITIES UNDERGROUND ALONG FRANTZ ROAD, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Dublin (the "City") will be relocating overhead electric and telecommunications utility lines underground along Frantz Road, between Rings Road and Metro Place South (the "Project"); and

**WHEREAS**, said Project requires that the City obtain certain property interest within Franklin County Parcel No. 273-010749 owned by Nationwide Mutual Insurance Company, (the "Grantor"), said property interest more fully described and depicted in the Exhibit labeled "A," attached hereto; and

**WHEREAS**, the City and the Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary permanent easement for the appraised value of One Hundred Thousand Four Hundred Forty Five Dollars (\$100,445.00); and

**WHEREAS**, the Grantor agreed to donate the necessary temporary easement; and

**WHEREAS**, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

**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 execute all necessary conveyance documentation to acquire a 0.647 acre, more or less, permanent easement, and a 0.408 acre, more or less, temporary easement for twelve (12) months, commencing on the date construction begins, from Nationwide Mutual Insurance Company, for the appraised value of the permanent easement of One Hundred Thousand Four Hundred Forty Five Dollars (\$100,445.00), said property interest located within Franklin County Parcel No. 273-010749, and as more fully described and depicted in the attached Exhibit "A."

**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. This Ordinance shall therefore take effect immediately upon passage.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council

**EXHIBIT A**

Ver. Date: 06/25/2014

Page 1 of 2

**PARCEL 1-WD  
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 4.563 acre tract in the name of Pewamo, Ltd., a Limited Liability Company (the grantor), as recorded in Official Record 579, Page 727, 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 1606.91 feet to a point on the grantor's easterly property line, said point being on the westerly line of a 14.004 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio, as recorded in Official Record 973, Page 13;

Thence, along said property line, North 04 degrees 37 minutes 50 seconds West, a distance of 94.25 feet, to an iron pin (set), and being **The Point of Beginning** of the parcel herein described:

Thence, leaving said property line, through the grantor's tract, northwesterly, an arc distance of 165.49 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 360.00 feet, and a chord that bears North 17 degrees 47 minutes 59 seconds West, a distance of 164.04 feet to an iron pin (set);

Thence, continuing through the grantor's tract, North 30 degrees 58 minutes 08 seconds West, a distance of 110.85 feet to an iron pin (set) on the southerly existing right of way line of State Route 161, and the southerly line of a 2.965 acre tract in the name of the City of Dublin, as recorded in Official Record 872, Page 66;

Thence, along said right of way line, North 72 degrees 02 minutes 56 seconds East, a distance of 88.95 feet to a magnail (set) on the grantor's easterly property line and the westerly property line of said Ohio University tract;

Thence, along said property line, South 04 degrees 37 minutes 50 seconds East, a distance of 279.56 feet to **The Point of Beginning** and containing 0.206 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.



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

*Steven L. Mullaney* 6/25/2014  
Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

June 25, 2014

O:\2014\2014085\01 Academic Drive - Phase I\ROW\legals\01-WD.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**

PRE-APPROVAL STAMP

Description Approved OK

Plat Approved OK

Flood Prone Area OK

Closure OK

Initial MJK Date 6-26-14

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



**GPD GROUP.**

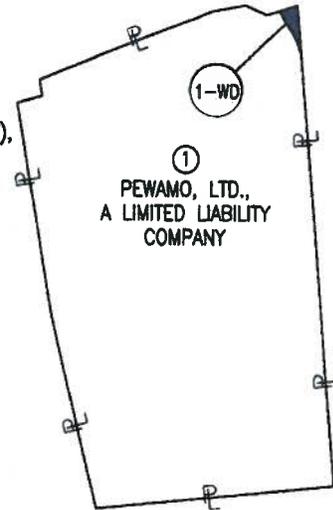
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

1801 Watermark Drive, Suite 150  
Columbus, OH 43215  
614.210.0751 Fax 614.210.0725

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### EXHIBIT B PARCEL 1-WD ACADEMIC DRIVE PHASE 1

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



①  
PEWAMO, LTD.,  
A LIMITED LIABILITY  
COMPANY

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

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 = 360.00'  
L = 165.49'  
Ch Brg = N 17°47'59" W  
Ch = 164.04'

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

UNION COUNTY  
FRANKLIN COUNTY

N 88°04'58" W  
1606.91'



*Steven L. Mullaney* 6/25/2014  
STEVEN L. MULLANEY, P.S. 7900 DATE

**LEGEND:**

- Δ 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: 06/27/2014

Page 1 of 2

**PARCEL 1-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 4.563 acre tract in the name of Pewamo, Ltd., a Limited Liability Company (the grantor), as recorded in Official Record 579, Page 727, 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 1606.91 feet to a point on the grantor's easterly property line, said point being on the westerly line of a 14.004 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio, as recorded in Official Record 973, Page 13, and being **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 10.07 feet to a point;

Thence, leaving the Franklin/Union County Line, through the grantor's tract, for the following five (5) calls:

1. North 04 degrees 37 minutes 50 seconds West, a distance of 93.10 feet, to a point;
2. Northwesterly, an arc distance of 160.89 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 350.00 feet, and a chord that bears North 17 degrees 47 minutes 59 seconds West, a distance of 159.48 feet, to a point;
3. North 30 degrees 58 minutes 08 seconds West, a distance of 86.59 feet, to a point;
4. South 72 degrees 02 minutes 56 seconds West, a distance of 77.10 feet, to a point;
5. North 24 degrees 19 minutes 21 seconds East, a distance of 35.00 feet, to the southerly existing right of way of State Route 161, and the southerly property line of a 2.965 acre tract in the name of the City of Dublin, as recorded in Official Record 872, Page 66;

Thence, along said right of way line, North 72 degrees 02 minutes 56 seconds East, a distance of 57.84 feet to a point;

Thence, leaving said right of way line, through the grantor's tract, South 30 degrees 58 minutes 08

seconds East, a distance of 110.85 feet, to a point;

Thence, continuing through the grantor's tract, southeasterly, an arc distance of 165.49 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 360.00 feet, and a chord that bears South 17 degrees 47 minutes 59 seconds East, for a distance of 164.04 feet, to a point on the grantor's easterly property line and the westerly property line of a 14.004 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio, as recorded in Official Record 973, Page 13;

Thence, along said property line, South 04 degrees 37 minutes 50 seconds East, a distance of 94.25 feet to **The Point of Beginning** and containing 0.122 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

*Steven L. Mullaney* 6/27/2014  
Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

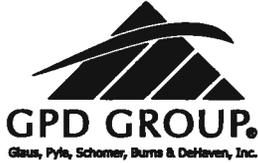
June 27, 2014

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

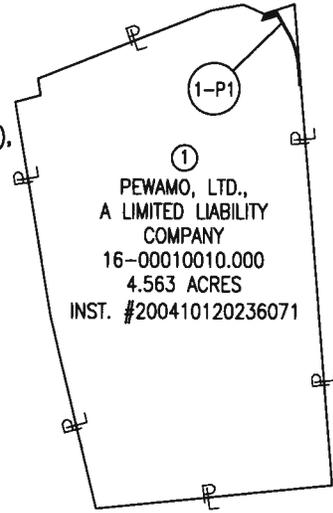
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1801 Watermark Drive, Suite 150  
Columbus, OH 43215  
614.210.0751 Fax 614.210.0725  
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**EXHIBIT B**  
**PARCEL 1-P1**  
**ACADEMIC DRIVE PHASE 1**

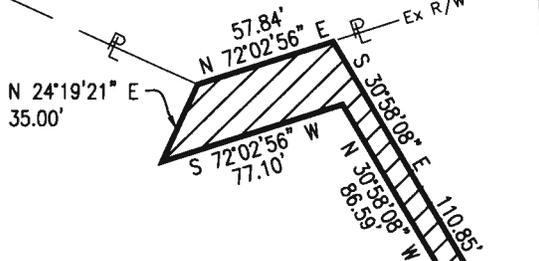
WASHINGTON TOWNSHIP (OF FRANKLIN COUNTY),  
V.M.S. 6748, CITY OF DUBLIN,  
UNION COUNTY, OHIO



①  
PEWAMO, LTD.,  
A LIMITED LIABILITY  
COMPANY  
16-00010010.000  
4.563 ACRES  
INST. #200410120236071

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



0.122 ACRES

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 = 350.00'  
L = 160.89'  
Ch Brg = N 17°47'59" W  
Ch = 159.48'

C2  
Δ = 26°20'18" RT.  
R = 360.00'  
L = 165.49'  
Ch Brg = S 17°47'59" E  
Ch = 164.04'

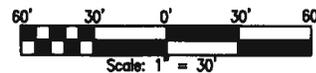
FEMA FLOOD ZONE "X"  
MAP #39049C  
PANEL 0131K  
JUNE 17, 2008

UNION COUNTY  
FRANKLIN COUNTY

N 88°04'58" W  
10.07'

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

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



**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.

STEVEN L. MULLANEY, P.S. 7900 DATE

**LEGEND:**

Δ RAILROAD SPIKE FOUND

**EXHIBIT A**

Ver. Date: 06/03/2014

Page 1 of 2

**PARCEL 1-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 54.247 acre tract in the name of Pewamo, Ltd., a Limited Liability Company (the grantor), as recorded in Instrument Number 200410120236071, 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 grantor's easterly property line, said point being on the westerly line of a 32.172 acre tract in the name of Ohio University, an Instrumentality of the State of Ohio, as recorded in Instrument Number 201207030095114, and being **The Point of Beginning** of the easement herein described:

Thence, leaving the Franklin/Union County Line along said property line, South 04 degrees 37 minutes 50 seconds East, a distance of 483.83 feet to a point;

Thence, leaving said property line, through the grantor's tract, northwesterly, an arc distance of 158.85 feet, along the arc of a curve deflecting to the right, having a central angle of 07 degrees 13 minutes 24 seconds, a radius of 1260.00 feet, and a chord that bears North 08 degrees 14 minutes 32 seconds West, a distance of 158.75 feet to a point;

Thence, continuing through the grantor's tract, North 04 degrees 37 minutes 50 seconds West, a distance of 326.55 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 10.07 feet to **The Point of Beginning** and containing 0.099 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.

Page 1 of 2

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

*Steven L. Mullaney* 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\01-P2.docx

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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 B  
PARCEL 1-P2  
ACADEMIC DRIVE PHASE 1**

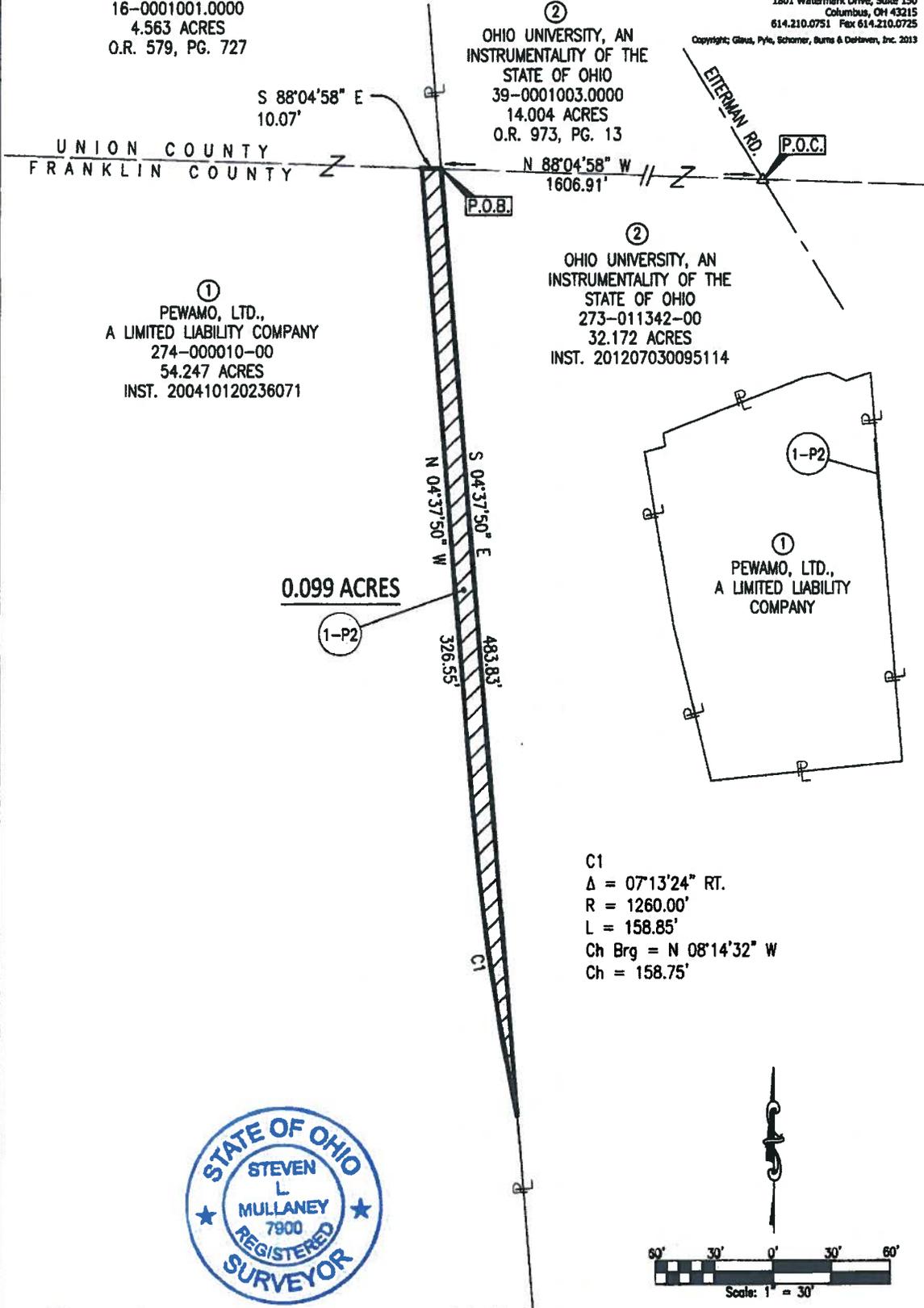


①  
PEWAMO, LTD.,  
A LIMITED LIABILITY COMPANY  
16-0001001.0000  
4.563 ACRES  
O.R. 579, PG. 727

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

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

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Columbus, OH 43215  
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*Steven L. Mullaney* 6/3/2014  
STEVEN L. MULLANEY, P.S. 7900 DATE

**LEGEND:**  
△ RAILROAD SPIKE FOUND

**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.

**EXHIBIT A**

Ver. Date: 07/03/2014

Page 1 of 2

**PARCEL 1-T  
DESCRIPTION OF A TEMPORARY EASEMENT  
FOR CONSTRUCTION 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 4.563 acre tract in the name of Pewamo, Ltd., a Limited Liability Company (the grantor), as recorded in Official Record 579, Page 727, 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 1616.98 feet to a point;

Thence, leaving the Franklin/Union County Line, North 04 degrees 37 minutes 50 seconds West, a distance of 93.10 feet to **The Point of Beginning** of the easement herein described:

Thence, North 25 degrees 54 minutes 29 seconds West, a distance of 246.21 feet, to a point;

Thence, North 72 degrees 02 minutes 56 seconds East, a distance of 15.00 feet, to a point;

Thence, South 30 degrees 58 minutes 08 seconds East, a distance of 86.59 feet, to a point;

Thence, southeasterly, an arc distance of 160.89 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 350.00 feet, and a chord that bears South 17 degrees 47 minutes 59 seconds East, a distance of 159.48 feet, to **The Point of Beginning** and containing 0.101 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

*Steven L. Mullaney* 7/3/2014  
Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

July 3, 2014

C:\2014\2014085\01 Academic Drive - Phase I\ROW\legals\01-T.docx

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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**

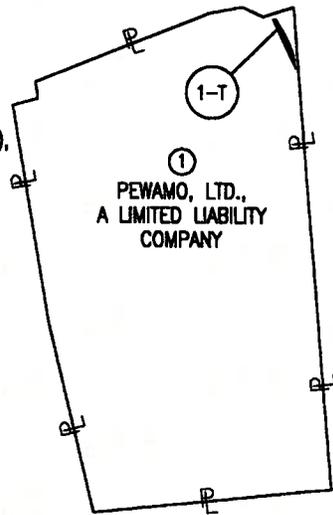


1801 Watermark Drive, Suite 150  
Columbus, OH 43215  
614.210.0751 Fax 614.210.0725

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**EXHIBIT B  
PARCEL 1-T  
ACADEMIC DRIVE PHASE 1**

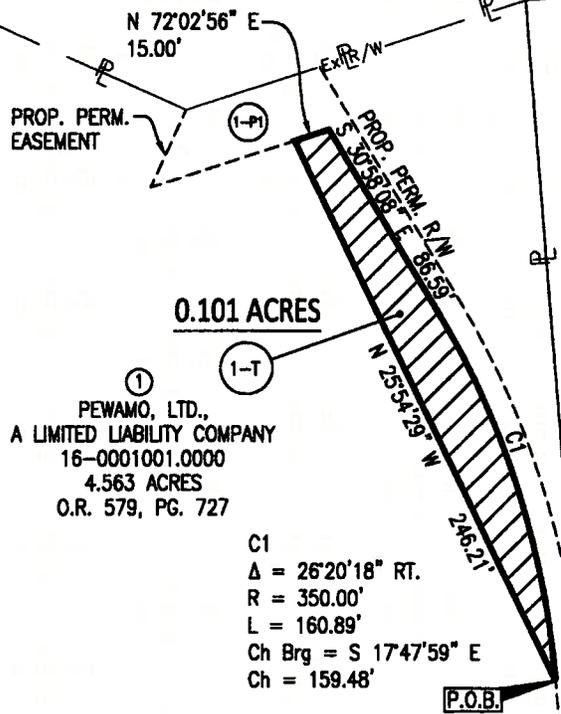
WASHINGTON TOWNSHIP (OF FRANKLIN COUNTY),  
V.M.S. 6748, CITY OF DUBLIN,  
UNION COUNTY, OHIO



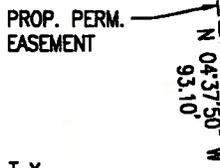
CITY OF DUBLIN  
(64-WD)  
16-0001001.1000  
2.965 ACRES  
O.R. 872, PG. 66

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

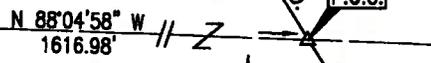
OHIO UNIVERSITY, AN  
INSTRUMENTALITY OF THE  
STATE OF OHIO  
39-0001003.0000  
14.004 ACRES  
O.R. 973, PG. 13



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

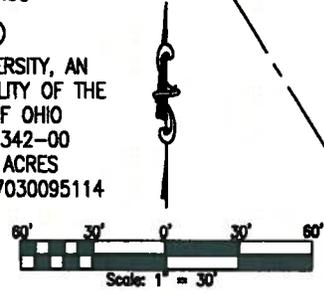


UNION COUNTY  
FRANKLIN COUNTY



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

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



*Steven L. Mullaney* 7/3/2014  
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.