



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 / *MAC*

Date: August 21, 2014

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

Re: Ordinance 88-14 – APPROPRIATING A 0.206 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 0.122 ACRE, MORE OR LESS PERMANENT EASEMENT; A 0.099 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.101 ACRE, MORE OR LESS TEMPORARY EASEMENT FROM PEWAMO, LTD., FOR THE PROPERTY LOCATED ALONG STATE ROUTE 161 FOR THE CONSTRUCTION AND EXTENSION OF INDUSTRIAL PARKWAY FOR THE ACADEMIC DRIVE PHASE 1 PROJECT, 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, for the Academic Drive Phase 1 project (the "Project").

Pewamo, LTD. (the "Grantor") owns property from which the City desires a fee simple interest, two permanent easements, and one temporary easement 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. 16-0001001.0000. The City desires one fee simple interest, one permanent easement, and one temporary easement from this parcel. The southern portion of the property is located in Franklin County, identified as Franklin County Parcel No. 274-000010. The City desires one permanent easement from this parcel. An aerial photo depicting the property interests is attached to this memorandum.

The City is still hopeful that an amicable resolution can be reached with the Grantor; however, this Ordinance authorizes the law director's office to initiate the eminent domain process in the event that negotiations are unsuccessful.

ACQUISITION

The City will be acquiring only the property interest necessary for the construction of the Project. The City had the property interests appraised; the appraised values are detailed below.

Union County Parcel No. 16-0001001.0000 & Franklin County Parcel No. 274-000010

Property Interest Acquiring	Description	Appraised Value
Fee Simple Interest	0.206 acre ±	\$41,200.00
Permanent Easement	0.122 acre ±	\$12,200.00
Permanent Easement	0.099 acre ±	\$4,455.00
Temporary Easement	0.101 acre ±	\$2,020.00
Total		\$59,875.00

RECOMMENDATION

The Law Department recommends Council dispense with the public hearing and approve Ordinance 88-14 by emergency at the August 25 Council meeting as the construction of the Project is necessary for public welfare and safety, and approval of the Ordinance will keep the Project moving forward.

RECORD OF ORDINANCES

Ordinance No. 88-14 Passed _____, 20____

AN ORDINANCE TO APPROPRIATE A 0.206 ACRE, MORE OR LESS, FEE SIMPLE INTEREST; A 0.122 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.099 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.101 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PEWAMO, LTD., FOR THE PROPERTY LOCATED ALONG STATE ROUTE 161 FOR THE CONSTRUCTION AND EXTENSION OF INDUSTRIAL PARKWAY FOR THE ACADEMIC DRIVE PHASE 1 PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct roadway improvements to extend Industrial Parkway to the south, for the Academic Drive Phase 1 project (the "Project"); and

WHEREAS, the Project requires that the City obtain a fee simple interest, two permanent easements, and a temporary easement from Pewamo, Ltd., as described in the Exhibit labeled "A" and depicted in the Exhibit labeled "B," all attached hereto, said property interest located in the City of Dublin, Counties of Union and Franklin, State of Ohio.

NOW, THEREFORE, BE IT ORDAINED 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 authorization to appropriate for the appraised value of Fifty Nine Thousand Eight Hundred Seventy Five dollars (\$59,875.00), for the purpose of constructing roadway improvements to extend Industrial Parkway to the south for the Academic Drive Phase 1 Project, a fee simple interest, two permanent easements, 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 Law Director's office is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary.

Section 3. 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

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\cgals\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

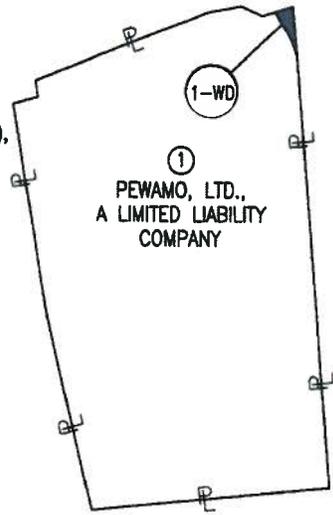
Pre-approval of description
does not include the
Planning Commission lot split
approval, zoning, Health
Department, or any other
approvals needed for transfer.



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



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
 $\Delta = 26^{\circ}20'18''$ LT.
 $R = 360.00'$
 $L = 165.49'$
 Ch Brg = N $17^{\circ}47'59''$ W
 Ch = 164.04'

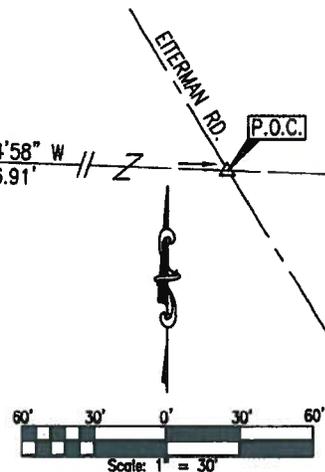
FEMA FLOOD ZONE "X"
 MAP #39049C
 PANEL 0131K
 JUNE 17, 2008



Steven L. Mullaney 6/25/2019
 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

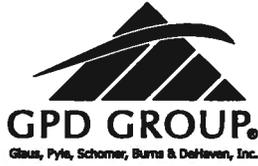
Steven L. Mullaney 6/27/2014
Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

June 27, 2014

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

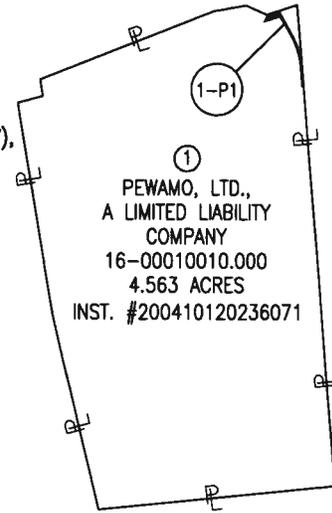
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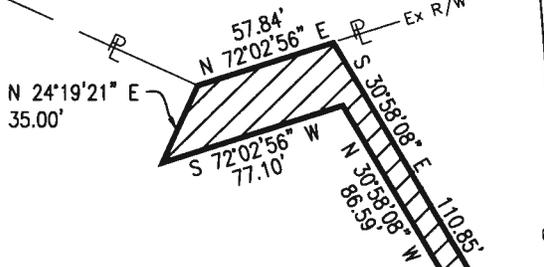
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EXHIBIT B
PARCEL 1-P1
ACADEMIC DRIVE PHASE 1
WASHINGTON TOWNSHIP (OF FRANKLIN COUNTY),
V.M.S. 6748, CITY OF DUBLIN,
UNION COUNTY, OHIO



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

C1
Δ = 26°20'18" LT.
R = 350.00'
L = 160.89'
Ch Brg = N 17°47'59" W
Ch = 159.48'

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

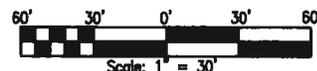
C2
Δ = 26°20'18" RT.
R = 360.00'
L = 165.49'
Ch Brg = S 17°47'59" E
Ch = 164.04'

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



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

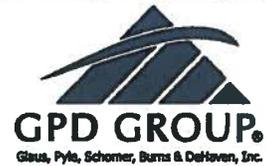
June 3, 2014

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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**



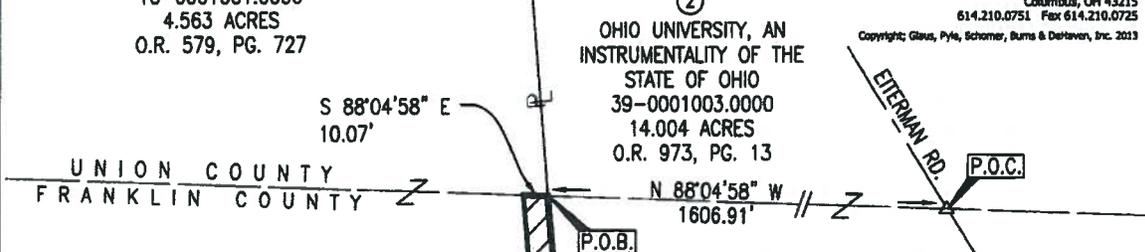
1801 Watermark Drive, Suite 150
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614.210.0751 Fax 614.210.0725

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

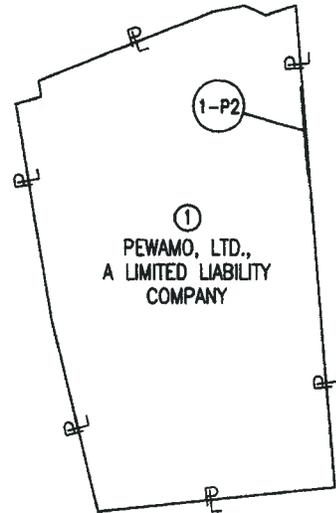
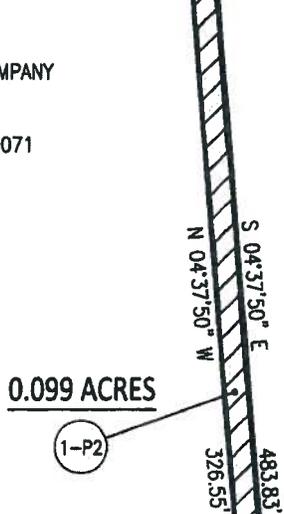
V.M.S. 6748,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

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



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



C1
Δ = 07'13"24" RT.
R = 1260.00'
L = 158.85'
Ch Brg = N 08°14'32" W
Ch = 158.75'



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

LEGEND:
Δ 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.

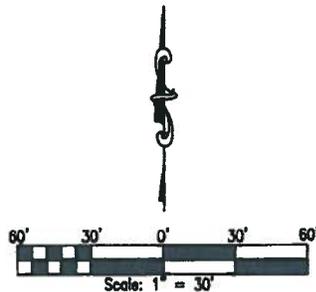


EXHIBIT A

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

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

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

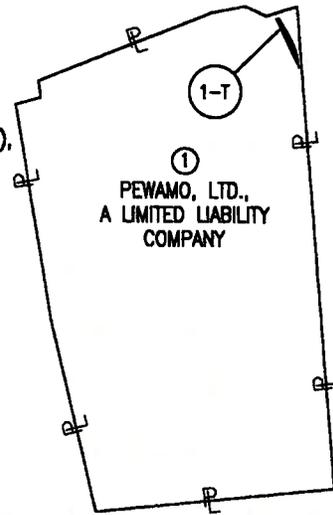
1801 Watermark Drive, Suite 150
Columbus, Ohio 43215
Phone: 614-210-0751 / Fax: 614-210-0752



Glass, Pyle, Schomer, Burns & DeHaven, Inc.
 1801 Watermark Drive, Suite 150
 Columbus, OH 43215
 614.210.0751 Fax 614.210.0725
 Copyright: Glass, Pyle, Schomer, Burns & DeHaven, Inc. 2013

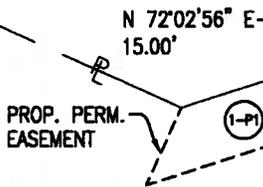
**EXHIBIT B
 PARCEL 1-T
 ACADEMIC DRIVE PHASE 1**

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



0.101 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
 $\Delta = 26^{\circ}20'18''$ RT.
 $R = 350.00'$
 $L = 160.89'$
 Ch Brg = S $17^{\circ}47'59''$ E
 Ch = 159.48'

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

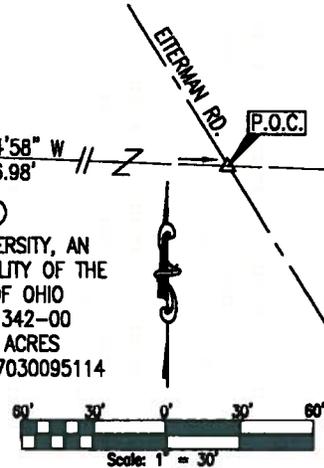
PROP. PERM. EASEMENT

UNION COUNTY
 FRANKLIN COUNTY



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 7/3/2014
 STEVEN L. MULLANEY, P.S. 7900 DATE

LEGEND:
 Δ RAILROAD SPIKE FOUND

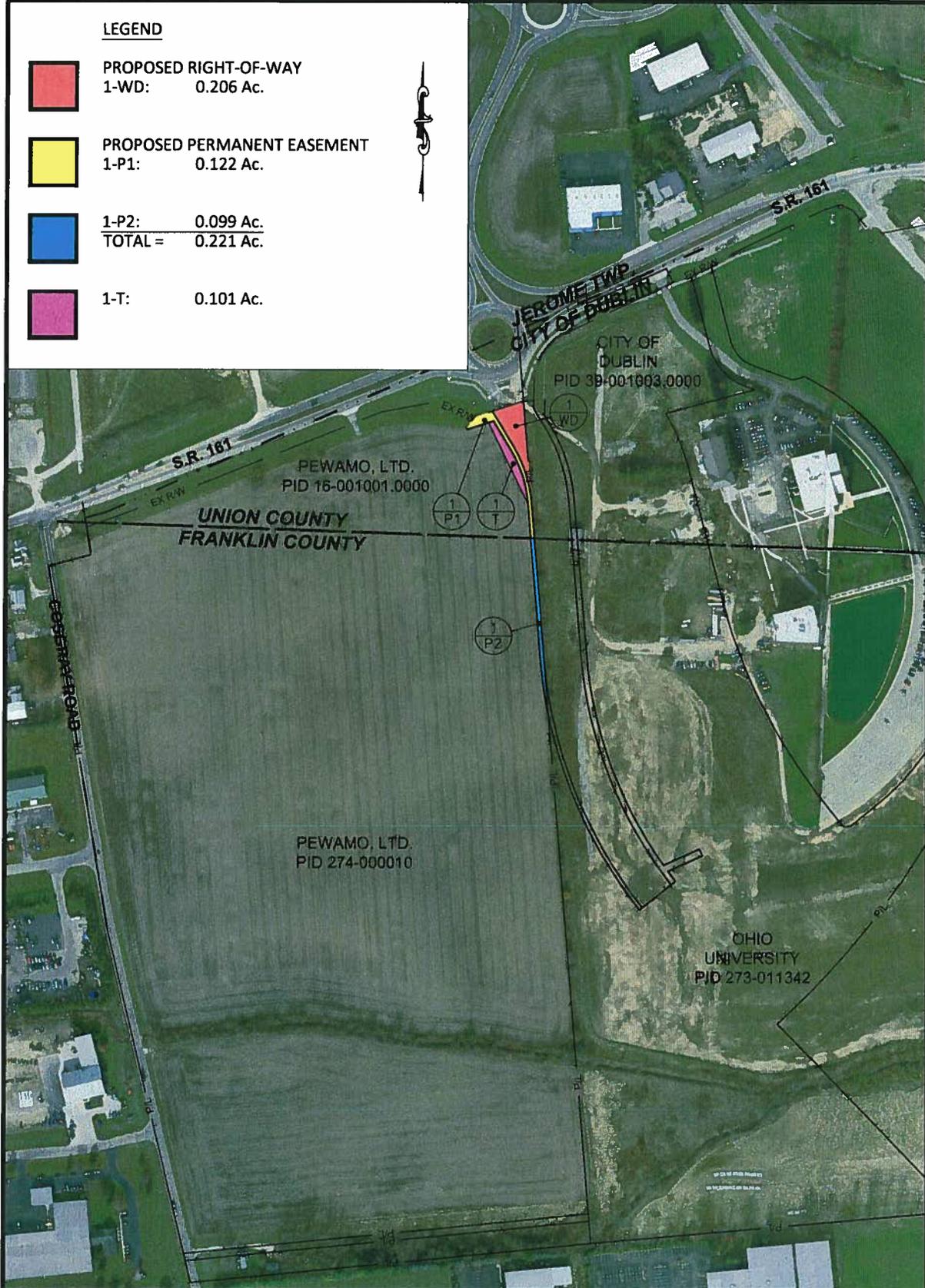


5800 Shier-Rings Road, Dublin, Ohio 43016-1236
 Phone (614)410-4800 Fax (614)761-8508

ATTACHMENT A
ACADEMIC DRIVE
PHASE 1
PEWAMO, LTD.
DUBLIN, OHIO 43017

LEGEND

	PROPOSED RIGHT-OF-WAY 1-WD: 0.206 Ac.
	PROPOSED PERMANENT EASEMENT 1-P1: 0.122 Ac.
	1-P2: 0.099 Ac.
	TOTAL = 0.221 Ac.
	1-T: 0.101 Ac.



DRAWN	CHECKED	DATE:	JOB NO.
MSS		08/20/14	14-009

