



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 */mcc*
Date: December 31, 2014
Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Kenneth B. Richardson, PE, PS, Engineering Manager - Design
Philip K. Hartmann, Assistant Law Director
Re: Ordinance 03-15 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.062 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.043 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM SABRA L. MINYARD AND WILLIAM MINYARD, FOR THE PROPERTY LOCATED AT 8698 HYLAND-CROY ROAD FOR THE CONSTRUCTION OF A SHARED-USE PATH CONNECTION

BACKGROUND

The City of Dublin ("City") is preparing to construct a shared-use connection path adjacent to Hyland-Croy Road (the "Project"). The City is obtaining certain permanent property interests from various landowners to construct the path, as well as acquiring temporary easements to perform minor grading and construction.

Sabra L. Minyard and William Minyard (the "Grantors") own property from which the City desires a permanent easement and a temporary easement. This property is located at 8698 Hyland-Croy Road, Plain City, OH 43064 and is identified as Union County Parcel No. 17-00240380000.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the property for the appraised value of Seven Thousand Five Hundred Dollars (\$7,500), pursuant to the terms outlined in this memorandum.

ACQUISITION

The City will be acquiring 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 City will be acquiring the property interest for its appraised value. The property interest is detailed below:

Union County Parcel No. 17-00240380000

| Property Interest Acquiring | Description | Appraised Value |
|------------------------------------|--------------------------------|------------------------|
| Permanent Easement | 0.062 acre ± | \$4,025.00 |
| Temporary Easement | 0.043 acre ± | \$300.00 |
| Improvement Valuation | Trees, asphalt, lawn sod, etc. | \$3,175.00 |
| TOTAL | | \$7,500.00 |

RECOMMENDATION

Ordinance No. 03-15 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above.

Staff recommends that Council approve Ordinance No. 03-15 at the second reading/public hearing on January 26, 2015.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

03-15

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.062 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.043 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM SABRA L. MINYARD AND WILLIAM MINYARD, FOR THE PROPERTY LOCATED AT 8698 HYLAND-CROY ROAD FOR THE CONSTRUCTION OF A SHARED-USE PATH CONNECTION

WHEREAS, the City of Dublin (the "City") is preparing to construct a shared-use path connection Hyland-Croy Road (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Union County Parcel No. 17-00240380000 owned by Sabra L. Minyard and William Minyard (the "Grantors"), 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 and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Seven Thousand Five Hundred Dollars (\$7,500); and

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

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 0.062 acre, more or less, permanent easement, as well as a 0.043 acre, more or less, temporary easement for twelve (12) months, commencing on the date construction begins, from Sabra L. Minyard and William Minyard, for the sum of Seven Thousand Five Hundred Dollars (\$7,500), said property interest located within Union County Parcel No. 17-00240380000, and more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Ordinance shall be effective upon the earliest date permitted by law.

Passed this _____ day of _____, 2015.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

Parcel 5P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.062 acres

Situated in the State of Ohio, County of Union, Township of Jerome, being a part of Virginia Military Survey Number 2925, and a part of a 2.009 acre tract conveyed to Sabra L. Minyard and William Minyard by Official Record 69, Page 189, all records herein are from the Recorder's Office, Union County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning at the intersection of the east Right of Way of Hyland Croy Road (60 foot) and the south line of said 2.009 acre tract;

Thence, North 12°18'59" West, a distance of 195.00 feet, along the east Right of Way of Hyland Croy Road to the north line of said 2.009 acre tract;

Thence, North 82°36'01" East, a distance of 18.00 feet, along the north line of said 2.009 acre tract to a point;

Thence, crossing said 2.009 acre tract the following eight courses:

1. Thence, South 12°18'59" East, a distance of 24.00 feet to a point;
2. Thence, North 77°41'01" East, a distance of 5.00 feet to a point;
3. Thence, South 12°18'59" East, a distance of 10.00 feet to a point;
4. Thence, South 77°41'01" West, a distance of 5.00 feet to a point;
5. Thence, South 12°18'59" East, a distance of 43.00 feet to a point;
6. Thence, South 00°50'46" West, a distance of 43.00 feet to a point;
7. Thence, South 12°18'59" East, a distance of 48.00 feet to a point;
8. Thence, South 26°02'00" East, a distance of 28.69 feet, to the south line of said 2.009 acre tract;

Thence, South 82°36'01" West, a distance of 15.00 feet, along the south line of said 2.009 acre tract to the **Point of Beginning**, containing 0.062 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

The described tract is a part of Auditor's Tax Parcel Number 1700240380000 and is based on Official Record 69, Page 189.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in June 2014 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

09/08/2014

Date



Parcel 5T
Exhibit A
Temporary Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.043 acres

Situated in the State of Ohio, County of Union, Township of Jerome, being a part of Virginia Military Survey Number 2925, and a part of a 2.009 acre tract conveyed to Sabra L. Minyard and William Minyard by Official Record 69, Page 189, all records herein are from the Recorder's Office, Union County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for Reference at the intersection of the east Right of Way of Hyland Croy Road (60 foot) and the south line of said 2.009 acre tract;

Thence, North 82°36'01" East, a distance of 15.00 feet along the south line of said 2.009 acre tract to the **True Point of Beginning**;

Thence, crossing said 2.009 acre tract the following eight courses:

1. Thence, North 26°02'00" West, a distance of 28.69 feet to a point;
2. Thence, North 12°18'59" West, a distance of 48.00 feet to a point;
3. Thence, North 00°50'46" East, a distance of 43.00 feet to a point;
4. Thence, North 12°18'59" West, a distance of 43.00 feet to a point;
5. Thence, North 77°41'01" East, a distance of 5.00 feet to a point;
6. Thence, North 12°18'59" West, a distance of 10.00 feet to a point;
7. Thence, South 77°41'01" West, a distance of 5.00 feet to a point;
8. Thence, North 12°18'59" West, a distance of 24.00 feet, to the north line of said 2.009 acre tract;

Thence, North 82°36'01" East, a distance of 10.00 feet, along the north line of said 2.009 acre tract to a point;

Thence, crossing said 2.009 acre tract the following four courses:

1. Thence, South 12°18'59" East, a distance of 77.00 feet to a point;
2. Thence, South 00°50'46" West, a distance of 43.00 feet to a point;
3. Thence, South 12°18'59" East, a distance of 48.64 feet to a point;
4. Thence, South 26°20'39" East, a distance of 28.07 feet, to the south line of said 2.009 acre tract;

Thence, South 82°36'01" West, a distance of 10.00 feet, along the south line of said 2.009 acre tract to the **Point of Beginning**, containing 0.043 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

The described tract is a part of Auditor's Tax Parcel Number 1700240380000 and is based on Official Record 69, Page 189.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in June 2014 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

09/08/2014

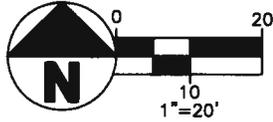
Date



EXHIBIT B

KATINA SPANOS
OR 235, PG 122
1.293 ACRES
1700240390000

SABRA L. MINYARD &
WILLIAM MINYARD
OR 69, PG 189
2.009 ACRES
1700240380000



VIRGINIA MILITARY
2925
TOWNSHIP OF JEROME
COUNTY OF UNION
STATE OF OHIO

HYLAND CROY ROAD (60')

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N77°41'01"E | 5.00 |
| L2 | S12°18'59"E | 10.00 |
| L3 | S77°41'01"W | 5.00 |



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN JULY & AUGUST 2014 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

Charles A. Wagner

CHARLES A. WAGNER, PS-8091
CW DESIGN GROUP, LLC

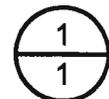
09/08/2014
DATE

CW Design Group
ENGINEERS SURVEYORS

PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

PARCEL 5P
PERMANENT EASEMENT
FOR SHARED-USE PATH, UTILITIES, STORM
DRAINAGE, AND GRADING

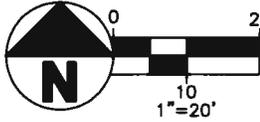
13-0026



09/08/2014

[cw design group] D:\CWDC\Project\2013\130026\Drawing\Parcel05P.dwg September 12, 2014 10:22am

EXHIBIT B



VIRGINIA MILITARY
2925
TOWNSHIP OF JEROME
COUNTY OF UNION
STATE OF OHIO

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N82°36'01"E | 15.00 |
| L2 | N77°41'01"E | 5.00 |
| L3 | N12°18'59"W | 10.00 |
| L4 | S77°41'01"W | 5.00 |
| L5 | N82°36'01"E | 10.00 |
| L6 | S82°36'01"W | 10.00 |

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).



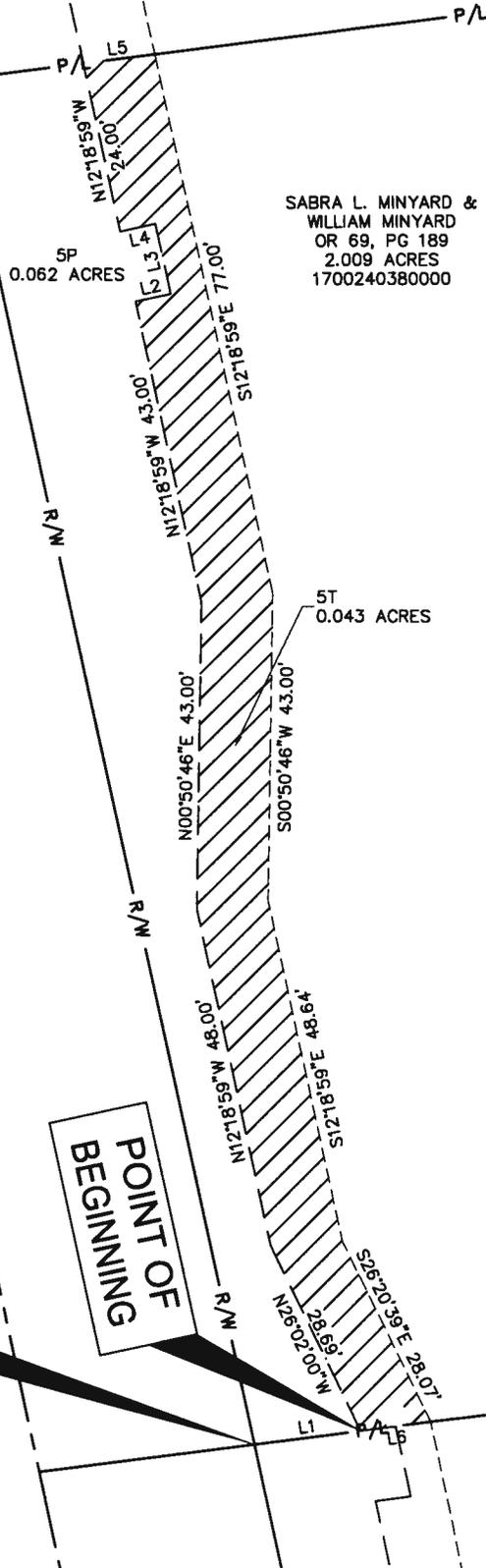
HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN JULY & AUGUST 2014 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

Charles A. Wagner

09/08/2014
DATE

CHARLES A. WAGNER, PS-8091
CW DESIGN GROUP, LLC

HYLAND CROY ROAD (60')



[cw design group] D:\CWDC\Project\2013\130026\Drawing\Parcel05T.dwg September 12, 2014 10:22am

CW Design Group
ENGINEERS SURVEYORS
PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

PARCEL 5T
TEMPORARY EASEMENT
FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

13-0026

09/08/2014