



**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager *DLM*  
**Date:** February 5, 2015  
**Initiated By:** Megan O'Callaghan, PE, Public Service Director  
 Philip K. Hartmann, Assistant Law Director  
**Re:** Res. 17-15 through 22-15 - State Route 161 and Riverside Drive Intersection Improvement Resolutions of Intent to Appropriate

**BACKGROUND**

The City of Dublin ("City") is preparing to improve the intersection of State Route 161 and Riverside Drive (the "Project"). The Project provides for the construction of a multi-lane roundabout with appropriate pedestrian facilities. The southbound bypass lane will be retained and a shared use path will be incorporated in the underpass area to provide a north/south connection adjacent to the river. The project also builds a shared use path connection on the east side of Riverside Drive between the intersection and Martin Road.

The City must obtain property interests from the following property owners in order to construct this Project:

- Four Fives, LLC
- Karen Michelle R. Friedman
- Patrick W. Hitesman
- MR/TSARR Owner, LLC
- River's Edge One
- Riverpark Group, LLC

The City is hopeful that an amicable resolution may be reached with the property owners; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

**ACQUISITION**

The property acquisition consists of the following property interests from each of the above-named property owners, as depicted in the maps attached hereto:

Property Owner	Property Interests	Auditor Parcel ID Number(s)
Four Fives, LLC	Temporary Easement (0.018 acre ±)	273-008325 & 273-008366
Karen Michelle R. Friedman	Permanent Easement (0.100 acre ±)	273-008336

	Temporary Easement (0.096 acre ±)	
<b>Patrick W. Hitesman</b>	Permanent Easement (0.109 acre ±)  Temporary Easement (0.130 acre ±)	273-008267 & 273-008359
<b>MR/TSARR Owner, LLC</b>	Temporary Easement (0.082 acre ±)	273-008269-80
<b>Riverpark Group, LLC</b>	Permanent Easement (0.130 acre ±)  Temporary Easement (0.036 acre ±)	273-009134, 273-009135, 273-009136, 273-009137, & 273-009138
<b>River's Edge One</b>	Temporary Easement (0.011 acre ±)	273-008970 & 273-008326

**RECOMMENDATION**

Staff recommends approval of Resolution Nos. 17-15 through 22-15 as the construction of the Project is necessary for public welfare and safety, and approval of the Resolutions will keep the Project moving forward.



# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

**18-15**

Resolution No. \_\_\_\_\_

Passed \_\_\_\_\_

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

**A RESOLUTION OF INTENT TO APPROPRIATE A 0.082 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM MR/TSARR OWNER, LLC, FOR THE PROPERTY LOCATED AT 4305-4335 W. DUBLIN GRANVILLE ROAD, FOR THE CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF STATE ROUTE 161 AND RIVERSIDE DRIVE AND A SHARED-USE PATH ADJACENT TO RIVERSIDE DRIVE.**

**WHEREAS**, the City of Dublin (the "City") is preparing to construct a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive (the "Project"); and

**WHEREAS**, the Project requires that the City obtain a temporary easement from MR/TSARR Owner, LLC, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto, said property interest located in the City of Dublin, County of Franklin, State of Ohio.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring that:

**Section 1.** Council considers it necessary and declares its intention to appropriate, for the public purpose of constructing a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive, a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto.

**Section 2.** The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner and persons in possession or having an interest of record in the property described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," and this notice shall be served according to law.

**Section 3.** This Resolution shall take effect and be in force from and after the earliest date permitted by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

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

**CITY OF DUBLIN, OHIO  
DESCRIPTION OF A 0.082 ACRE TEMPORARY EASEMENT  
ACQUIRED FROM MR/TSARR OWNER LLC**

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Quarter Township 3, Township 2, Range 19, United States Military Lands, and being a part of that original 14.040 acre parcel described in a deed to **MR/TSARR Owner LLC**, of record in Instrument Number 201112230168234, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

**BEGINNING** at the northeast corner of a 0.691 acre parcel described in a deed to City of Dublin, of record in Instrument Number 200606260124311, being on the north line of said original 14.040 acre parcel, being on the existing east right-of-way line for Riverside Drive (U.S. 33), and being on the south line of a 2.37 acre parcel described in a deed to City of Dublin, Ohio, of record in Instrument Number 201401100003943;

Thence **South 86 degrees 55 minutes 09 seconds East**, along the north line of said original 14.040 acre parcel, along the south line of said 2.37 acre parcel, a distance of **29.41 feet** to a point;

Thence **South 19 degrees 01 minutes 35 seconds West**, across said original 14.040 acre parcel, a distance of **26.18 feet** to a point;

Thence **South 17 degrees 39 minutes 36 seconds East**, continuing across said original 14.040 acre parcel, a distance of **373.01 feet** to a point on the south line of said original 14.040 acre parcel, being on the north line of that original 3.866 acre parcel described in a deed to Riverpark Group, LLC, of record in Instrument Number 199912020298524;

Thence **North 86 degrees 56 minutes 59 seconds West**, along the south line of said original 14.040 acre parcel, along the north line of said original 3.866 acre parcel, a distance of **5.38 feet** to the existing east right-of-way line for said Riverside Drive, being the southeast corner of said 0.691 acre parcel;

Thence **North 18 degrees 37 minutes 56 seconds West**, across said original 14.040 acre parcel, along the existing east right-of-way line for said Riverside Drive, along the east line of said 0.691 acre parcel, a distance of **402.57 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.082 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor's parcel number 273-008269.

The bearings herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD 83 (1986 adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438 on November 12, 2014 based on an actual survey performed in the field by American Structurepoint, Inc. and is true and correct to the best of my knowledge.

American Structurepoint, Inc.

  
\_\_\_\_\_  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



11/20/2014  
Date

PROJ. NO: 2007.00175

DRAWN BY: BPB

CHECKED BY: MTL

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AMERICAN  
**STRUCTUREPOINT**  
INC.

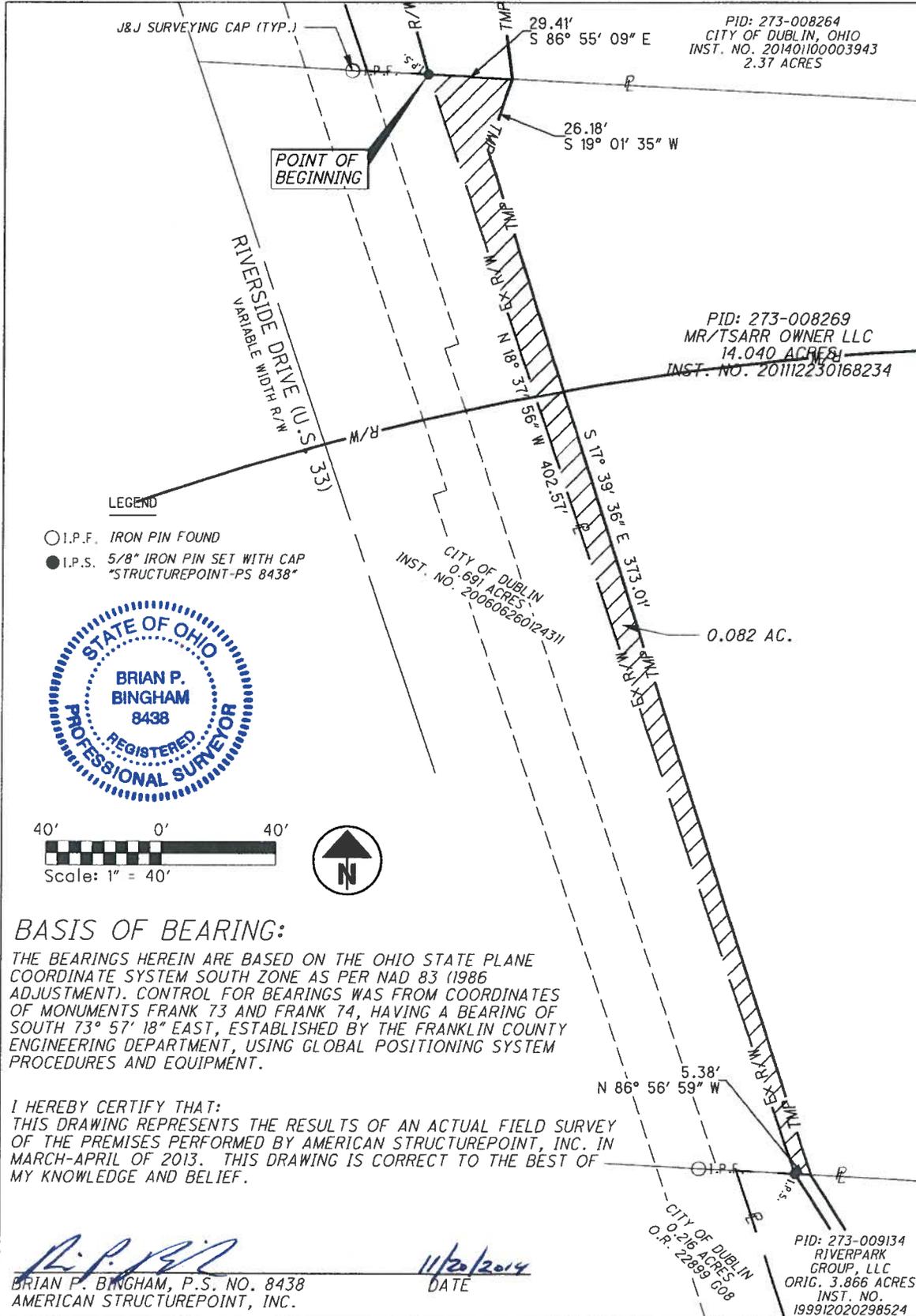
2550 CORPORATE EXCHANGE DR, STE 300  
COLUMBUS, OH 43231  
TEL 614.901.2235 FAX 614.901.2236  
www.structurepoint.com

**EXHIBIT "B"**

**0.082 ACRES  
TEMPORARY EASEMENT  
ACQUIRED FROM  
MR/TSARR OWNER LLC**

**DUBLIN, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LOCATED  
IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS.



**BASIS OF BEARING:**

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE AS PER NAD 83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FRANK 73 AND FRANK 74, HAVING A BEARING OF SOUTH 73° 57' 18" EAST, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT.

I HEREBY CERTIFY THAT:  
THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC. IN MARCH-APRIL OF 2013. THIS DRAWING IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Brian P. Bingham*  
BRIAN P. BINGHAM, P.S. NO. 8438  
AMERICAN STRUCTUREPOINT, INC.

11/20/2014  
DATE

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American Structurepoint, Inc.

  
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Brian P. Bingham  
Registered Professional Surveyor No. 8438



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DRAWN BY: BPB

CHECKED BY: MTL

PAGE 1 OF 1



AMERICAN  
**STRUCTUREPOINT**  
INC.

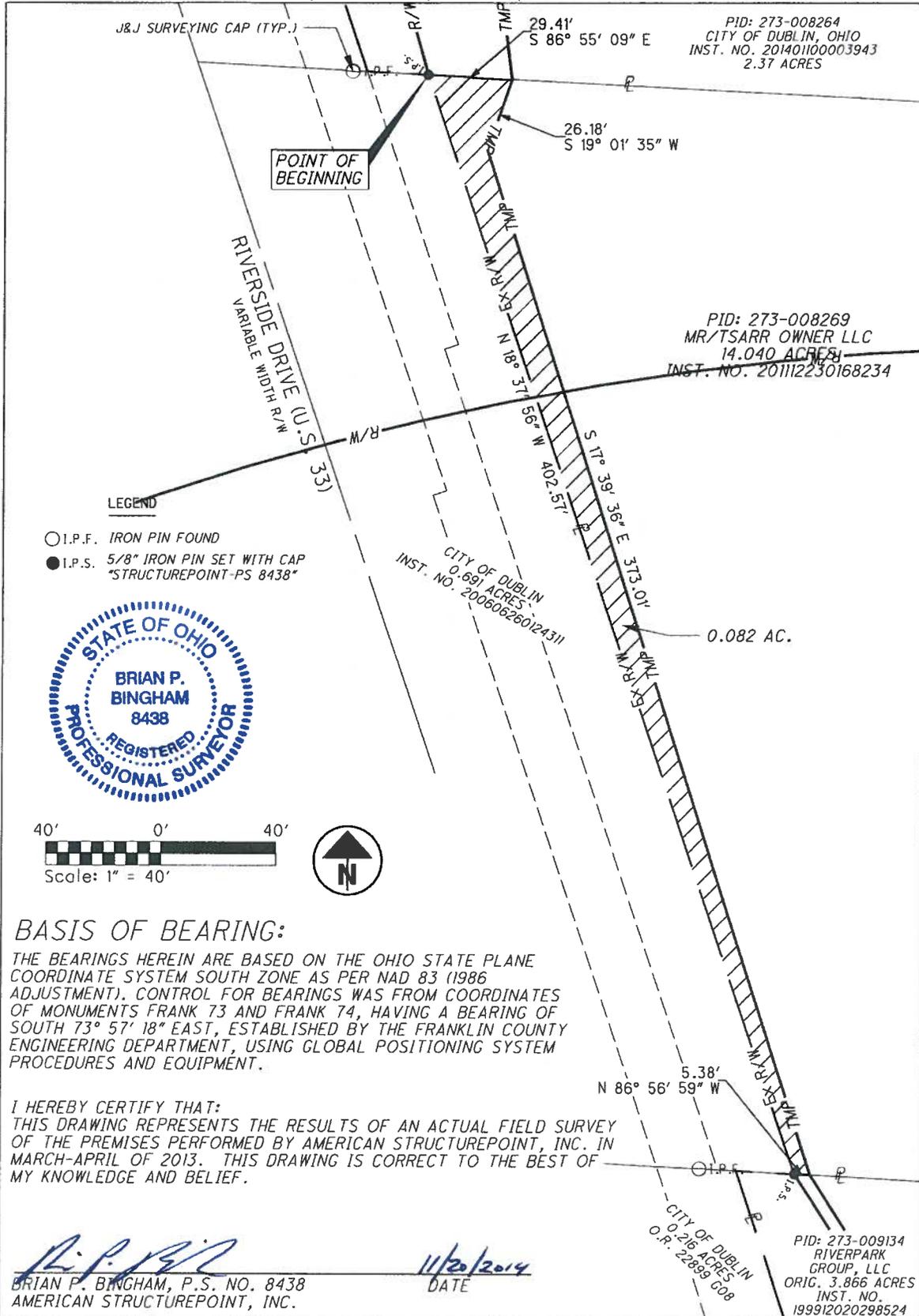
2550 CORPORATE EXCHANGE DR, STE 300  
COLUMBUS, OH 43231  
TEL 614.901.2236 FAX 614.901.2238  
www.structurepoint.com

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AMERICAN STRUCTUREPOINT, INC.

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