



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: June 18, 2015
Initiated By: Terry D. Foegler, Director of Strategic Initiatives & Special Projects
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 46-15
AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.016 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PROPERTY LOCATED AT THE SOUTH WEST CORNER OF TULLER RIDGE DRIVE AND TULLER ROAD OWNED BY VRABLE LAND HOLDING DUBLIN, LLC, FOR THE RIVERSIDE DRIVE REALIGNMENT AND CONSTRUCTION OF JOHN SHIELDS PARKWAY, AND DECLARING AN EMERGENCY.

BACKGROUND

The City of Dublin (the "City") is preparing to realign Riverside Drive and construct a new roadway, John Shields Parkway, as part of a series of important key area-wide roadway improvements (the "Project") planned within the Bridge Street District.

The Project requires the City to obtain property interests from Vrable Land Holding Dublin, LLC ("Vrable"). The property is located at the south west corner of Tuller Ridge Drive and Tuller Road and is identified as Franklin County Parcel Number 273-012446.

The City has reached an amicable settlement with Vrable. This Ordinance authorizes the settlement of the matter for Nine Hundred and Two Dollars (\$902.00), subject to Council's approval.

ACQUISITION

The City is acquiring a temporary easement from Vrable, as depicted in the map attached to this memorandum, consisting of 0.016 acres, more or less.

EVALUATION

The property was appraised by the Robert Weiler Company; it was valued at \$850, which is approximately \$265,000 per acre. The parties agreed to settle the matter for \$902, which is approximately \$282,000 per acre.

RECOMMENDATION

Staff and the Law Department recommend approval of Ordinance No. 46-15 by emergency at the July 1, 2015 Council meeting, as the construction of the Project is necessary for the public health, safety and welfare, and approval of the Ordinances will keep the Project moving forward.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

46-15

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.016 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM PROPERTY LOCATED AT THE SOUTH WEST CORNER OF TULLER RIDGE DRIVE AND TULLER ROAD OWNED BY VRABLE LAND HOLDING DUBLIN, LLC, FOR THE RIVERSIDE DRIVE REALIGNMENT AND CONSTRUCTION OF JOHN SHIELDS PARKWAY, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to realign Riverside Drive and construct a new roadway, John Shields Parkway, as part of the Bridge Street District project (the "Project"); and

WHEREAS, the Project requires that the City obtain a temporary easement from Vrable Land Holding Dublin, LLC (the "Grantor"), as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," attached hereto, said property interest located in the City of Dublin, County of Franklin, State of Ohio; 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 property interests for the sum of Nine Hundred and Two Dollars (\$902.00); 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 0.016 acre, more or less, temporary easement, said temporary easements for two (2) years, commencing on the date construction begins, from Vrable Land Holding Dublin, LLC, for the value of Nine Hundred and Two Dollars (\$902.00), said property more fully described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B."

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

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 _____, 2015.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

**TEMPORARY EASEMENT
0.016 ACRE**

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military Lands and being on, over, and across Lot 1 of that subdivision entitled "Vrable Healthcare", of record in Plat Book 115, Pages 79 and 80, as conveyed to Vrable Land Holding Dublin, LLC by deeds of record in Instrument Numbers 201304180064406 and 201304180064407 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a southwesterly corner of said Lot 1, being the intersection of the easterly right-of-way line of Mooney Street (60 feet wide) with the northerly right-of-way line of John Shields Parkway (76 feet wide), as shown in Plat Book 115, Pages 79 and 80;

Thence across said Lot 1, the following courses and distances:

North 67° 29' 23" East, a distance of 2.00 feet to a point;

North 68° 26' 48" East, a distance of 37.22 feet to a point; and

South 21° 49' 17" East, a distance of 25.03 feet to a point on the arc of a curve in the northerly right-of-way line of said John Shields Parkway;

Thence with the southerly line of said Lot 1, said northerly right-of-way line, the following courses and distances:

With the arc of a curve to the left, having a central angle of 00° 27' 53", a radius of 837.50 feet, an arc length of 6.79 feet, a chord bearing of South 68° 40' 45" West and chord distance of 6.79 feet to a point of tangency;

South 68° 26' 48" West, a distance of 8.83 feet to a point; and

North 65° 04' 55" West, a distance of 34.44 feet to the POINT OF BEGINNING, containing 0.016 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Professional Surveyor No. 8485

11-21-2014

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
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 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

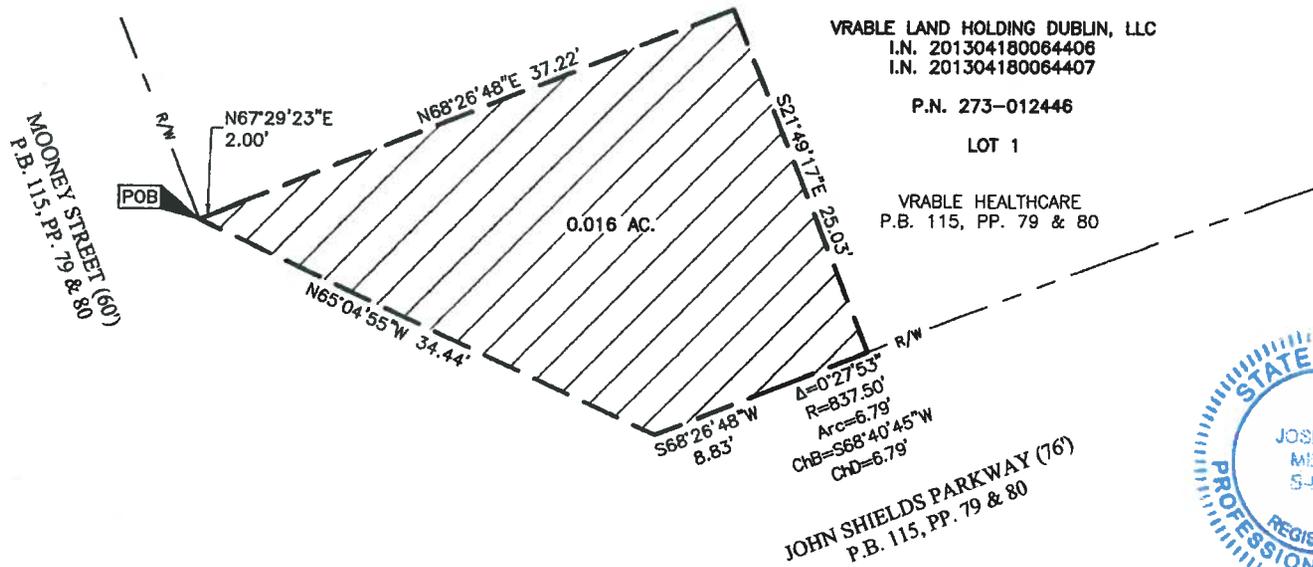
TEMPORARY EASEMENT

QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY LANDS
 CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 21, 2014

Scale: 1" = 10'

Job No. 2014-1033

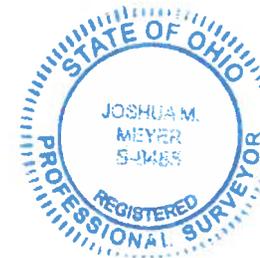


VRABLE LAND HOLDING DUBLIN, LLC
 I.N. 201304180064406
 I.N. 201304180064407

P.N. 273-012446

LOT 1

VRABLE HEALTHCARE
 P.B. 115, PP. 79 & 80

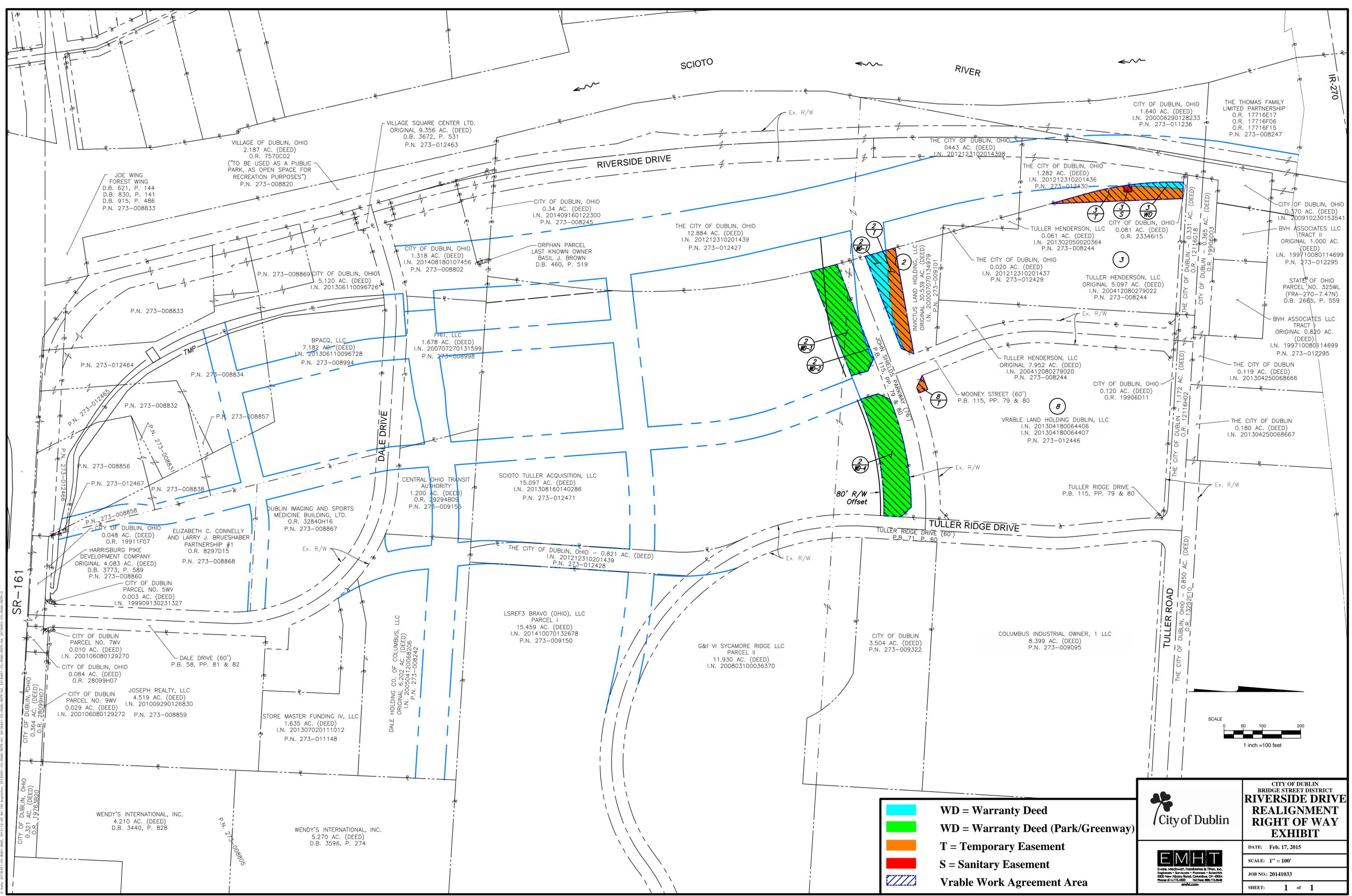


GRAPHIC SCALE (in feet)

JOHN SHIELDS PARKWAY (76')
 P.B. 115, PP. 79 & 80

By *J.M.M.*
 Joshua M. Meyer
 Professional Surveyor No. 8485

11-21-2014
 Date



	WD = Warranty Deed
	WD = Warranty Deed (Park/Greenway)
	T = Temporary Easement
	S = Sanitary Easement
	Vrable Work Agreement Area

	CITY OF DUBLIN RIVERSIDE DISTRICT RIVERSIDE DRIVE REALIGNMENT RIGHT OF WAY EXHIBIT
	DATE: Feb. 17, 2015 SCALE: 1" = 100' JOB NO: 20141033 SHEET: 1 of 1



2/17/2015 9:43 AM, Project: 20141033, Job: Riverside Drive Realignment Right of Way Exhibit, Date: 2/17/2015 9:43 AM, User: jgibson, Title: Surveyor, License: 200803100036370