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: Dana McDaniel, City Manager

Date: October 8, 2015

Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Kenneth B. Richardson, PE, PS, Senior Civil Engineer
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 68-15 - Authorizing The City Manager To Execute Necessary Conveyance Documents To Acquire A 0.055 Acre, More Or Less, Permanent Easement And A 0.023 Acre, More Or Less, Temporary Easement From Katina Spanos, For The Property Located At 8700 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 also acquiring temporary easements to perform minor grading and construction.

Katina Spanos (the "Grantor") owns property from which the City desires a permanent easement and a temporary easement. This property is located at 8700 Hyland-Croy Road, Plain City, OH 43064 and is identified as Union County Parcel No. 17-00240390000.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the property for the value of $5,190.00, 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 approximately 20% above its appraised value based on its negotiation with the Grantor. The property interest is detailed below:

Union County Parcel No. 17-00240390000

Property Interest Acquiring	Description	Appraised Value	Settlement Value
Permanent Easement	0.055 acre ±	$3,575.00	
Temporary Easement	0.023 acre ±	$150.00	
Improvement Valuation	Field and Lawn Sod	$600.00	
TOTAL		$4,325.00	$5,190.00

RECOMMENDATION

Ordinance No. 68-15 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 68-15 at the second reading/public hearing on October 26, 2015.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 68-15 Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.055 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.023 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM KATINA SPANOS, FOR THE PROPERTY LOCATED AT 8700 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 adjacent to Hyland-Croy Road (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Union County Parcel No. 17-00240390000 owned by Katina Spanos (the "Grantor"), 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 Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of $5,190.00; 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 0.055 acre, more or less, permanent easement, as well as a 0.023 acre, more or less, temporary easement for twelve (12) months, commencing on the date construction begins, from Katina Spanos, for the sum of $5,190.00, said property interest located within Union County Parcel No. 17-00240390000, and more fully described and depicted in the attached Exhibits "A" and "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 take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____day of _____, 2015.

_____
Mayor – Presiding Officer

ATTEST:

_____
Clerk of Council

City of Dublin

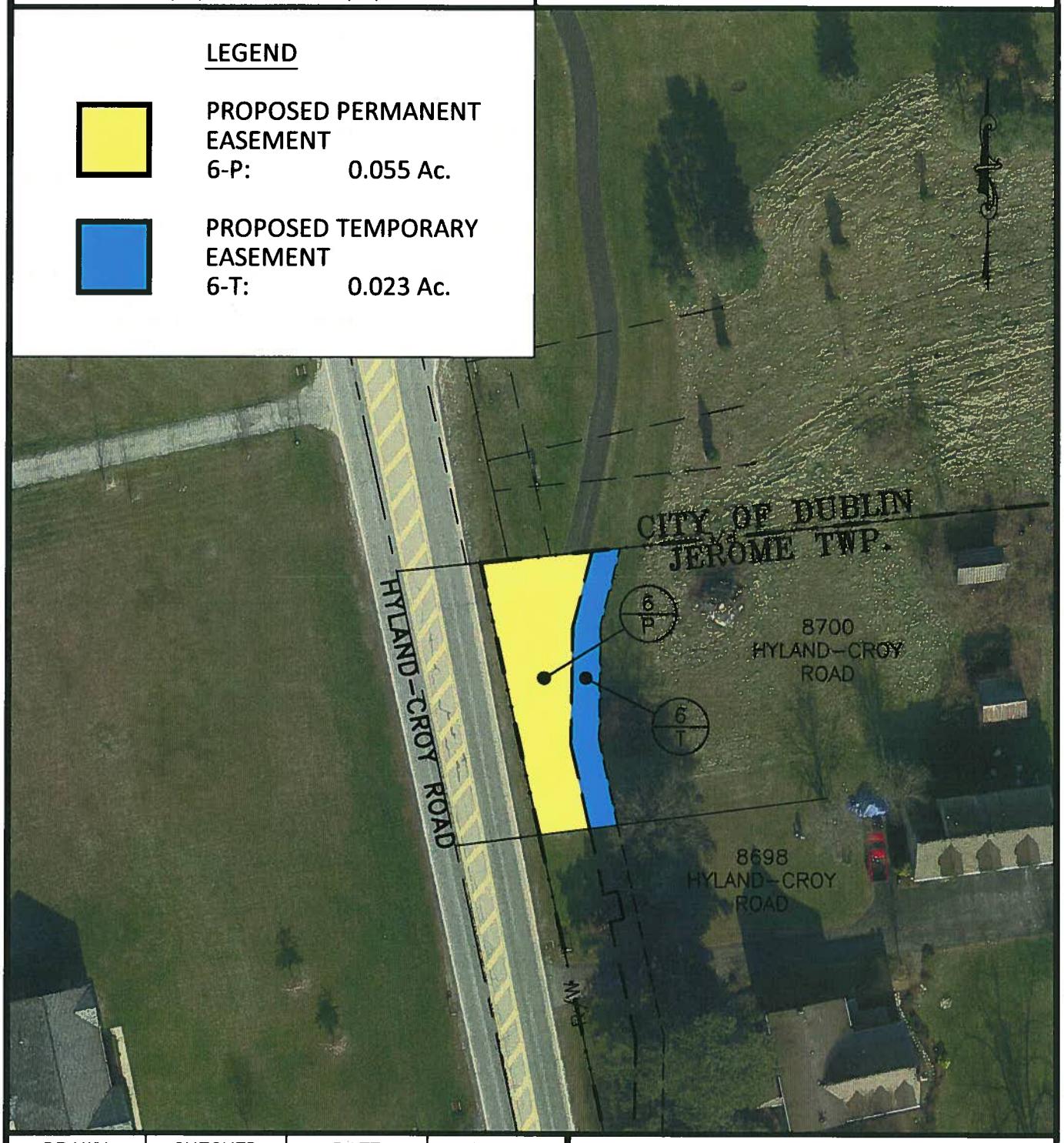
5800 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4600 • Fax (614)410-4699

HYLAND-CROY ROAD SHARED-USE PATH
KATINA SPANOS
8700 HYLAND-CROY RD.
PLAIN CITY, OHIO 43064

LEGEND

PROPOSED PERMANENT EASEMENT
6-P: 0.055 Ac.

PROPOSED TEMPORARY EASEMENT
6-T: 0.023 Ac.



DRAWN	CHECKED	DATE	JOB NO.
MSS	–	04/07/15	14-019-CIP

SCALE: 1" = 50'
0' 25' 50'

Parcel 6T
Exhibit A
Temporary Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.023 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 1.293 acre tract conveyed to Katina Spanos by Official Record 235, Page 122, 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 1.293 acre tract;

Thence, North 82°36'01" East, a distance of 18.00 feet along the south line of said 1.293 acre tract to the **True Point of Beginning;**

Thence, crossing said 1.293 acre tract the following three courses:

1. Thence, North 12°18'59" West, a distance of 31.00 feet to a point;
2. Thence, North 00°46'34" East, a distance of 41.50 feet to a point;
3. Thence, North 14°02'00" East, a distance of 28.00 feet, to the north line of said 1.293 acre tract;

Thence, North 83°54'28" East, a distance of 10.00 feet, along the north line of said 1.293 acre tract to a point;

Thence, crossing said 1.293 acre tract the following three courses:

1. Thence, South 14°02'00" West, a distance of 28.13 feet to a point;
2. Thence, South 00°46'34" West, a distance of 41.15 feet
3. Thence, South 12°18'59" East, a distance of 31.00 feet, to the south line of said 1.293 acre tract;

Thence, South 82°36'01" West, a distance of 10.00 feet, along the south line of said 1.293 acre tract to the **Point of Beginning**, containing 0.023 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 1700240390000 and is based on Official Record 235, Page 122.

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.

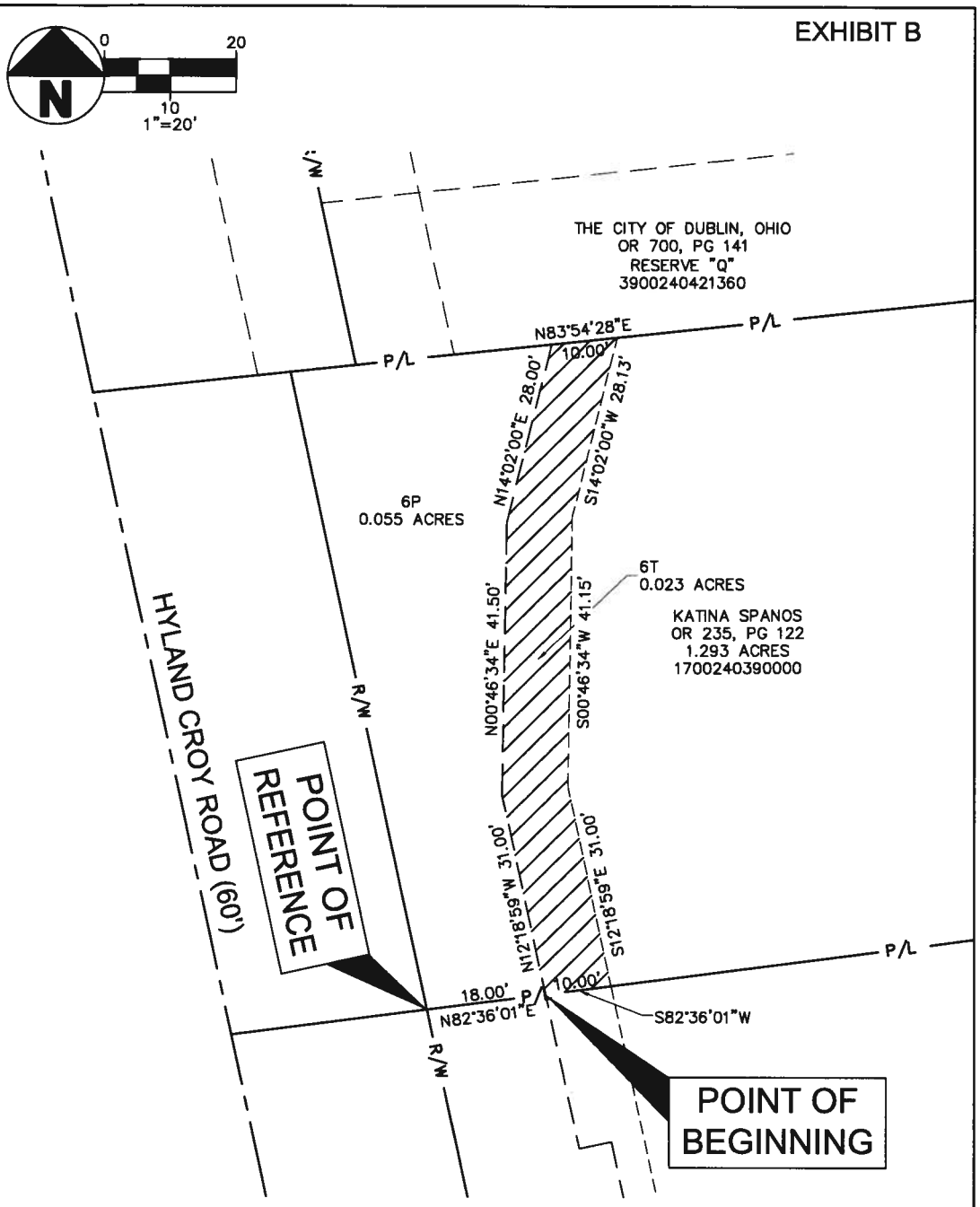
CW Design Group, LLC

Charles A. Wagner - Professional Surveyor 8091

09/08/2014
Date

STATE OF OHIO
CHARLES A WAGNER
8-8091
REGISTERED
PROFESSIONAL SURVEYOR

EXHIBIT B



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

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.

09/08/2014

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

STATE OF OHIO
CHARLES A. WAGNER
S-8091
REGISTERED
PROFESSIONAL SURVEYOR

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

PARCEL 6T

TEMPORARY EASEMENT

FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

13-0026

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09/08/2014

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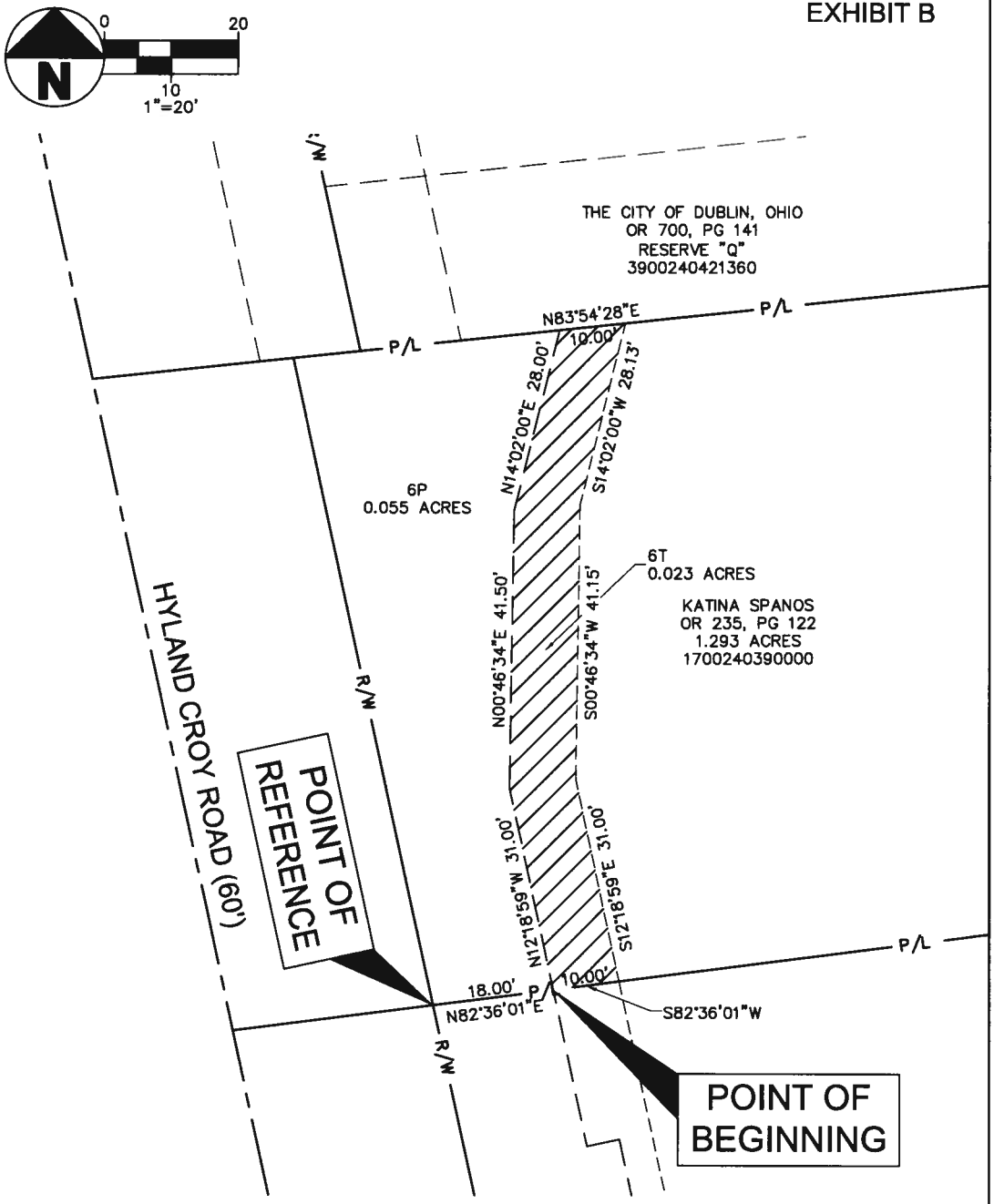

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