



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 L. McDaniel, City Manager

Date: November 12, 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 87-15 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.008 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.033 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROMANELLI AND HUGHES BUILDING COMPANY (FORMERLY COFFMAN PARTNERS LLC), FOR THE PROPERTY LOCATED OFF DISCOVERY BOULEVARD FOR THE CONSTRUCTION OF A SHARED-USE PATH.

BACKGROUND

The City of Dublin ("City") is preparing to construct a shared-use path adjacent to Discovery Boulevard and continuing onto Wall Street (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.

Romanelli and Hughes Building Company (the "Grantor") owns property from which the City desires a permanent easement and a temporary easement. This property is located off of Discovery Boulevard, and is identified as Franklin County Parcel No. 273-000180.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the property interests for their appraised value of \$3,050.00.

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.

RECOMMENDATION

Ordinance No. 87-15 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 87-15 at the second reading/public hearing on December 7, 2015.

RECORD OF ORDINANCES

Ordinance No. 87-15

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.008 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.033 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROMANELLI AND HUGHES BUILDING COMPANY (FORMERLY COFFMAN PARTNERS LLC), FOR THE PROPERTY LOCATED OFF DISCOVERY BOULEVARD FOR THE CONSTRUCTION OF A SHARED-USE PATH.

WHEREAS, the City of Dublin (the "City") is preparing to construct a shared-use path adjacent to Discovery Boulevard and adjacent to Wall Street (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest from Franklin County Parcel No. 273-000180 owned by Romanelli and Hughes Building Company (the "Grantor"), said property interest more fully described in the attached Exhibit "A" and depicted in the attached Exhibit "B;" 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 \$3,050.00; 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 0.008 acre, more or less, permanent easement, and a 0.033 acre, more or less, temporary easement for 18 months, commencing on the date construction begins, from Romanelli and Hughes Building Company, for the sum of \$3,050.00, said property interest located within Franklin County Parcel No. 273-000180, 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

Parcel 1P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.008 acres

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of the Virginia Military Survey number 2999 and being a part of a 9.005 acre tract conveyed to Romanelli and Hughes Building Company by Instrument Number 201509300137648, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at intersection of the easterly Right of Way of Discovery Boulevard (Plat Book 66, Page 97 - Right of Way width varies) and the northwesterly corner of said 11.404 acre tract, said point being the **Point of Beginning**;

Thence, North 86°49'34" East, a distance of 5.01 feet along the northerly line of said 11.404 acre tract to a point;

Thence, crossing said 11.404 acre tract the following two courses:

1. South 01°05'09" West, a distance of 20.16 feet to point;
2. South 02°10'27" East, a distance of 52.17 feet to the southerly line of said 11.404 acre tract;

Thence, South 87°49'33" West, a distance of 5.00 feet along the southerly line of said 11.404 acre tract to the east Right of Way of said Discovery Boulevard;

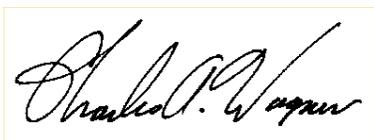
Thence, North 02°10'27" West, a distance of 52.32 feet along the east Right of Way of said Discovery Boulevard to a point;

Thence, North 01°05'09" East, a distance of 19.93 feet along the east Right of Way of said Discovery Boulevard to the **Point of Beginning**, containing 0.008 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. Note that parcel is located in South Zone, however, the overall project is in North Zone and used for the Construction Documents.

The described tract is a part of Auditor's Tax Parcel Number 273-000180-00 and is based on Instrument Number 201509300137648.

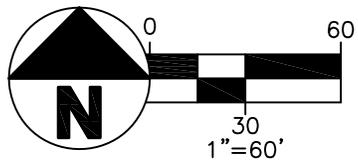
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in July 2014 and to the best of my knowledge depicts the boundary lines.
CW Design Group, LLC



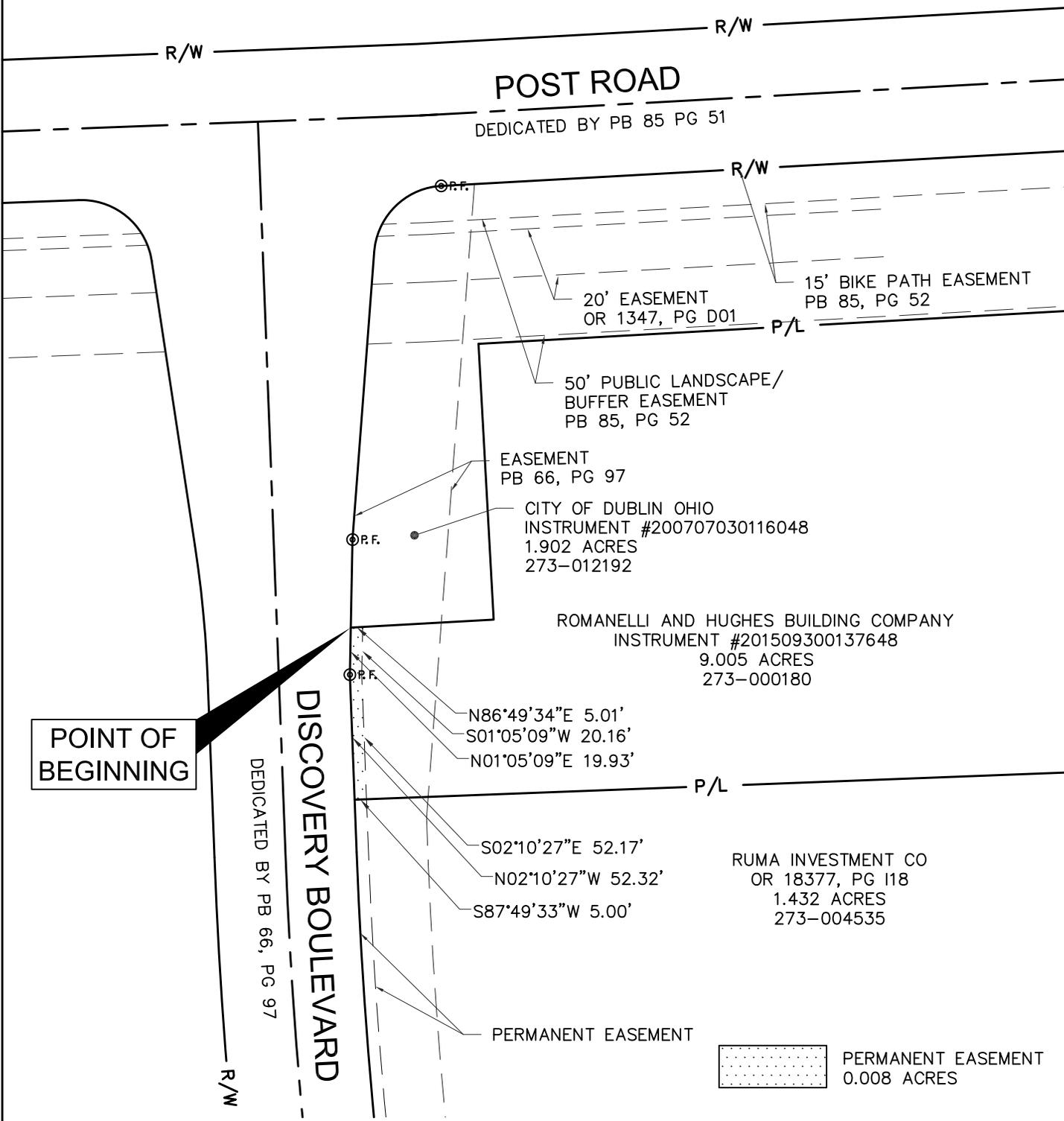
Charles A. Wagner - Professional Surveyor 8091

11/09/2015
Date





VIRGINIA MILITARY SURVEY NO. 2999
 CITY OF DUBLIN
 COUNTY OF FRANKLIN
 STATE OF OHIO



BASIS OF BEARINGS

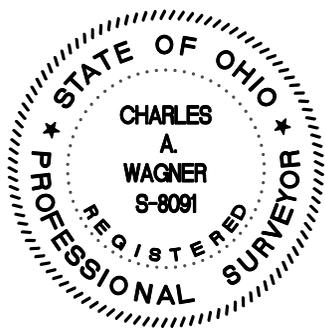
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011). NOTE THAT PARCEL IS LOCATED IN SOUTH ZONE, HOWEVER, THE OVERALL PROJECT IS IN THE NORTH ZONE AND USED FOR CONSTRUCTION DOCUMENTS.

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

Charles A. Wagner

11/09/2015
DATE

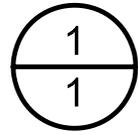
CHARLES A. WAGNER, PS-8091
CW DESIGN GROUP, LLC



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

PARCEL 1P
PERMANENT EASEMENT
FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

13-0026



[cwg design group] D:\CWDG\Project\2013\130026\Drawing\Discovery-Parcel01P.dwg November 09, 2015 1:19pm

Parcel 1T
Exhibit A
Temporary Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.033 acres

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of the Virginia Military Survey number 2999 and being a part of a 9.005 acre tract conveyed to Romanelli and Hughes Building Company by Instrument Number 201509300137648, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference at the intersection of the easterly Right of Way of Discovery Boulevard (Plat Book 66, Page 97 - Right of Way width varies) and the northwesterly corner of said 11.404 acre tract;

Thence, North 86°49'34" East, a distance of 5.01 feet along the northerly line of said 11.404 acre tract to the **True Point of Beginning**;

Thence, North 86°49'34" East, a distance of 20.06 feet continuing along the northerly line of said 11.404 acre tract to a point;

Thence crossing said 11.404 acre tract the following two courses:

1. South 01°05'09" West, a distance of 21.08 feet to a point;
2. South 02°10'27" East, a distance of 51.60 feet to the southerly line of said 11.404 acre tract;

Thence, South 87°49'33" West, a distance of 20.00 feet along the southerly line of said 11.404 tract to a point;

Thence, North 02°10'27" West, a distance of 52.17 feet crossing said 11.404 acre tract to a point;

Thence, North 01°05'09" East, a distance of 20.16 feet crossing said 11.404 acre tract to the **Point of Beginning**, containing 0.033 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. Note that parcel is located in South Zone, however, the overall project is in North Zone and used for the Construction Documents.

The described tract is a part of Auditor's Tax Parcel Number 273-000180-00 and is based on Instrument Number 201509300137648.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in July 2014 and to the best of my knowledge depicts the boundary lines.
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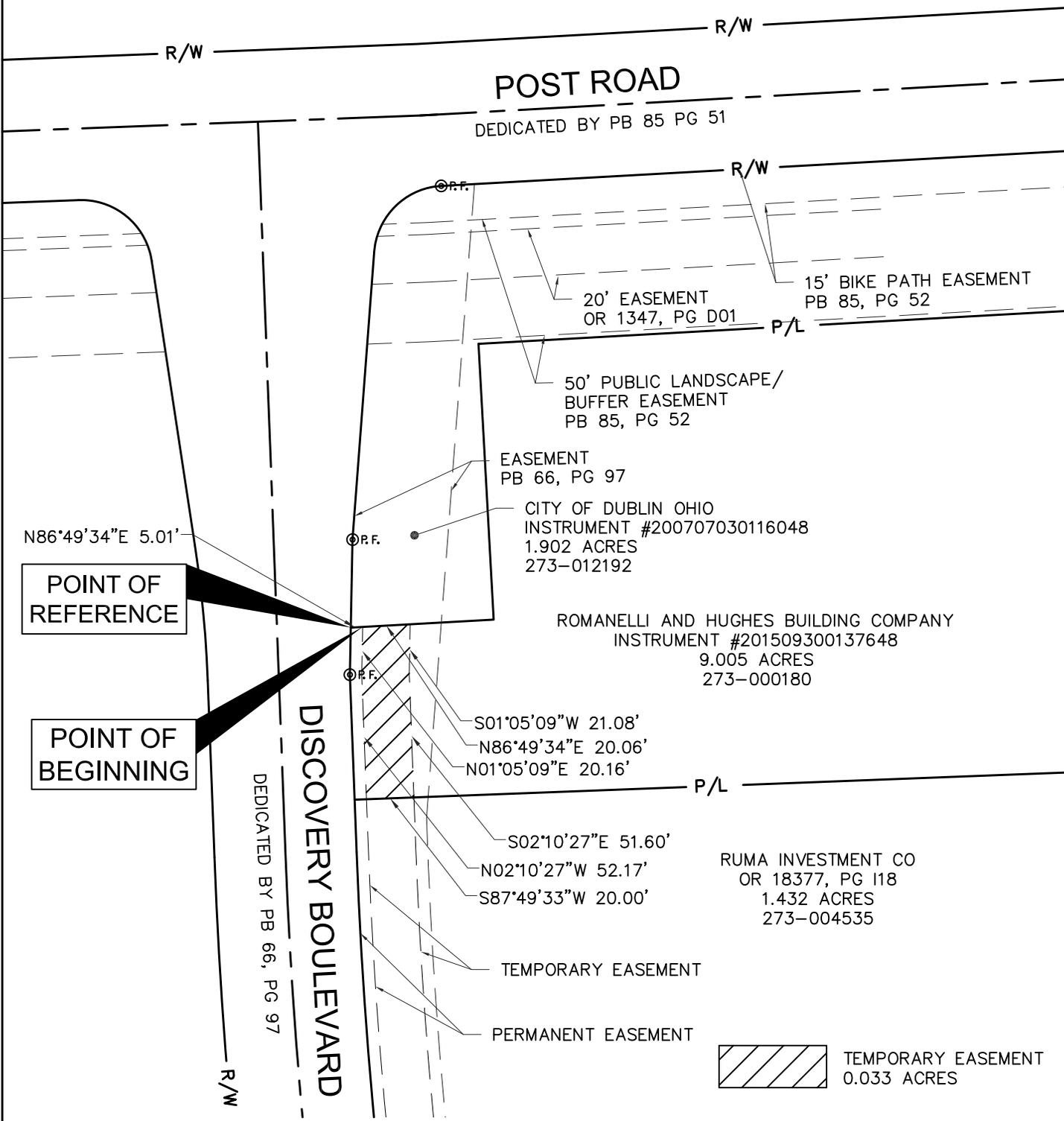
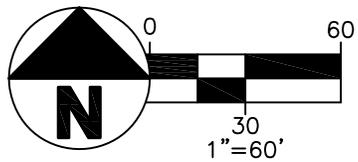
Charles A. Wagner - Professional Surveyor 8091

11/09/2015

Date



VIRGINIA MILITARY SURVEY NO. 2999
 CITY OF DUBLIN
 COUNTY OF FRANKLIN
 STATE OF OHIO



BASIS OF BEARINGS

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

11/09/2015
DATE

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



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CW Design Group
ENGINEERS | SURVEYORS

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

PARCEL 1T
TEMPORARY EASEMENT
 FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

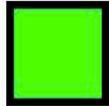
13-0026



DISCOVERY BOULEVARD/
WALL STREET
SHARED-USE PATH
DUBLIN, OHIO 43017

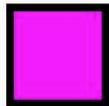
5600 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4600 • Fax (614)410-4699

LEGEND



**PROPOSED PERMANENT
EASEMENT**

P: 0.008 Ac.



**PROPOSED TEMPORARY
EASEMENT**

T: 0.033 Ac.



DRAWN

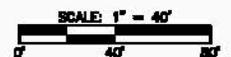
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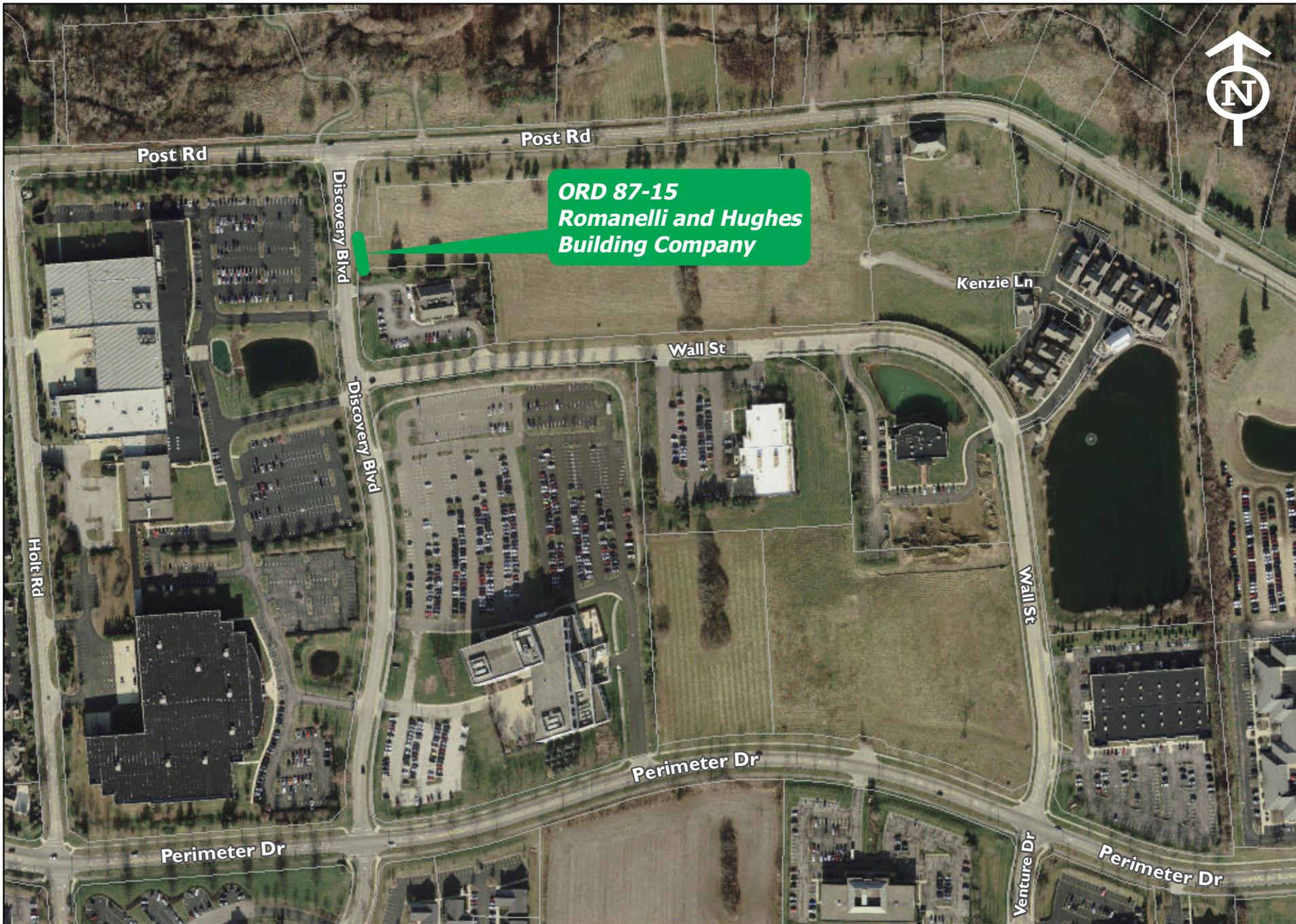
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MBH

KBR

06/18/15





Location Map