



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: December 3, 2015

Initiated By: Megan D. O'Callaghan, PE, Director of Public Works
Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 99-15 - AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.263 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.254 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.061 ACRE, MORE OR LESS, TEMPORARY EASEMENT; AND A 0.091 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM THE COUNTRY CLUB AT MUIRFIELD VILLAGE FROM THE PROPERTY LOCATED ALONG GLICK ROAD FOR THE CONSTRUCTION OF THE GLICK ROAD SHARED-USE PATH.

BACKGROUND

City of Dublin ("City") is preparing to construct a shared-use connection path adjacent to Glick Road as part of Section 1 of the Glick Road Shared-Use Path Project (the "Project"). The City is obtaining certain property interests from various landowners to construct the path.

The Country Club at Muirfield Village (the "Grantor") owns property from which the City desires two permanent easements and two temporary easements. This property is generally located along Glick Road, within Delaware County Parcel Number 600-343-05-073-000.

After engaging in amicable discussions, the Grantor has agreed to donate the property interests to the City at no cost. Additionally, the parties clarified maintenance responsibilities for three pedestrian tunnels.

ACQUISITION

The City will be acquiring from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal descriptions and depiction attached to this memorandum. The City will be acquiring the property interests at no cost.

RECOMMENDATION

Ordinance No. 99-15 would authorize the City Manager to execute all necessary documentation to formally acquire the necessary property interest described above. Staff recommends that Council approve Ordinance 99-15 at the second reading/public hearing on January 12, 2016.



City of Dublin

GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017

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

LEGEND



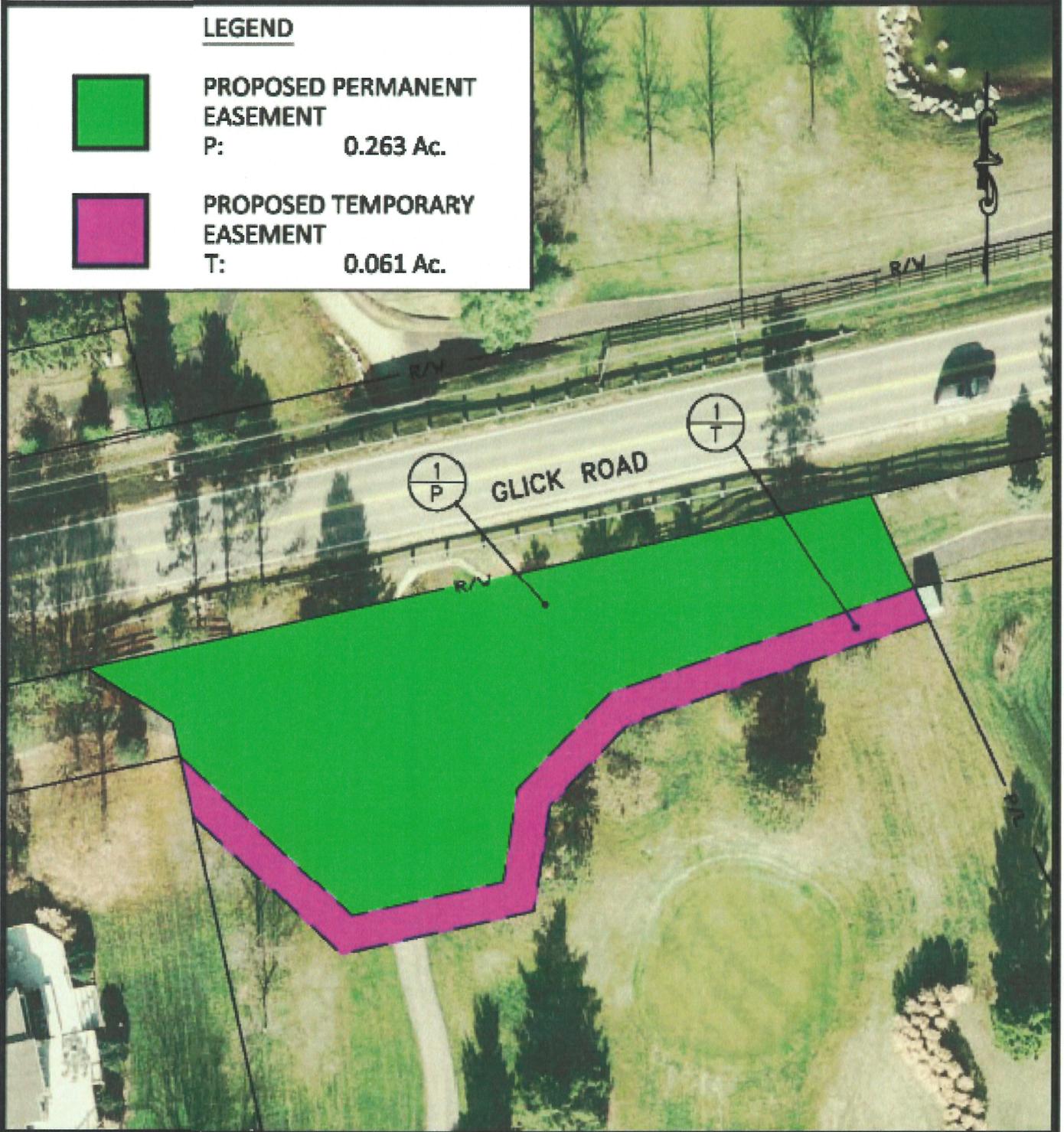
PROPOSED PERMANENT
EASEMENT

P: 0.263 Ac.



PROPOSED TEMPORARY
EASEMENT

T: 0.061 Ac.



DRAWN

CHECKED

DATE

MBH

KBR

06/18/15





**GLICK ROAD
SHARED-USE PATH
DUBLIN, OHIO 43017**

5800 Shier-Rings Road • Dublin, Ohio 43016-1238
Phone (614)410-4600 • Fax (614)410-4699

LEGEND



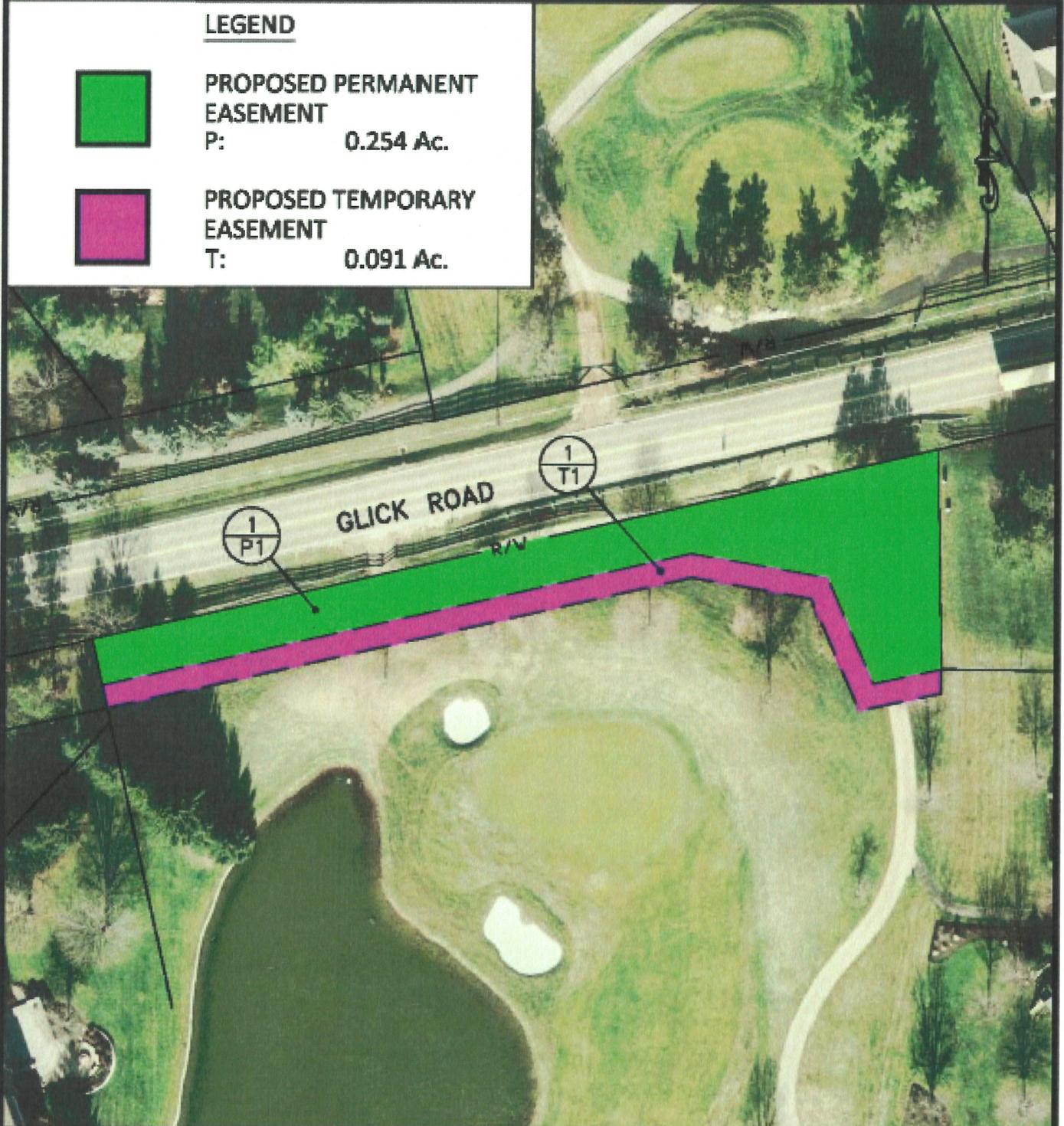
**PROPOSED PERMANENT
EASEMENT**

P: 0.254 Ac.



**PROPOSED TEMPORARY
EASEMENT**

T: 0.091 Ac.



DRAWN	CHECKED	DATE
MBH	KBR	06/18/15



RECORD OF ORDINANCES

Ordinance No. 99-15

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.263 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.254 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.061 ACRE, MORE OR LESS, TEMPORARY EASEMENT; AND A 0.091 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM THE COUNTRY CLUB AT MUIRFIELD VILLAGE FROM THE PROPERTY LOCATED ALONG GLICK ROAD FOR THE CONSTRUCTION OF THE GLICK ROAD SHARED-USE PATH.

WHEREAS, the City of Dublin ("City") is preparing to construct a shared-use connection path adjacent to Glick Road as part of the Section 1 of the Glick Road Shared-Use Path Project (the "Project"); and

WHEREAS, said Project requires that the City obtain two permanent easements and two temporary easements from the Country Club at Muirfield Village (the "Grantor") located along Glick Road, identified as Delaware County Parcel No. 600-343-05-073-000, said property interest more fully described in Exhibit "A" and depicted in Exhibit "B," all attached hereto; and

WHEREAS, the City and the Grantor participated in good faith discussions and the Grantor has agreed to donate the easements to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor; and

WHEREAS, the parties additionally wish to clarify maintenance responsibilities for the pedestrian tunnels beneath Glick Road east of Davington Drive and beneath Glick Road west of Muirfield Drive, as well as the pedestrian tunnel beneath Memorial Drive east of Holyrood Court.

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 0.263 acre, more or less, permanent easement; a 0.254 acre, more or less, permanent easement; a 0.061 acre, more or less, temporary easement; and a 0.091 acre, more or less, temporary easement from the Country Club at Muirfield Village from the property located along Glick Road, said property interest located within Delaware County Parcel No. 600-343-05-073-000, and as more fully described in the attached Exhibit "A" and depicted in attached Exhibit "B."

Section 2. With regard to the 2 pedestrian tunnels located under Glick Road, as well as the 1 pedestrian tunnel located under Memorial Drive, both the Country Club and the City acknowledge that the Country Club of Muirfield Village is responsible for the maintenance, cleaning, repair, and replacement of the pathways through the pedestrian tunnels; the City is responsible for the maintenance, cleaning, repair, and replacement of the pedestrian tunnels, headwalls at each entryway of the pedestrian tunnels, and the drainage system as it traverses through the pedestrian tunnels. The City Manager is hereby authorized to execute documentation of this maintenance responsibility.

Section 3. 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 4. 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
0.263 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 5162 and being a part of a 53.99 acre tract conveyed to the Country Club of Muirfield Village by Deed Book 445, Page 256 (Delaware County) and Official Record 01248A07 (Franklin County), all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at intersection of the south Right of Way of Glick Road (60 foot - Plat Book 16, Page 51) and the northeasterly corner of said Reserve RRR as delineated on Muirfield Village, Phase 17, Part 1 in Plat Book 16, Page 51, said point being the **Point of Beginning**;

Thence, North 77°40'17" East, a distance of 228.00 feet along the south Right of Way of said Glick Road to the northwesterly corner of Reserve UUU as delineated in the Muirfield Village, Phase 20 in Plat Book 16, Page 49;

Thence, South 25°03'27" East, a distance of 30.76 feet along the westerly line of said Reserve UUU to a point;

Thence crossing said 53.99 acre tract the following five courses:

1. South 72°08'34" West, a distance of 92.00 feet to a point;
2. South 44°04'23" West, a distance of 38.00 feet to a point;
3. South 08°30'37" West, a distance of 27.00 feet to a point;
4. South 77°24'46" West, a distance of 44.00 feet to a point;
5. North 46°39'57" West, a distance of 67.00 feet to the easterly line of said Reserve RRR;

Thence, North 12°36'47" West, a distance of 9.90 feet along the easterly line of said Reserve RRR to a point;

Thence, North 57°19'43" West, a distance of 28.43 feet along the easterly line of said Reserve RRR to the **Point of Beginning**, containing 0.263 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.

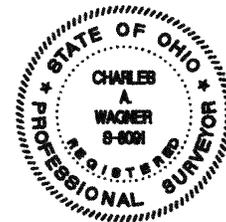
The described tract is a part of Auditor's Tax Parcel Number 60034305073000 and is based on Deed Book 445, Page 256 (Delaware County), Official Record 01248A07 (Franklin County), Plat Book 15, Page 153, Plat Book 16, Page 49, Plat Book 16, Page 51, and Plat Book 20, Page 140.

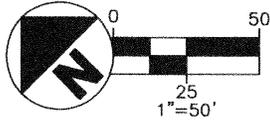
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in April 2015 and to the best of my knowledge depicts the boundary lines.
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

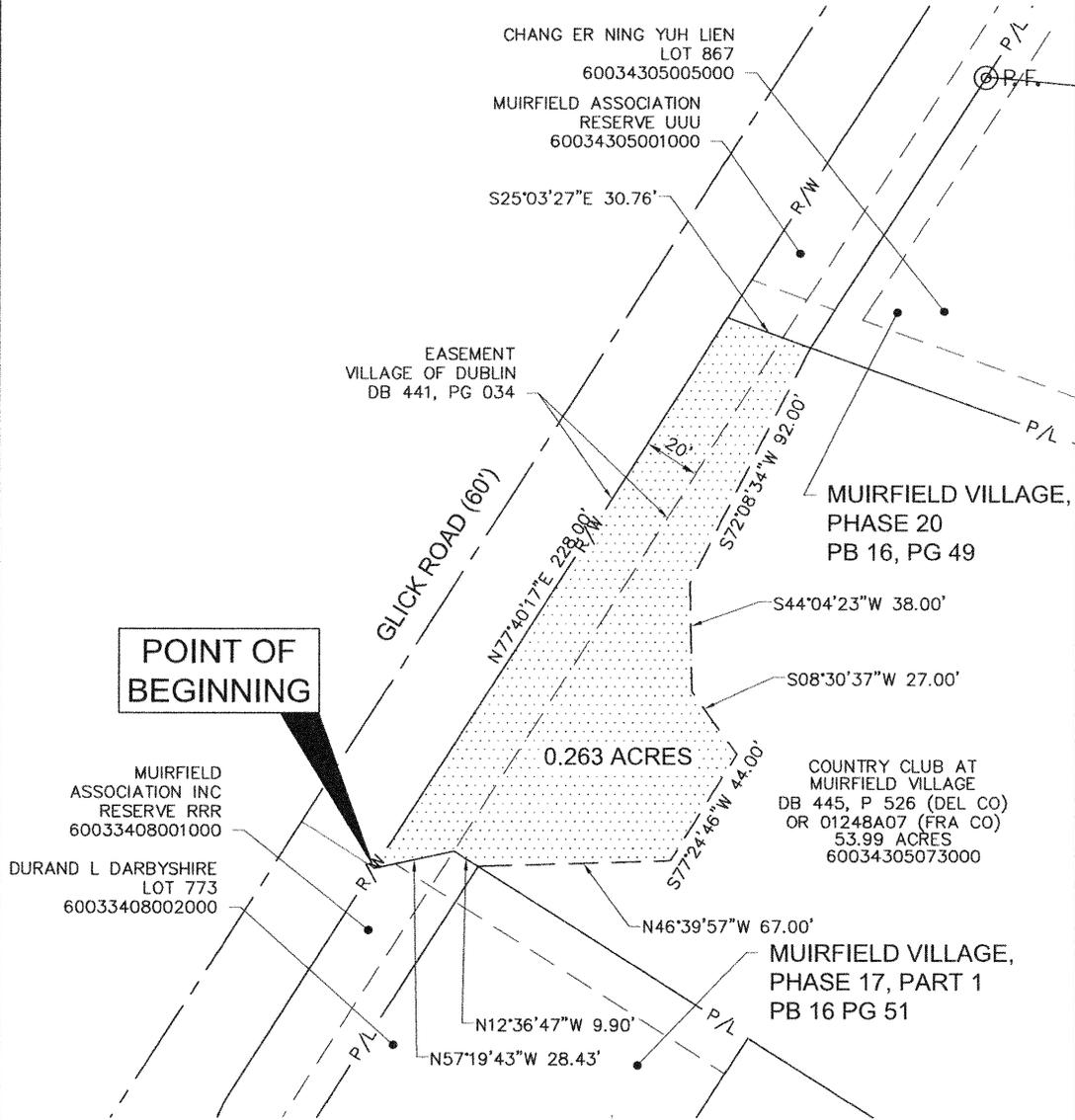
04/29/2015
Date





VIRGINIA MILITARY SURVEY NO. 5162
 CITY OF DUBLIN
 COUNTY OF DELAWARE
 STATE OF OHIO

EXHIBIT B



POINT OF BEGINNING

0.263 ACRES

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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 APRIL 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

04/29/2015
 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

12-0001

 04/29/2015

Parcel 1P1
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.254 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 5162 and being a part of a 53.99 acre tract conveyed to the Country Club of Muirfield Village by Deed Book 445, Page 256 (Delaware County) and Official Record 01248A07 (Franklin County), all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at a 3/4" diameter iron pipe found at intersection of the south Right of Way of Glick Road (60 foot - Plat Book 15, Page 153) and the northwesterly corner of Lot 768 as delineated on Muirfield Village, Phase 14 in Plat Book 15, Page 153, said point being the **Point of Beginning**;

Thence, South 01°01'18" East, a distance of 93.00 feet along the westerly line of said Lot 768 to a point;

Thence crossing said 53.99 acre tract the following four courses:

1. South 78°28'10" West, a distance of 29.99 feet to a point;
2. North 23°38'35" West, a distance of 49.00 feet to a point;
3. North 80°09'11" West, a distance of 59.00 feet to a point;
4. South 77°26'13" West, a distance of 259.00 feet to the easterly line of Reserve UUUU as delineated in Oakhurst at Muirfield (Muirfield Village Phase 35) in Plat Book 20, Page 140 ;

Thence, North 12°33'47" West, a distance of 20.00 feet along the easterly line of said Reserver UUUU to the south Right of Way of said Glick Road;

Thence, North 77°26'13" East, a distance of 371.55 feet along the south Right of Way of said Glick Road to the **Point of Beginning**, containing 0.254 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.

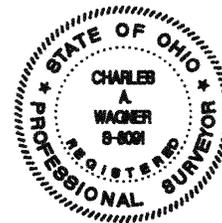
The described tract is a part of Auditor's Tax Parcel Number 60034305073000 and is based on Deed Book 445, Page 256 (Delaware County), Official Record 01248A07 (Franklin County), Plat Book 15, Page 153, Plat Book 16, Page 49, Plat Book 16, Page 51, and Plat Book 20, Page 140.

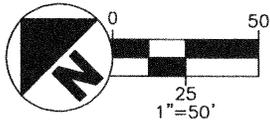
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in April 2015 and to the best of my knowledge depicts the boundary lines.
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

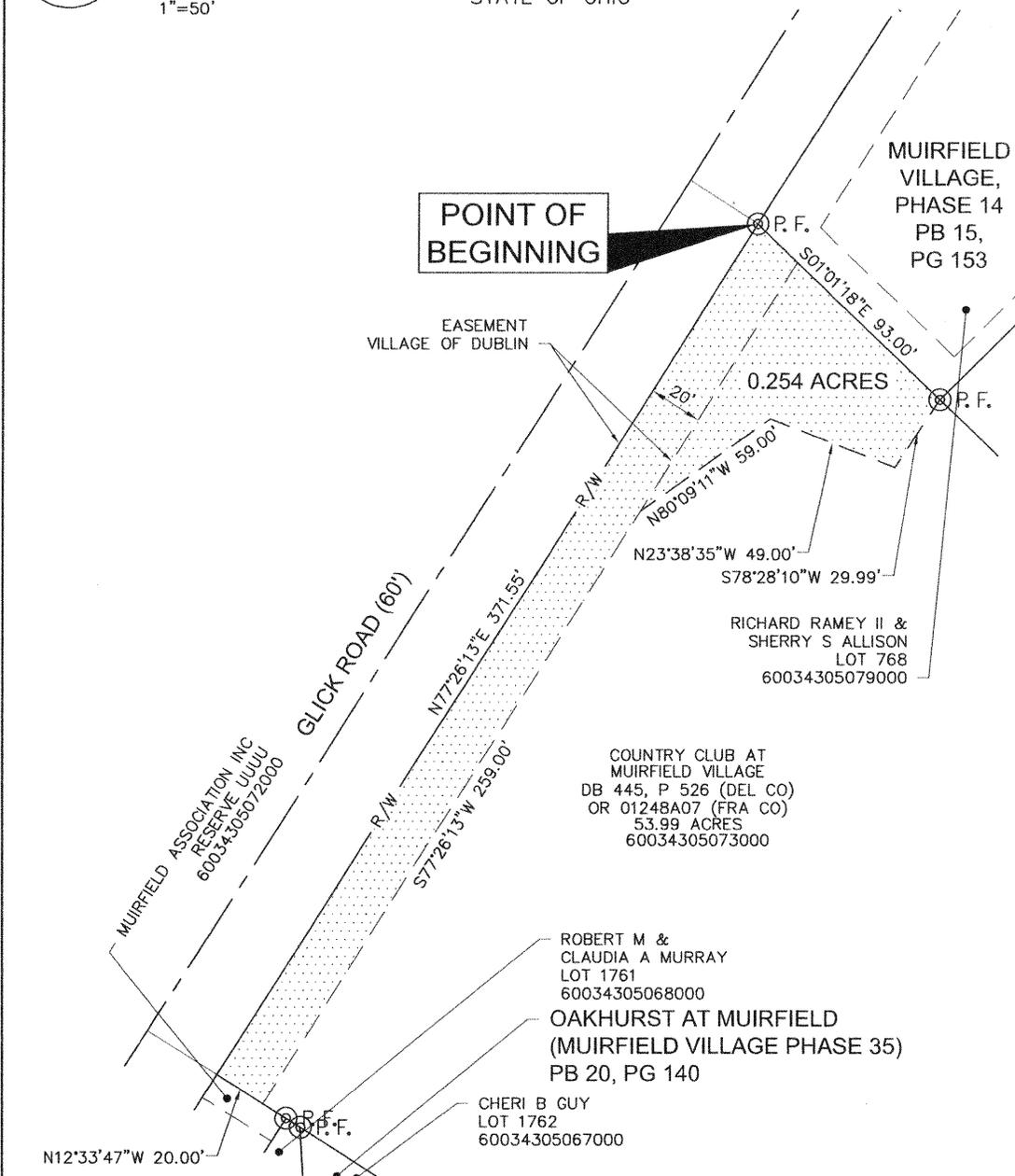
04/29/2015
Date





VIRGINIA MILITARY SURVEY NO. 5162
 CITY OF DUBLIN
 COUNTY OF DELAWARE
 STATE OF OHIO

EXHIBIT B



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 APRIL 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

Charles A. Wagner

04/29/2015

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 1P1
 PERMANENT EASEMENT
 FOR SHARED-USE PATH, UTILITIES, STORM
 DRAINAGE, AND GRADING

12-0001

04/29/2015

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

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 5162 and being a part of a 53.99 acre tract conveyed to the Country Club of Muirfield Village by Deed Book 445, Page 256 (Delaware County) and Official Record 01248A07 (Franklin County), all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at the intersection of the south Right of Way of Glick Road (60 foot - Plat Book 16, Page 51) and the southeasterly corner of Reserve RRR as delineated on Muirfield Village, Phase 17, Part 1 in Plat Book 16, Page 51, said point being the **Point of Beginning**;

Thence, crossing said 53.99 acre tract the following five courses:

1. South 46°39'57" East, a distance of 67.00 feet to a point;
2. North 77°24'46" East, a distance of 44.00 feet to a point;
3. North 08°30'37" East, a distance of 27.00 feet to a point;
4. North 44°04'23" East, a distance of 38.00 feet to a point;
5. North 72°08'34" East, a distance of 92.00 feet to the northwesterly corner of Lot 867 as delineated on Muirfield Village, Phase 20 in Plat Book 16, Page 49;

Thence, South 25°03'27" East, a distance of 10.08 feet along the westerly line of said Lot 867 to a point;

Thence, crossing said 53.99 acre tract the following five courses:

1. South 72°08'34" West, a distance of 90.76 feet to a point;
2. South 44°04'23" West, a distance of 32.29 feet to a point;
3. South 08°30'37" West, a distance of 30.65 feet to a point;
4. South 77°24'46" West, a distance of 56.17 feet to a point;
5. North 46°39'57" West, a distance of 57.51 feet to the easterly line of Lot 773 as delineated in said Plat Book 16, Page 51;

Thence, North 12°36'47" West, a distance of 17.86 feet along the westerly line of said Lot 773 to the **Point of Beginning**, containing 0.061 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 60034305073000 and is based on Deed Book 445, Page 256 (Delaware County), Official Record 01248A07 (Franklin County), Plat Book 15, Page 153, Plat Book 16, Page 49, Plat Book 16, Page 51, and Plat Book 20, Page 140.

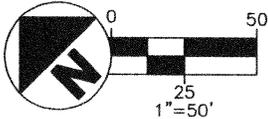
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CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

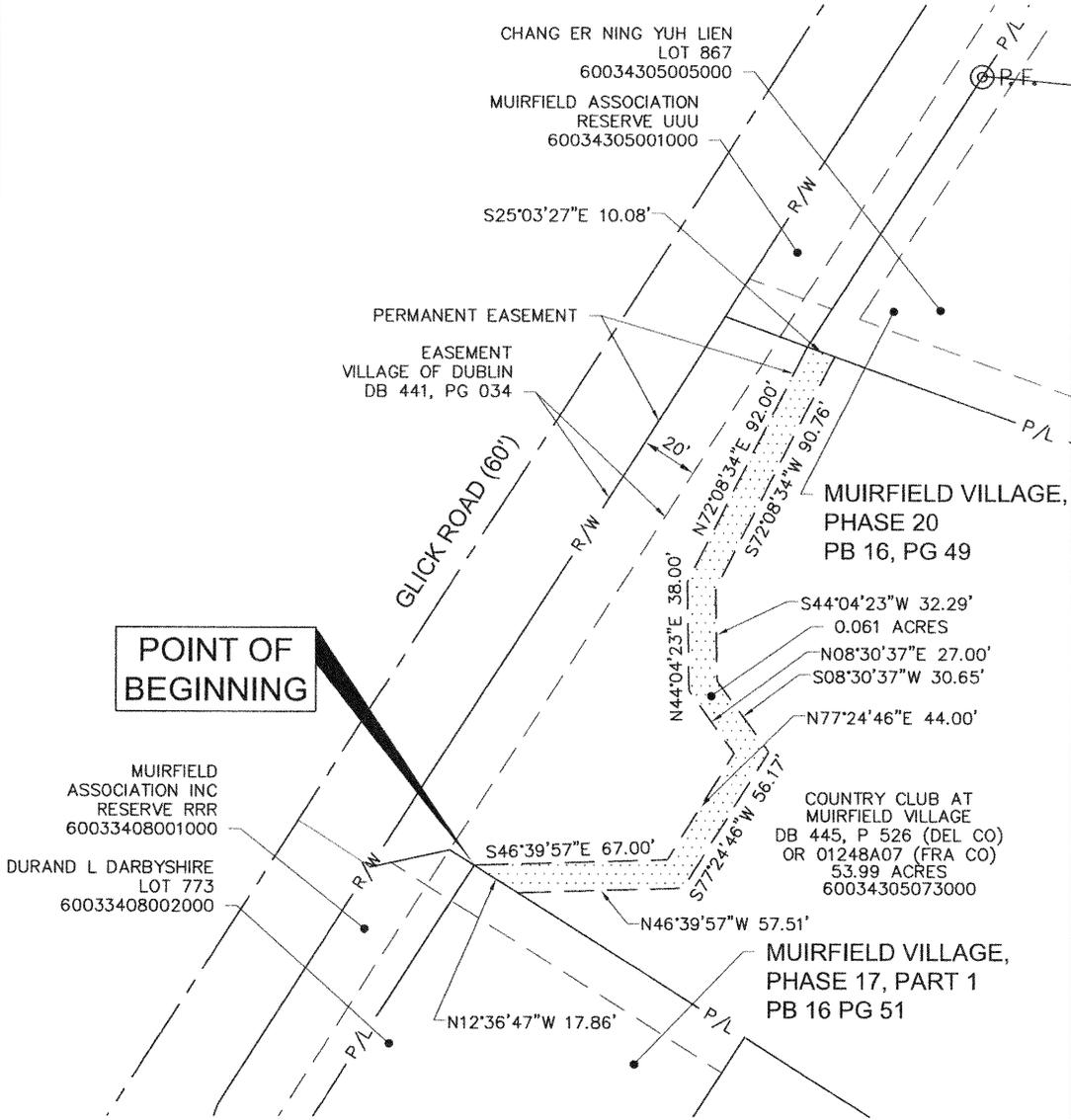
04/29/2015
Date





VIRGINIA MILITARY SURVEY NO. 5162
 CITY OF DUBLIN
 COUNTY OF DELAWARE
 STATE OF OHIO

EXHIBIT B



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BASIS OF BEARINGS

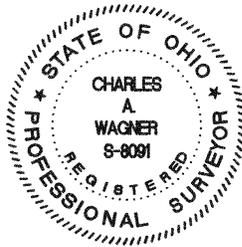
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN APRIL 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

Charles A. Wagner

04/29/2015
 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 1T
 TEMPORARY EASEMENT
 FOR SHARED-USE PATH, UTILITIES, STORM
 DRAINAGE, AND GRADING

12-0001

 04/29/2015

Parcel 1T1
Exhibit A
Temporary Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading
0.091 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 5162 and being a part of a 53.99 acre tract conveyed to the Country Club of Muirfield Village by Deed Book 445, Page 256 (Delaware County) and Official Record 01248A07 (Franklin County), all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at a 3/4" diameter iron pipe found at the intersection of the south Right of Way of Glick Road (60 foot - Plat Book 20, Page 140) and the southeasterly corner of Reserve UUUU as delineated on Oakhurst at Muirfield (Muirfield Village, Phase 35) in Plat Book 20, Page 140, said point being the **Point of Beginning**;

Thence, North 12°33'47" West, a distance of 10.00 feet along the easterly line of said Reserve UUUU to a point;

Thence crossing said 53.99 acre tract the following four courses:

1. North 77°26'13" East, a distance of 259.00 feet to a point;
2. South 80°09'11" East, a distance of 59.00 feet to a point;
3. South 23°38'35" East, a distance of 49.00 feet to a point;
4. North 78°28'10" East, a distance of 29.99 feet to the northwesterly corner of Lot 767 as delineated on Muirfield Village, Phase 14 in Plat Book 15, Page 153;

Thence, South 01°01'18" East, a distance of 10.17 feet along the westerly line of said Lot 767 to a point;

Thence crossing said 53.99 acre tract the following four courses:

1. South 78°28'09" West, a distance of 36.22 feet to a point;
2. North 23°38'35" West, a distance of 51.71 feet to a point;
3. North 80°09'11" West, a distance of 51.64 feet to a point;
4. South 77°26'13" West, a distance of 257.02 feet to a point to the **Point of Beginning**, containing 0.091 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.

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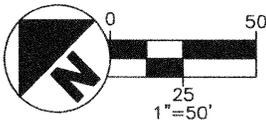
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CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

04/29/2015
Date





VIRGINIA MILITARY SURVEY NO. 5162
 CITY OF DUBLIN
 COUNTY OF DELAWARE
 STATE OF OHIO

EXHIBIT B

RICHARD RAMEY II &
 SHERRY S ALLISON
 LOT 768
 60034305079000

MUIRFIELD
 VILLAGE,
 PHASE 14
 PB 15,
 PG 153

POINT OF
 BEGINNING

S80°09'11"E 59.00'
 EASEMENT
 VILLAGE OF DUBLIN

N78°28'10"E
 29.99'

S23°38'35"E
 49.00'

N80°09'11"W
 51.64'

N23°38'35"W
 51.71'

S78°28'09"W
 36.22'

S01°01'18"E 10.17'

SIMON R PRIOR &
 BARBARA I THALER
 LOT 767
 6003430508000

COUNTRY CLUB AT
 MUIRFIELD VILLAGE
 DB 445, P 526 (DEL CO)
 OR 01248A07 (FRA CO)
 53.99 ACRES
 60034305073000

ROBERT M &
 CLAUDIA A MURRAY
 LOT 1761
 60034305068000

OAKHURST AT MUIRFIELD
 (MUIRFIELD VILLAGE PHASE 35)
 PB 20, PG 140

CHERI B GUY
 LOT 1762
 60034305067000

N12°33'47"W 10.00'

PERMANENT EASEMENT

GLICK ROAD (60')

MUIRFIELD ASSOCIATION INC
 RESERVE UUUU
 60034305072000

N77°26'13"E 259.00'
 S77°26'13"W 257.02'

BASIS OF BEARINGS

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

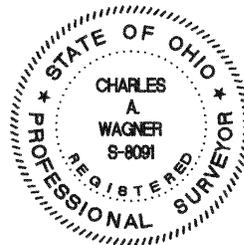
HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN APRIL 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

Charles A. Wagner

04/29/2015

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

DATE



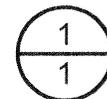
CW Design Group
 ENGINEERS | SURVEYORS

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

PARCEL 1T1

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

12-0001



04/29/2015

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