



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: February 4, 2016
Initiated By: Megan O'Callaghan, Director of Public Works
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 04-16
AUTHORIZING THE APPROPRIATION OF A 0.066 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY; A 0.004 ACRE, MORE OR LESS, PERMANENT DRAINAGE EASEMENT; AND A 0.550 ACRE, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM COLUMBUS INDUSTRIAL OWNER I, LLC, FROM THE PROPERTY LOCATED AT 4353 TULLER RIDGE DRIVE, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A NEW ROADWAY AND RELATED PUBLIC IMPROVEMENTS.

BACKGROUND

The City of Dublin is continuing its preparation to construct the new John Shields Parkway and related improvements (the "Project") between Dale Drive (formerly Tuller Ridge Drive) and Village Parkway.

This Project requires that the City acquire property from Columbus Industrial Owner I, LLC (the "Grantor") from the property located at 4353 Tuller Ridge Drive, identified as Franklin County parcel number 273-009095 (see attached Exhibit) for the purposes of relocating a commercial drive from Dale Drive to John Shields Parkway and building the new road.

City staff have been in discussions with the owner and hope to reach an amicable agreement with the Grantor; however, this Ordinance authorizes the Law Director's Office to file a complaint for appropriation and to utilize the quick-take procedures in Chapter 163 of the Ohio Revised Code in the event that negotiations are unsuccessful.

ACQUISITION

The appropriation consists of a 0.066 acre, more or less, fee simple right-of-way; a 0.004 acre, more or less, permanent drainage easement; and a 0.550 acre, more or less, temporary easement. The appraised fair market value of the appropriate was determined to be \$37,158.

RECOMMENDATION

The Law Department recommends approval of Ordinance 04-16 at the second reading/public hearing on February 22 as approval of the Ordinance will keep the Project moving forward.

RECORD OF ORDINANCES

Ordinance No. 04-16

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF A 0.066 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY; A 0.004 ACRE, MORE OR LESS, PERMANENT DRAINAGE EASEMENT; AND A 0.550 ACRE, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM COLUMBUS INDUSTRIAL OWNER I, LLC, FROM THE PROPERTY LOCATED AT 4353 TULLER RIDGE DRIVE, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A NEW ROADWAY AND RELATED PUBLIC IMPROVEMENTS.

WHEREAS, the City of Dublin (the "City") is preparing to construct a new roadway (John Shields Parkway) and related improvements along this roadway (the "Project");

WHEREAS, the Project requires that the City obtain a fee simple right-of-way interest, a permanent drainage easement, and a temporary construction easement from Columbus Industrial Owner I, LLC, as described and depicted in the attached Exhibit "A," said property interest located in the City of Dublin, County of Franklin, State of Ohio.

NOW, THEREFORE, BE IT ORDAINED 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 authorization to appropriate, for the appraised value of \$37,158, for the public purpose of constructing a new roadway (John Shields Parkway) and related improvements to serve the residents of the City of Dublin, a fee simple right-of-way, a permanent drainage easement, and a temporary construction easement, as described and depicted in the attached Exhibit "A."

Section 2. The City Law Director's office is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary, and is further authorized to utilize quick-take procedures pursuant to Chapter 163 of the Ohio Revised Code.

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.

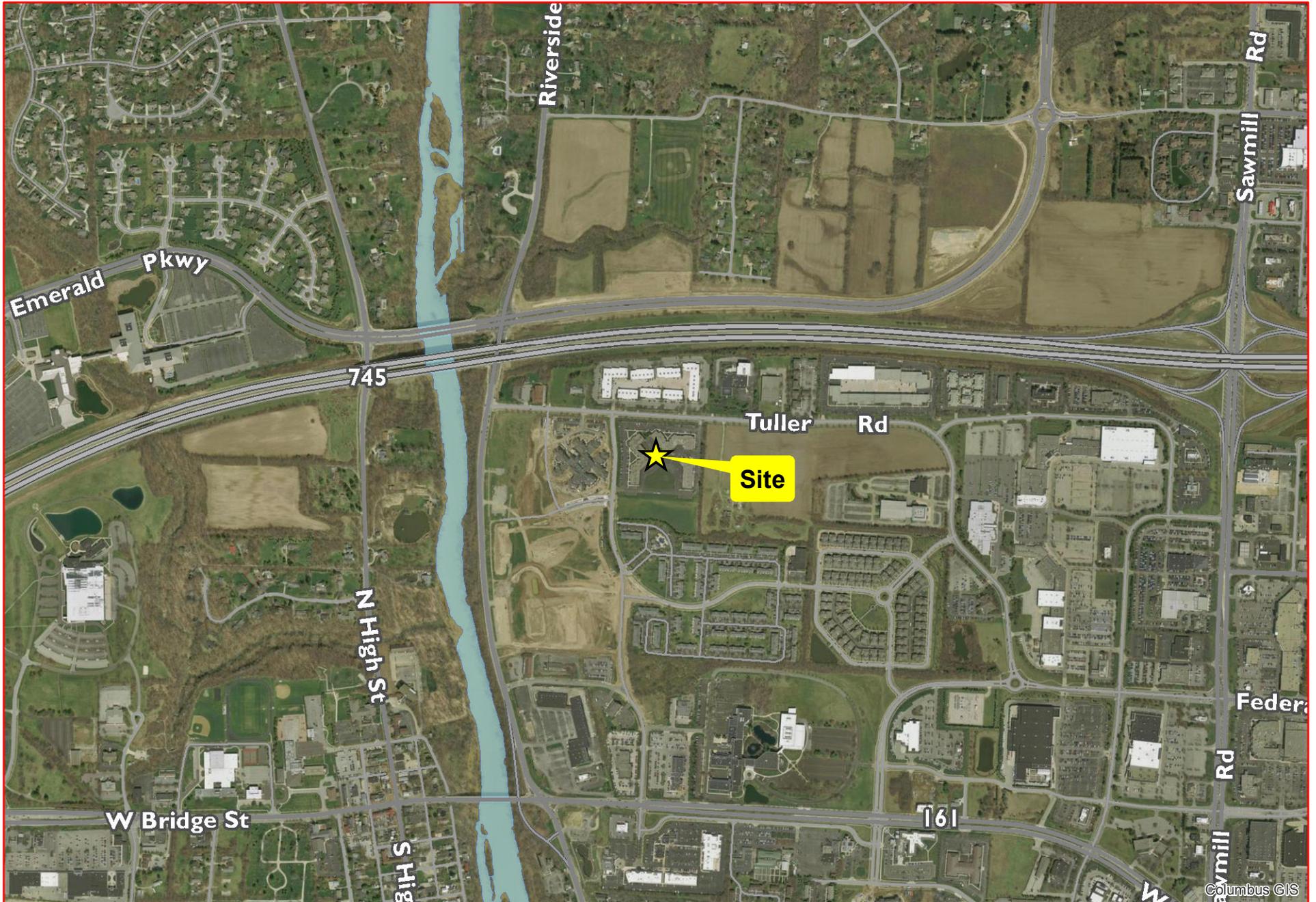
Section 4. This Ordinance shall take effect upon the earliest date permitted by law.

Passed this _____ day of _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council



Columbus Industrial Owner I, LLC
4353 Tuller Ridge drive





JOHN SHIELDS PARKWAY PHASE 2

COLUMBUS INDUSTRIAL OWNER, 1 LLC

P.N. 273-009095

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

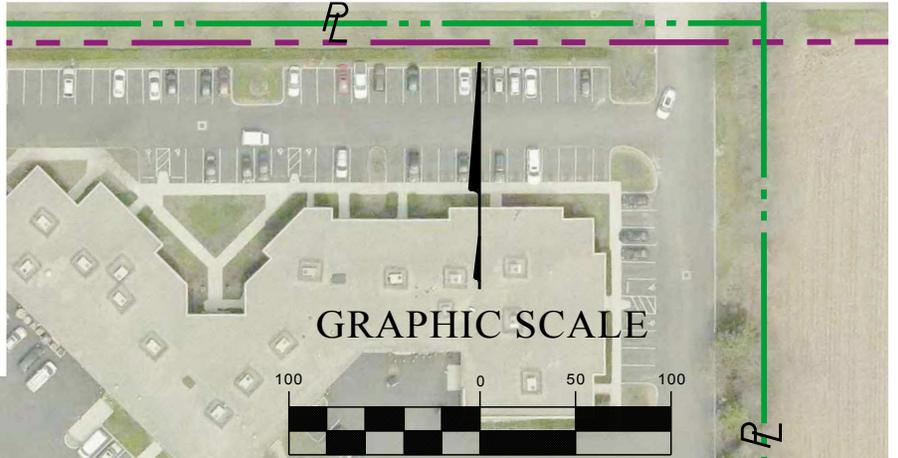
Date: January 11, 2016

Job No. 2014-2037

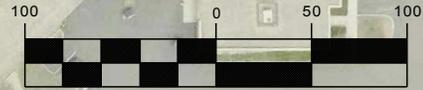
Scale: 1" = 100'

LEGEND

-  Proposed Temporary Easement
1-T 0.550 Ac.
-  Proposed Drainage Easement
1-D 0.004 Ac.
-  Proposed Right-Of-Way
1-WD 0.066 Ac.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Columbus Industrial Owner, 1 LLC
8.845 Ac. (Deed)
I.N. 201207270108104
P.N. 273-009095

Dale Drive

John Shields Parkway

Graham Street

City of Dublin, Ohio
3.502 Ac. (Deed)
O.R. 32743018
P.N. 273-009322

Exhibit A



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

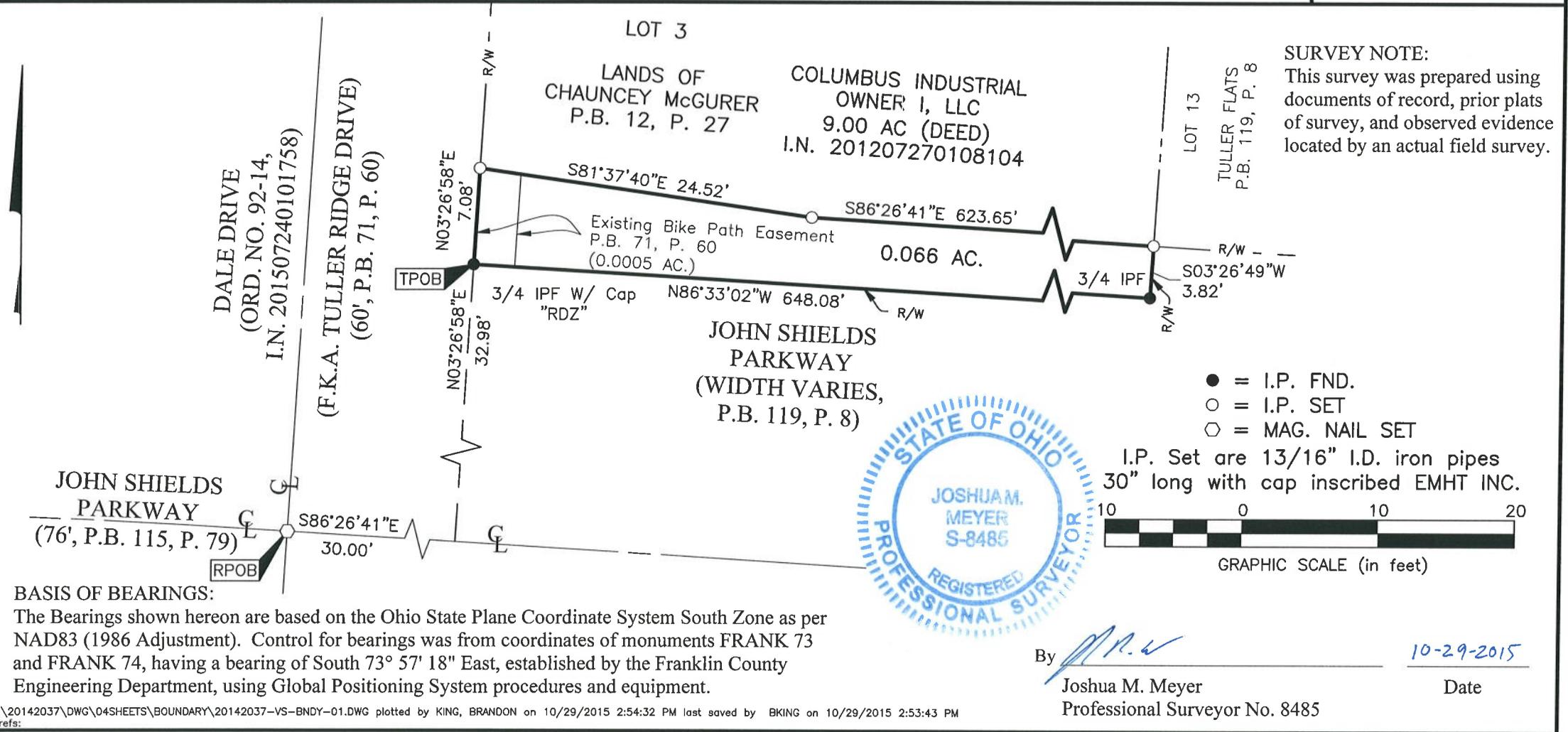
SURVEY OF ACREAGE PARCEL

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

Date: October 29, 2015

Scale: 1" = 10'

Job No. 2014-2037



SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

- = I.P. FND.
- = I.P. SET
- = MAG. NAIL SET

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



BASIS OF BEARINGS:
 The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (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.

By Joshua M. Meyer Date 10-29-2015
 Joshua M. Meyer
 Professional Surveyor No. 8485

J:\20142037\DWG\04SHEETS\BOUNDARY\20142037-VS-BNDY-01.DWG plotted by KING, BRANDON on 10/29/2015 2:54:32 PM last saved by BKING on 10/29/2015 2:53:43 PM
 Xrefs:

Exhibit A

0.066 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, Quarter Township 2, Township 2, Range 19, United States Military Lands, and being part of that 9.00 acre tract conveyed to Columbus Industrial Owner I, LLC by deed of record in Instrument Number 201207270108104 and being part of Lot 3 of that subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of John Shields Parkway (as dedicated in Plat Book 115, Page 79 and in Plat Book 119, Page 8) with Dale Drive (formerly known as Tuller Ridge Drive, 60 feet wide, as dedicated in Plat Book 71, Page 60, renamed in Ordinance Number 92-14, of record in Instrument Number 201507240101758);

Thence South 86° 26' 41" East, with the centerline of said John Shields Parkway, a distance of 30.00 feet to a point in the westerly line of that subdivision entitled "Tuller Flats", of record in Plat Book 119, Page 8;

Thence North 03° 26' 58" East, with said westerly line, a distance of 32.98 feet to a 3/4 inch iron pin capped "RDZ" found at the southwesterly corner of said 9.00 acre tract, the intersection of the easterly right-of-way line of said Dale Drive with the northerly right-of-way line of said John Shields Parkway (width varies), being the TRUE POINT OF BEGINNING for this description;

Thence North 03° 26' 58" East, with said easterly right-of-way line, a distance of 7.08 feet to an iron pin set;

Thence South 81° 37' 40" East, across said 9.00 acre tract, a distance of 24.52 feet to an iron pin set;

Thence South 86° 26' 41" East, continuing across said 9.00 acre tract, a distance of 623.65 feet to an iron pin set at the southwesterly corner of Lot 13 of said "Tuller Flats";

Thence South 03° 26' 49" West, with the right-of-way line of said John Shields Parkway, a distance of 3.82 feet to a 3/4 inch iron pin found at the southeasterly corner of said 9.00 acre tract;

Thence North 86° 33' 02" West, with continuing with said right-of-way line, a distance of 648.08 feet to the TRUE POINT OF BEGINNING, containing 0.066 acre, more or less, of which 0.0005 acre lies within an existing bike path easement of record in Plat Book 71, Page 60.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (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 is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013 and April 2014.



JMM:bk
0_066 ac 20142037-VS-BNDY-01.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

10-29-2015

Date

6-71-D
split
0.066 acre
cut of
(273)
9095



Exhibit A



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
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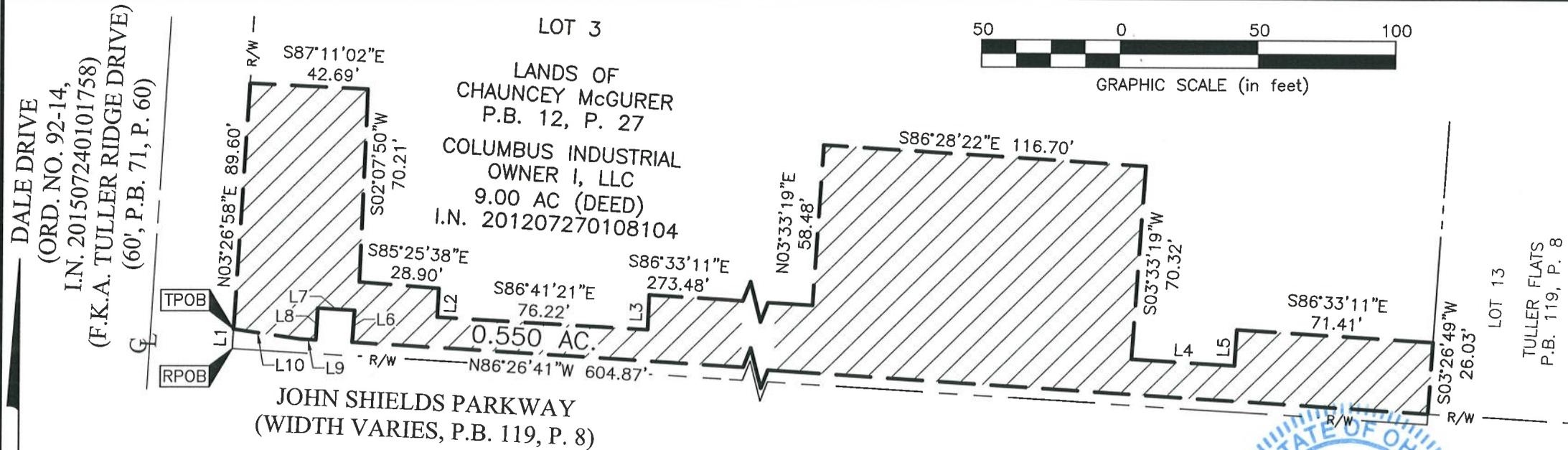
TEMPORARY CONSTRUCTION EASEMENT

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

Date: October 30, 2015

Scale: 1" = 50'

Job No. 2014-2037



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°26'58"E	7.08'
L2	S02°52'10"W	10.49'
L3	N02°22'38"E	12.66'
L4	S86°34'31"E	37.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N03°02'31"E	13.07'
L6	N03°32'26"E	11.61'
L7	N86°27'27"W	13.23'
L8	S03°26'58"W	11.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N86°26'41"W	5.57'
L10	N81°37'40"W	24.52'



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

10-30-2015
 Date

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT 0.550 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, Quarter Township 2, Township 2, Range 19, United States Military Lands, and being on, over and across that 9.00 acre tract conveyed to Columbus Industrial Owner I, LLC by deed of record in Instrument Number 201207270108104 and being part of Lot 3 of that subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 9.00 acre tract, being the intersection of the easterly right-of-way line of Dale Drive with the northerly right-of-way line of John Shields Parkway;

Thence North $03^{\circ} 26' 58''$ East, with said easterly right-of-way line, a distance of 7.08 feet to the TRUE POINT OF BEGINNING;

Thence North $03^{\circ} 26' 58''$ East, with said easterly right-of-way line, a distance of 89.60 feet to a point;

Thence across said 9.00 acre tract, the following courses and distances:

South $87^{\circ} 11' 02''$ East, a distance of 42.69 feet to a point;

South $02^{\circ} 07' 50''$ West, a distance of 70.21 feet to a point;

South $85^{\circ} 25' 38''$ East, a distance of 28.90 feet to a point;

South $02^{\circ} 52' 10''$ West, a distance of 10.49 feet to a point;

South $86^{\circ} 41' 21''$ East, a distance of 76.22 feet to a point;

North $02^{\circ} 22' 38''$ East, a distance of 12.66 feet to a point;

South $86^{\circ} 33' 11''$ East, a distance of 273.48 feet to a point;

North $03^{\circ} 33' 19''$ East, a distance of 58.48 feet to a point;

South $86^{\circ} 28' 22''$ East, a distance of 116.70 feet to a point;

South $03^{\circ} 33' 19''$ West, a distance of 70.32 feet to a point;

South $86^{\circ} 34' 31''$ East, a distance of 37.31 feet to a point;

North $03^{\circ} 02' 31''$ East, a distance of 13.07 feet to a point; and

South $86^{\circ} 33' 11''$ East, a distance of 71.41 feet to a point in the westerly line of Lot 13 of that subdivision entitled "Tuller Flats", of record in Plat Book 119, Page 8;

Thence South $03^{\circ} 26' 49''$ West, with the line common to said 9.00 acre tract and said Lot 13, a distance of 26.03 feet to a point;

Thence across said 9.00 acre tract, the following courses and distances:

North $86^{\circ} 26' 41''$ West, a distance of 604.87 feet to a point;

North $03^{\circ} 32' 26''$ East, a distance of 11.61 feet to a point;

North $86^{\circ} 27' 27''$ West, a distance of 13.23 feet to a point;

**TEMPORARY CONSTRUCTION EASEMENT
0.550 ACRE**

-2-

South 03° 26' 58" West, a distance of 11.61 feet to a point;

North 86° 26' 41" West, a distance of 5.57 feet to a point; and

North 81° 37' 40" West, a distance of 24.52 feet to the TRUE POINT OF BEGINNING,
containing 0.550 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "J.M. Meyer".

10-30-2015

Joshua M. Meyer
Professional Surveyor No. 8485

Date

Exhibit A



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DRAINAGE EASEMENT

QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19

UNITED STATES MILITARY LANDS

CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 30, 2015

Scale: 1" = 10'

Job No. 2014-2037

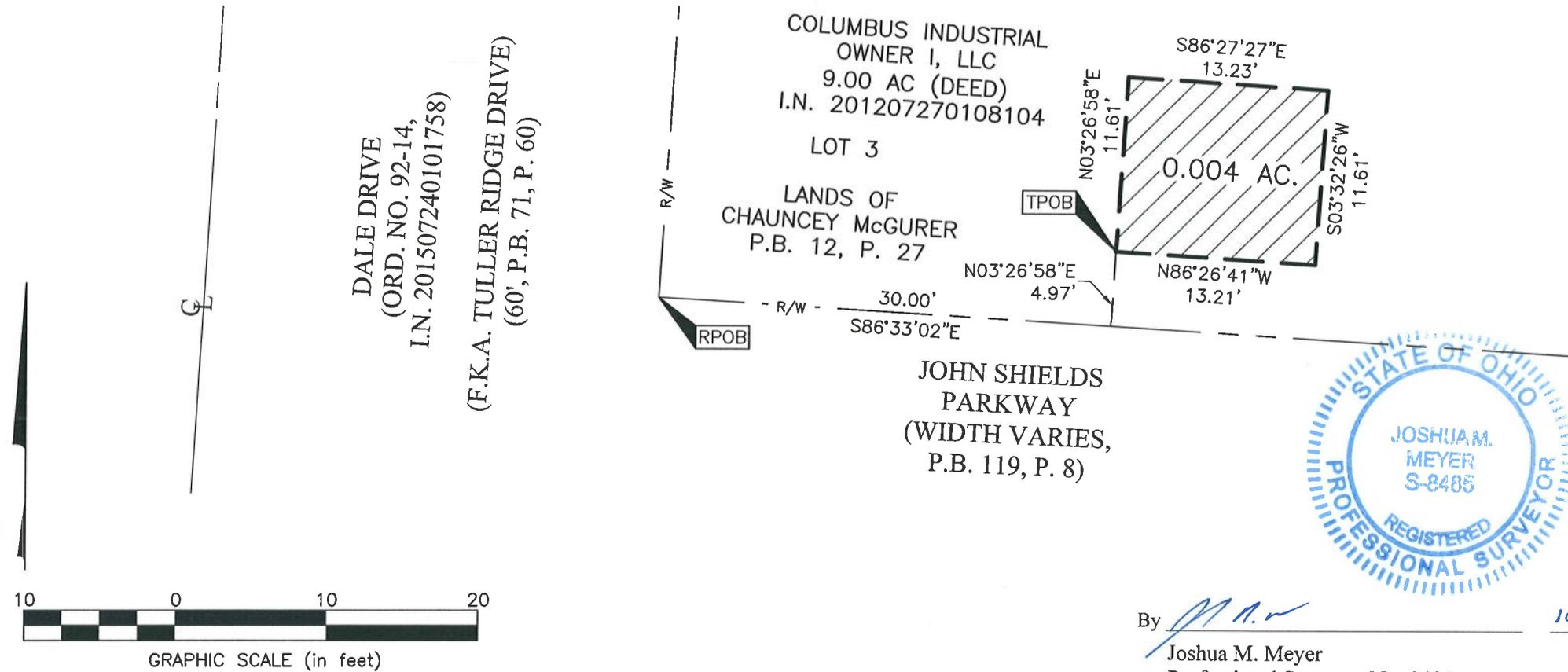


Exhibit A

DRAINAGE EASEMENT 0.004 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, Quarter Township 2, Township 2, Range 19, United States Military Lands, and being on, over and across that 9.00 acre tract conveyed to Columbus Industrial Owner I, LLC by deed of record in Instrument Number 201207270108104 and being part of Lot 3 of that subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 9.00 acre tract, being the right-of-way intersection of John Shields Parkway with Dale Drive;

Thence South 86° 33' 02" East, with the northerly right-of-way line of said John Shields Parkway, the southerly line of said 9.00 acre tract, a distance of 30.00 feet to a point;

Thence North 03° 26' 58" East, across said 9.00 acre tract, a distance of 4.97 feet to the TRUE POINT OF BEGINNING;

Thence across said 9.00 acre tract, the following courses and distances:

North 03° 26' 58" East, a distance of 11.61 feet to a point;

South 86° 27' 27" East, a distance of 13.23 feet to a point;

South 03° 32' 26" West, a distance of 11.61 feet to a point; and

North 86° 26' 41" West, a distance of 13.21 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "J.M. Meyer".

Joshua M. Meyer
Professional Surveyor No. 8485

10-30-2015

Date